

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, June 22, 2022, 1 : 3 0 P . M .

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

KEVIN RICE
CHAIRMAN
Third District

CLAUDIA PEREZ
VICE-CHAIRWOMAN
Fourth District

DAVID E. BARTLETT
COMMISSIONER
Fifth District



TRUNG "JOE" HA
COMMISSIONER
First District

DANIEL MORGAN
COMMISSIONER
Second District

ATTENDANCE: Commissioners: Ha, Morgan, Rice and Perez

PRESENT: EXECUTIVE OFFICER Justin Kirk
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 25, 2022, were motioned for approval by Commissioner Ha, seconded by Commissioner Morgan, and approved by a unanimous vote. Commissioner Rice abstained.

II. DISCUSSION ITEM(S)

ITEM #1 PUBLIC MEETING – PA180015 – USE PERMIT FOR A 1,750 SQUARE FOOT ADDITION AND 200 SQUARE FOOT PATIO AREA ADDITION TO AN EXISTING RESTAURANT, AND FOR ALTERNATIVE PARKING REGULATIONS FOR THE REQUIRED OFF-STREET PARKING – APPLICANT – COSTAS PAPACHARALAMBOUS AND DEAN BROWN - LOCATION – 20782 TRABUCO OAKS DRIVE (APN: 842-101-57), THIRD SUPERVISORIAL DISTRICT.

Recommended Action (s):

- 1) Receive the staff report and public testimony as appropriate;

- 2) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Class 1 exemption and Class 5 of the CEQA Guidelines and County of Orange CEQA procedures; and,
- 3) Approve Planning Application PA180015 for a Use Permit subject to the attached Findings and Conditions of Approval.

Special Notes:

Cynthia Burgos, Contract Planner, provided the presentation, and answered questions of the Planning Commission. Brian Kurnow, Land Use Manger, answered questions of the Planning Commission. Dean Brown, representing the applicant answered questions of the Planning Commission. One resident spoke in support of the project. Hadi Tabatabaee, Building Official, answered questions of the Planning Commission and stated that he visited the restaurant and did not red tag the building. The building was in compliance and there was no imminent danger.

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

The motion for Item #1 was made by Commissioner Morgan and seconded by Commissioner Ha to approve Planning Application PA180015 for a Use Permit subject to the attached Findings and Conditions of Approval.

APPROVE OTHER

DENIED

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

ITEM #2 STATUS UPDATE – GENERAL PLAN AMENDMENT H 20-01 – HOUSING ELEMENT UPDATE, APPLICANT – OC DEVELOPMENT SERVICES – LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS.

Staff will present a status update on the proposed General Plan Amendment H 20-01, Housing Element Update. The proposed Amendment will ensure continued compliance with State law.

Recommended Action (s):

- 1) Receive the staff report and public testimony as appropriate.
- 2) Provide feedback to staff as appropriate.

Special Notes:

Cindy Salazar, Land Use Manager, provided the presentation and answered questions of the Planning Commission.

Planning Commission did not have any feedback for staff.

III. EXECUTIVE OFFICER UPDATE

- Upcoming Planning Commission Items, dates are not certain:
 - Public review of the Ranch Hills Project in the third district
 - Housing Element
 - No items planned for July 2022

IV. COUNTY COUNSEL UPDATE

- Appeal of Chabad project – Board of Supervisors upheld the Planning Commission’s determination to issue the permit

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Ha – In the future when there are similar projects such as in Item# 1 on today’s agenda, it would be beneficial if staff would provide a letter from the Building Official stating that a visual inspection was completed, and the building is safe.

VI. PUBLIC COMMENTS

- None

VII. ADJOURNMENT

Planning Commission meeting adjourned at 3:47 pm.