

RESOLUTION NO. 2024-01  
RESOLUTION OF THE PLANNING COMMISSION OF  
ORANGE COUNTY, CALIFORNIA  
May 8, 2024

On Motion of Commissioner Bartlett, duly seconded and carried, the following Resolution was adopted:

WHEREAS, the County of Orange is in the process of completing its Housing Element Update for the 6<sup>th</sup> Housing Element Update Cycle, as mandated by State law; and

WHEREAS, the 6<sup>th</sup> Cycle Housing Element Update (2021-2029) will provide goals, policies, and objectives the County will pursue in order to meet its existing and projected housing needs for the next eight-year planning period, including a land inventory addressing the County's allocation of the Regional Housing Needs Assessment (RHNA) assigned by Southern California Association of Governments (SCAG); and

WHEREAS, the Housing Element Update will specifically (1) analyze existing housing stock, projected housing needs, and availability of housing for special needs groups; (2) provide a Land Inventory (an inventory of land suitable for residential development); (3) identify and analyze potential and actual barriers to the construction of new housing units; and (4) identify specific programs the County will undertake to achieve its stated goals and objectives; and

WHEREAS, the County's Land Inventory must include sites realistically available for housing development during the 6<sup>th</sup> Housing Element Cycle and these sites must be zoned to provide enough density to adequately accommodate the County's RHNA allocation of 10,406 new housing units at all income levels; and

WHEREAS, in the Housing Element, the County must also include a description of the programs it will implement to ensure the housing needs of the unincorporated area will be met during the 6<sup>th</sup> Housing Element Cycle including how the County will facilitate the construction of 10,406 new housing units; and

WHEREAS, one of the programs included in the Housing Element Update is designed to facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs; and

WHEREAS, in the Comprehensive Zoning Code, the County must account for new and updated legal requirements when using non-vacant sites to cover the County's RHNA obligation for all income categories. Specifically, under Government Code Section 65583.2, the County can demonstrate realistic capacity for RHNA purposes by re-zoning or updating development standards to allow for a minimum site density of 30 dwelling units per acre; and

WHEREAS, OC Development Services staff propose amendments to the multifamily site development standards in the County's Comprehensive Zoning Code and rezoning of specific residential professional and commercial parcels to demonstrate realistic capacity to meet the County's RHNA; and

WHEREAS, modifying site development standards of multifamily zoning districts to comply with mandated minimum densities, converting commercial districts to mixed-use, and changing the zoning applied to specific parcels also requires an amendment of the County's Land Use Element to ensure internal consistency; and

WHEREAS, in addition, minor technical revisions to the Comprehensive Zoning Code are proposed; and

WHEREAS, on February 14, 2024, the Planning Commission approved authorization to initiate proposed General Plan Amendment LU 24-01 (Land Use Element), Zoning Code Amendment CA 24-01 (Multifamily development standards), and Zone Change ZC 24-01 (Specific Commercial and Residential Sites) (collectively, the "Amendments"); and

WHEREAS, on April 10, 2024, the Planning Commission conducted a study session to receive a presentation from staff and comments from members of the public concerning the Amendments; and

WHEREAS, on May 8, 2024, the Planning Commission conducted a public hearing regarding proposed the Amendments ; and

WHEREAS, the Planning Commission reviewed and fully considered the proposed Amendments, heard, and considered the public comments that were presented to it at the public hearing and has determined after review and consideration to recommend adoption by the Board of Supervisors of proposed General Plan Amendment LU 24-01 (Land Use Element), Zoning Code Amendment CA 24-01 (Multifamily development standards), and Zone Change ZC 24-01 (Specific Commercial and Residential Sites).

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION RECOMMENDS THE BOARD OF SUPERVISORS:

1. Find the circumstances of this project are substantially the same as Initial Study/Negative Declaration (IS/ND) No. IP 22-0133, and Addendum No. 1 to Initial Study/Negative Declaration (IS/ND) No. IP 22-0133 includes minor changes or additions necessary, and both documents adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is

being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when Initial Study/Negative Declaration (IS/ND) No. IP 22-0133, and Addendum No. 1 to Initial Study/Negative Declaration (IS/ND) No. IP 22-0133, were adopted have become known; therefore, no further environmental review is required.

2. Adopt General Plan Amendment LU 24-01 – Land Use Element, to ensure consistency between the General Plan and Zoning Code.
3. Adopt Zoning Code Amendment 24-01 – Multifamily Site Development Standards and Technical Revisions to modify certain multifamily residential development standards and make technical modifications.
4. Adopt Zone Change ZC 24-01 – Change Zoning of Specific Residential Professional and Commercial Sites.

