ORANGE COUNTY PLANNING COMMISSION

SUMMARY MINUTES

HEARING DATE: DECEMBER 2, 2009

II. Roll Call

All Commissioners were present.

III. Consent Item (s) – Minutes of November 18, 2009

The motion to approve the minutes as presented was moved by Commissioner Zenger and seconded by Commissioner Adams and was carried by a unanimous vote Commissioner Lam abstained as he was absent from this meeting.

IV. Discussion Item(s)

ITEM #1. PUBLIC HEARING – SITE DEVELOPMENT PERMIT (PA080065) – ARTEAGA MOUNTAIN VIEW

Site Development Permit for a major renovation to an existing single family detached residential dwelling within the Foothill Trabuco Specific Plan Area. The proposal includes the replacement of the existing septic system and the associated removal of two living oak trees.

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

The motion of Item #1 was moved by Commissioner Goacher and seconded by Commissioner Lam for approval and recommended adoption, with the modification of Condition 15C, by substituting the word construct with "and demonstrate"; adding Conditions 19-23 as recommended by Orange County Fire Authority in a Memorandum dated November 23, 2009; modifying Condition 20 to indicate the requirement that the project be subject to compliance with all applicable requirements of Chapter 7A of the Uniform Building Code and eliminating text from the Condition related to examples of compliance; modifying Condition 7 to indicate that the project shall be compliant with all requirements of Section 3.E.1.0 of the Foothill Trabuco Specific Plan; adding language of Condition 7 to require that two of the 16 oak tree mitigation plantings occur on-site, if determined feasible in coordination with septic improvements; adding Condition 24 as follows: "Prior to the issuance of any certificate of use and occupancy, the applicant shall submit a mold evaluation, prepared by a qualified mold remediation consultant, confirming that any existing mold in the building has been remediated, subject to the review and approval of the Manager of Building Inspection Services"; modifying Condition 8 to indicate that the Landscape Plan be approved by the Manager of Land Use Planning, in consultation with Orange County Fire Authority; adding Condition 25 as follows: "No building construction shall occur until the applicant has secured an RS Permit subject to comprehensive review by the Manager of Building Plan Check Services that all applicable plan check categories have been thoroughly addressed" and these include, but are not limited to the following: geotechnical plans, foundation plans, structural plans, mechanical plans, electrical plans and plumbing plans; as recommended by OC Public Works/Planning and Development Services, was carried by unanimous vote.

APPROVE AS RECOMMENDED ☒ OTHER ☐

DELETED ☐

Unanimous ☒ (1) Lam: Y (2) Adams: Y (3) Goacher: Y (4) Zenger: Y (5) Hall: Y

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

Special Notes: Barbara Bradley, a Civil Engineer with Advanced Onsite Systems, Inc., Terry Johnson and Tino Arteaga, owner of the property all spoke in favor of this item. Approval is subject to an appeal and will be final in fifteen days unless an appeal is filed.

V. Reports from OC Planning

Building Inspection staff is relocating from Planning to Engineering.

a) Upcoming Agenda Items

December 16, 2009

1. PA080045 Smith Residence, North Tustin - NTAC

January 13, 2010

1. PA090011 Giracci Vineyards

b) Reports on Recent Actions of the Board of Supervisors

1. Zoning Code Amendment CA 09-02 – Floodplain District Regulations was passed by the Board of Supervisors on November 24, 2009.
2. Zoning Code Amendment CA 08-04 – Planning Commission Meetings going before the Board of Supervisors on December 8, 2009.
3. Zoning Code Amendment CA 09-02 - Landscape Irrigation Code goes before the Board of Supervisors on December 15, 2009.

c) Previous Commission or Commissioner Requests

1. Commissioners requested a parking analysis and workshop be placed on an agenda in February 2010.
2. SB375 be placed on an agenda in February 2010.
3. Commissioners requested to have CEQA documents which the Planning Commission are relying on at the meetings be provided to them in electronic or hard copy form. (Example: EIR 531)

Planning Commission Hearing adjourned at 3:58 p.m.