

**ORANGE COUNTY PLANNING COMMISSION**  
(Regular Meeting)

October 21, 2009 at 1:30 P.M.

333 W. Santa Ana Blvd.  
(10 Civic Center Plaza)  
Santa Ana, CA 92703

**Rick Goacher**  
CHAIRMAN  
Third District

**Tony Lam**  
First District

**Michael Adams**  
(Vice Chair)  
Second District

**David Zenger**  
Fourth District

**Elizabeth Hall**  
Fifth District

The Orange County Planning Commission welcomes you to this meeting. This agenda contains a brief general description on each item to be considered. The Orange County Planning Commission encourages your participation.

Except as otherwise provided by law, no action shall be taken on any item not appearing in the following agenda. However, items may be taken up in a different sequence.

Written materials must be received 24 hours in advance to ensure consideration by the commission.

The staff reports are available at the Commission meetings.

Any member of the public may ask the Commission to be heard on the following items, as those items are called. Those persons addressing the Commission are requested to give their names and addresses for the record.

Comments shall be limited to three (3) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Chairman subject to the approval of the Planning Commission.

At the conclusion of the meeting on items listed on this agenda, members of the public may address the commission on items of interest to the public that are within the subject matter jurisdiction of the Commission.

**I. Pledge of Allegiance****II. Roll Call****III. Consent Item(s) – Minutes of October 7, 2009****IV. Discussion Item(s)****ITEM # 1 PUBLIC HEARING – (Continued from August 19, 2009)  
PA070036 – LOTS 2 AND 3 OF BLOCK 9, TRACT 615  
APPLICANT: VICTOR HO, PROPERTY OWNER  
BEN PHAN, ARCHITECT/AGENT**

Use Permit for an eight-unit three-story condominium project and for an off-street parking modification. Project proposal includes 16 covered and six (6) uncovered parking spaces, of which two (2) are guest parking spaces and one is a disabled parking space. Proposed parking design meets the minimum number of parking spaces required, and the proposed dimensions for all uncovered parking spaces meet the standard parking space dimension requirements. The parking space dimensions for covered garage parking spaces are substandard by one inch for each space.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Deny both Alternatives #1 and #2 for Planning Application PA070036 for a Use Permit to develop an eight-unit condominium project.

**ITEM # 2 PUBLIC HEARING – (Continued from August 19, 2009)  
PA070072 – LOTS 5 AND 6 OF BLOCK 3, TRACT 615  
APPLICANT: VICTOR HO, PROPERTY OWNER  
BEN PHAN, ARCHITECT/AGENT**

Use Permit for an eight-unit three-story condominium project and for an off-street parking modification. Project proposal includes 16 covered and six (6) uncovered parking spaces, of which two (2) are guest parking spaces and one is a disabled parking space. Proposed parking design meets the minimum number of parking spaces required, and the proposed dimensions for all uncovered parking spaces meet the standard parking space dimension requirements. The parking space dimensions for covered garage parking spaces are substandard by one inch for each space.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Deny both Alternatives #1 and #2 for Planning Application PA070072 for a Use Permit to develop an eight-unit condominium project.

**V. Reports from OC Planning**

## a) Upcoming Agenda Items

**November 4, 2009**

1. General Plan Amendment GPA S09-01 (Safety Element) (RM)  
Handouts and CD distributed at October 7 hearing.
2. Zoning Code Amendment CA 09-01 and Property Maintenance Code Amendment PMCA 09-01 regarding Landscape Ordinance (MW/RM)
3. Zoning Code Amendment CA 09-02 regarding Flood Plain District (RM/ABM)
4. PA090020 Hoffman Residence, Trabuco Canyon (CL) **Tentative**

## b) Reports on recent actions of the Board of Supervisors

## c) Major decisions and proposals of the staff

## d) Previous Commission or Commissioner Requests

## e) Litigation – County Counsel

**VI. Planning Commission requests for future staff reports****VII. Public Issues – Non-Agended Items**

At this time members of the public may address the Planning Commission regarding any item within the subject matter jurisdiction of the Commission provided that no action may be taken on off-agenda items unless authorized.