The foregoing resolution was passed and adopted by the following vote of the Orange County Planning Commission, on May 8, 2024, to wit:

Ayes: David, E. Bartlett, Maria Ceja, Trung Joe Ha, John Koos, Kevin Rice

Noes:

Excused:

Abstained:

I HEREBY CERTIFY that the foregoing Resolution No. 2024-01 was adopted on May 8, 2024, by the Orange County Planning Commission.



Justin Kirk  
Executive Officer, Orange County Planning Commission

Resolution No. 2024-01

Attachments:

- A. Initial Study/ Negative Declaration (IS/ND) No. IP 22-0133
- B. Addendum No. 1 to Initial Study/ Negative Declaration (IS/ND) No. IP 22-0133
- C. Proposed General Plan Amendment LU 24-01 (Land Use Element) – Strikethrough Version

- D. Zoning Code Amendment CA 24-01 (Multifamily development standards) – Strikethrough Version
- E. Proposed Zone Change ZC 24-01 (Specific Commercial and Residential Sites) – List of Affected Parcels and Maps

Date of Adoption: May 8, 2024

**BOS ASR – Ordinance – Exhibit D – List of Exempt Parcels – Zone Change ZC 24-01**

Assessor's Parcel Number (APN)	Site Address
<b>COSTA MESA ISLAND</b>	
119-200-11	20382 Newport Boulevard, Costa Mesa, CA 92627
439-101-40	2651 Irvine Avenue, Costa Mesa, CA 92627
<b>SILVERADO CANYON</b>	
876-032-05	Not Available
105-070-59	28251 Silverado Canyon Road, Silverado, CA 92676
105-070-60	Not Available
876-032-06	28231 Silverado Canyon Road, Silverado, CA 92676
876-033-01	Not Available
876-033-02	28000 Silverado Canyon Road, Silverado, CA 92676
876-033-03	28222 Silverado Canyon Road, Silverado, CA 92676
876-033-04	28192 Silverado Canyon Road, Silverado, CA 92676
876-033-05	28180 Silverado Canyon Road, Silverado, CA 92676
876-033-06	28185 Thisa Way, Silverado, CA 92676
876-033-07	Not Available
876-033-08	28189 Thisa Way, Silverado, CA 92676
876-033-09	28201 Bytha Way, Silverado, CA 92676
876-033-10	28211 Bytha Way, Silverado, CA 92676
876-033-11	28221 Bytha Way, Silverado, CA 92676
876-033-25	28240 Bytha Way, Silverado, CA 92676
876-034-02	28054 Silverado Canyon Road, Silverado, CA 92676
876-034-03	28062 Silverado Canyon Road, Silverado, CA 92676
876-034-04	28106 Silverado Canyon Road, Silverado, CA 92676
876-034-05	28162 Silverado Canyon Road, Silverado, CA 92676
876-034-06	Not Available
876-034-07	27900 Whila Way, Silverado, CA 92676
876-034-08	28000 Hidea Way, Silverado, CA 92676
876-034-09	28000 Hidea Way, Silverado, CA 92676
876-034-10	28151 Hidea Way, Silverado, CA 92676
876-034-11	28161 Hidea Way, Silverado, CA 92676
876-051-01	28272 Silverado Canyon Road, Silverado, CA 92676
876-051-02	28282 Silverado Canyon Road, Silverado, CA 92676
876-051-03	28306 Silverado Canyon Road, Silverado, CA 92676
<b>BANNING RANCH</b>	
114-170-77	Not Available
114-170-80	Not Available
424-041-04	Not Available

This ordinance shall take effect and be in full force thirty days from and after its passage. This ordinance shall be published once in an adjudicated newspaper in the County of Orange within fifteen days of its passage.

**THE FOREGOING** was **PASSED** and **ADOPTED** by the following vote of the Orange County Board of Supervisors on June 25, 2024, to wit:

AYES: Supervisors: ANDREW DO, DONALD P. WAGNER, DOUG CHAFFEE  
KATRINA FOLEY

NOES:

EXCUSED:

ABSTAINED: VICENTE SARMIENTO

CHAIRMAN

STATE OF CALIFORNIA     )  
  ) ss:  
COUNTY OF ORANGE     )

I, ROBIN STIELER, Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Ordinance was duly and regularly adopted by the Orange County Board of Supervisors.

IN WITNESS WHEREOF, I have hereto set my hand and seal.

ROBIN STIELER  
Clerk of the Board  
County of Orange, State of California



Ordinance No.: 24-004  
Agenda Date: 06/25/2024  
Item No.: 74



I certify that the foregoing is a true and correct copy of the Ordinance adopted by the Board of Supervisors, Orange County, State of California

Robin Stieler, Clerk of the Board of Supervisors.

By: \_\_\_\_\_  
Deputy