



Santa Ana Zoning Code Update

Community Planning Collaborative
Orientation | June 13, 2024



Welcome and Introductions

welcome and introductions

1. How long have you lived in your neighborhood?
2. What is one thing you like about your neighborhood today?

guide for collaborative spaces

1. Be here & be present. Your knowledge is important.
2. Honor perspectives.
3. Share the space respectfully.
4. Trust (Bring big ideas! Nothing is too silly or too grand.)
5. Be open to learning from others. All points of view are valuable as we teach and learn from each other.
6. Take care of yourself, and others.
Take breaks and “breathers” when you need them. Encourage others to take care of themselves.
7. Have fun!

An aerial photograph of Santa Ana, California, showing a dense residential area in the foreground and middle ground, with mountains in the background under a clear sky. A semi-transparent white box is overlaid on the left side of the image, containing the title text.

What is the Community Planning Collaborative?

a new way of engaging community



GREEN-MPNA

Getting Residents Engaged in Empowering Neighborhoods

MADISON PARK NEIGHBORHOOD ASSOCIATION - SANTA ANA, CALIFORNIA

THE Kennedy
COMMISSION

why we're here today

The intention of the Community Planning Collaborative is to:

- **Raise awareness** about the Zoning Code Update
- Discuss tools needed to best **reach additional stakeholders**
- **Grow interest and support** for a modern, easy to use code that promotes values from the General Plan
- Invite collaborative members to **engage the community in the July workshops**

why we're here today

Develop a **code that promotes:**

1. Protecting existing, established neighborhoods
2. Streamlined processes
3. Support for small and clean businesses
4. Mixed-use and housing
5. Environmental justice
6. Public health
7. Preservation

agenda

- Welcome and Check-In
- Objectives
- Part 1: Grounding and Background
- Part 2: Group Imagineering
- Part 3: Outreach Strategy Design
- Social Hour (Dinner Together)
- Closing

An aerial photograph of Santa Ana, California, showing a dense residential area in the foreground and middle ground, with a range of mountains in the background under a clear sky. A semi-transparent white box is overlaid on the left side of the image, containing the title text. A vertical blue line is positioned to the left of the text box.

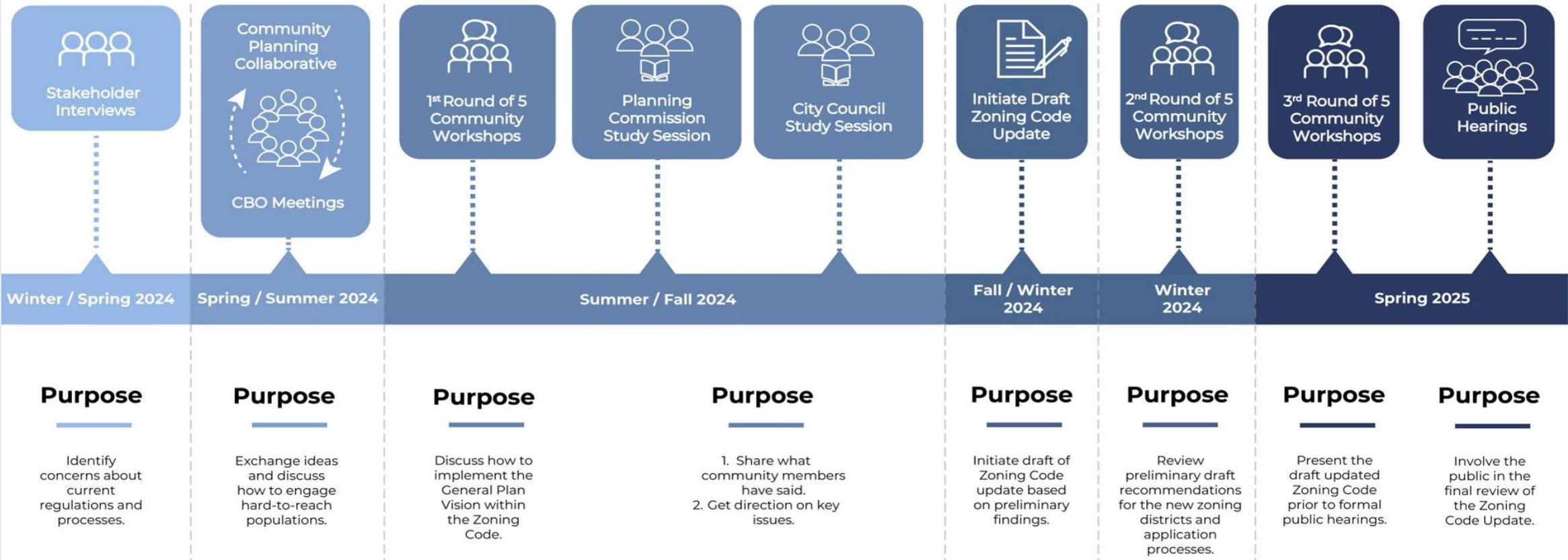
Part 1: Grounding and Background

community mental mapping

- **Imagine your community** (however you define it)
- Using paper at your table, **draw a map of your community**
- Think of key **places, landmarks, characteristics** or other features that are **significant to you**

overview of Zoning Code Update process

Engagement Timeline



community workshops

Tentative Dates:

