



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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AGENDA ITEM 1

December 16, 2021

TO: Commissioners/Alternates

FROM: Lea U. Choum, Executive Officer

SUBJECT: Update on County of Orange Housing Opportunities Overlay District

Background

At the November 18, 2021 Airport Land Use Commission (ALUC) meeting Chairman Bresnahan and Commissioner Murphy directed staff to investigate whether the County of Orange submitted the Zoning Code Amendment for the Housing Opportunities Overlay District to the Commission for a consistency determination. A discussion of the Housing Overlay District came up during the Commission's review of the proposed County of Orange Housing Element Update. The Housing Overlay District allows for low income residential development on any property in the unincorporated parts of the County that is zoned Commercial, Office or Industrial. This includes two of the proposed opportunity sites identified in the Draft Housing Element Update that are in close proximity to the airport.

Adoption of Housing Opportunities Overlay District

The County Board of Supervisors adopted the Housing Opportunities Overlay Zone regulations on January 10, 2006 (see Attachment 1 to view the Minute Order and Resolution # 06-003). In reviewing ALUC archives, no agenda item or submittal was found prior to the Board of Supervisor's adoption of the Zoning Code Amendment that established the Overlay District. Therefore, ALUC did not review it for a consistency review prior to the Board's adoption.

The intent of the Overlay is to facilitate the development of affordable housing within commercial, industrial, and select high-density residential districts adjacent to arterial highways in unincorporated Orange County.

Portions of the current Zoning Code Regulations for the Housing Overlay District are included below for your information and the full section is included as Attachment 2:

Sec. 7-9-44.1. Purpose and intent.

The purpose of the H "Housing Opportunities" Overlay District (H) is to provide for the development of affordable rental housing within commercial and/or industrial districts, and on building sites zoned for high density residential uses in which all of the housing units are reserved for households which earn eighty (80) percent or less of the County median income as verified by the County of Orange, and seventy (70) percent of the units are reserved for low income households and thirty (30) percent of the units are reserved for very low income households. This section also provides regulations intended to facilitate the establishment of emergency shelters and multi-service centers for the homeless pursuant to applicable State law. The intent is to facilitate the realization of affordable housing objectives presented in the Orange County Housing Element of the General Plan.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.2 Application.

- (a) These H overlay district regulations apply to residential rental projects that are one hundred percent (100%) affordable, emergency shelters, and multi-service centers for the homeless that are located in one of the following base commercial or industrial zoning districts.
 - (1) C1 "Local Business "District.
 - (2) C2 "General Business" District.
 - (3) CC "Commercial Community" District.
 - (4) CH "Commercial Highway" District.
 - (5) CN "Commercial Neighborhood" District.
 - (6) PA "Professional and Administrative Office" District.
 - (7) M1 "Light Industrial" District.
- (b) The H overlay district regulations apply to residential rental projects that are one hundred percent (100%) affordable that are located on building sites in one of the following multifamily zoning districts.
 - (1) R2 "Multifamily Dwellings" District.
 - (2) R3 "Apartment" District.
 - (3) R4 "Suburban Multifamily Residential" District.
- (c) Residential rental projects and emergency shelters to which this section applies include the following.
 - (1) Projects located on building sites and/or within structures without existing residential, commercial and/or industrial uses.
 - (2) Projects located on building sites and/or within structures that include residential, commercial and/or industrial uses.
 - (3) Projects wherein residential uses replace residential, commercial and/or industrial uses in a pre-existing structure.

- (d) In all cases, residential projects, multi-service centers, and emergency shelter uses shall conform to all of the regulations in this section, including the site development standards.
 - (e) Any commercial, and/or industrial uses shall satisfy the base district regulations.
- (Ord. No. 20-006 , § 1, 7-28-20)

Amendments to the County's Housing Opportunities Overlay District

The County's Housing Opportunities Overlay District was amended on December 9, 2008 and October 8, 2013.

