



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

SUBJECT: An Uncodified Ordinance of the County of Orange, State of California Adopting Zone Change 24-01 and Rezoning Certain Land From The C1(H) “Local Business” District (“Housing Overlay”), C2(H) “General Business” District (“Housing Overlay”), CC(H) “Community Commercial” District, CH(H) “Commercial Highway” District, and RP “Residential Professional” District to the “Mixed Use” District; and Rezoning Certain Land From the R2D “Two-Family” District to the R2 “Multifamily Dwelling” District; and Rezoning Certain Land From the R1 “Single-Family Residence” District to the R4 “Suburban Multifamily” District and Adopting Zoning Code Amendment 24-01 Amending Development Standards in Multifamily Zoning Districts to Have a Minimum Requirement of 30 Dwelling Units Per Acre, Zoning Code Amendment CA 24-01 (Multifamily Development Standards), an Ordinance of the County of Orange, California Amending Sections 7-9-22.2, 7-9-23.3, 7-9-25.2, 7-9-31.2, 7-9-32.1, 7-9-32.2, 7-9-32.3, 7-9-33.1, 7-9-33.2, 7-9-33.3, 7-9-33.4, , 7-9-34.1, 7-9-34.2, 7-9-34.3, 7-9-36, 7-9-44.2, 7-9-44.3, 7-9-44.5, 7-9-51.8, 7-9-61.9, 7-9-64, 7-9-65, 7-9-66, 7-9-70.3, 7-9-70.9, 7-9-87.1, 7-9-87.2, 7-9-87.3, 7-9-87.4, 7-9-88, 7-9-114.9, 7-9-116.1, 7-9-117.9, 7-9-124, 7-9-125, and 7-9-135.1 of the Codified Ordinances of the County of Orange, and General Plan Amendment LU 24-01 (Land Use Element).

PROPOSAL: Adopt Zone Change from commercial and multifamily residential zoning to mixed-use zoning and from single-family to multifamily residential zoning on specific parcels; Zoning Code Amendment to revise existing multifamily residential development standards including the addition of a minimum density requirement of 30 dwelling units per acre, and proposed General Plan Amendment to the Land Use Element. The proposed Amendments will ensure compliance with existing State housing law, State mandates related to housing, and provide a pathway for approval of the County’s Housing Element.

LOCATION: Various locations in Unincorporated Areas of Orange County

APPLICANT: OC Public Works/OC Development Services

PREVIOUS ACTION: On May 8, 2024, the Orange County Planning Commission held a public hearing regarding proposed Land Use Element Amendment LU 24-01, Zoning Code Amendment CA 24-01, and Zone Change ZC 24-01 and voted to recommend the Board of Supervisors make the appropriate findings under the California Environmental Quality Act (CEQA) and adopt the Land Use Element Amendment LU 24-01, Zoning Code Amendment CA 24-01, and Zone Change ZC 24-01.

ENVIRONMENTAL DOCUMENTATION: Addendum No. 1 to Initial Study/ Negative Declaration (IS/ND) No. IP 22-0133 was prepared to study the potential environmental impacts of the proposed Project.

HEARING DATE: June 25, 2024

HEARING TIME: 9:30 a.m. (Or as soon as possible thereafter)

HEARING LOCATION: County Administration North (CAN)
Board of Supervisors Hearing Room
400 W. Civic Center Drive
Santa Ana, CA 92701

Map and Parking: For the most up-to-date map and parking information, please visit our website at: ocpublicworks.com/parking.

INVITATION TO BE HEARD:

The applicant and all persons either favoring or opposing this proposal are invited to present their views and supporting documents at this hearing. It is requested that any written response be submitted to the Clerk of the Board prior to the hearing date at response@ocgov.com. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to OC Development Services/Planning or the Clerk of the Board.

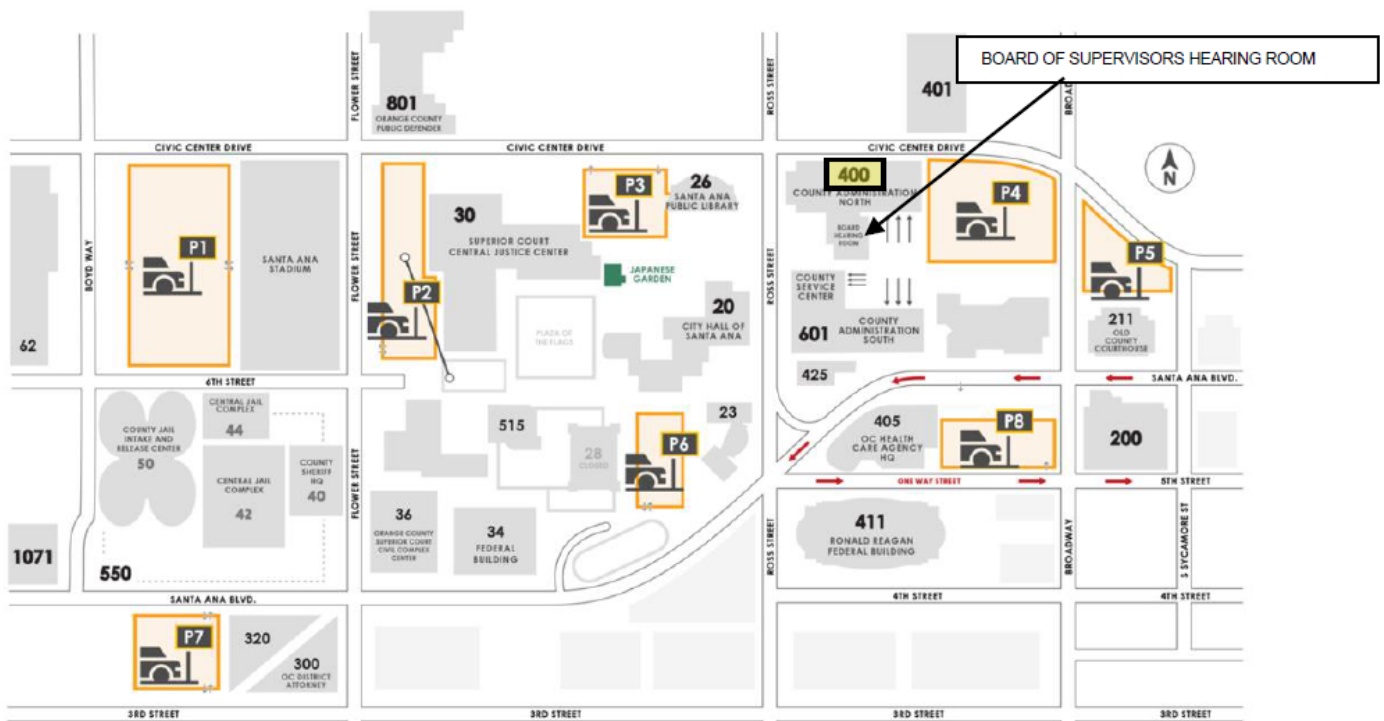
The Board's meeting agenda and project Agenda Staff Report and attachments will be available 72-hours prior to the hearing at: <https://board.ocgov.com/meetings-agendas>.

For further information, contact Cindy Salazar (714) 667-8870 or Cindy.Salazar@ocpw.ocgov.com or come to the County Administrative Building South (CAS) at the address indicated below.

OC Development Services/Planning
601 N. Ross Street
P.O. Box 4048, Santa Ana, CA 92702-4048

ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

ocpublicworks.com/parking



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