- Tuesday, **July 9 from 5:00 – 7:00 PM**
- Wednesday, **July 10 from 5:00 – 7:00 PM**
- Wednesday, **July 17 from 5:00 – 7:00 PM**
- Thursday, **July 18 from 10:00 AM – 12:00 PM**
- Saturday, **July 20 from 10:00 AM – 1:00 PM**

why we zone



- Achieve the community **vision for physical development**, as expressed in the General Plan
- **Establish expectations** and **set rules** for how land is used and developed
- Guard against **land use conflicts**
- Lay out **fair and transparent** processes

what the zoning code regulates

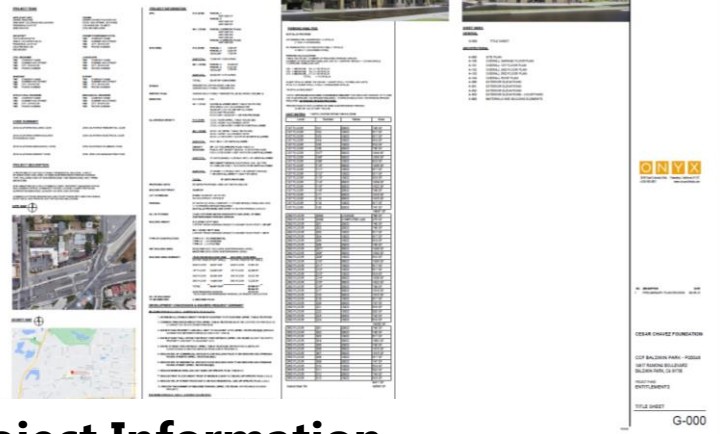
- How you can **use** your property (for example: residential, commercial, industrial)
- What **development standards** apply (for example: building height, number of parking spaces, setbacks)
- What types of **permits** are required (for example: development project review, conditional use permit)



how zoning shapes development

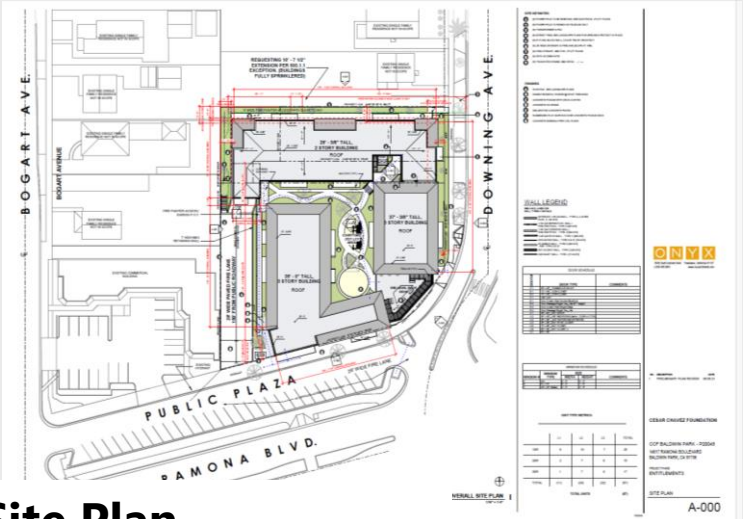
CCF BALDWIN PARK - P20048

14617 RAMONA BOULEVARD
BALDWIN PARK, CA 91706



Project Information sheet for CCF Baldwin Park. It includes project details, site location map, and various tables of specifications and materials. The sheet is titled 'G-000'.

Project Information



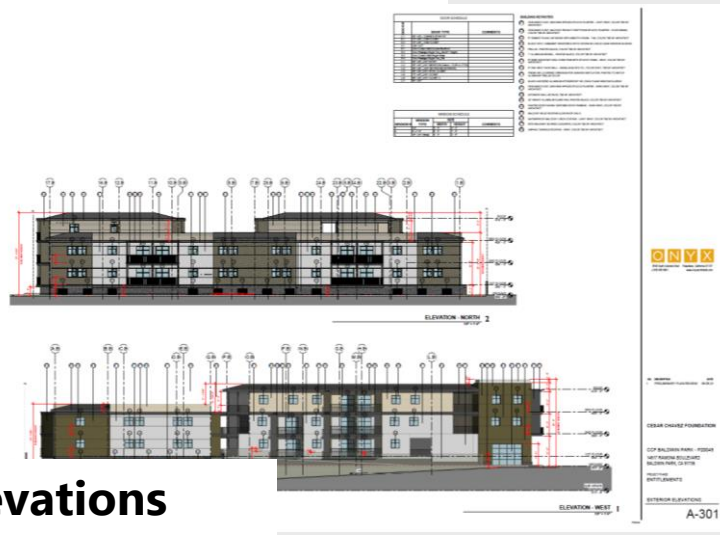
Site Plan showing the building footprint, parking areas, and surrounding streets: Bogart Ave, Downing Ave, and Ramona Blvd. A public plaza is located in front of the building. The plan is titled 'A-000'.

