ORANGE COUNTY PLANNING COMMISSION

SUMMARY MINUTES

HEARING DATE: JULY 13, 2011

II. Roll Call

All commissioners were present.

III. Consent Item(s) - Minutes of June 08, 2011

The minutes of June 08, 2011 were moved for approval by Commissioner Hall and seconded by Commissioner Brose as submitted, and approved by a unanimous vote.

IV. Discussion Item(s)

PUBLIC HEARING – PA090036 – PLANNING AREA 10 OF THE COTO DE CAZA SPECIFIC PLAN – APPLICANT – KHALDA DEVELOPMENT, INC., OWNER – LOCATION 25926 VAN GOGH WAY, COTO DE CAZA SPECIFIC PLAN – DISTRICT 5

Review and consider proposed (1) Specific Plan Amendment to amend the Coto de Caza Specific Plan to implement a modification to the Major Open Space Areas; (2) an Area Plan to implement the development proposal in Planning Area 10; and, (3) Amendment to an existing Grant of Easement for Parcel Map 89-107 to change the development intensity from recreation uses to rural residential and to increase the acreage commitment to habitat preservation in Planning Area 10.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Make the following recommendations to the Board of Supervisors:
 - i. Find and certify that the project's SEIR was prepared in compliance with the requirements of CEQA and the State CEQA Guidelines, reflects the County's independent judgment and analysis, and that the SEIR has identified all potentially significant environmental effects of the Project and that it serves as adequate and appropriate environmental documentation for Planning Application PA090036 and the Project.
 - ii. Adopt the Findings with respect to each significant environmental effect and each alternative considered in the SEIR,
 - iii. Approve Planning Application PA090036 for a Specific Plan Amendment, Area Plan, and Grant of Easement Amendment, subject to the attached Findings and Conditions of Approval; and
- c) Adopt Resolution 11-01

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

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The first motion for Item #1 was made by Commissioner Hall and seconded by Commissioner Adams that the Commission make the following recommendations to the Board of Supervisors: First, that the Board of Supervisors find and certify that the project's Supplemental Environmental Impact Report was prepared in compliance with the requirements of CEOA and the State CEOA Guidelines, reflects the County's independent judgment and analysis, and that the SEIR has identified all potentially significant environmental effects of the Project and that it serves as adequate and appropriate environmental documentation for Planning Application PAO90036 and the Project. Second, that the Board of Supervisors adopt the findings with respect to each significant environmental effect and each alternative considered in the SEIR. Third, that the Board of Supervisors approve Planning Application PAO90036 for a Specific Plan Amendment, Area Plan, and Grant of Easement Amendment, subject to the attached Findings and Conditions of Approval that will be revised to reflect the Orange County Planning Commission's request regarding landscaping and screening by modification to mitigation measures 4.3-4c and 4.3-4d.

APPROVE		OTHER
DELETED		
Unanimous	S (1) Nguyen: Y (2) Adams: Y (3) Brose: Y	(4) Irons: Y (5) Hall: Y
Co	e second motion for Item #1 was made by Commis mmissioner Adams, that the Board of Supervisors a cluded in the staff report as Attachment 6.	
APPROVE		OTHER
DELETED		
Unanimous	S (1) Nguyen: Y (2) Adams: Y (3) Brose: Y	' (4) Irons: Y (5) Hall: Y
The third motion for Item #1 was made by Commissioner Hall and seconded by Commissioner Nguyen, that a view simulation shall be prepared from either Ms. Miller's property or from the public area that is just adjacent to hers and that the view simulation shall be provided to the Board of Supervisors prior to the meeting regarding this project.		
APPROVE	\boxtimes	OTHER
DELETED		
Unanimous	s 🛛 (1) Nguyen: Y (2) Adams: Y (3) Brose: Y	' (4) Irons: Y (5) Hall: Y
Iro leg	e fourth motion for Item #1 was made by Commis. Ins, that the notification requirements for the proje Ital requirements so that all property owners within Itice of the upcoming Board of Supervisors hearing	ect shall be extended beyond the minimum Planning Area 10 of Coto de Caza receive
APPROVE		OTHER

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DELETED	
Unanimous [1] (1) Nguyen:	Y (2) Adams: Y (3) Brose: N (4) Irons: Y (5) Hall: Y
Vote Key: Y=Yes: N=No:	A=Abstain: X=Excused

Special Notes: Commissioner Brose stated for the record that although he has a separate non-related business relation with one of the applicant's consultants, County Counsel determined that it does not present a conflict, so he will be able to take an action on the item presented. John Petke, an agent for the owner of the property spoke in favor of this item, as did Joe Blum, another representative of the applicant. Robert Burrow, a representative of CZ Master Association also spoke in favor of this item. Lea Ann Miller, local resident of Atherton Drive within Coto de Caza spoke in opposition of this project.

V. Reports from OC Planning

a) Upcoming Agenda Items

July 27, 2011

Meeting cancelled.

August 10, 2011

- 1. Planning Application PA090049 regarding a proposed 8-unit complex in Midway City.
- 2. The County initiated project regarding the Haster Basin EIR. (Tentative)
- 3. Update on the off-street parking regulations Zoning Code update.
- 4. There may also be an update regarding Senior Housing as a follow-up from the Housing Element adoption.
- b) Reports on Recent Actions of the Board of Supervisors

Michael Balsamo reported that the Board adopted the new budget on time.

c) Major Decisions and Proposals of Staff

None

d) Previous Commission or Commissioner Requests

July 27, 2011, Commissioner Hall will be absent – meeting will be cancelled. August 10, 2011, Commissioner Nguyen will be absent.

e) Litigation

The cases regarding the Giracci project and the Kisco Senior Housing project are currently pending.

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VI. Planning Commission requests for future staff reports

Commissioner Irons commented on notification procedures for future Specific Plan amendments and zone changes, in order to prevent residents of Specific Plans areas from potentially losing development rights.

Planning Commission Hearing adjourned at 3:33 p.m.