



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing	Outcome		Title: Amendment 2017-2-S-FLUE-1	
✓ Staff Report	Recommend Adoption		Division: Planning	
✓ LPA Adoption	Recommend Adoption (9-0)		Request: Amendment to the Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
BCC Adoption	November 14, 2017		Revision: FLU8.1.4	

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2017-2-S-FLUE-1 to include the development programs for Amendments 2017-2-S-1-4 and 2017-2-S-5-3 into Future Land Use Element Policy FLU8.1.4.

A. Background

The Orange County Comprehensive Plan (CP) allows for a Future Land Use designation of Planned Development. While other Future Land Use designations define the maximum dwelling units per acre for residential land uses or the maximum floor area ratio (FAR) for non-residential land uses, this is not the case for the Planned Development (PD) designation. Policy FLU8.1.3 establishes the basis for PD designations such that “specific land use designations...may be approved on a site-specific basis”. Furthermore, “such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity”. Each comprehensive plan amendment involving a PD Future Land Use designation involves two amendments, the first to the Future Land Use Map and the second to Policy FLU8.1.4. The latter serves to record the amendment and the associated density/intensity established on a site-specific basis. Any change to the uses and/or density and intensity of approved uses for a PD Future Land Use designation requires an amendment of FLU8.1.4.

Staff is recommending the Board make a finding of consistency with the Comprehensive Plan and approval of Amendments 2017-2-S-1-4 and 2017-2-S-5-3; therefore, the development program for these amendments would be added to Policy FLU8.1.4. For specific references of consistency with the Comprehensive Plan, please refer to the staff report for the amendment.

B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed changes are shown in underline/~~strikethrough~~ format. Staff recommends transmittal of the amendment.

FLU8.1.4 The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007.

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
<u>2017-2-S-1-4</u> <u>CERTUS Senior Living</u>	<u>Planned Development-Commercial (PD-C)</u>	<u>Approximately 46,000 sq. ft. assisted living facility with 64 beds</u>	<u>2017-</u>
<u>2017-2-S-5-3</u> <u>Dr. Chau ALF</u>	<u>Planned Development-Office/Commercial (PD-O/C) (Assisted Living Facility)</u>	<u>Approximately 29,000 sq. ft. assisted living facility with fifty-six beds (56) and up to 35,435 sq. ft. office uses</u>	<u>2017-</u>

Such policy allows for a one-time cumulative density or intensity differential of 5% based on ADT within said development program.