

**ITEM #1**

**OC DEVELOPMENT SERVICES REPORT**

**DATE:** June 13, 2018

**TO:** Orange County Planning Commission

**FROM:** OC Development Services/Planning

**SUBJECT:** County of Orange “Orange to Green” Zoning Code Update Workshop

**PROPOSAL:** Presentation and Discussion of the Following Portions of the proposed Draft Zoning Code Update:

Article 2, Subarticle 5	Standards for Specific Uses and Activities
Individual Topic	Short Term Rentals
Individual Topic	Residential Care Facilities/Sober Living Homes
Individual Topic	Tree Preservation Ordinance

**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 25, 2018, the Orange County Planning Commission held a community workshop to review and discuss the preliminary first draft of the Zoning Code Update. Discussion topics included the format of the zoning code, increased opportunities for sustainable measures, addressing development trends, making fixes to existing zoning code language, increased flexibility and additions to the zoning code.

On May 9, 2018, the Orange County Planning Commission held its second workshop to review and discuss the following specific revised portions of the zoning code:

Article 1	Decision-Making Bodies
Article 2, Subarticle 1	Introductory Provisions
Article 2, Subarticle 7	General Terms/Definitions

On May 23, 2018, the Orange County Planning Commission held its third workshop to review and discuss the following specific revised portions of the zoning code:

Article 2, Subarticle 4	Site Development Regulations
Article 2, Subarticle 6	Administration and Permits
Individual Topic	Tree Preservation Ordinance

Following discussion of the proposed Tree Preservation Ordinance topic and receiving public comments, the Planning Commission directed the Tree Preservation Ordinance be discussed again at the June 13, 2018 community workshop.

**DISCUSSION:**

Staff will be making a presentation and will be available to answer questions from your Commission and the public on the proposed revisions to the following portions of the Draft Zoning Code Update:

- 1. Article 2, Subarticle 5 Standards for Specific Uses and Activities (Attachment 1)
- 2. Individual Topic Short Term Rentals (Attachment 2)
- 3. Individual Topic Residential Care Facilities/Sober Living Homes (Attachment 3)
- 4. Individual Topic Tree Preservation Ordinance (Attachment 4)

The following are the topics for the final Planning Commission Workshop scheduled for June 27, 2018:

1. Article 2, Subarticle 2      Base Districts
2. Article 2, Subarticle 3      Overlay, Combining and Other Districts
3. Individual Topic              Parking and Loading Regulations
4. Summary of Comments/Questions Received During Comment Period
5. Next Steps

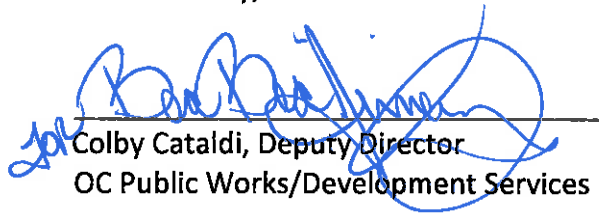
This date is subject to change, if necessary.

Submitted by:



Richard Vuong, Division Manager  
OC Development Services/Planning

Concurred by,



Colby Cataldi, Deputy Director  
OC Public Works/Development Services

**ATTACHMENTS:**

1. Article 2, Subarticle 5 – Standards for Specific Uses and Activities
2. Short Term Rentals
3. Residential Care Facilities/Sober Living Homes
4. Tree Preservation Ordinance