At the September 19, 2013 ALUC meeting, the County of Orange referred the second amendment to the Overlay District (Zoning Code Amendment CA 11-02) for a consistency determination. The proposed zoning code amendment added emergency shelters and multi-services centers as permitted uses in commercial and industrial zones areas of the County's Housing Opportunities Overlay District. As part of the County's submittal package in 2013, the County identified Housing Opportunity Areas where emergency shelters and multi-service centers would be allowed within the Planning Area for JWA (see Attachment 3). The County also submitted a Draft Emergency Shelter Ordinance (see Attachment 4 for a portion of the draft ordinance) related to the definition of multi-service center for the homeless, amendments to housing opportunities overlay regulations, emergency shelter/multi-service centers for the homeless site development standards and operational requirements.

The Commission voted unanimously to find the proposed Zoning Code Amendment CA 11-02 consistent with the *Airport Environs Land Use Plans (AELUPs) for John Wayne Airport (JWA), Joint Forces Training Base (JFTB) Los Alamitos and FMA*.

2013 Housing Element Update

A month after the referral of Zoning Code Amendment CA 11-02, the County brought General Plan Amendment GPA 12-01 to update its Housing, Land Use, Safety, Resources and Growth Management Element. The Housing Element Update at that time proposed a portion of the Santa Ana Country Club as an opportunity site for housing at a density of 25 units per acre (see Attachment 5). The Commission found the proposed General Plan Amendment GPA 12-01 consistent with the *AELUPs for JWA, Joint Forces Training Base, Los Alamitos and FMA* with the addition of the recommended policies from ALUC staff being incorporated into the General Plan in the following twelve months.

Respectfully submitted,



Lea U. Choum
Executive Officer

Attachments:

1. Minute Order and Resolution 06-003
2. Housing Opportunities Overlay District Regulations
3. County Housing Opportunity Areas within Airport Planning Area
4. Portion of Draft Emergency Shelter Ordinance Amending Section 7-3-34 and Section 7-9-148
5. Figure B-2J from County of Orange 2013 Housing Element

ORANGE COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

January 10, 2006

Submitting Agency/Department: RESOURCES AND DEVELOPMENT MANAGEMENT DEPARTMENT

Consider second reading and adoption of "An Ordinance Of the County of Orange, California, Amending the Provisions of the Zoning Code by Adding the Housing Opportunities Overlay Regulations (CA 05-02)" - All Districts (Continued from 12/20/05, Item 14)

The following is action taken by the Board of Supervisors:

APPROVED AS RECOMMENDED ☒ OTHER ☐

Unanimous ☒ (1) CORREA: Y (2) SILVA: Y (3) CAMPBELL: Y (4) NORBY: Y (5) WILSON: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order

Documents accompanying this matter:

- ☒ Resolution(s) 06-003
- ☒ Ordinances(s) 06-001
- ☐ Contract(s)

Item No. 21

Special Notes:

Copies sent to:

CEO
CEO/IES: Vicki Wilson
RDMD: Tim Neely
RDMD/Accounting: Linda Schorer

1-24-06



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Orange County, State of California.
DARLENE J. BLOOM, Clerk of the Board

By: 
Deputy

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3 **RESOLUTION OF THE BOARD OF SUPERVISORS OF**
4 **ORANGE COUNTY, CALIFORNIA**
5 **JANUARY 10, 2006**

6 **WHEREAS, the California Housing and Community Development Department (HCD) certified**
7 **the County's 2001 Housing Element with the condition that the County would adopt Housing Overlay**
8 **Regulations, which allow affordable housing projects in commercially zoned districts; and**

9 **WHEREAS, HCD recently requested that the County fulfill its obligation to adopt Housing**
10 **Overlay Regulation in a timely matter; and**

11 **WHEREAS, this Board initiated Zoning Code Amendment CA 05-02 on June 21, 2005, for the**
12 **purpose of fulfilling the County's obligation to provide affordable housing; and**

13 **WHEREAS, Negative Declaration IP00-208 was prepared and posted pursuant to the California**
14 **Environmental Quality Act (CEQA); and**

