



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 8, 2015

ITEM NUMBER: CC-5

SUBJECT: COMPARISON MATRIX OF HIGH DENSITY RESIDENTIAL DESIGNATIONS IN ORANGE COUNTY CITIES

DATE: MAY 28, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CLAIRE FLYNN, ASSISTANT DIRECTOR OF DEVELOPMENT SVCS. 

FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, 714 754 5245

DESCRIPTION

Pursuant to the Planning Commission's request, the attached matrix serves as a quick reference of high density residential designations in other jurisdictions in Orange County. It should be noted that there are site-specific densities and other exceptions in every City; the attached table is provided for general informational purposes only.

RECOMMENDATION

Receive and File

Comparison Matrix of High Density Residential Designations

Orange County Cities

City	Units per Acre	Source	Additional Notes
Villa Park	3	Land Use Element	Highest category is Low Medium Density
Brea	12.1-24.89	General Plan	
Laguna Woods	13-35	Housing Element	
Laguna Beach	15-22	Housing Element	
Orange (City of)	15-24	Housing Element	Only goes up to Medium Density
Stanton	18	Municipal Code	
Dana Point	18-30	Housing Element	
Laguna Hills	18-30	General Plan	
Costa Mesa	20	General Plan	Site-specific densities of greater than 20 du/acre have been approved for select areas.
Cypress	20	General Plan	
Buena Park	20-24	Housing Element	
Seal Beach	20-45.3	Land Use Element	split into PA 1 (20 units), PA 2 and 3 (32.2 units), and PA 4 (45.3 units)
Yorba Linda	20 at R-M-20 and 30 at R-M-30	Housing Element	
San Clemente	24	Centennial General Plan	36 units per net acre
La Palma	25	Municipal Code	Referred to as Village Multiple Family Residential
Placentia	25	Housing Element	
Rancho Santa Margarita	25	Housing Element	
Tustin	25	Housing Element	
Westminster	25	Housing Element	
Fullerton	28	General Plan Update	
Fountain Valley	30	Zoning Code	
Los Alamitos	30	Municipal Code	
Mission Viejo	30	Housing Element	
San Juan Capistrano	30	Housing Element	Referred to as "VHDR" = Very High Density Residential
Huntington Beach	35	Housing Element	
Santa Ana	35	R3 Zoning document	
Anaheim	36	Housing Element	Referred to as Medium Density
La Habra	37-50	Housing Element	Referred to as Multi-Family High
Irvine	40	Land Use Element	
San Joaquin Hills	40	Online zone designations	
Lake Forest	43	Housing Element	
Aliso Viejo	50	General Plan	Referred to as "VHDR" = Very High Density Residential
Newport Beach	50	Land Use Element 6.15.7	
Laguna Niguel	50	Land Use Element	Residential Attached projects can have a maximum density of up to 120 units per acre if specific bonus density findings can be made
Garden Grove	60	Land Use Element Chapter 2	Referred to as Medium High Density