

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, December 14, 2022, 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

DAVID E. BARTLETT
COMMISSIONER
Fifth District



TRUNG "JOE" HA
COMMISSIONER
First District

DANIEL MORGAN
COMMISSIONER
Second District

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

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Nicole Walsh
SECRETARY Sharon Gilliam

PLEDGE OF ALLEGIANCE: Commissioner Morgan, Second District, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM(S) - Minutes

The minutes of August 24, 2022 were motioned for approval by Commissioner Ha seconded by Commissioner Perez and approved by a unanimous vote.

II. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – PA20-0011- A SITE DEVELOPMENT PERMIT FOR 1,875 SQ. FT. ADDITION AND A NEW ATTACHED 2-CAR CARPORT TO AN EXISTING HOME AT 20552 SYCAMORE DRIVE LOCATED IN THE TRABUCO OAKS RESIDENTIAL DISTRICT. THE APPLICANTS ARE APPLYING FOR SITE DEVELOPMENT PERMIT TO EXPAND THE EXISTING RESIDENCE BY 1,875 SQ. FT. OF NEW LIVING AREA AND ADD A NEW 2-CAR CARPORT. THE FIRST FLOOR WILL BE EXPANDED BY

1,035 FEET FOR A NEW ENTRYWAY, GREAT ROOM AND BONUS ROOM. THE APPLICANT IS ALSO PROPOSING A 840 SQUARE FOOT SECOND STORY OVER THE NEW ADDITION FOR 2 BEDROOMS AND 2 ADDITIONAL BATHROOMS AND A FLEX SPACE FOR AN OFFICE AREA. APPLICANT – PATRICK HANSEN – OWNER – LOCATION 20552 SYCAMORE DRIVE TRABUCO CANYON, CA (APN 842-101-61) THIRD (3RD) SUPERVISORIAL DISTRICT.

Recommended Action (s):

1. Receive staff report as appropriate; and,
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; and
3. Approve Planning Application PA20-0011, for a Site Development Permit, subject to the attached Findings and Conditions of Approval.

Special Notes:

Ilene Lundfelt, Associate Planner, provided the presentation, and answered questions of the Planning Commission.

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 Bartlett to approve Planning Application PA20-0011, for a Site Development 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: Y
 Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #2 PUBLIC HEARING – PA21-0165 – APPLICANT– RMV COMMUNITY DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Rancho Mission Viejo Community Development, LLC requests Planning Commission approval for the following community-wide Alternative Development Standards as revisions and additions to the September 26, 2018-approved Ranch Plan Community-Wide Alternative Development Standards:

- 1) D-3 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 2) D-4(a) – Revision requesting changes to existing side-yard setback requirements, modifications to one existing performance standard and the addition of two new performance standards
- 3) D-5 – Revision requesting changes to current driveway length requirements
- 4) D-9 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections

- 5) D-10 - Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 6) D-11 – Revision requesting to update referenced OC Zoning Code sections, add Multiple-Family Dwellings to this ADS, add Multiple-Family Dwellings performance standards to this ADS, and to clarify walking distance performance standards from a designated parking space to a residential dwelling
- 7) D-12 – Revisions to update referenced OC Zoning Code sections
- 8) D-13 – Revisions to update referenced OC Zoning Code sections
- 9) D-15 - Revisions to update referenced OC Zoning Code sections
- 10) D-17 – Revisions to update labels of the ADS exhibits and the corresponding references to the ADS exhibits in the ADS text
- 11) D-18 – New ADS requesting that the Deputy Director of OC Public Works may approve alternatives to off-street parking standards for private recreation facilities rather than the Zoning Administrator
- 12) D-19 – New ADS to allow a 3-inch minimum to 6-inch maximum side setback from building face to property line (i.e., 6-inches to 12-inches from wall to wall of neighboring dwelling) for a row of three or more Age-Qualified Planned Concept Detached Dwellings
- 13) D-21 – New ADS to allow expanded hours of operation of recreational uses
- 14) D-22 – New ADS to allow non-residential wall signage specifications

Recommended Action (s):

1. Receive staff report as appropriate; and,
2. Find that the proposed project (PA150043) is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26, 2006, Addendum 1.1 certified February 23, 2011, PA2 Addendum certified on March 27, 2013, and Addendum 3.1 certified February 25, 2015, as adequately satisfying the requirements of CEQA; and,
3. Approve revisions to Alternative Development Standard (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and approve new ADSs D-19, D-21 and D-22 for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval; and,
4. Disapprove requested new Alternative Development Standard D-18.

Special Notes:

Cameron Welch, Senior Planner and Robert Zegarra, Contract Planner, provided the presentation, and answered questions of the Planning Commission. Jay Bullock, Vice President, Planning & Entitlements, RMV, and Richard Vuong, RMV answered questions of the Planning Commission.

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

The motion for Item #2 was made by Commissioner Bartlett and seconded by Commissioner Morgan to approve revisions to Alternative Development Standard (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and approve new ADSs D-19, D-21 and D-22 for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval; and, disapprove requested new Alternative Development Standard D-18.

APPROVE

OTHER

DENIED

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

ITEM #3 PLANNING COMMISSION SCHEDULE OF METINGS 2023

Recommended Action (s):

- 1. Approve the schedule of meetings for 2023 and adopt Planning Commission Resolution No. 2022-02.

Special Notes:

None

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

The motion for Item #3 was made by Commissioner Perez and seconded by Commissioner Morgan to approve the schedule of meetings for 2023 and adopt Planning Commission Resolution No. 2022-02.

APPROVE OTHER

DENIED

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

III. EXECUTIVE OFFICER UPDATE

- None

IV. COUNTY COUNSEL UPDATE

- None

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett thanked the commissioners for another great year and also asked for an update on Ranch Hill Project and Oak Hill, EIR
 - Justin Kirk stated that staff is currently working through the public comments on the Ranch Hill project, and the next steps for the Oak Grove EIR - Coto de Caza Planning Advisory Committee (CPAC) advisory and Planning Commission
- Commissioner Ha requested an update on Accessory Dwelling Unit Plants (ADU)
 - Justin Kirk stated that the plans will be complete in January 2023

VI. PUBLIC COMMENTS

- None

VII. ADJOURNMENT

Planning Commission meeting adjourned at 3:20 pm.