

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, March 24, 2021, 1:30 P.M.

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

TRUNG “JOE” HA
CHAIRMAN
First District

HANG HARPER
VICE-CHAIRWOMAN
Second District

DAVID E. BARTLETT
COMMISSIONER
Fifth District



KEVIN RICE
COMMISSIONER
Third District

CLAUDIA PEREZ
COMMISSIONER
Fourth District

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

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

PLEDGE OF ALLEGIANCE: Commissioner Ha First District, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM(S) - Minutes

The minutes of January 27, 2021 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 – PA170021 – APPLICANT – BENNETT TRANSPORTATION – AGENT- JOE LAMBERT - LOCATION – 1281 BREA CANYON ROAD, BREA, WITHIN THE 4TH SUPERVISORIAL DISTRICT. ASSESSORS PARCEL NUMBER (APN): 304-171-08.

Applicant, Bennett Transportation, requests approval of a Use Permit to occupy a 39,250 square-foot (0.90 acres) lease pad site as a vehicle storage locale for their equipment leasing business in conformance with Section 7-9-30.2 of the zoning code. A Use Permit is required for the storage of commercial vehicles not specifically identified as a permitted use within the A1 Zoning District.

The motion for Item #2 was made by Commissioner Rice and seconded by Commissioner Harper to approve Planning Application PA170022, subject to the attached Findings and Conditions of Approval (Appendices A and B) and the amended conditions of approval #27 and #28.

#27 Vehicle Maintenance

Minor vehicle maintenance is allowed for the vehicles permitted to be stored on-site through this use permit. Vehicle maintenance shall only include minor servicing of the vehicles to ensure the vehicles are in good operating condition and shall not include vehicle repair or any vehicle maintenance that involves removal or replacement of any hazardous materials or fluids within the vehicle.

#28 Storage of Hazardous Fluids

There shall be no storage of hazardous fluids on the site other than the fuel for the vehicles allowed to be stored on-site by this use permit. Fuel for vehicles shall be kept in accordance with Condition #14 “Hazardous Materials” of this use permit (PA170022).

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

ITEM #3 PUBLIC HEARING – PA19-0078- SITE DEVELOPMENT PERMIT AND VARIANCE TO ESTABLISH A NEW 462 SQ FT SINGLE-FAMILY RESIDENCE WITH A 462 SQ FT TWO-CAR GARAGE AND 236 SQ FT LOFT. A SITE DEVELOPMENT PERMIT TO CONSTRUCT OVER-HEIGHT RETAINING WALLS IN THE FRONT YARD SETBACK AND VARIANCE FOR A VERTICAL CUT INTO A SLOPE OVER 10 FEET. – APPLICANT – JOHN SALAT – OWNER – ALEXANDER TCHOURBANOV – LOCATION – 20601 TRABUCO OAKS DRIVE, TRABUCO CANYON, (APN 842-102-06), THIRD SUPERVISORIAL DISTRICT.

Recommended Action (s):

1. Receive staff report and 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 PA19-0078, a Site Development Permit for a new single-family residential dwelling with attached garage and storage shed, Site Development Permit for over height retaining wall in the front set back and Variance for a vertical cut into the slope for a maximum of 17 feet subject to the attached Findings and Conditions of Approval.

Special Notes:

Ilene Lundfelt, Planner, provided a presentation and answered questions of the Planning Commission. John Salat, Architect, answered questions of the Planning Commission. One member of the public spoke in support of the project.

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