15 **WHEREAS, the Planning Commission has conducted noticed public hearings regarding**
16 **CA 05-02 and recommends adoption of CA 05-02 by this Board; and**

17 **WHEREAS, this Board has conducted a noticed public hearing regarding CA 05-02.**

18 **NOW, THEREFORE, BE IT RESOLVED that this Board does hereby:**

- 19 **1. Find the Final Negative Declaration No. IP00-208, previously approved by the Board of**
20 **Supervisors on December 4, 2001, and Addendum IP00-208, reflect the independent**
21 **judgment of the lead agency and are approved for the proposed project based on the**
22 **following additional findings:**

- 23 **a. The circumstances of the project are substantially the same and Negative**
24 **Declaration No. IP00-208 adequately addresses the effects of the proposed**
25 **project. No substantial changes have been made in the project, no substantial**
26 **changes in circumstances under which the project is being undertaken and no new**
27 **information of substantial importance to the project which was not known or**
28 **could not have been known when the previous Negative Declaration No.**

1 IP00-208 was adopted have become known and no further environmental review
2 is required.

3 b. Together, these documents are adequate to satisfy the requirements of CEQA for
4 the proposed project.

5 c. The minor and/or technical additions, clarifications and/or changes to Final
6 Negative Declaration No. IP00-208, disclosed in the Addendum IP00-208 do not
7 raise new significant issues which were not addressed by the Final Negative
8 Declaration, and none of the conditions described in CEQA Guidelines Section
9 15162, requiring preparation of a subsequent EIR/Negative Declaration, exist.

10 2. Intend to adopt, by separate ordinance, Zoning Code Amendment CA 05-02.

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The foregoing was passed and adopted by the following vote of the Orange County Board of Supervisors, on January 10, 2006, to wit:

AYES:	Supervisors:	THOMAS W. WILSON, CHRIS NORBY, LOU CORREA JIM SILVA, BILL CAMPBELL
NOES:	Supervisor(s):	
EXCUSED:	Supervisor(s):	
ABSTAINED:	Supervisor(s):	



CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, DARLENE J. BLOOM, 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 Resolution was duly and regularly adopted by the Orange County Board of Supervisors .

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



DARLENE J. BLOOM
Clerk of the Board
County of Orange, State of California

Resolution No: 06-003
Agenda Date: 01/10/2006
Item No: 21



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

DARLENE J. BLOOM, Clerk of the Board of Supervisors

By: _____
Deputy

Sec. 7-9-44. H "Housing Opportunities" Overlay District.

All references to this section shall include sections 7-9-44.1 through 7-9-44.8.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.1. Purpose and intent.

The purpose of the H "Housing Opportunities" Overlay District (H) is to provide for the development of affordable rental housing within commercial and/or industrial districts, and on building sites zoned for high density residential uses in which all of the housing units are reserved for households which earn eighty (80) percent or less of the County median income as verified by the County of Orange, and seventy (70) percent of the units are reserved for low income households and thirty (30) percent of the units are reserved for very low income households. This section also provides regulations intended to facilitate the establishment of emergency shelters and multi-service centers for the homeless pursuant to applicable State law. The intent is to facilitate the realization of affordable housing objectives presented in the Orange County Housing Element of the General Plan.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.2 Application.

- (a) These H overlay district regulations apply to residential rental projects that are one hundred percent (100%) affordable, emergency shelters, and multi-service centers for the homeless that are located in one of the following base commercial or industrial zoning districts.
 - (1) C1 "Local Business "District.
 - (2) C2 "General Business" District.
 - (3) CC "Commercial Community" District.
 - (4) CH "Commercial Highway" District.
 - (5) CN "Commercial Neighborhood" District.
 - (6) PA "Professional and Administrative Office" District.
 - (7) M1 "Light Industrial" District.
- (b) The H overlay district regulations apply to residential rental projects that are one hundred percent (100%) affordable that are located on building sites in one of the following multifamily zoning districts.
 - (1) R2 "Multifamily Dwellings" District.
 - (2) R3 "Apartment" District.
 - (3) R4 "Suburban Multifamily Residential" District.
- (c) Residential rental projects and emergency shelters to which this section applies include the following.
 - (1) Projects located on building sites and/or within structures without existing residential, commercial and/or industrial uses.
 - (2) Projects located on building sites and/or within structures that include residential, commercial and/or industrial uses.

