

“Orange is the New Green”

County of Orange Zoning Code Update

Zoning Code Amendment CA 16-01



Planning Commission Community Workshop

April 25, 2018

Today's Presentation

- Brief History of Zoning Code Update Effort
- Review of Significant Changes
- Public Outreach Plan
- Tentative Schedule
- Recommended Actions
- Questions and Answers



Zoning Code Update Effort

- 2013: County received \$200,000 grant from Southern California Association of Governments (SCAG)
- 2014: Selection of Dyett and Bhatia as project consultant
- 2014: Initial stakeholder interviews
- 2016: “Code Assessment and Sustainable Practices Report”
- 2016: Held 4 PC workshops/study sessions
- 2016: Broadened scope of project to include “fixes” and new format
- 2017: Held ongoing staff team meetings and meetings with DPRC to review/prepare draft language
- 2018: Release of “First Draft of Zoning Code Update”



Significant Changes

1. 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
2. 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 (“Crosswalk”)
 - d) New format will have 8 sections



Significant Changes

- 3. 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
- 4. Addressing development trends
 - a) Sober living homes
 - b) Short-term rentals
 - c) Parking



Significant Changes

- 5. Making “fixes” to existing ZC language
 - a) Clarity or revise language to limit misinterpretation
- 6. Increased Flexibility
 - a) Eliminating the need for some permits
 - a) Assist owners to meet other state or federal laws with different requirements
 - b) Allow use of new technologies



Public Outreach

→ Created Zoning Code Update Webpage

Orange is the New Green - Zoning Code Update

[Sign up for Orange is the New Green Email Updates](#)

Introduction

The County of Orange has embarked on a comprehensive update to its Zoning Code to incorporate sustainable policies and best management practices. The updated Zoning Code is intended to achieve a new standard of sustainability and flexibility that will accommodate future technological advances.

As the County moves forward through this process, residents, business owners, community groups, advocacy groups, and stakeholders are welcome to participate in the process. Community workshops will be held over the next several months to provide information regarding the "Orange is the New Green" Zoning Code Update. During these workshops, County staff will be on hand to provide information and answer questions. If you are interested in attending one of these upcoming community workshops, please see the schedule below.

The County welcomes your input and invites comments on the proposed revisions. To view and/or download the draft Zoning Code Update, please use the links below. Please submit your comments to: OCZoningCode@ocpw.ocgov.com. If you prefer, written comments can be submitted to: OC Development Services/Planning, Attn: Joanna Chang, 300 North Flower Street, P.O. Box 4018, Santa Ana, CA 92702.

If you have any questions regarding the "Orange is the New Green" Zoning Code Update, please contact:

Joanna Chang, Land Use Manager
Phone [\(714\) 667-8815](tel:(714)667-8815) or email at Joanna.chang@ocpw.ocgov.com

Draft County of Orange Zoning Code Update

The proposed Draft Zoning Code Update is available for public review and comment until June 28, 2018. Please submit your comments prior to this date. The Draft Zoning Code Update includes an updated format which means most Zoning Code sections will have updated section numbers. To help locate specific topics, a "Crosswalk" has been prepared to identify the newly assigned section numbers. The Crosswalk and Draft Zoning Code Update will be available here for download beginning April 26, 2018:

- [Crosswalk: Includes current and newly assigned section numbers](#)
- [OC Draft ZC Article 1 - Decision Making Bodies](#)
- [OC Draft ZC Article 2, Subarticle 1 Introductory Provisions](#)
- [OC Draft ZC Article 2, Subarticle 2 Base Districts](#)
- [OC Draft ZC Article 2, Subarticle 3 Overlay, Combining and Other Districts](#)
- [OC Draft ZC Article 2, Subarticle 4 Development and Site Regulations](#)
- Draft "Tree Preservation Ordinance," Subarticle 4, Section 7-9-09
- [OC Draft ZC Article 2, Subarticle 5 Standards for Specific Uses and Activities](#)
- [OC Draft ZC Article 2, Subarticle 6 Administration and Permits](#)
- [OC Draft ZC Article 2, Subarticle 7 General Terms](#)

Upcoming Community Workshops

- April 25, 2018:** Orange County Planning Commission. Time: 1:30 p.m.
- May 9, 2018:** Foothill Trabuco Specific Plan Review Board. Time: 7:00 p.m.
- May 16, 2018:** North Tustin Advisory Committee. Time: 7:00 p.m.
- June 6, 2018:** Coto de Caza Planning Advisory Committee. Time: 6:00 p.m.

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



Public Outreach

➔ Presentations for resident/homeowners groups

OC Development Services Invites You To A
Orange County Planning Commission
Community Workshop to Introduce
"Orange is the New Green" – Zoning Code Update



The County of Orange has embarked on a comprehensive update to its Zoning Code to incorporate sustainable policies and best management practices. The updated Zoning Code will achieve a new standard of sustainability and flexibility that will accommodate future technological advances. As the County moves forward through this process, residents, business owners, community groups, advocacy groups, and stakeholders are welcome to participate in the process. Community workshops will be held over the next several months to provide information regarding the "Orange is the New Green" Zoning Code Update.

The County's Zoning Code sets forth land use regulations that apply to the unincorporated areas located throughout Orange County. These regulations are intended to protect the value and enjoyment of property by separating incompatible land uses and minimizing their impact on each other. They also provide for the orderly development, or redevelopment, of unincorporated communities. The Zoning Code is amended from time to time to reflect changes in state law or allow innovations in community planning.

You are invited to attend the Orange County Planning Commission Community Workshop on April 25, 2018 at 1:30 p.m. to be held at: 333 West Santa Ana Blvd., Santa Ana, CA 92701 (corner of Santa Ana Blvd. and Broadway). This will be the first of several informational workshops for the community. If you are unable to attend the Planning Commission Community Workshop, below is a list of additional upcoming dates. At these workshops, County staff will provide a short presentation and answer questions from attendees.

On April 26, 2018, the draft of the County's proposed revisions to the Zoning Code will be available for a 2-month public review and comment period. Use this link to visit 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 are welcome and should be submitted to: OCZoningCode@ocpw.ocgov.com

St. Hill-Trabuco Specific Plan Review Board	May 8, 2018, 7:00 p.m.
City of Tustin Advisory Committee	May 16, 2018, 7:00 p.m.
Los de Saza Planning Advisory Committee	June 6, 2018, 6:00 p.m.



If you have any questions, please contact Joanna Chang, Land Use Manager, at (714) 667-8815 or Joanna.chang@ocpw.ocgov.com.

OC Public Works/300 N. Flower Street/Santa Ana, CA 92703/(714) 667-8888/www.OCPublicWorks.com



Public Outreach/Project Schedule

- ➔ Public review/comment period
 - April 26, 2018 – June 26, 2018
- ➔ Planning Commission Study Sessions
 - May 9, 2018
 - May 23, 2018
 - June 13, 2018
 - June 27, 2018 (tentative)
- ➔ Final Draft/CEQA Review
 - September 2018
- ➔ Planning Commission Public Hearing(s)
 - October 2018
- ➔ Board of Supervisors Public Hearing
 - December 2018



Recommended Actions

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



QUESTIONS

Richard Vuong, Division Manager

Brian Kurnow, Land Use Manager

Ruby Maldonado, Contract Senior Planner

