

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

**Wednesday,
May 10, 2023
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

KEVIN RICE
CHAIRMAN
Third District

CLAUDIA PEREZ
VICE-CHAIRWOMAN
Fourth District

TRUNG "JOE" HA
COMMISSIONER
First District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

DANIEL MORGAN
COMMISSIONER
Second District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Bellinda Erikson

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, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

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

BUSINESS ITEMS:

- I. ELECTION OF PLANNING COMMISSION OFFICERS FOR 2023
- II. MINUTES OF DECEMBER 14, 2022

DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – PA180034 – USE PERMIT FOR A 37-UNIT PLANNED (UNIT) DEVELOPMENT ON A 5.88 ACRE SITE. – APPLICANT – RANCH HILLS PARTNERS – LOCATION – 11782 SIMON RANCH ROAD IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD (3RD) SUPERISORIAL DISTRICT (APN 104-321-01)

Recommended Action(s):

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Final Environmental Impact Report (EIR) No. 635 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and certify Final EIR No. 635 and its Mitigation Monitoring and Reporting Program (MMRP);
- b) Find that the Project site’s Zoning designation of A1 “General Agricultural” is inconsistent with its General Plan designation of “Suburban Residential”, and that pursuant to applicable State law a Zone Change is not required;
- c) Find that the Project’s proposed development plan is consistent with the applicable General Plan designation;
- d) Approve Planning Application PA180034 for a Use Permit to establish a Planned Development subject to the Findings and Conditions of Approval attached to this staff report.

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 tentatively scheduled for Wednesday, May 24, 2023, at 1:30 pm.