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- (3) Projects wherein residential uses replace residential, commercial and/or industrial uses in a pre-existing structure.
 - (d) In all cases, residential projects, multi-service centers, and emergency shelter uses shall conform to all of the regulations in this section, including the site development standards.
 - (e) Any commercial, and/or industrial uses shall satisfy the base district regulations.
- (Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.3. Site Development Permit.

The residential projects, emergency shelters, and multi-service centers for the homeless allowed herein shall be subject to the approval of a Site Development Permit unless otherwise stated.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.4. Temporary uses permitted.

Certain temporary uses, permitted per section 7-9-117, are allowed.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.5. Accessory uses permitted.

The following accessory uses and structures are permitted when associated with, and subordinate to, a permitted residential use on the same building site and when consistent with the approved Site Development Permit for the project and any other regulations in this Zoning Code that apply.

- (a) Garages and carports.
- (b) Fences and walls.
- (c) Patio covers.
- (d) Swimming pools.
- (e) Signs per section 7-9-114 except no roof signs or projecting signs.
- (f) Noncommercial keeping of pets and animals.
- (g) Home occupations.
- (h) Manager's unit, which is exempt from affordability requirements.
- (i) Child day care center/early education facility per the Housing Opportunities Manual.
- (j) Accessory uses and structures that the Director finds are consistent with the design of the project and the purpose and intent of these overlay regulations.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.6. Housing Opportunities Manual.

The Planning Commission shall adopt such guidelines, design criteria, and procedures as may be necessary or convenient to administer this section in compliance with the Housing Element. Such guidelines, design criteria, and procedures shall be referred to as the "Orange County Housing Opportunities Manual."

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.7. Residential site development standards.

- (a) The site development standards for residential uses shall be as follows.
- (1) For sites located within a multifamily residential zoning district, the base district site development standards shall apply.
 - (2) For sites located within a commercial or industrial zoning district, the site development standards for the R3 "Apartment" District shall apply except that the maximum building height shall be thirty-five (35) feet.
 - (3) The number of off-street parking spaces required shall be calculated using one of the following:
 - a. The parking requirements set forth in State Density Bonus Law or other applicable State law.
 - b. The County's residential off-street parking requirements for affordable housing pursuant to section 7-9-70.
 - (4) Other standards as may be provided in the Orange County Housing Opportunities Manual.
- (b) Density bonuses, development incentives, and/or waivers of development standards may be granted pursuant to section 7-9-87.
- (c) A graduated density incentive shall be granted when parcels smaller than one-half (0.5) acre are consolidated as part of a project. The increased density shall be in addition to any other density bonus available under this Zoning Code, to a maximum of forty-five percent (45%) total, and shall be calculated as follows.

Project Size (after lot consolidation)	Base Density (per net development area)
Less than 0.50 acre	25 units/acre
0.50 to 0.99 acre	27.5 units/acre (10% increase)
1.00 acre or more	30 units/acre (20% increase)

