

**ORANGE COUNTY PLANNING COMMISSION**

**SUMMARY MINUTES**

**HEARING DATE: DECEMBER 14, 2011**

**II. Roll Call**

*All commissioners were present with the exception of the excused absence of Commissioner Brose.*

**III. Consent Item(s) – Minutes of October 26, 2011**

*The minutes of October 26, 2011 were moved for approval by Commissioner Irons and seconded by Commissioner Hall as submitted, and approved by a unanimous vote.*

**IV. Discussion Item(s)**

**ITEM #1 PUBLIC MEETING – INITIATION OF ZONING CODE AMENDMENT  
– CA 11-02 - APPLICANT OC PLANNING – LOCATION – ALL  
UNINCORPORATED AREAS OF ORANGE COUNTY – ALL DISTRICTS**

Authorization to initiate preparation of a Zoning Code Amendment regarding affordable housing, emergency shelters, transitional/supportive housing, and reasonable accommodation procedures.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Authorize OC Planning to initiate Zoning Code Amendment CA 11-02 regarding affordable housing, emergency shelters, and transitional/supportive housing.

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

*The motion for Item #1 was made by Commissioner Hall and seconded by Commissioner Nguyen to authorize OC Planning to initiate Zoning Code Amendment CA 11-02 regarding affordable housing, emergency shelters, and transitional/supportive housing.*

APPROVE

OTHER

DELETED

Unanimous  (1) Nguyen: Y (2) Adams: Y (3) Brose: X (4) Irons: Y (5) Hall: Y

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

Special Notes: Karen Roper, Director OC Community Services, also spoke on behalf of the project.

**ITEM #2 PUBLIC HEARING – PA110030 – APPLICANT/OWNER – RMV  
COMMUNITY DEVELOPMENT, LLC – LOCATION – RANCH PLAN  
PLANNED COMMUNITY – DISTRICT 5**

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Review and consider proposal to amend the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS) to include five (5) additional ADS to the Zoning, Subdivision and Planning Issues section as follows: D-3 – Reduced “Senior Citizen” Parking, D-4 – Planned Concept Detached Dwellings Setback, D-5 – 17-Foot Driveways, D-6 – Multiple-Family Dwellings – Minimum Distance Between Buildings and D-7 – Recreation Use Setbacks.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Find that proposed project (PA110030) is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26 2006 and Addendum 1.1 February 23, 2011 as adequate and satisfies the requirements of CEQA; and,
- c) Approve Alternative Development Standards D-3, D-4, D-5, D-6 and D-7 (PA110030) for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval.

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

*The first motion for Item #2 was made by Commissioner Hall and seconded by Commissioner Irons to find that PA110030 is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26, 2006 and Addendum 1.1 February 23, 2011 as adequate and satisfies the requirements of CEQA.*

APPROVE

OTHER

DELETED

Unanimous  (1) Nguyen: Y (2) Adams: Y (3) Brose: X (4) Irons: Y (5) Hall: Y

*The second motion for Item #2 was made by Commissioner Hall and seconded by Commissioner Irons to approve Alternative Development Standards D-3, D-4, D-5, D-6 and D-7, as modified and presented by staff, for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval.*

APPROVE

OTHER

DELETED

Unanimous  (1) Nguyen: Y (2) Adams: Y (3) Brose: X (4) Irons: Y (5) Hall: Y

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

Special Notes: Jay Bullock, from Planning Solutions, spoke on behalf of RMV Community Development and responded to the Commissioners' questions.

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**ITEM #3 PURSUANT TO THE ORANGE COUNTY PLANNING COMMISSION  
RULES OF PROCEDURE, ADOPT A SCHEDULE OF MEETINGS FOR  
2012**

**Recommended Action:**

Adopt Resolution 11-02 of the Orange County Planning Commission regarding the proposed 2012 Schedule of Meetings

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

*Resolution 11-02 was adopted regarding the proposed 2012 Schedule of Meetings, with the minor change that the meeting on August 22, 2011 be rescheduled to August 29, 2011.*

**V. Reports from OC Planning**

a) Upcoming Agenda Items

**January 11, 2012**

Cook's Corner Use Permit

b) Reports on Recent Actions of the Board of Supervisors

The Board unanimously approved the Khalda project in Coto de Caza.

c) Major Decisions and Proposals of Staff

None

d) Previous Commission or Commissioner Requests

None

e) Litigation

The North Tustin case continues to move forward, and a hearing date has been tentatively set for late January, early February.

**Planning Commission Hearing adjourned at 2:27 p.m.**