

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, January 28, 2026, 1:30 P.M.

COUNTY CONFERENCE CENTER
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

TRUNG “JOE” HA
CHAIRMAN
First District

KEVIN RICE
VICE-CHAIR
Third District

JOHN KOOS
COMMISSIONER
Fourth District



MARIO TURNER
COMMISSIONER
Second District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

ATTENDANCE: Commissioners: Rice, Bartlett, & Turner.

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Nicole Walsh
SECRETARY Marissa Leahy

PLEDGE OF ALLEGIANCE: Commissioner Koos, Fourth District Commissioner, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEMS

ITEM #1. MINUTES OF DECEMBER 10, 2025.
The meeting minutes of December 10, 2025 are carried over to the next meeting due to lack of quorum at today’s meeting of members present at the last meeting. This item will be continued until quorum can be reached.

ITEM #2. ELECTION OF OFFICERS FOR 2026
The following is the action taken by the Orange County Planning Commission:

Motion #1
The first motion for Item #1 was made by Commissioner Bartlett and seconded by Commissioner Turner to nominate Commissioner Rice as Chairman and was carried by a unanimous vote.

APPROVE
DENIED

OTHER

UNANIMOUS

(1) Vacant: X (2) Turner: Y (3) Rice: Y (4) Koos: X (5) Bartlett: Y

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

Motion #2

The second motion for Item #1 was made by Commissioner Bartlett and seconded by Commissioner Rice to nominate Commissioner Koos as Vice-Chairman and was carried by a unanimous vote.

APPROVE
DENIED

OTHER
UNANIMOUS

(1) Vacant: X (2) Turner: Y (3) Rice: Y (4) Koos: X (5) Bartlett: Y

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

II. DISCUSSION ITEMS

ITEM #1. STUDY SESSION FOR THE COMPREHENSIVE GENERAL PLAN UPDATE (GPA 24-01), ALL SUPERVISORIAL DISTRICTS.

Staff will present information on the updates to the Comprehensive General Plan Update (GPA 24-01)

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony; and
2. Provide feedback to staff as appropriate on Public Draft Comprehensive General Plan Update.

Special Notes:

This item was heard after agenda Item #2. This item was presented by Ashley of Brodtkin of De Novo Consulting, who is leading the work on this project in conjunction with Development Services staff. This is not an action item and no motion is necessary. The Commission received this item and provided feedback.

Public Hearing:

None.

ITEM #2 USE PERMIT PA23-0119 - APPLICANT: CALIFORNIA QUARTET, L.P., AGENT – MICHAEL RECUPERO – LOCATION: EASTERN SIDE OF EL TORO ROAD, APPROXIMATELY ONE-HALF MILE SOUTH OF THE INTERSECTION OF SANTIAGO CANYON ROAD (EL TORO ROAD) AND LIVE OAK CANYON ROAD, IN UNINCORPORATED ORANGE COUNTY WITHIN THE THIRD SUPERVISORIAL DISTRICT.

The applicant is requesting a Use Permit to establish residential development standards for the Saddleback Meadows development through a Planned Development combining district to facilitate development of the approved 181-unit development.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony.
2. Adopt Planning Commission Resolution No. 26-01 to:
 - a. Find that the project is considered in RSEIR No. 566, certified by the Board on November 5, 2002, RSEIR No. 566 Addendum No. 1, administratively approved on August 11, 2004, and RSEIR No. 566 Addendum No. 2, administratively approved on September 26, 2022, which adequately addressed the effects of the proposed project; and
 - b. Approve Planning Application PA23-0119 for a Use Permit to establish residential development standards for Saddleback Meadows development through a Planned Development combining district subject to the Findings and Conditions of Approval contained within the Resolution.

Special Notes:

This item was moved forward and heard first. Justin Kirk, Development Services Deputy Director, presented this item on behalf of Scarlet Duggan, Development Services Land Use Manager, and answered questions from the Commission. This item is to establish development standards for an approved project. The applicant, Mike Recuperero, made a presentation to the Commission and public.

Public Hearing:

Erin Dwyer – Spoke in opposition to the project
Daniel Harris – Spoke in opposition to the project
Michael Wellborn – Spoke in opposition to the project
Glen Zwicker – Spoke in opposition to the project
Richard Helgeson – Spoke in opposition to the project
Victoria Helgeson – Spoke in opposition to the project
Joel Robinson – Spoke in opposition to the project
Scott Breeden – Spoke in opposition to the project
Gloria Sefton – Spoke in opposition to the project
Kim Cashman – Spoke in opposition to the project
Ed Eisler – Spoke in opposition to the project
Ray Chandos – Spoke in opposition to the project
Julie Otott – Spoke in opposition to the project
Cindy Goss – Spoke in opposition to the project
Brynn Booraem – Spoke in opposition to the project
Bruce Conn – Spoke in opposition to the project
Sherry Oalal - Spoke in opposition to the project

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

The motion to take the recommended actions set forth in the staff report for item #2 was made by Commissioner Bartlett. The motion was seconded by Commissioner Turner. The motion was approved by a vote of 3:0.

APPROVE
DENIED

OTHER

UNANIMOUS

(1) Vacant: X (2) Turner: Y (3) Rice: Y (4) Koos: X (5) Bartlett: Y

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

III. EXECUTIVE OFFICER UPDATE

- New Advanced Planning Manager, Kylie Sanchez, started this month.
- Still have a Senior Planner vacancy in the Current Planning Division.
- Code Enforcement is currently short staffed due to one retirement and another staff member leaving.
- Anticipating public hearings at the end of February and through March.
- Currently processing a 64% increase in permit applications due to the building code updates.

IV. COUNTY COUNSEL UPDATE

- Ranch Hills development project, previously approved by the Planning Commission and the Board of Supervisors, is in the Court of Appeals. Anticipate a hearing date in the Fall of 2026.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett – Will not be available the first meeting in February.
- Commissioner Turner – Thanked the commission for the warm welcome and looks forward to working on the Commission.
- Commissioner Rice – Welcomed Commissioner Turner.

VI. PUBLIC COMMENTS

- None.

VII. ADJOURNMENT

- Planning Commission meeting adjourned at 4:38 pm.