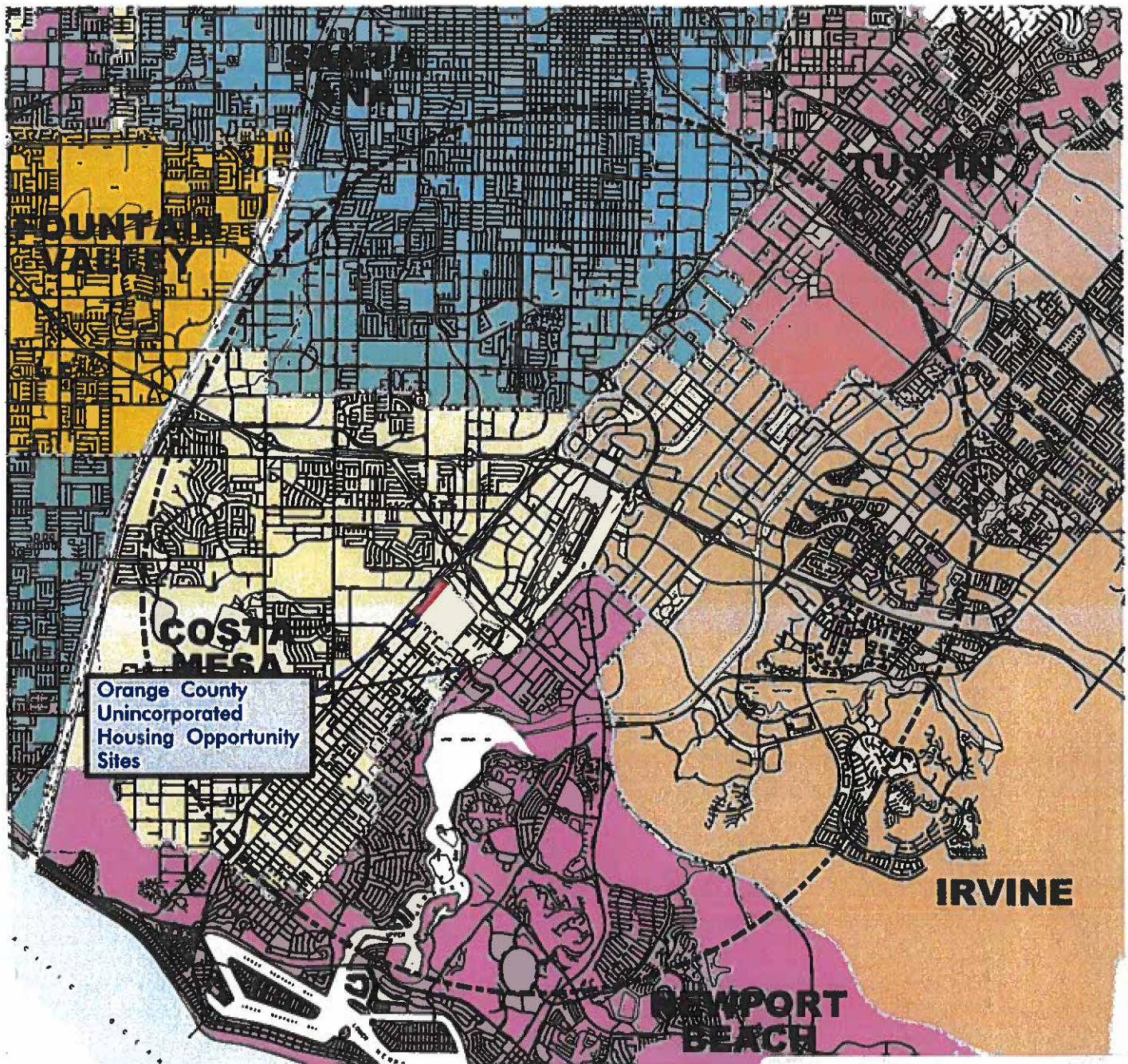
(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-44.8. Emergency shelter and multi-service center for the homeless (multi-service center) site development standards and operational requirements.

- (a) One (1) County-sponsored multi-service center may be permitted in the unincorporated area with a maximum of two hundred (200) beds. The County-sponsored multi-service center may be granted a waiver from the standards and requirements of this section by the Director.
- (b) An emergency shelter or multi-service center shall not be allowed on parcels or building sites which share a side parcel line with a residential use.