Site Plan



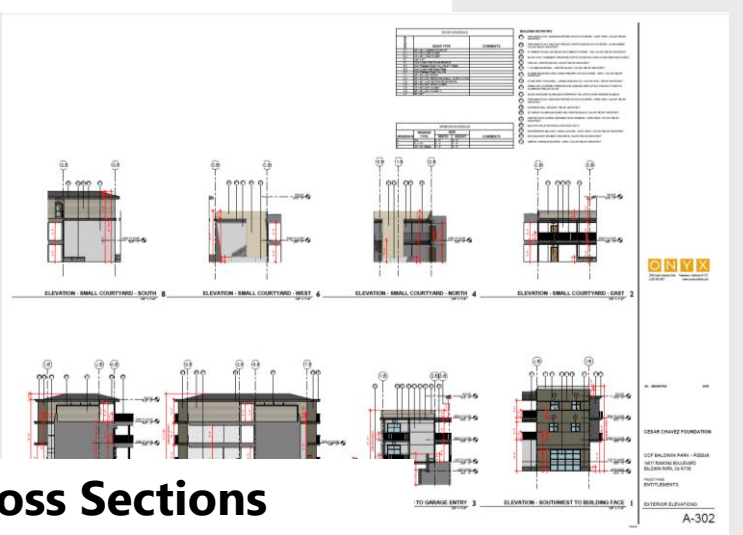
Parking Plan showing the layout of the parking deck, including parking spaces, ramps, and structural elements. The plan is titled 'A-100'.

Parking Plan



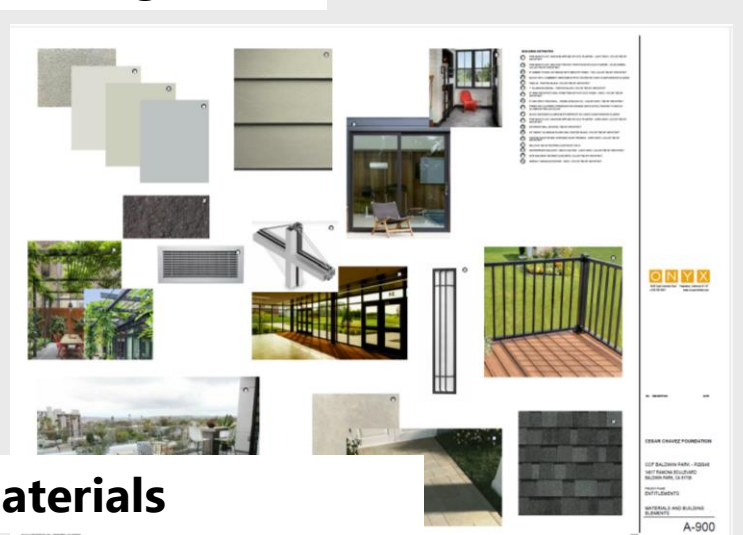
Architectural elevations of the building, including North and West elevations. The drawings show the building's facade with windows and doors. The sheet is titled 'A-301'.

Elevations



Cross-sections of the building showing internal structure, floor levels, and roof details. The sections are labeled with numbers 1 through 6. The sheet is titled 'A-302'.

Cross Sections



Materials palette showing various finishes, colors, and textures for the building's exterior and interior. The sheet is titled 'A-900'.

