

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, December 11, 2024, 1:30 P.M.**

COUNTY CONFERENCE CENTER
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

DAVID E. BARTLETT
CHAIRMAN
Fifth District

TRUNG “JOE” HA
COMMISSIONER
First District

KEVIN RICE
COMMISSIONER
Third District



MARIA CEJA
COMMISSIONER
Second District

JOHN KOOS
COMMISSIONER
Fourth District

ATTENDANCE: Commissioners: Bartlett, Ha, Ceja, Rice & Koos

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Nicole Walsh
SECRETARY Marissa Leahy

PLEDGE OF ALLEGIANCE: Commissioner Rice, Third District Commissioner, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM - MINUTES

The meeting minutes of September 25, 2024, were motioned for approval by Commissioner Ha and seconded by Commissioner Koos and the motion was approved 5:0.

II. DISCUSSION ITEMS

ITEM #1. NEWPORT COAST LOCAL COASTAL PROGRAM THIRD AMENDMENT AND INITIATION OF GENERAL PLAN AMENDMENT GPA 24-02, ZONING CODE AMENDMENT CA 24-02, AND ZONE CHANGE ZC 24-02, FIFTH SUPERVISORIAL DISTRICT

Staff is requesting authorization to reinstate a Third Amendment to the Newport Coast Local Coastal Program (LCP) to adjust its boundaries to reflect the annexation of the Newport Coast Planned Community by the City of Newport Beach. This process will also

include a General Plan Amendment, Zone Changes to the affected parcels, and a Zoning Code Amendment (as necessary).

Recommended Action(s):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony;
- b. Authorize staff to reinstate the Third Amendment to the Newport Coast Local Coastal Program, and initiate amendments to the County of Orange General Plan, Comprehensive Zoning Code, and Zone Change of the affected parcels in accordance with the proposed amendment to the Newport Coast LCP.

Special Notes:

Arturo Cervantes, Senior Planner, Development Services, presented this item and answered questions from the Commission. This is an initiation. No action is taking place. This authorizes staff to initiate the update.

Public Hearing:

No comments.

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

The motion for item #1 was made by Commissioner Rice to approve as recommended. The motion was seconded by Commissioner Ceja. The motion was approved by a vote of 5:0.

APPROVE (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: Y
 (5) Bartlett: Y
 Vote Key: Y=Yes; N=No; A=Abstain; X=Excused
 OTHER
 DENIED
 UNANIMOUS

ITEM #2

INITIATION OF GENERAL PLAN AMENDMENT TGPA 24-03 – TRANSPORTATION ELEMENT, ALL SUPERVISORIAL DISTRICTS

Staff is requesting authorization to initiate General Plan Amendment TGPA 24-03 to update the Transportation Element to conform with the Orange County Master Plan of Arterial Highways, administered by the Orange County Transportation Authority with updates to Villa Park Road and Santiago Canyon Road.

Recommended Action(s):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony;
- b. Authorize staff to initiate General Plan Amendment TGPA 24-03 – Transportation Element to update the County of Orange Transportation Element and make technical revisions as needed.

Special Notes:

Virginia Gomez, Senior Planner, Development Services, presented this item and answered questions from the Commission. This is an initiation. No action is taking place. This authorizes staff to initiate the update.

Public Hearing:

No comments.

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

The motion for item #2 was made by Commissioner Koos to approve as recommended. The motion was seconded by Commissioner Ha. The motion was approved by a vote of 5:0.

APPROVE (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: Y
(5) Bartlett: Y

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

OTHER

DENIED

UNANIMOUS

ITEM #3.

**INITIATION OF GENERAL PLAN AMENDMENT TGPA 24-02 –
TRANSPORTATION ELEMENT, ALL SUPERVISORIAL DISTRICTS**

Staff is requesting authorization to initiate General Plan Amendment TGPA 24-02 to update the Transportation Element to conform with the Orange County Master Plan of Arterial Highways, administered by the Orange County Transportation Authority with updates to Santiago Canyon Road, El Toro Road, and Black Star Canyon Road.

Recommended Action(s):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony;
- b. Authorize staff to initiate General Plan Amendment TGPA 24-02 – Transportation Element to update the County of Orange Transportation Element and make technical revisions as needed.

Special Notes:

Virginia Gomez, Senior Planner, Development Services, presented this item and answered questions from the Commission. This is an initiation. No action is taking place. This authorizes staff to initiate the update.

Public Hearing:

No comments.

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

The motion for item #3 was made by Commissioner Bartlett to approve as recommended. The motion was seconded by Commissioner Rice. The motion was approved by a vote of 5:0.

APPROVE (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: Y
(5) Bartlett: Y

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

OTHER

DENIED

UNANIMOUS

ITEM #4

INITIATION OF GENERAL PLAN AMENDMENT GPA 24-03 AND ZONING CODE AMENDMENT CA 24-03 – BATTERY ENERGY STORAGE SYSTEM ORDINANCE, ALL SUPERVISORIAL DISTRICTS

Staff is requesting authorization to initiate a General Plan Amendment and a corresponding Zoning Code Amendment to develop guidelines and standards for Battery Energy Storage Systems.

Recommended Action(s):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony;
- b. Authorize staff to initiate General Plan Amendment GPA 24-03 and Zoning Code Amendment CA 24-03.

Special Notes:

Scarlet Duggan, Land Use Manager, Development Services, presented this item and answered questions from the Commission. This is an initiation. No action is taking place. This authorizes staff to initiate the update.

Public Hearing:

No comments.

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

The motion for item #4 was made by Commissioner Rice to approve as recommended.

The motion was seconded by Commissioner Koos

. The motion was approved by a vote of 5:0.

APPROVE (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: Y
(5) Bartlett: Y

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

OTHER

DENIED

UNANIMOUS

ITEM #5

PLANNING COMMISSION SCHEDULE OF MEETINGS – 2025

Pursuant to the Rules of Procedure, Orange County Planning Commission, Section 3 Meetings, adopted August 24, 1987, the Commission shall, by Resolution, establish a schedule of its upcoming meetings for at least six months in advance.

Recommended Action(s):

Approve the schedule of meetings for 2025 and adopt Planning Commission Resolution No. 2024-02.

Special Notes:

An amendment to the 2025 Schedule of Meetings was made. County offices are closed February 12, 2025, therefore, there will be no scheduled meeting that day.

Public Hearing:

No comments.

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

The motion for approval of item #5 was made by Commissioner Bartlett to approve as recommended. The motion was seconded by Commissioner Ha. The motion was approved by a vote of 5:0.

APPROVE (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: Y
(5) Bartlett: Y

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

OTHER

DENIED

UNANIMOUS

III. EXECUTIVE OFFICER UPDATE

- Housing Element – Received substantial compliance findings from the state. This will be presented to the Board of Supervisors for adoption on December 17, 2024. The only issue is that the 9th Circuit Court of Appeals came down with an opinion on sober living facilities. The housing element now needs to modification to reflect that court opinion.

IV. COUNTY COUNSEL UPDATE

- No update.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Ceja wanted to thank staff for all that they do and wish them a safe and joyful holiday season.
- Commissioner Bartlett also wanted to thank staff for everything they do.

VI. PUBLIC COMMENTS

- None.

VII. ADJOURNMENT

- Planning Commission meeting adjourned at 2:17pm.