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- (c) An emergency shelter or multi-service center shall comply with the site development standards of the base district.
- (d) In addition to the base district site development standards, an emergency shelter or multi-service center shall comply with the following standards and requirements.
- (1) A management and operations plan shall be submitted for review and approval prior to operation of the emergency shelter and/or multi-service center. The management and operations plan shall comply with the Orange County Housing Opportunities Manual.
 - (2) No facility shall be permitted less than three hundred (300) feet from another emergency shelter or multi-service center, measured from the nearest property lines.
 - (3) Emergency shelters may have a maximum of fifty (50) beds. Larger emergency shelters, up to a maximum of one hundred fifty (150) beds, may be permitted subject to approval of a Use Permit per section 7-9-126.2.
 - (4) Multi-service centers shall be associated with an emergency shelter and shall be subject to the same limitations as section 7-9-44.8 (d)(3) above unless co-sponsored by the County.
 - (5) Off-street parking shall be provided at a rate of one (1) space per four (4) beds, plus one (1) space for each staff person (paid or volunteer) on duty.
 - (6) An intake and waiting area shall be provided with a minimum floor area of ten (10) square feet per bed. Exterior waiting area shall be physically separated and visually screened from the public right-of-way and be of sufficient size to prevent queuing in public right-of-way.
 - (7) One (1) toilet and shower shall be provided for each ten (10) beds. Separate facilities shall be provided for men and women.
 - (8) Bike racks shall be provided on site for use by staff and clients.
 - (9) The following may be provided inside the facility, kitchen, dining hall, laundry facilities and storage lockers.
 - (10) On-site management shall be required at all times that the shelter is in operation and the number of staff on duty shall be addressed in the approved management plan.
 - (11) An on-site covered trash enclosure shall be provided.
 - (12) An emergency shelter or multi-service center shall be open twenty-four (24) hours a day, unless an exemption is granted.
 - (13) Maximum consecutive length of stay shall be one hundred eighty (180) days.
 - (14) Facility operator shall remove any trash from the premises daily and ensure there is no loitering.
- (e) In the event of a conflict between the base district regulations and these standards, the provisions of this section shall control.
- (Ord. No. 20-006 , § 1, 7-28-20)

AELUP Notification Area for JWA







Note: County Unincorporated areas are shown in white.

ATTACHMENT 33

FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

LEGEND

-  Orange County Unincorporated Housing Opportunity Sites
-  20,000' Radius
-  CITY BOUNDARIES
-  AIRPORT BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Kari A. Rigoni April 17, 2008

Kari A. Rigoni, Executive Officer

Date



ATTACHMENT C

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF ORANGE, CALIFORNIA
AMENDING SECTION 7-9-34 AND SECTION 7-9-148, ET. SEQ.,
OF THE CODIFIED ORDINANCES OF THE COUNTY OF ORANGE
RELATED TO THE DEFINITION OF MULTI-SERVICE CENTER FOR THE
HOMELESS, HOUSING OPPORTUNITIES OVERLAY REGULATIONS, AND
EMERGENCY SHELTER/MULTI-SERVICE CENTER FOR THE HOMELESS SITE
DEVELOPMENT STANDARDS AND OPERATIONAL REQUIREMENTS**

The Board of Supervisors of the County of Orange ordains as follows:

SECTION 1. The following is added to Section 7-9-34:

Sec. 7-9-34. Definitions. (M)

“Multi-Service Center for the Homeless”: Means a facility which is operated under the auspices of a government or non-profit agency for the purpose of bringing together essential services to meet the needs of homeless clients. A Multi-Service Center for the Homeless shall have an emergency shelter component limited to occupancy of six (6) months or less and a resource/services component that provides assistance to individuals and families experiencing homelessness. A Multi-Service Center for the Homeless shall include intake, assessment and individualized case management services for homeless clients. Services provided shall address basic and immediate necessities, such as overnight shelter, showers, food, medical attention and mental health services, as well as higher level needs including, but not limited to, computer access, job training and placement, life skills coaching and legal assistance.

SECTION 2. Section 7-9-148.1 is hereby amended to read as follows:

Sec. 7-9-148.1. Purpose and intent.

