



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF JULY 19, 2023**

**MULTIPURPOSE ROOM 103 & 105
601 N. ROSS STREET, SANTA ANA, CA 92701**

Members Present: Lily Sandberg, Chairwoman, Judy Kim, Bea Bea Jimenez, Brian Kurnow, Russell Hanson, Denis Bilodeau, Todd Letterman.

I. CALL TO ORDER

Meeting called to order at 1:30 pm.

II. ROLL CALL– INTRODUCTIONS

III. CONSENT ITEMS – MINUTES

The minutes from July 19, 2023, were motioned for approval by Brian Kurnow and seconded by Russell Hanson and approved by a unanimous vote.

IV. DISCUSSION ITEM(S)

ITEM 1: PUBLIC HEARING – VTTM 18119 – APPLICANT – RANCH HILLS PARTNERS LP – AGENT – PETER ZEHNDER – LOCATION – 11782 SIMON RANCH ROAD IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD SUPERVISORIAL DISTRICT (104-321-01).

A proposal to subdivide a vacant 0.923-acre property into two parcels of 20,165 square feet and 20,045 square feet in the unincorporated North Tustin area. No property improvements are proposed with this application.

Special Notes:

Kevin Canning, Planner, OC Development Services/Planning, presented the item and answered questions of the Subdivision Committee. Peter Zehnder, the applicant/property owner was present and stated that he has read and accepts the Findings and Conditions of Approval.

The following is the action taken by the Orange County Subdivision Committee:

The motion for Item #1 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 18119, subject to the attached Findings and the Conditions of Approval (Appendices A and B), as were amended during the Committee's discussion (regarding the rephrasing the CEQA recommendation and the applicant's withdrawal of the deviation request).



APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Jimenez: Y (4) Kurnow: Y (5) Hanson: Y (6) Bilodeau: Y
(7) Letterman: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

V. SUBDIVISION COMMITTEE COMMENTS:

- None

VI. PUBLIC COMMENTS:

- None

VII. ADJOURNMENT

The July 19, 2023, meeting adjourned at 1:11 pm.