



DATE: October 28, 2026

TO: Orange County Planning Commission

FROM: OC Development Services/Planning

SUBJECT: Initiation of Zoning Code Amendments CA 26-01 – Landscape Irrigation Code, CA 26-02 – Inclusionary Housing Ordinance, and CA 26-03 – Single Housekeeping Unit Definition

PROPOSAL: Staff is requesting authorization to initiate Zoning Code Amendments:

- CA 26-01 to update the Landscape Irrigation Code in compliance with the January 2, 2025 updates to the Model Water Efficient Landscape Ordinance (MWELO) and minor technical revisions.
- CA 26-02 to develop an inclusionary housing program consistent with Housing Element Implementation Program 10.
- CA 26-03 to update the definition of a Single Housekeeping Unit consistent with Housing Element Implementation Program 8.

GENERAL PLAN DESIGNATION: N/A

ZONING DISTRICT: N/A

LOCATION: Unincorporated Areas of Orange County

APPLICANT: OC Development Services/Planning

STAFF CONTACT: Kylie Sanchez, Land Use Manager
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RECOMMENDED ACTIONS

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony;
2. Authorize staff to initiate Zoning Code Amendment CA 26-01 (Landscape Irrigation Code and minor technical revisions);
3. Authorize staff to initiate Zoning Code Amendment CA 26-02 (Inclusionary Housing Ordinance); and
4. Authorize staff to initiate Zoning Code Amendment CA 26-03 (Single Housekeeping Unit Definition).

BACKGROUND

On October 24, 1990, the Board of Supervisors (Board) adopted Ordinance No. 3802, the “County of Orange Water Conservation Implementation Program,” which established landscape irrigation requirements in the unincorporated areas of Orange County. On December 15, 2009, the Board adopted Ordinance No. 09-010, which updated these regulations to comply with the statewide Model Water Efficient Landscape Ordinance (MWELo) and renamed this section the “County of Orange Landscape Irrigation Code” (Landscape Irrigation Code). The California Water Commission approved an updated statewide MWELo on July 15, 2015. On March 15, 2016, the Board adopted Ordinance No. 16-002 to update the Landscape Irrigation Code to be compliant with the updates to the statewide MWELo and adopted “Guidelines for Implementation of the County of Orange Landscape Irrigation Code” (Guidelines) to provide procedural and design guidance for project applicants proposing landscape installation or rehabilitation projects. On January 2, 2025, revisions to the statewide MWELo became effective. The Landscape Irrigation Code and Guidelines must now be updated to be consistent with the current MWELo regulations.

On February 11, 2025, the Board adopted General Plan Amendment H20-01 to update the Housing Element for the 6th Cycle (2021-2029), as mandated by state law. Housing Element Implementation Program 10 states that the County will initiate consideration of an Inclusionary Housing Program/Policy by December 2026 to facilitate production of high-quality affordable housing.

Housing Element Implementation Program 8 states that the County will review the definition of “Single Housekeeping Unit” included in Sections 7-9-95.1 and 7-9-135.1 of the Zoning Code and adopt revisions as appropriate to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.

PROPOSED PROJECT

Staff is requesting authorization to initiate Zoning Code Amendment CA 26-01 to update the Landscape Irrigation Code and associated Guidelines to be compliant with the updated statewide MWELo regulations. In addition to the proposed amendments to the Landscape Irrigation Code (Section 7-9-68 of the Zoning Code), minor technical revisions, such as corrections to typographical errors, omissions, and misnumbering throughout the Zoning Code, are also proposed.

Staff is requesting authorization to initiate Zoning Code Amendment CA 26-02 to research and develop an Inclusionary Housing Program within the unincorporated areas of Orange County for consideration by the Planning Commission and Board, consistent with Housing Element Implementation Program 10.

Staff is requesting authorization to initiate Zoning Code Amendment CA 26-03 to review the definition of “Single Housekeeping Unit” and to provide options for revisions to the Planning Commission and Board for consideration, consistent with Housing Element Implementation Program 8.

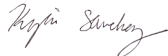
COMPLIANCE WITH CEQA

This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to CEQA, since it does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The approval of this agenda item does not commit the County to a definite course of action in regard to a project since the action being authorized involves the initiation of three Zoning Code

Amendments, which is administrative. This proposed activity is therefore not subject to CEQA. Any future action connected to this approval that constitutes a project will be reviewed for compliance with CEQA.

Submitted by:

Signed by:



Kyle Sanchez, Land Use Manager
OC Development Services/Planning

Concurred by:

DocuSigned by:



Cindy Salazar, Division Manager
OC Development Services/Planning

ATTACHMENTS:

1. January 2, 2025 Statewide MWELO https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Water-Use-And-Efficiency/MWELO-Rulemaking/Final-MWELO-Text-and-Appendices_20250103.pdf
2. County of Orange Housing Element <https://pwwds.oc.gov/sites/ocpwwocds/files/2025-02/OC%20Housing%20Element%20AdoptedFeb2025.pdf>