The purpose of this section is to provide for the development of affordable rental housing within commercial and/or industrial districts, and on building sites zoned for high density residential uses adjacent to specified arterial highways, in which all of the housing units are reserved for households which earn 80% or less of the County median income as verified by the County of Orange, and 70% of the units are reserved for low income households and 30% of the units are reserved for very low income households. This section also provides regulations intended to facilitate the establishment of Emergency Shelters and Multi-Service Centers for the Homeless pursuant to applicable state law. The intent is to facilitate the realization of affordable housing objectives presented in the Orange County Housing Element of the General Plan.

ATTACHMENT C

SECTION 2. Section 7-9-148.2 is hereby amended to read as follows:

Sec. 7-9-148.2. Application.

- (a) This section applies to residential rental projects that are 100 percent affordable, to Emergency Shelters, as defined in Section 7-9-26, and Multi-Service Centers for the Homeless, as defined in Section 7-9-34, which satisfy the purpose and intent stated above and which are located in the following base zoning districts:

C1 "Local Business" District.
C2 "General Business" District.
CC "Commercial Community" District.
CH "Commercial Highway" District.
CN "Commercial Neighborhood" District.
PA "Professional and Administrative Office" District.
M1 "Light Industrial" District

This section also applies to residential rental projects that are 100 percent affordable which satisfy the purpose and intent stated above and which are located on building sites adjacent to specified arterial highways in the following districts:

R2 "Multifamily Dwellings" District
R3 "Apartment" District
R4 "Suburban Multifamily Residential" District
RP "Residential-Professional" District

- (b) For this section, the specified arterial highways are those defined on the Master Plan of Arterial Highways (MPAH) as follows:

Principal (8 lane divided)
Major (6 lane divided)
Primary (4 lane divided)
Secondary (4 lane undivided)

- (c) Residential rental projects and Emergency Shelters to which this section applies include the following:
- (1) Projects located on building sites and/or within structures without existing residential, commercial and/or industrial uses.
 - (2) Projects located on building sites and/or within structures that include residential, commercial and/or industrial uses.
 - (3) Projects wherein residential uses replace residential, commercial and/or industrial uses in a pre-existing structure.

ATTACHMENT C

In all cases, the residential projects and Emergency Shelter uses must satisfy these regulations, including the site development standards in sections 7-9-148.7 and 7-9-148.8.

Any commercial, and/or industrial uses must satisfy the base district regulations.

SECTION 3. Section 7-9-148.3 is hereby amended to read as follows:

Sec 7-9.148.3. Site development permit.

The residential projects, Emergency Shelters, and Multi-Service Centers for the Homeless allowed herein shall be subject to the approval of an administrative site development permit per section 7-9-150 unless otherwise stated.

SECTION 4. Section 7-9-148.4 is hereby amended to read as follows:

Sec. 7-9-148.4. Temporary uses permitted.

Certain temporary uses, permitted per section 7-9-136, are allowed.

SECTION 5. Section 7-9-148.5 is hereby amended to read as follows:

Sec. 7-9-148.5. Accessory uses permitted.

The following accessory uses and structures are permitted when customarily associated with, and subordinate to, a permitted residential use on the same building site and when consistent with the approved site development permit for the project.

- (a) Uses per section 7-9-137 which include:
 - (1) Garages and carports
 - (2) Fences and walls
 - (3) Patio covers
 - (4) Swimming pools
- (b) Signs per section 7-9-144 except no roof signs or projecting signs.
- (c) Noncommercial keeping of pets and animals per section 7-9-146.3.
- (d) Home occupations per section 7-9-146.6.
- (e) Manager's unit which is exempt from affordability requirements.

ATTACHMENT C

- (f) Child day care facility per Housing Opportunities Manual.
- (g) Accessory uses and structures which the Director finds consistent with the design of the development project and consistent with the purpose and intent of these regulations.

SECTION 6. Section 7-9-148.6 is hereby amended to read as follows:

Sec. 7-9-148.6. Housing Opportunities Manual.

