

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, April 23, 2025, 1:30 P.M.**

COUNTY CONFERENCE CENTER
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

TRUNG “JOE” HA
CHAIRMAN
First District

KEVIN RICE
VICE-CHAIR
Third District

JOHN KOOS
COMMISSIONER
Fourth District



MARIA CEJA
COMMISSIONER
Second District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

ATTENDANCE: Commissioners: Bartlett, Ha, Koos & Rice

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Nicole Walsh
SECRETARY Marissa Leahy

PLEDGE OF ALLEGIANCE: Commissioner Bartlett, Third District Commissioner, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEMS

ITEM #1. MINUTES OF MARCH 26, 2025
The meeting minutes of March 26, 2025, were motioned for approval by Commissioner Rice and seconded by Commissioner Koos and the motion was approved 4:0.

II. DISCUSSION ITEMS

ITEM #1. PUBLIC HEARING - USE PERMIT PA23-0217 - APPLICANT: DAVID MELLO, PROJECT MANAGER – LOCATION: 334 DEL MAR AVENUE COSTA MESA, CA (APN:439-092-40), FIFTH DISTRICT (5TH) SUPERVISORIAL DISTRICT
The applicant is requesting a Use Permit from the Planning Commission to convert an existing detached garage into administrative office space and to propose alternative parking standards.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

1. Receive the staff report and public testimony as appropriate.
2. Find that the project is categorically exempt from California Environmental Quality Act (CEQA), Class 3 New Construction or Conversion of Small Structure pursuant to CEQA Guidelines Section 15303.
3. Approve Planning Application PA23-0217 for a Use Permit subject to the attached Findings (Attachment 1) and Conditions of Approval (Attachment 2).

Special Notes:

This item was presented by Ilene Lundfelt, Planner, County of Orange Development Services. Commissioner Bartlett visited the project site and met with the applicants. He requested that the Planning Commission check back in with the project only if any concerns are raised. Various comments were received about this project, mostly about parking and traffic issues. This project has the required parking spaces, no complaints have been received so far regarding street parking, and the County traffic engineer does not believe this project will create additional parking issues.

Public Hearing:

Nicole Cavanaugh, alumni of the program operated on site, spoke in approval of this project. She stated that allowing expansion of the facility will allow them to support for women requesting services.

The following is the action taken by the Orange County Planning Commission:

The motion to take the recommended actions as set forth in the staff report for item #1 was made by Commissioner Bartlett. The motion was seconded by Commissioner Koos. The motion was approved by a vote of 4:0.

APPROVE ☒
DENIED ☐

OTHER ☐

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: X (3) Rice: Y (4) Koos: Y
(5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

III. EXECUTIVE OFFICER UPDATE

- Proceeding with implementation of housing programs identified in the Housing Element. Anticipate an item will before the Commission by the end of the year.
- Working on battery energy storage system regulations that is expected to be presented to the Commission in July after another May study session.
- Saddleback Meadows residential project is moving forward with final map recordation in June. This project has been in motion for about 40 years. A buyer has come forward to develop the property. There will be a subsequent public hearing.
 - 182 single family homes
 - High fire zone

IV. COUNTY COUNSEL UPDATE

- Ranch Hills hearing on April 30th. Will report back. Have not gone before this judge before and therefore don't know what to anticipate.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett thanked staff for their great staff report and staff effort to make sure that Commissioners have all the information needed.

VI. PUBLIC COMMENTS

- None.

VII. ADJOURNMENT

- Planning Commission meeting adjourned at 1:56pm.