

RESOLUTION NO. 2022-01
RESOLUTION OF THE PLANNING COMMISSION OF
ORANGE COUNTY, CALIFORNIA
August 24, 2022

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

WHEREAS, the 6th Cycle Housing Element Update (2021 to 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 list sites available for housing development during the 6th 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 6th Housing Element Cycle including how it will facilitate the construction of 10,406 new housing units; and

WHEREAS, one of the programs included in the Housing Element Update to facilitate the development of additional affordable housing is to revise the Housing Opportunities Overlay District (Zoning Code section 7-9-44) regulations to allow higher densities for projects providing affordable multifamily housing; and

WHEREAS, allowing higher densities on sites designated for commercial and industrial uses and in high-density residential areas is intended to facilitate the development of affordable housing, this program will also require the amendment of the County's Land Use Element to ensure internal consistency with the Housing Element Update; and

WHEREAS, in addition to the proposed amendment to the Housing Opportunities Overlay District regulations, additional minor technical revisions to the Comprehensive Zoning Code are also proposed; and

WHEREAS, on January 26, 2022, the Planning Commission approved authorization to initiate proposed General Plan Amendment LU 22-01 (Land Use Element) and Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions); and

WHEREAS, on August 24, 2022, the Planning Commission conducted a public hearing regarding proposed General Plan Amendment LU 22-01 (Land Use Element) and Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions); and

WHEREAS, the Planning Commission reviewed and fully considered the proposed General Plan Amendment LU 22-01 (Land Use Element) and Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions), heard and considered the public comments that were presented to it at the public hearing held on this project, and has determined after review and consideration to recommend adoption by the Board of Supervisors of proposed General Plan Amendment LU 22-01 (Land Use Element) and Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions).

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

1. Find that Final Negative Declaration No. IP 22-0133, prepared for Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code, reflects the independent judgment of the County of Orange as lead agency and satisfies the requirements of CEQA for the proposed Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code. Adopt Negative Declaration No. IP 22-0133 and make the following additional findings:
 - a. The Negative Declaration and comments on the Negative Declaration received during the public review process were considered and Negative Declaration No. IP 22-0133 is adequate in addressing the impacts related to the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project;
 - b. On the basis of the whole administrative record, there is no substantial evidence that the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project, will have a significant effect on the environment;
 - c. Negative Declaration No. IP 22-0133 is adequate to satisfy the requirements of CEQA for the proposed Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project.

2. Adopt General Plan Amendment LU 22-01 – Land Use Element, to incorporate land use policies regarding housing development; and
3. Adopt Zoning Code Amendment 22-01 – Housing Opportunities Overlay District and Technical Revisions to modify certain residential development standards and make technical modifications.

The foregoing resolution was passed and adopted by the following vote of the Orange County Planning Commission, on August 24, 2022, to wit:

Ayes:

Noes:

Excused:

Abstained:

I HEREBY CERTIFY that the foregoing Resolution No. 2022-01 was adopted on August 24, 2022, by the Orange County Planning Commission.

Justin Kirk
Executive Officer, Orange County Planning Commission

Resolution No. 2022-01

Attachments:

- A. Initial Study/ Negative Declaration (IS/ND) No. IP 22-0133
- B. Proposed General Plan Amendment LU 22-01 (Land Use Element) – Strikethrough Version
- C. Proposed Zoning Code Amendment CA 22-01 (Housing Opportunities Overlay District and Technical Revisions) – Strikethrough Version

Date of Adoption: August 24, 2022