ORANGE COUNTY PLANNING COMMISSION

(Regular Meeting)

December 14, 2011 at 1:30 P.M.

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

Michael Adams
CHAIRMAN
Second District

Anthony Nguyen Larry Brose First District Third District

Cameron IronsElizabeth HallFourth DistrictVICE CHAIRFifth 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 October 26, 2011
- IV. Discussion Item(s)
 - ITEM #1 PUBLIC MEETING INITIATION OF ZONING CODE

 AMENDMENT CA 11-02 APPLICANT OC PLANNING –

 LOCATION ALL UNINCORPORATED AREAS OF

 ORANGE COUNTY ALL DISTRICTS

Authorization to initiate preparation of a Zoning Code Amendment regarding affordable housing, emergency shelters, transitional/supportive housing, and reasonable accommodation procedures.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Authorize OC Planning to initiate Zoning Code Amendment CA 11-02 regarding affordable housing, emergency shelters, and transitional/supportive housing.
- ITEM #2 PUBLIC HEARING PA110030 APPLICANT/OWNER –
 RMV COMMUNITY DEVELOPMENT, LLC LOCATION –
 RANCH PLAN PLANNED COMMUNITY DISTRICT 5

Review and consider proposal to amend the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS) to include five (5) additional ADS to the Zoning, Subdivision and Planning Issues section as follows: D-3 – Reduced "Senior Citizen" Parking, D-4 – Planned Concept Detached Dwellings Setback, D-5 – 17-Foot Driveways, D-6 – Multiple-Family Dwellings – Minimum Distance Between Buildings and D-7 – Recreation Use Setbacks.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Find that proposed project (PA110030) is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26 2006 and Addendum 1.1 February 23, 2011 as adequate and satisfies the requirements of CEQA; and,
- c) Approve Alternative Development Standards D-3, D-4, D-5, D-6 and D-7 (PA110030) for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval.

ITEM #3 PURSUANT TO THE ORANGE COUNTY PLANNING COMMISSION RULES OF PROCEDURE, ADOPT A SCHEDULE OF MEETINGS FOR 2012

Recommended Action:

Adopt Resolution 11-02 of the Orange County Planning Commission regarding the proposed 2012 Schedule of Meetings

V. Reports from OC Planning

a) Upcoming Agenda Items

January 11, 2012

Cook's Corner Use Permit

- 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 offagenda items unless authorized.