

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

Wednesday, September 11, 2019
1:30 P.M.

PLANNING COMMISSION ROOM, FIRST FLOOR
333 W. Santa Ana Blvd., 10 Civic Center Plaza
Santa Ana, California

KEVIN RICE
CHAIRMAN
Third District

TRUNG "JOE" HA
COMMISSIONER
First District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

HANG HARPER
COMMISSIONER
Second District

VACANT
COMMISSIONER
Fourth District

EXECUTIVE OFFICER
Colby Cataldi

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Sharon Gilliam

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, 300 N. Flower Street, 1st Floor Santa Ana, 92702 8:00 am - 4:00 pm, Monday-Friday.

The Agenda is available online at http://www.ocpublicworks.com/ds/planning/hearing/pln_comm/pcmeeting

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. MINUTES OF JANUARY 9 & AUGUST 28, 2019

II. DISCUSSION ITEMS

ITEM #1 ELECTION OF PLANNING COMMISSION, VICE CHAIR

The new Vice Chair will assume office immediately, pursuant to the Commission's Rules and Procedures.

Recommended Action(s):

Conduct the nomination and election of Vice Chair.

ITEM #2 PUBLIC HEARING – MASTER AREA PLAN AND SUBAREA PLAN AMENDMENT, APPLICANT – RANCHO MISSION VIEJO – LOCATION – UNINCORPORATED AREA OF ORANGE COUNTY – 5th SUPERVISORIAL DISTRICT

Approval of amended Master and Subarea Plans for Planning Areas 3 and 4 (PA3 and PA4) for the Rancho Mission Viejo Planned Community to reflect proposed adjustments to the dwelling unit allocation, the non-residential square footage allocation, the Development Boundary, the subarea uses, and the area-wide alternative development standards (ADS). The proposal includes reallocating 1,000,000 square feet of non-residential square footage from PA 4 to PA 3, which constitutes a transfer of 59 percent. The proposal also includes amendments to the Ranch Plan Planned Community (PC) Program Text Exhibit 6 Development Map and Exhibit 7 Statistical Table.

Recommended Action(s):

1. Receive staff report and public testimony;
2. Approve Planning Application PA180030, subject to the attached Findings and Conditions of Approval;
3. Approve amendments to the Ranch Plan PC Program Text Exhibit 6 – Planned Community Development Map and Exhibit 7 – Planned Community Statistical Table;
4. Approve amendments to previously approved Ranch Plan PC Master Area Plan PA3 and 4, subject to attached Findings and Conditions of Approval;
5. Approve amendments to previously approved Ranch Plan PC Subarea Plans for Planning Areas 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, and 4.1, subject to attached Findings and Conditions of Approval;
6. Approve Ranch Plan PC Subarea Plan 3.9, 3.10, 3.11, 3.12, 3.13, and 3.14, subject to attached Findings and Conditions of Approval; and,
7. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA180030, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA180030. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been

- known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were approved has become known; therefore, no further environmental review is required.
- b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA180030.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

VI. PUBLIC COMMENTS

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.

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 scheduled for Wednesday, September 25, 2019 at 1:30 pm.