

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, July 22, 2020, 1:30 P.M.

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

DAVID E. BARTLETT
CHAIRMAN
FIFTH District

TRUNG "JOE" HA
VICE CHAIRMAN
First District



KEVIN RICE
COMMISSIONER
Third District

HANG HARPER
COMMISSIONER
Second District

CLAUDIA PEREZ
COMMISSIONER
Fourth District

ATTENDANCE: Commissioners: Ha, Harper, Rice, Bartlett and Perez

PRESENT: EXECUTIVE OFFICER Richard Vuong
COUNTY COUNSEL Nicole Walsh
SECRETARY Sharon Gilliam

PLEDGE OF ALLEGIANCE: Commissioner Perez, Fourth District, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM(S) - Minutes

The minutes of May 27, 2020 were motioned for approval by Commissioner Rice, seconded by Commissioner Perez, and approved by a unanimous vote.

II. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING PA19-0225 - SITE DEVELOPMENT PLAN AND USE PERMIT IN CONJUNCTION WITH THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE. THE SITE DEVELOPMENT PERMIT IS FOR THE DEVELOPMENT OF A NEW 4,712 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 701 SQUARE FOOT 3-CAR GARAGE AND 443 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT (ADU) AND ASSOCIATED ACCESSORY STRUCTURES ON A VACANT 19.94-ACRE PARCEL. THIS APPLICATION INCLUDES 3,190 CY OF GRADING. THE USE PERMIT IS FOR OVER-HEIGHT RETAINING WALLS IN THE FRONT YARD SETBACK NECESSARY FOR THE DEVELOPMENT OF THE

DRIVEWAY. – APPLICANT – ROBERT MCGRAW – OWNER – FRANK PARTH – LOCATION – HAMILTON TRAIL, TRABUCO CANYON, (APN 856-034-02), THIRD SUPERVISORIAL DISTRICT.

Recommended Action (s):

1. Receive public testimony as appropriate;
2. Find that the proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development projects that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final EIR No. 531, certified on December 10, 1991 for the Foothill/Trabuco Specific Plan is such a specific plan, and this residential development is consistent with it;
3. Approve Planning Application PA19-0225, a Site Development Permit for a new single-family residential dwelling with attached garage, attached accessory dwelling unit and other associated accessory building and Use Permit for over height retaining walls in the front yard setback subject to the attached Findings and Conditions of Approval.

Special Notes:

Ilene Lundfelt, Planner, provided a presentation and answered questions of the Planning Commission. There was a discussion of easement ownership related to the notice requirements of Condition of Approval #19. Mark Anderson, Civil Engineer, Homeowners Association, President and member of the Foothill Trabuco Review Board answered questions of the Planning Commission. Frank Parth, Property Owner, stated that he has no intention of doing anything with the open space. Staff, County Counsel, the Applicant, agreed to amend Condition of Approval #19.

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

The motion for item #1 was made by Commissioner Rice and seconded by Commissioner Perez, to approve Planning Application PA19-0225, a Site Development Permit subject to the attached Findings and Conditions of Approval and with the following amended Condition #19:

“Prior to the issuance of any grading or building permit the applicant shall provide evidence that the property owners relying on Hamilton Trail Road for vehicular access have been notified of the proposed improvements within the private road area including all walls. Applicant’s notice shall be subject to the approval of the Deputy Director of Development Services and the property owners shall have 14 days to express their objections to OC Development Services.”

APPROVE OTHER

DENIED

Unanimous (1) Ha: Y (2) Hang: Y (3) Rice: Y (4) Perez: Y (5) Bartlett: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

III. EXECUTIVE OFFICER UPDATE

- Vehicle Miles Traveled update to CEQA Guidelines – Planning Commission, August 2020
- Zoning Code – Board of Supervisors, July 28, 2020

IV. COUNTY COUNSEL UPDATE

- None

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Perez thanked everyone for her welcome
- Commissioner Bartlett, thanked the health care and front-line workers for putting their lives at risk during this period of COVID-19

VI. PUBLIC COMMENTS

- None

VII. ADJOURNMENT

Planning Commission meeting adjourned at 2:37 pm.