

ORANGE COUNTY PLANNING COMMISSION
(Regular Meeting)

August 10, 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
First District

Larry Brose
Third District

Cameron Irons
Fourth District

Elizabeth Hall
VICE CHAIR
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 July 13, 2011**
- IV. **Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA090049 – APPLICANT – ANDREW TRAN, OWNER – LOCATION 14922 AND 14932 HARPER STREET, MIDWAY CITY – DISTRICT 1

Review and consider proposed Use Permit, Area Variance and Site Development Permit to construct two (2) 4-unit apartment buildings on two (2) adjoining parcels to create an 8-unit apartment complex with a reduced area per unit standard of 1,373 square feet per unit.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Find that Mitigated Negative Declaration No PA090049, which reflects the independent judgment of the lead agency, Orange County, satisfies the requirements of CEQA for the proposed project;
- c) Approve PA090049 for a Use Permit, Area Variance and Site Development Permit subject to the attached Findings and Conditions of Approval.

ITEM #2 PRESENTATION/WORKSHOP – UPDATE ON ZONING CODE AMENDMENT CA 11-01 – OFF-STREET PARKING REGULATIONS

Provide an update on the status of Zoning Code Amendment CA 11-01, an update to the off-street parking regulations section of the Zoning Code.

Recommended Action:

- a) Conduct presentation/workshop and receive feedback from Planning Commission.

V. Reports from OC Planning

- a) Upcoming Agenda Items

August 31, 2011

Haster Basin Pump Station EIR, Garden Grove.

- b) Reports on recent actions of the Board of Supervisors
- c) Major decisions and proposals of the staff
- d) Previous Commission or Commissioner Requests

“Senior Housing – Status and Needs”

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.