

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION  
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,  
FEBRUARY 26, 2025  
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING  
400 W. Civic Center Dr, Multipurpose Room 101  
Santa Ana, California 92701

**DAVID E. BARTLETT**  
CHAIRMAN  
Fifth District

**TRUNG "JOE" HA**  
VICE-CHAIR  
First District

**MARIA CEJA**  
COMMISSIONER  
Second District

**KEVIN RICE**  
COMMISSIONER  
Third District

**JOHN KOOS**  
COMMISSIONER  
Fourth District

EXECUTIVE OFFICER  
Justin Kirk

COUNTY COUNSEL  
Nicole Walsh

SECRETARY  
Marissa Leahy

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

*Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.*

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

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In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658  
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PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

**I. CONSENT ITEMS:**

- 1. ELECTION OF PLANNING COMMISSION OFFICERS FOR 2025**
- 2. MINUTES OF DECEMBER 11, 2024.**

**II. DISCUSSION ITEMS**

**ITEM #1. ZONING CODE AMENDMENT CA 25-01, FP “FLOODPLAIN” OVERLAY DISTRICT – APPLICANT – OC DEVELOPMENT SERVICES – LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS.**

Initiate and consider recommendation of the proposed Zoning Code Amendment CA 25-01 to revise section 7-9-42, FP “Floodplain” Overlay District of the County’s Comprehensive Zoning Code with updated information to ensure continued consistency with the floodplain management requirements of the National Flood Insurance Program (NFIP) and Community Rating System (CRS) program to Board of Supervisors.

**Recommended Action:**

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report.
2. Conduct public hearing.
3. Authorize OC Development Services/Planning staff to initiate Zoning Code Amendment CA 25-01 that will revise section 7-9-42, FP “Floodplain” Overlay District of the Orange County Comprehensive Zoning Code.
4. Adopt Planning Commission Resolution No. 2025-01 (Attachment 1) that recommends the Board of Supervisors:
  - a. Find that the proposed project is exempt from the provisions of CEQA pursuant to Guidelines Section 15061 (b) (3) since this project has no potential for causing any significant effect on the environment.
  - b. Adopt Zoning Code Amendment CA 25-01 that will revise section 7-9-42, FP “Floodplain” Overlay District to ensure compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

**ITEM #2 GENERAL PLAN AMENDMENT TGPA 24-02 – TRANSPORTATION ELEMENT, ALL SUPERVISORIAL DISTRICTS.**

Staff is recommending the Planning Commission recommend to the Board of Supervisors for adoption, General Plan Amendment TGPA 24-02 to update the Transportation Element to reflect changing development and traffic patterns with updates to Santiago Canyon Road, El Toro Road, and Black Star Canyon Road.

**Recommended Action:**

1. Receive staff report and public testimony.
2. Adopt Planning Commission Resolution No. 2025-02 (Attachment 1) recommending that the Board of Supervisors:
  - a. Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), Common Sense Exemption pursuant to CEQA Guidelines Section 15061 (b) (3).

- b. Revise the County of Orange Transportation Element contained in the proposed General Plan Amendment TGPA 24-02 to:
  - i. Reclassify the existing classification of Primary Arterial (divided four-lane) to Divided Collector (divided two-lane with a center turn-lane) for Santiago Canyon Road between the State Route 241 and Live Oak Canyon Road.
  - ii. Reclassify the existing classification of Major Arterial (divided six-lane) to Primary Arterial (divided four-lane) for El Toro Road between Live Oak Canyon Road and Pheasant Creek.
  - iii. Reclassify the existing classification of Major Arterial (divided six-lane) to Asymmetric Primary Arterial (divided five-lane) for El Toro Road between Pheasant Creek and Portola Parkway.
  - iv. Delete Black Star Canyon Road between Silverado Canyon Road and the Orange County/Riverside County line.
  - v. Include the definition of Divided Collector in the Transportation Element.

**ITEM #3. GENERAL PLAN AMENDMENT TGPA 24-03 – TRANSPORTATION ELEMENT, ALL SUPERVISORIAL DISTRICTS.**

Staff is recommending the Planning Commission recommend to the Board of Supervisors for adoption, General Plan Amendment TGPA 24-03 to update the Transportation Element to reflect changing development and traffic patterns with an update to Villa Park Road/Santiago Canyon Road.

**Recommended Action:**

- 1. Receive staff report and public testimony.
- 2. Adopt Planning Commission Resolution No. 2025-03 (Attachment 1) recommending that the Board of Supervisors:
  - a. Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), Common Sense Exemption pursuant to CEQA Guidelines Section 15061 (b) (3).
  - b. Revise the County of Orange Transportation Element contained in the proposed General Plan Amendment TGPA 24-03 to:
    - i. Reclassify the existing classification of Major Arterial (divided six-lane) to Asymmetric Primary Arterial (divided five-lane) for Villa Park Road/Santiago Canyon Road between Hewes Street and Cannon Street.
    - ii. Include the definition of Asymmetric Lanes in the Transportation Element.

**III. EXECUTIVE OFFICER UPDATE**

**IV. COUNTY COUNSEL UPDATE**

**V. PLANNING COMMISSIONER COMMENTS**

*At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.*

**VI. PUBLIC COMMENTS**

*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.*

**VII. ADJOURNMENT-** The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, March 12, 2025, at 1:30 pm.