

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

October 23, 2013 at 1:30 P.M.

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

**Cameron Irons**  
CHAIRMAN  
Fourth District

**Anthony Nguyen**  
First District

**Michael Adams**  
VICE CHAIR  
Second District

**John D. Secor**  
Third 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 on 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 September 11, 2013**
- IV. **Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – GENERAL PLAN AMENDMENT – GPA 12-01 (GROWTH MANAGEMENT, HOUSING, LAND USE, RESOURCES, AND SAFETY ELEMENTS) – APPLICANT, OC PLANNING SERVICES – LOCATION, UNINCORPORATED AREAS OF ORANGE COUNTY – ALL DISTRICTS.**

Staff is seeking approval and recommendation for Board of Supervisors adoption of General Plan Amendment GPA 12-01 which includes the following proposed revisions:

Housing Element Update – The Housing Element is being updated to include the policies, strategies, and actions the County will undertake to facilitate the construction of new housing and preservation of existing housing to meet the needs of the population during the planning period (2014-2021) in all economic segments of the community.

Watershed Protection Policies – In compliance with the current Municipal Separate Storm Sewer Systems (MS4) (stormwater) permit issued by the Santa Ana Regional Water Quality Control Board, the Land Use, Resources, and Growth Management Elements is being updated to ensure that watershed protection principles and policies, including low impact development, are properly addressed.

Flood Risk Management – Pursuant to recent changes in State flood and land use management laws, updates to the Land Use, Resources, and Safety Elements will be made to ensure continued compliance.

Disadvantaged Unincorporated Communities – In compliance with State law, the Land Use Element is being updated to include a review and discussion regarding the municipal services and infrastructure needs of “disadvantaged unincorporated communities” within the County’s jurisdiction.

**Recommended Action:**

1. Receive staff report and public testimony as appropriate;
2. Find that, in accordance with Section 21080(c) of the Public Resources Code and CEQA Guidelines, Section 15074, Negative Declaration IP 13-251, which reflects the independent judgment of the County of Orange as lead agency, satisfies the requirements of CEQA for the General Plan Amendment GPA 12-01 project, and;

3. Approve and recommend adoption of General Plan Amendment GPA 12-01 (Growth Management, Housing, Land Use, Resources, and Safety Elements) by the Board of Supervisors.

**ITEM #2 PUBLIC HEARING – APPEAL OF ZONING ADMINISTRATOR’S APPROVAL OF PLANNING APPLICATION PA130022 – OWNER/APPLICANT, JASON & MIRKA MIELE – APPELLANT, DAVID SUDER – LOCATION, 12791 PANORAMA CREST, SANTA ANA – THIRD DISTRICT**

The appellant requests the Planning Commission overturn the Zoning Administrator’s approval of Planning Application PA130022 for a Variance to reduce the front setback to 15 feet instead of the required 30 feet.

**Recommended Action:**

1. Receive staff report and public testimony as appropriate;
2. Find that the project is Categorically Exempt (Class 3 New Construction and Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines; and,
3. Deny the appeal and uphold the Orange County Zoning Administrator’s approval of Planning Application PA130022.

**V. Reports from OC Planning**

- a) Upcoming Agenda Items

**November 13, 2013**

No items scheduled.

- 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**

**Public Issues – Non-Agendized Items**

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that no action may be taken on off-agenda items unless authorized.