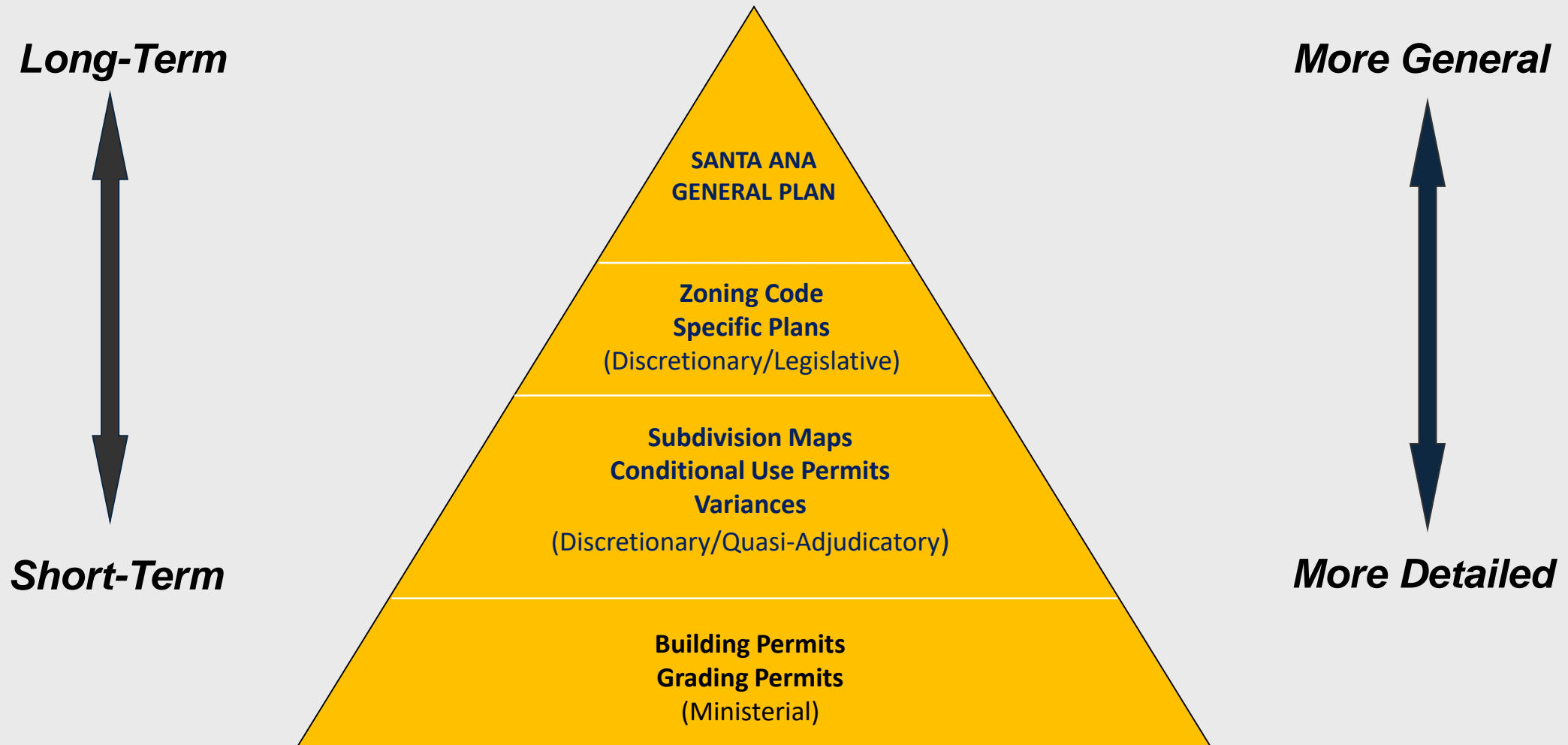
Materials

limitations of zoning



- Cannot regulate density or intensity
- Cannot alter General Plan land use designations
- Cannot address street improvements
- Cannot regulate specific “brands” of businesses

regulating land use



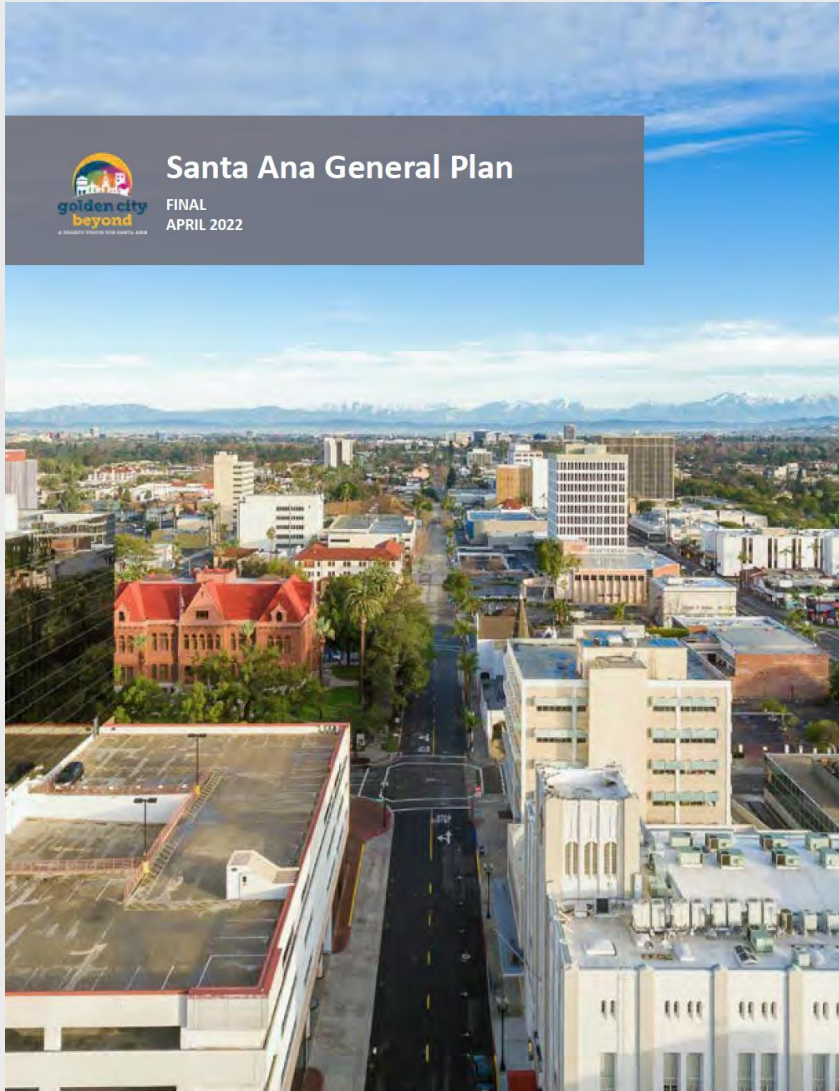
q&a

Thoughts or questions?

“the golden city” vision

Santa Ana is a city that promotes the health and wellness of all residents, with a civic culture that actively embraces the power of diversity. Our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrates our past while working together to create a sustainable future.

“the golden city”



Core Values

H HEALTH

The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.

Eq **Eq** EQUITY

Our residents value taking all necessary steps to ensure equitable outcomes, expanding access to the tools and resources that residents need, and to balance competing interests in an open and democratic manner.

