

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,
May 28, 2025
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

TRUNG "JOE" HA
CHAIRMAN
First District

KEVIN RICE
VICE-CHAIR
Third District

MARIA CEJA
COMMISSIONER
Second District

JOHN KOOS
COMMISSIONER
Fourth District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Stephanie Clark

SECRETARY
Marissa Leahy

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. CONSENT ITEMS:

1. MINUTES OF April 23, 2025.

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – GENERAL PLAN AMENDMENT S19-01 (SAFETY ELEMENT), APPLICANT – OC DEVELOPMENT SERVICES – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS.

Consider for Board of Supervisors recommendation, an amendment to the County's Safety Element to incorporate policies intended to comply with recent State mandated changes regarding fire safety and to make additional technical amendments.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report.
- b. Conduct public hearing.
- c. Adopt Planning Commission Resolution No. 2025-04, recommending that the Board of Supervisors:
 1. Find that Initial Study/Negative Declaration (IS/ND) No. IP 22-0133, previously adopted by the Board of Supervisors on September 27, 2022, and Addendum No. 1 adopted by the Board of Supervisors on June 25, 2024, for the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code, adequately address the effects of the proposed project, reflect the independent judgement of the County of Orange, and are approved for the proposed project based on the additional findings that the circumstances of the project are substantially the same, and IS/ND No. IP 22-0133 and Addendum No. 1 adequately address the effects of the proposed project; no substantial changes have been made in the project; no substantial changes have occurred in the circumstances under which the project is being undertaken; and no new information of substantial importance to the project which was not known or could not have been known when the IS/ND No. IP 22-0133 and Addendum No. 1 were adopted has become known; therefore no further environmental review is required.
 - a. IS/ND No. IP 22-0133 and Addendum No. 1 are adequate to satisfy the requirements of CEQA for General Plan Amendment S19-01.
 2. Adopt General Plan Amendment S19-01 to the Orange County Safety Element for compliance with recent State mandated changes regarding fire safety and to make additional technical amendments.

ITEM #2 SECOND STUDY SESSION FOR GENERAL PLAN AMENDMENT GPA 24-03 AND ZONING CODE AMENDMENT CA 24-03 – BATTERY ENERGY STORAGE SYSTEM ORDINANCE, APPLICANT – OC DEVELOPMENT SERVICES, LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY, ALL SUPERVISORIAL DISTRICTS

Staff will provide information in response to Planning Commission feedback from the first study session and present the proposed draft zoning code amendment text relating to Battery Energy Storage System (BESS) facilities. The proposed ordinance will only apply to BESS facilities located within unincorporated areas of the County of Orange.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony; and
- b. Provide feedback to staff as appropriate.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

VI. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT

The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, June 11, 2025, at 1:30 pm.