The Planning Commission shall adopt such guidelines, design criteria, and procedures as may be necessary or convenient to administer this section in compliance with the Housing Element. Such guidelines, design criteria, and procedures shall be referred to as the "Orange County Housing Opportunities Manual."

SECTION 7. Section 7-9-148.7 is hereby amended to read as follows:

Sec. 7-9-148.7. Residential site development standards.

- (a) The site development standards for residential uses shall be as follows:
 - (1) Base district site development standards.
 - (2) Maximum density of 25 dwelling units per gross acre for sites located in commercial or industrial zoning districts.
 - (3) Off-street parking per the residential requirements of section 7-9-145.
 - (4) Other standards as may be provided in the Orange County Housing Opportunities Manual.
- (b) Density bonuses, development incentives, and/or waivers of development standards may be granted pursuant to section 7-9-140.

ATTACHMENT C

SECTION 8. Section 7-9-148.8 is hereby amended to read as follows:

Sec. 7-9-148.8. Emergency shelter and Multi-Service Center for the Homeless (Multi-Service Center) site development standards and operational requirements.

- (a) One County-sponsored multi-service center may be permitted in the unincorporated area with a maximum of 200 beds. The County-sponsored multi-service center may be granted a waiver from the standards and requirements of this section by the Director.
- (b) An emergency shelter or multi-service center shall not be allowed on parcels or building sites which share a side parcel line with a residential use.
- (c) An emergency shelter or multi-service center shall comply with the site development standards of the base district.
- (d) In addition to the base district site development standards, an emergency shelter or multi-service center shall comply with the following standards and requirements:
 - (1) A Management and Operations Plan shall be submitted for review and approval prior to operation of the emergency shelter or multi-service center. The Management and Operations Plan shall be in compliance with the provisions of the Orange County Housing Opportunities Manual.
 - (2) No facility shall be permitted less than 300 feet from another emergency shelter or multi-service center, measured from the nearest property lines.
 - (3) Emergency shelters may have a maximum of fifty (50) beds. Larger emergency shelters, up to a maximum of 150 beds, may be permitted subject to approval of a Use Permit per section 7-9-150.
 - (4) Multi-service centers shall be associated with an emergency shelter and have the same limitations as section 7-9-148.8(d)(3) unless co-sponsored by the County as set forth in Section 7-9-148.8(a).
 - (5) Off-street parking shall be provided at a rate of one (1) space per four (4) beds, plus one (1) space for each staff person (paid or volunteer) on duty.
 - (6) An emergency shelter or multi-service center shall be located within one-half (1/2) mile of bus stop.
 - (7) An intake and waiting area shall be provided at a minimum floor area of ten (10) square feet per bed. Exterior waiting area shall be physically separated and visually screened from the public right-of-way and be of sufficient size to prevent queuing in public right-of-way.

ATTACHMENT C

- (8) One toilet and shower shall be provided for each ten (10) beds. Separate facilities shall be provided for men and women.
 - (9) Bike racks shall be provided on site for use by staff and clients.
 - (10) The following may be provided but shall be located inside the facility: kitchen, dining hall, laundry facilities and storage lockers.
 - (11) On-site management shall be required at all times that the shelter is in operation and the number of staff on duty shall be addressed in the approved management plan.
 - (12) An on-site covered trash enclosure shall be provided.
 - (12) An emergency shelter or multi-service center shall be open 24 hours a day, unless an exemption is granted.
 - (13) Maximum consecutive length of stay shall be 180 days.
 - (14) Facility operator shall remove any trash from the premises daily and ensure there is no loitering.
- (e) In the event of a conflict between the base district regulations and these standards, the provisions of this section shall control.

COSTA MESA

UNINCORPORATED

C2(SR) (H)

119-200-20

119-200-21

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RED MASTERS

ZONING

- Assessor Parcel
- C2** Commercial (General Business)
- City/County Jurisdiction

0 250 500 Feet

B-45