The value of equity that includes “EJ” in the upper corner indicates a policy related to environmental justice.

S SUSTAINABILITY

Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all levels of the planning process.

C CULTURE

Our community values efforts that celebrate our differences as a source of strength, preserve and build upon existing cultural resources, and nurture a citywide culture of empowered residents.

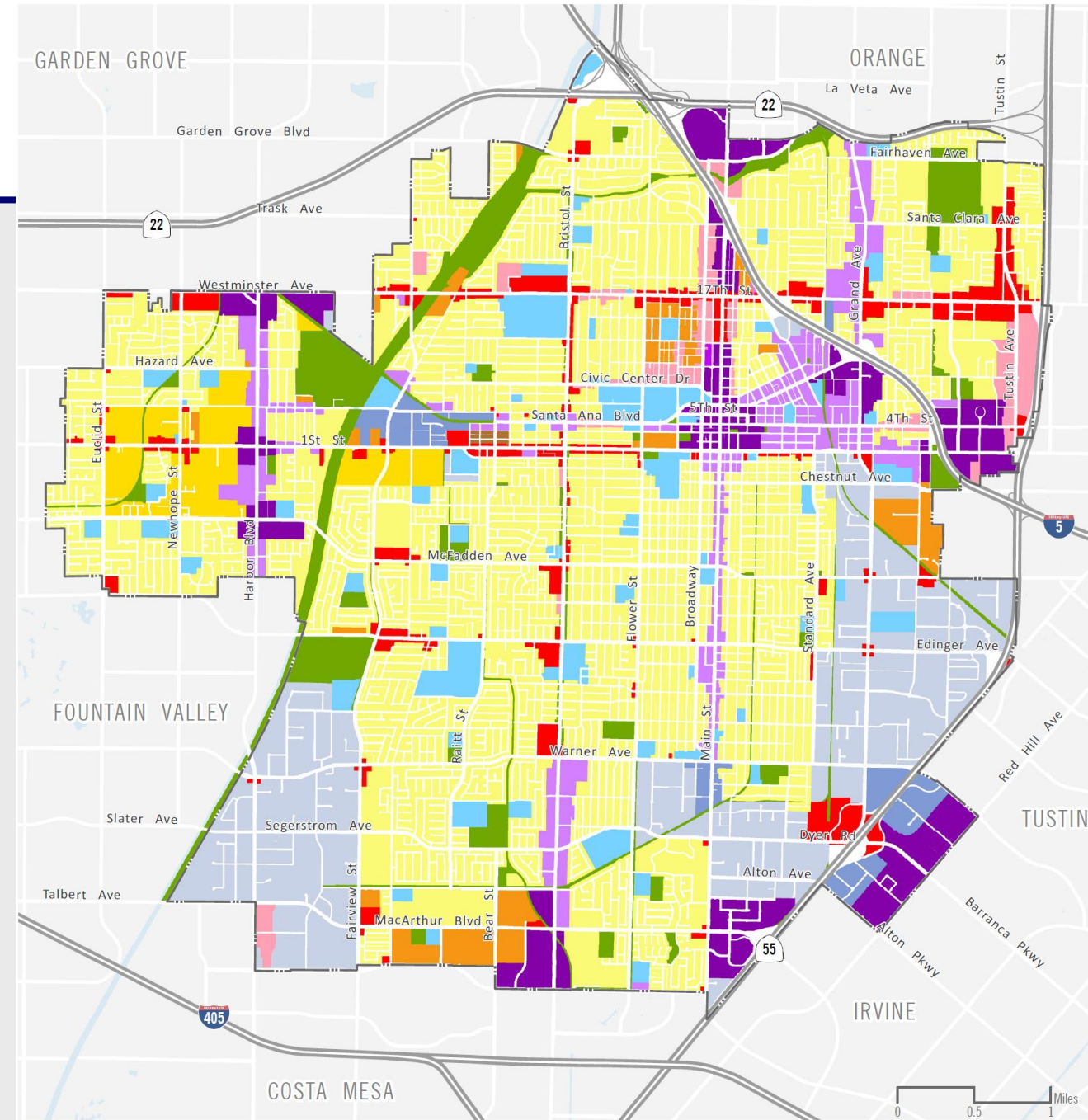
Ed EDUCATION

We are a city that values the creation of lifelong learners, the importance of opening up educational opportunities to all residents and investing in educational programs that advance our residents’ economic wellbeing.

