ORANGE COUNTY PLANNING COMMISSION

SUMMARY MINUTES

HEARING DATE: JULY 24, 2013

II. Roll Call

All commissioners were present.

III. Consent Item(s) – Minutes of July 10, 2013

The minutes of July 10, 2013 were moved for approval by Commissioner Adams and seconded by Commissioner Nguyen as submitted, and approved by a unanimous vote, with Commissioner Hall abstaining.

IV. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA130025 – OWNER/APPLICANT, RMV COMMUNITY DEVELOPMENT, LLC – LOCATION – RANCH PLAN PLANNED COMMUNITY – DISTRICT 5

Review and consider the proposed revision and additions to the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS) to include nine (9) additional and one (1) revised ADS to the Zoning, Subdivision, and Planning Issues section.

Recommended Action:

1. Receive staff report and public testimony as appropriate;

2. Find that proposed project (PA130025) is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26, 2006, Addendum 1.1 certified February 23, 2011, and the PA2 Addendum certified on March 27, 2013 as adequately satisfying the requirements of CEQA; and,

3. Approve revision to Alternative Development Standard (ADS) D-4 and create new ADS D-8 through D-16 (PA130025) 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 #1 was made by Commissioner Hall and seconded by Commissioner Adams to find that proposed project is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26, 2006, Addendum 1.1 certified February 23, 2011, and the PA2 Addendum certified on March 27, 2013 as adequately satisfying the requirements of CEQA.

APPROVE ☒ OTHER ☐

DELETED ☐

Unanimous ☒ (1) Nguyen: Y (2) Adams: Y (3) Secor: Y (4) Irons: Y (5) Hall: Y

The second motion for Item #1 was made by Commissioner Hall and seconded by Commissioner Adams to approve the revisions to the Alternative Development Standards (ADS) D-4 and create new ADS D-8 through D-16 for community-wide application within the Ranch Plan Planned Community, subject to the attached Findings and Conditions of Approval, and to the following changes:

1. *ADS D-4.1-C shall be revised to strike the word "per" to read: "Building separation shall be eight (8) feet and the following criteria shall be met..."*

2. *ADS D-13 shall be revised to strike the words "each of the residential types" to read: "... project-wide dwelling units for residential units located off of motorcourts or alleys."*

APPROVE ☒ OTHER ☐

DELETED ☐

Unanimous ☒ (1) Nguyen: Y (2) Adams: Y (3) Secor: Y (4) Irons: Y (5) Hall: Y

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

Special Notes: Laree Brommer, Manager of Planned Community Land Use Support with the County of Orange, presented the staff report and answered questions from the Planning Commission. Jay Bullock, the project agent for Rancho Mission Viejo, also answered questions.

V. Reports from OC Planning

a) Upcoming Agenda Items

August 14, 2013
Public Hearing – Zoning Code Amendment CA 11-02

b) Reports on Recent Actions of the Board of Supervisors

There is no report on recent actions, but there are a few items which will be going before the Board in the future, including some discussion about funding for the La Pata Road expansion project. The environmental consultants for affordable housing at the Ranch development will go through a selection process before the Board, at the upcoming meeting in August.

c) Major Decisions and Proposals of Staff

Some upcoming projects with OC Planning:

- The Esperanza Hills and Cielo Vista development in the unincorporated areas of Yorba Linda.
- The Preserve in San Juan, a 52-unit subdivision over by Ortega Highway, along the border of Riverside and Orange County.

At the last meeting, during the workshop for the Zoning Code Update, there was a representative from the Ladera Civic Council who addressed the Planning Commission. This council held a meeting during the past week with this as an agenda item, but staff has not heard anything from them.

d) Previous Commission or Commissioner Requests

None

e) Litigation

The writ for Saddlecrest was heard this past Friday and the judge indicated that there would be a ruling by 5:00 pm last night, but the County has not been updated as of yet.

Planning Commission Hearing adjourned at 2:51 p.m.