

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

Wednesday,
June 14, 2023
1:30 P.M.

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

CLAUDIA PEREZ
CHAIRWOMEN
Fourth District

DANIEL MORGAN
VICE-CHAIRMAN
Second District

TRUNG "JOE" HA
COMMISSIONER
First District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

KEVIN RICE
COMMISSIONER
Third District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Matthew Ayers

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

I. MINUTES OF MAY 10, 2023

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF PA22-0104 FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE – APPLICANT – STEVE OLSON, PROPERTY OWNER – APPELLANT – NEEL AND SHARLENE GROVER - LOCATION – 52 EMERALD BAY, LAGUNA BEACH (APN 053-060-92), WITHIN THE 5TH SUPERVISORIAL DISTRICT.

A public hearing to consider the appeal of the Zoning Administrator’s March 2, 2023 action to approve PA22-0104, a request for a Coastal Development Permit and Variance in conjunction with the demolition of an existing 2,500 square foot home and the construction of a new residence with 5,750 square feet of living area on three levels and garage spaces for three cars. The Coastal Development Permit is required for the demolition of the existing home and construction of the new home with associated site grading. The Variance is requested for reduced front and rear setback of 5 feet, where the Zoning Code would require a setback of 8.35 feet utilizing shallow lot provisions (less than 75 feet deep) of the Zoning Code.

Recommended Actions:

- 1) Receive staff report and project update; and,
- 2) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Deny the appeal and approve Planning Application PA22-0104 for a Coastal Development Permit and Variance subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING -PA22-0015- AREA PLAN AMENDMENT AND SITE DEVELOPMENT PERMIT TO PERMIT THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES ON LOTS 4 AND 7 OF TR 14749. THE APPLICANT SEEKS AN AREA PLAN AMENDMENT AND SITE DEVELOPMENT PERMIT TO ALLOW FOR THE DEVELOPMENT OF TWO NEW SINGLE-FAMILY RESIDENCES WITH ASSOCIATED ACCESSORY STRUCTURES ON 20062 SUMMIT TRAIL (APN 856-171-08) AND 19942 SUMMIT TRAIL (APN 856-171-04) LINDA SANDUSKY - APPLICANT – BRUCE GOREN – OWNER – LOCATION 20062 SUMMIT TRAIL AND 19942 SUMMIT TRAIL IN THE FOOTHILL/TRABUCO COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT.

Recommended Actions:

1. Receive staff report and public testimony 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 exempts residential development projects that are consistent with a specific plan for which an environmental impact report (EIR) was certified after January 1, 1980. Final EIR No. 531 for the Foothill/Trabuco Specific Plan, was certified by the Board of Supervisors on December 10, 1991 and as such this residential development is consistent with a specific plan for which an environmental impact report (EIR) was certified after January 1, 1980; and
3. Approve Planning Application PA22-0015, Area Plan Amendment to amend AP92-04; and
4. Approve Planning Application PA22-0015, Site Development Permit for the development of two new single-family residences with associated accessory structures on 20062 Summit Trail (APN 856-171-08) and 19942 Summit Trail (APN 856-171-04) subject to the attached Findings and Conditions of Approval.

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, June 28, 2023, at 1:30 pm.