the land use plan

General Plan Land Use

- LR-7, Low Density Residential
- LMR-11, Low-Medium Density Residential
- MR-15, Medium Density Residential
- CR-30, Corridor Residential
- INS, Institutional
- OS, Open Space
- PAO, Professional and Administrative Office
- GC, General Commercial
- IND, Industrial
- FLEX, Industrial/Flex
- UN, Urban Neighborhood
- OBPDC, One Broadway Plaza District Center
- DC, District Center



translation to zoning districts

TABLE LU-3. DENSITY AND INTENSITY STANDARDS

Land Use Designation	Maximum Density/ Intensity ¹	Typical Max. Height ²
Low Density Residential (LR-7)	7 du/ac	2 stories ²
Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories ²
Medium Density Residential (MR-15)	15 du/ac	3 stories ²
Corridor Residential (CR-30)	30 du/ac	3 stories ²
Institutional (INS)	n/a	n/a
Open Space (OS)	n/a	n/a
Professional and Administrative Office (PAO)	0.5 FAR	35 feet or 3 stories ²
Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ^{2,3}
Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories ²
Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ^{2,3}
General Commercial (GC)	0.5	35 feet ²
General Commercial-Medium (GC-1)	1.0 FAR	35 feet ^{2,3}
General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ^{2,3}
Industrial (IND)	0.45 FAR ⁴	35 feet ²
Industrial/Flex- Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories ²
Industrial/Flex- Medium (FLEX-3)	3.0 FAR	10 stories ²
Urban Neighborhood-Low (UN-20)	1.0 FAR and/or 20 du/ac	3 stories ²
Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac ⁴	4 stories ^{2,3}
Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac ⁴	5 stories ²
Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac ⁴	6 stories ²
One Broadway Plaza District Center (OBPDC)	2.9 FAR	37 stories ²
District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories ²
District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories ²
District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories ^{2,3}
District Center-Medium (DC-2.1)	2.1 FAR	20 stories
District Center-Medium (DC-2.54)	2.54 FAR	5 stories
District Center-Medium High (DC-3)	3.0 FAR and/or 90 du/ac	10 stories ²
District Center-High (DC-5)	5.0 FAR and/or 125 du/ac ⁴	25 stories ^{2,3}



Create a one-to-one correspondence with zoning districts

- A1 - General agricultural
- RE - Residential-estate
- R1 - Single-family residence
- R2 - Limited multiple-family residence (revise)
- R3 - Medium-density multiple-family residence (revise)
- R4 - Suburban apartment
- New - Corridor residential
- New - Institutional
- O - Open space
- P - Professional (revise and expand)
- GC - Government center
- C1 - Community commercial
- UN-2 - Urban Neighborhood 2 (revise)
- UN-1 - Urban Neighborhood 1 (revise)
- New - Additional Urban Neighborhood
- C1-MD - Community commercial/Museum District
- C2 - General commercial
- C4 - Planned shopping center (revise)
- C5 - Arterial commercial
- CR - Commercial residential
- M1 - Light industrial
- M2 - Heavy industrial (revise)
- New - Industrial flex
- New - One Broadway Plaza
- New - District center
- C-SM - South Main Street commercial district
- TV - Transit Village
- DT - Downtown
- UC - Urban Center
- CDR - Corridor
- SP - Specific plan
- SD - Specific development
- MO - Military operations
- OZ - Overlay zone

additional reasons for updating the code

- Modernize the Zoning Code to reflect current day uses, standards, and processes
- Make the Code easier to use: incorporate graphics, tables, and simple language
- Create greater transparency and predictability
- Simplify and streamline application review processes
- Remove internal inconsistencies
- Reduce potential for adverse land use impacts
- Incorporate new State laws

five focus areas

1. South Main Street
2. Grand Avenue/17th Street
3. West Santa Ana Boulevard
4. 55 Freeway/Dyer Road
5. South Bristol Street




q&a

Thoughts or questions?

reflections

Share a story about a
place in your community that you
like or a place that you imagined in a
different way.



Part 2: Group Imagineering

MainPlace



MainPlace



MainPlace



breakout groups

Using a combination of tissue paper, markers, and pencils, each group will explore design concepts for the neighborhood on your table map.



breakout groups

- Describe the features that stand out to you on the map?
- What is missing or needed here?
- What opportunities do you see?
- Are there features, buildings, or other elements on the map that you can imagine being used differently?



report back


What did you learn about your community and zoning as part of this breakout group?

follow up: community mental mapping

- **Imagine your community**
- Using paper at your table, **draw a map** of your community **based on what you explored and understand of zoning**
- Think of key **places, landmarks, characteristics** or other features that are **significant to you**



Break




Part 3: Outreach Strategy Design

about your role

As a Community Leader, we hope that you can spend time with people in your network and others in your community to:


- **Grow awareness** of the Zoning Code Update at a grassroots level
- **Provide general information** about the Zoning Code Update process and why it matters
- **Encourage interest** and participation in upcoming **Public Workshops in July 2024**

guidebook preview



CITY OF SANTA ANA ZONING CODE UPDATE

Community Planning Collaborative – Outreach Activity Guide



Zoning is Rooted in the General Plan

In 2022, the City adopted a new General Plan, which establishes a vision, goals, policies, and actions for how Santa Ana will change over the next 20 years. The General Plan is the product of seven years of community engagement and is an expression of community values, desires, and needs. The Zoning Code Update is one of the actions identified to implement the General Plan. The updated Zoning Code is intended to reflect the values embraced by the community including health, equity, sustainability, culture, and education.


H HEALTH
The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.

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Your reach.

You are the community expert! Your participation, guidance, and impact are highly valued in this process. The Zoning Code Update process needs input from a diversity of community members and stakeholders to be most effective.

