Banfield Pet Hospital subject to the attached conditions of approval. The motion carried (5-0) with the following roll call vote:

AYES: Bernstein, Masterson, Darnell, Lyons and Pease
NOES: None
ABSENT: None
ABSTAIN: None

Director Brantley advised this action by the Planning Commission this evening is final unless it is appealed to the City Council within 15 days through the City Clerk’s office.

5. PUBLIC HEARING RE: GENERAL PLAN AMENDMENT 2019-01 CITY OF YORBA LINDA: A request to: 1) re-designate the roadway classification within the Circulation Element of Yorba Linda General Plan for Esperanza Road, for portions of roadway in the City boundary between Imperial Highway and Fairmont Connector, from a major (six-lane, divided) to a primary (four-lane, divided); and 2) re-designate the roadway classification within the Circulation Element of the Yorba Linda General Plan for Fairmont Connector, between Esperanza Road and Fairmont Boulevard, from a collector (two-lane, divided) to a primary (four-lane, divided). The proposed amendments are intended to conform to the City’s Circulation Element to the Orange County Master Plan of Arterial Highways (MPAH) administered by the Orange County Transportation Authority (OCTA).

CEQA STATUS: Exempt from CEQA review pursuant to CCR Title 14 §15061(b)(3).
MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No
TRAFFIC COMMISSION REVIEW: No
RECOMMENDATION: To adopt a resolution recommending approval of City Council.

Greg Rehmer, Senior Planner, did not have anything else to add to the staff report and recommended approval to the City Council. The roadway redesignation is part of the Master Plan of Arterial Highways to make the designation smaller to allow the County to implement the bike path.

Chairman Bernstein opened the public comment portion of the meeting; seeing no one approach, he brought it back to the Commission.

A motion was made by Commissioner Pease, Second by Chair Pro Tem Masterson adopting Resolution No. 5404 recommending City Council approval of General Plan Amendment 2019–01 City of Yorba Linda. The motion carried (5-0) with the following roll call vote:

AYES: Bernstein, Masterson, Darnell, Lyons and Pease
NOES: None
ABSENT: None
ABSTAIN: None
PLANNING COMMISSION
STAFF REPORT
CITY OF YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 11, 2020

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BY: GREG REHMER, SENIOR PLANNER

SUBJECT: GENERAL PLAN AMENDMENT 2019-01

APPLICANT: CITY OF YORBA LINDA
4845 Casa Loma Avenue
Yorba Linda, California 92886

CEQA STATUS: Exempt from CEQA review pursuant to CCR Title 14§15060(c)(2) §15061(b)(3).

RELATED ITEMS: None

LOCATION: Fairmont Connector roadway and an approximate 700-foot segment of Esperanza Road roadway just west of Fairmont Connector

REQUEST: To; 1) re-designate the roadway classification within the Circulation Element of Yorba Linda General Plan for Esperanza Road, for portions of roadway in the City boundary between Imperial Highway and Fairmont Connector, from a major (six-lane, divided) to a primary (four-lane, divided); and 2) re-designate the roadway classification within the Circulation Element of the Yorba Linda General Plan for Fairmont Connector, between Esperanza Road and Fairmont Boulevard, from a collector (two-lane, divided) to a primary (four-lane, divided). The proposed amendments are intended to conform the City’s Circulation Element to the Orange


Staff Report
GPA 2019-01 YL Circulation Element regarding Fairmont Connector and Esperanza Road.
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County Master Plan of Arterial Highways (MPAH) administered by the Orange County Transportation Authority (OCTA).

BACKGROUND

On April 9, 2018, the Orange County Transportation Authority (OCTA) received notice from the Regional Planning and Highways Committee approving an amendment to the Master Plan of Arterial Highways (MPAH) for a number of roadway sections within the City of Yorba Linda and the County of Orange (please see attached transmittal dated April 9, 2018). The proposed reclassifications within the City of Yorba Linda are intended to support the County’s efforts to complete the Orange County (OC) Loop Segment H (El Cajon Bikeway) multi-use trail. The OC Loop is a planned alternative transportation corridor comprising 66 miles of regional non-motorized recreational/commuter cycling and pedestrian routes that provide seamless connections and an opportunity for people to bike, walk, and connect to some of California’s beaches and inland destinations. Approximately 70% of the OC Loop is already in place and Segment H would close an existing gap in the OC Loop, which includes portions within the City of Yorba Linda.

Final approval of the proposed amendments to the MPAH require the City to amend the Circulation Element of the City’s General Plan to ensure consistency with the MPAH amendments. Therefore, On November 13, 2019, the Planning Commission adopted Resolution 5387 to initiate a General Plan Amendment for this purpose.

DISCUSSION

On June 18, 2019, the City Council approved a cooperative agreement with the County of Orange for the above-described project. As a prerequisite to project implementation and in support of the County’s efforts to complete the Orange County Loop, the City is required to re-designate affected roadway sections to be consistent with the new roadway classification(s) within the MPAH (Master Plan of Arterial Highways) as outlined within the attached OCTA Committee Transmittal dated April 9, 2018. The affected roadways include the entire portion of Fairmont Connector and approximately 700-foot roadway section of Esperanza Road immediately west of Fairmont Connector.

General Plan Amendment 2019-01 includes the following revisions:

1. **Esperanza Road** - the approximately 700-foot roadway section of Esperanza Road immediately west of Fairmont Connector currently operates as a 4-lane Primary Arterial with shoulders and is designated as a Major Arterial on the MPAH and Major 6 Lane in the City’s General Plan Circulation Element. The County approved the reclassification of this portion of Esperanza Road from its **Major Arterial** (conceptual 6 Lane Divided Roadway) designation to a **Primary Arterial** (4 Lane Divided Roadway) designation, to allow for the extra right-of-way to be used for the
separated Class IV bikeway that is part of the OC Loop Project. GPA 2019-01 would reclassify this roadway within the City’s General Plan from a Major 6 Lane to a Primary 4 Lane consistent with the new MPAH classification.

2. Fairmont Connector – Fairmont Connector roadway currently operates as a 4-lane Primary Arterial with shoulders and is designated as a 6-lane Major Arterial on the MPAH and Collector 2 Lane in the City’s General Plan Circulation Element. The County approved the reclassification of Fairmont Connector from its Major Arterial (conceptual 6 Lane Divided Roadway) designation to a Primary Arterial (4 Lane Divided Roadway) designation, to facilitate a separated Class IV bikeway that is part of the OC Loop Project. GPA 2019-01 would reclassify this roadway within the City’s General Plan from a Collector 2 Lane to a Primary 4 Lane consistent with the new MPAH classification.

GPA 2019-01 is before the Planning Commission for review and action. The decision of the Planning Commission pertaining to GPA 2019-01 will then be forwarded to the City Council as a recommendation for the Council’s final determination. It should be noted that the new classification of both roadways are consistent with the “as-built” conditions as far as curb-to-curb dimensions and number of lanes, and the reclassifications will not result in the modification of the actual street widths, vehicle flow, and/or traffic volumes.

CEQA COMPLIANCE

The proposed amendments to the General Plan Circulation Element are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 §15060(c)(2) & §15061(b)(3).

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending to the City Council the approval of General Plan Amendment 2019-01, amending portions of the Circulation Element of the Yorba Linda General Plan, specifically Exhibit CR-2, in order to comply the Counties MPAH.

Respectfully submitted,

David Brantley, AICP
Community Development Director
Attachments:

1) Locator Map
2) OCTA Committee Transmittal dated April 9, 2018
3) Planning Commission Resolution
4) Exhibit "A" - Circulation Element Map