

ITEM #1

OC DEVELOPMENT SERVICES REPORT

DATE: April 25, 2018

TO: Orange County Planning Commission

FROM: OC Development Services/Planning

SUBJECT: “Orange is the New Green” – Zoning Code Amendment CA 16-01,
Community Workshop – Review of the Preliminary First Draft of the Zoning
Code Update

PROPOSAL: Complete a comprehensive update of the County’s Zoning Code

**ZONING/
GENERAL PLAN
DESIGNATION:** N/A

LOCATION: Unincorporated Areas of Orange County

APPLICANT: OC Development Services

**STAFF
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RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony as appropriate
- b. Provide feedback to staff as appropriate.

BACKGROUND:

On April 13, 2016, your Commission authorized staff to initiate Zoning Code Amendment CA 16-01, an update to the County's Zoning Code that will incorporate sustainable practices and revise provisions to resolve inconsistencies, reduce misinterpretations, and ensure compliance with State law. This project was initially funded through a grant obtained from the Southern California Association of Governments (SCAG)/Sustainability Program. This grant allowed the County to hire the consultant firm, Dyett and Bhatia, to assist with this project.

Subsequent to obtaining the Commission's authorization in April 2016, staff began working on revisions to the Zoning Code. Between April and December 2016, three workshops/study sessions, regarding these proposed revisions, were held during Commission meetings. In addition, staff began working directly with members of the Board-appointed Development Process Review Committee (DPRC) on several specific provisions including parking regulations.

Ahead of releasing the draft Zoning Code update for a two-month public review period, staff has been making presentations at resident and homeowner meetings to discuss the release of the draft Zoning Code update and to encourage public review and comment.

DISCUSSION:

The following are the most significant changes in the preliminary first draft of the County's Zoning Code Update:

1. Format of the Zoning Code
 - a. New format will mimic that used by most local jurisdictions
 - b. Intended to make it more user friendly
 - c. Cross-references will be provided to assist with finding provisions with new section numbers
2. Increased opportunities for sustainable measures
 - a. Use of pervious materials in driveways
 - b. Allow farmers markets and community gardens
 - c. Establishing Mixed-Use district
 - d. Solar Energy System regulations
 - e. Electric vehicle charging stations
3. Addressing development trends
 - a. Sober living homes
 - b. Short-term rentals
 - c. Parking
4. Making "fixes" to existing ZC language
 - a. Clarity or revise language to limit misinterpretation

5. Increased flexibility
 - a. Eliminating the need for some permits
 - b. Assist owners to meet other state or federal laws with different requirements
 - c. Allow use of new technologies
6. Additions to the Zoning Code
 - a. Tree Preservation Ordinance (new)
 - b. Marijuana Ordinance (adopted by the Board on November 14, 2017)
 - c. Use classifications to help identify proposed type of use

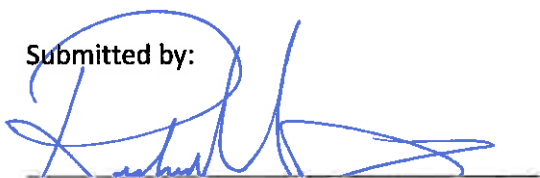
On April 26, 2018, the preliminary first draft of the County’s proposed revisions to the Zoning Code will be available for a 2-month public review and comment period. Here is the link to the “Orange is the New Green” Zoning Code Update webpage:

http://www.ocpublicworks.com/ds/planning/projects/all_districts_projects/orange_is_the_new_green

Comments on the preliminary first draft can either be mailed or submitted to:


OCZoningCodeUpdate@ocpw.ocgov.com

Submitted by:



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OC Development Services/Planning

Concurred by,



Colby Cataldi, Deputy Director
OC Public Works/Development Services

ATTACHMENTS:

1. Crosswalk Article 1 and Article 2
2. Article 1 Decision-Making Bodies
3. Article 2, Subarticle 1 Introductory Provisions
4. Article 2, Subarticle 2 Base Districts
5. Article 2, Subarticle 3 Overlay, Combining and Other Districts
6. Article 2, Subarticle 4 Site Development Regulations
7. Article 2, Subarticle 5 Standards for Specific Uses and Activities
8. Article 2, Subarticle 6 Administration and Permits
9. Article 2, Subarticle 7 General Terms
10. County of Orange Zoning Code Update Informational Handout