 **Broad Awareness** +  **Community Participation** =


BIG IMPACT

Outreach Tips

General tips and best practices for reaching out to community members include the following:

- » Focus on raising awareness.
- » Find ways to make the information you share relatable and accessible to the people you engage with.
- » Use social media to reach more people (Facebook, Instagram, NextDoor, etc.).
- » Look for opportunities to share information and/or materials at meetings and places that already gather groups of people.
- » If you don't have an answer to someone's question, don't worry! Suggest that community members contact the City directly or encourage them to join an upcoming workshop.

toolkit materials



ZONING CODE UPDATE
COMMUNITY WORKSHOPS

What is the Zoning Code Update?
The City of Santa Ana is comprehensively updating its Zoning Code to realize the community-based vision adopted in the City's General Plan.

What is the Zoning Code?
The Zoning Code is a set of regulations that define how properties throughout Santa Ana can be developed and used. Such regulations create neighborhoods and districts that meet residents' need and provide places for business to thrive.

Why does zoning matter to me?

- It affects you as a **resident** and what you can build, such as an additional dwelling unit on your property.
- It affects you as a **business owner**, by identifying what uses and where those uses can be in Santa Ana.
- It affects you as a **community member** by shaping the neighborhood character and elements such as building height and setbacks.

What to Expect

- Learn about zoning
- Hands-on activities
- Chat with staff
- Food will be provided
- Chance to enter a raffle

Drop in anytime during these **open house** meetings to learn more about the Zoning Code Update.

JULY 9
TUESDAY 5 PM - 7 PM


JULY 10
WEDNESDAY 5 PM - 7 PM

JULY 17
WEDNESDAY 5 PM - 7 PM

JULY 18
THURSDAY 10 AM - 12 PM

JULY 20
SATURDAY

Locations will be posted on the website.



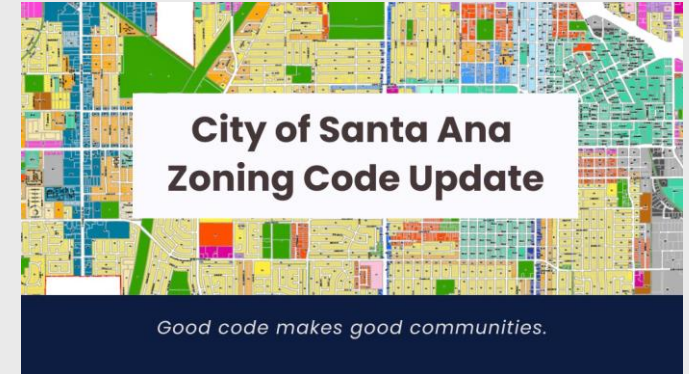
Learn More: Siri Champion, Senior Planner, (714) 667-2751 or SChampion@santa-ana.org



JOIN THE
ZONING CODE UPDATE
COMMUNITY WORKSHOPS


[Insert Date, Time,
[Insert venue name and address]

Learn more at www.santa-ana.org/departments/zoning-code-update/




City of Santa Ana
Zoning Code Update

Good code makes good communities.



Learn more and visit our website by scanning the QR code below:



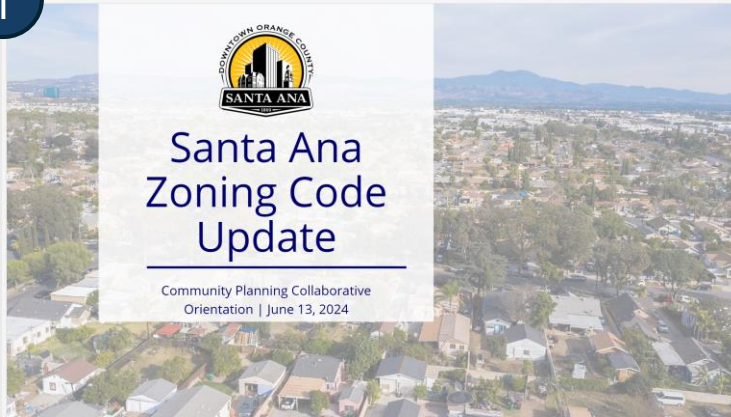
The City of Santa Ana wants to hear from community members like you on your ideas on how to implement policies that will shape the future!

Have questions? Contact our Senior Planner, Siri Champion.

schampion@santa-ana.org
(714) 667-2751
www.santa-ana.org/departments/zoning-code-update

toolkit materials (mini-slide deck)

1



2

why we zone



- Achieve the community **vision for physical development**, as expressed in the General Plan
- **Establish expectations and set rules** for how land is used and developed
- Guard against **land use conflicts**
- Protect **environmental resources**

3

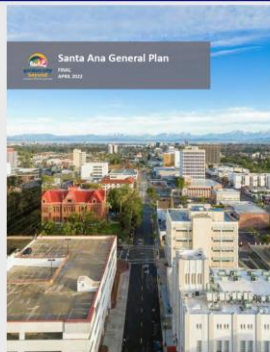
what the zoning code regulates

- How you can **use** your property (for example: residential, commercial, industrial)
- What **development standards** apply (for example: building height, number of parking spaces, setbacks)
- What types of **permits** are required (for example: development project plan, conditional use permit)



4

"the golden city"

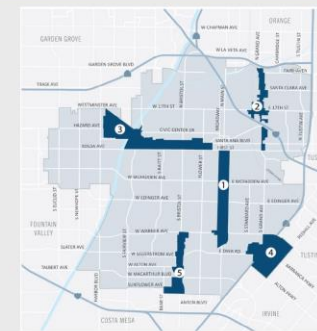


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5

five focus areas

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5. South Bristol Street



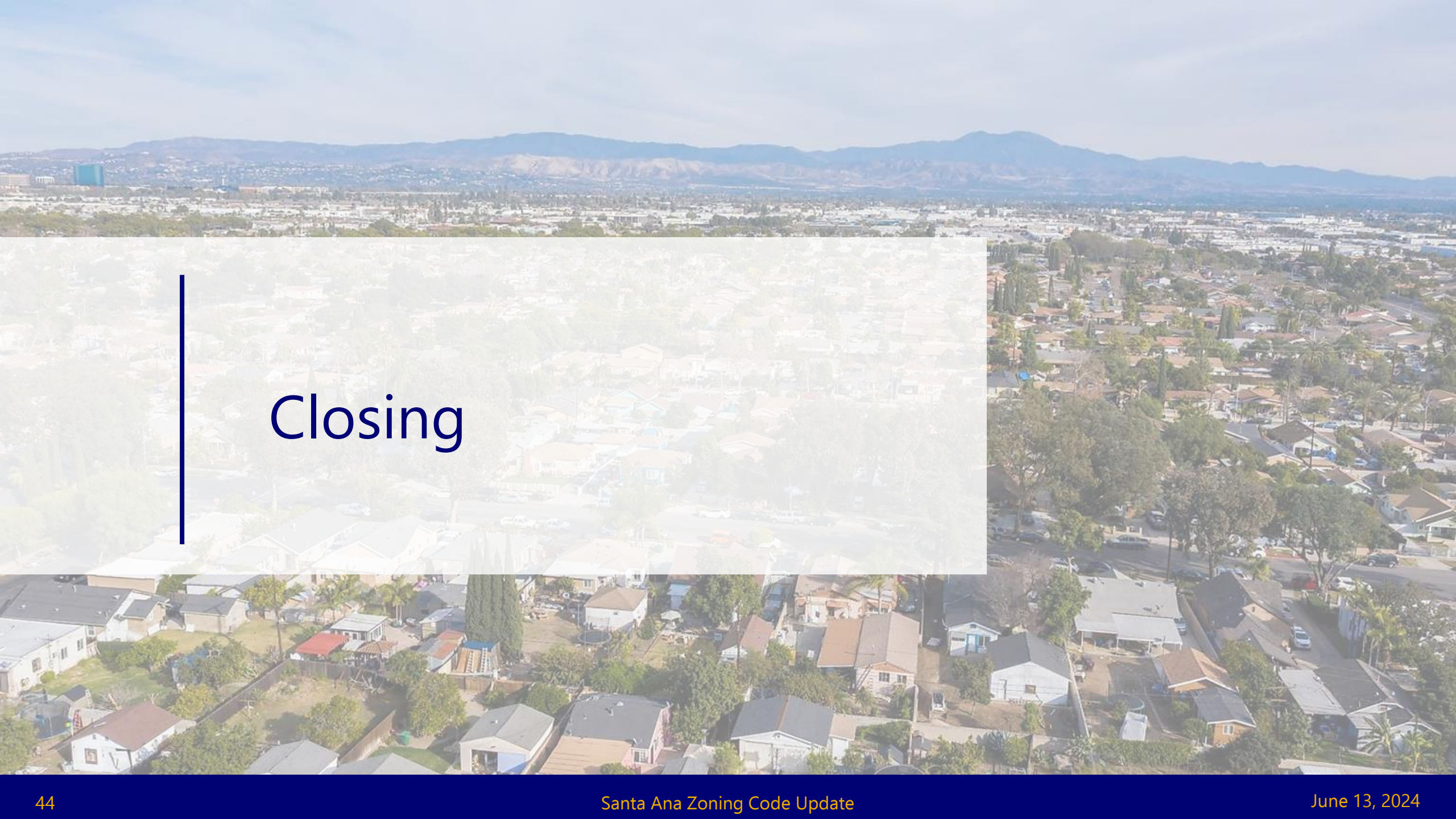
breakout groups

Introduce yourselves and your favorite thing about Santa Ana

- 1) **Who will you engage?** Who is your community or network?
- 2) **Why is it important** for them to know about zoning?
- 3) **What are key messages** you want to communicate?
- 4) **How will you do this?** What tools will you need?
- 5) **How will you outreach** to people who are not typically heard from?
- 6) **What are your next steps?** (What now?) – growth – who's next?

wrap-up

What is one action you will take in the next week to implement your strategy and encourage participation at the July workshops?



Closing

contact us

Siri Champion, Senior Planner

(714) 667-2751 | SChampion@santa-ana.org

final thoughts

Share a word or phrase about what you would like in the future for a collaborative process like this.



Part 4: Social Hour

An aerial photograph of Santa Ana, California, showing a dense residential area with various house styles and colors. In the background, a range of mountains stretches across the horizon under a clear sky. A semi-transparent white rectangular box is overlaid on the left side of the image, containing the text 'Thank You!' in a dark blue font. A thin vertical blue line is positioned to the left of the text box.

Thank You!