



# Santa Ana Zoning Code Update

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Business Community Workshop  
November 18

# guide for collaborative spaces

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- Be here & be present. **Your knowledge is important.**
- **Honor perspectives.**
- Share the space **respectfully.**
- Trust (nothing too silly or too grand).
- **Be open** to learning from others. All points of view are **valuable** as we teach and learn from each other.
- **Take care** of yourself, and others. (Take breaks and “breathers” when you need them)
- **Have fun!**

# Welcome and Opening Remarks

City Manager, Alvaro Nuñez

# Welcome and Opening Remarks

Senior Planner, Siri Champion

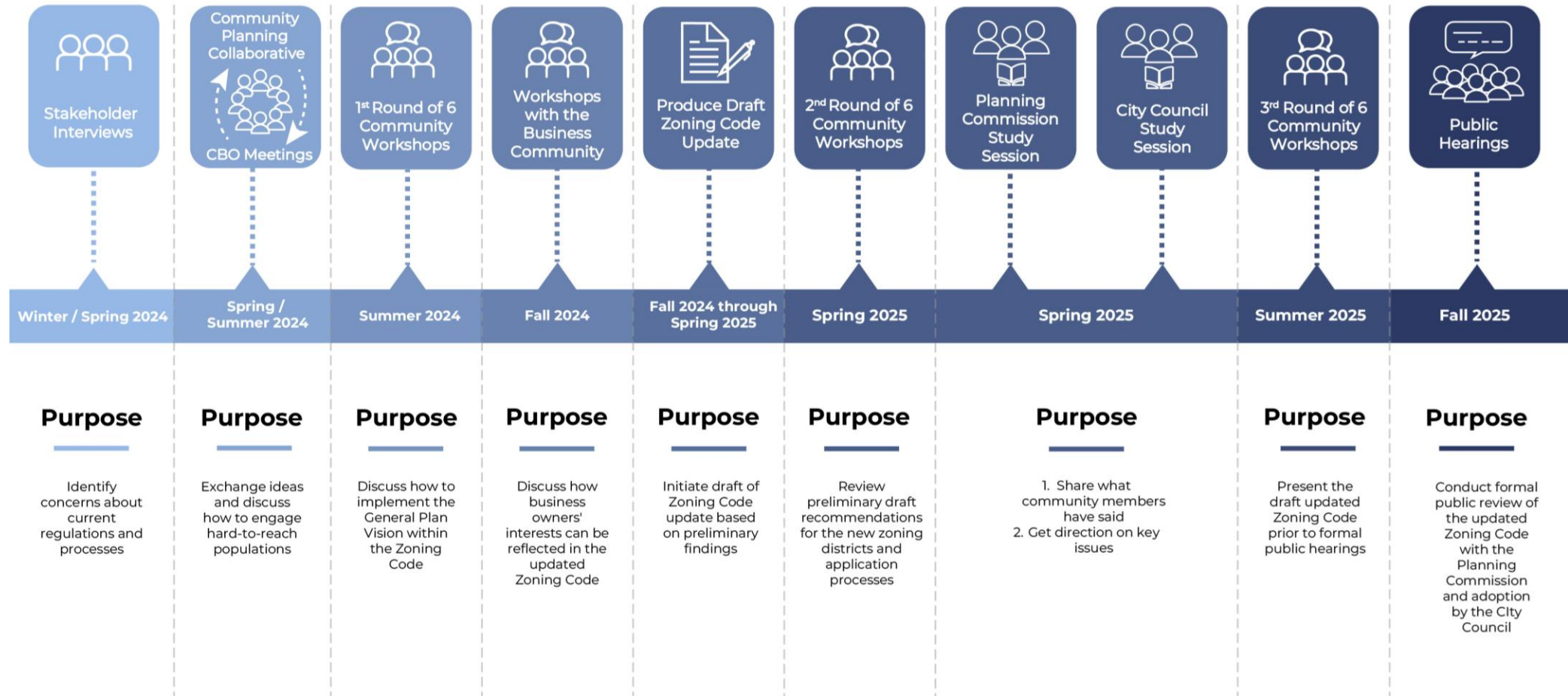
# reasons for updating the zoning code

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- **Modernize** the Zoning Code to reflect current-day uses, standards, and processes
- Make the Zoning Code **easier to use** by incorporating graphics and tables and using 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**



# engagement timeline



# What are the Business Community Workshops?

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# a meaningful way of engaging community



**CITY OF SANTA ANA  
PLANNING AND  
BUILDING AGENCY**

**SANTA ANA  
CHAMBER OF  
COMMERCE**



# purpose of today's workshop

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- Create an **open and transparent** process
- **Inform business community members** and **experts** about the Zoning Code Update and the update process
- **Take in input from businesses** on what is needed to strengthen and support the business community and understand challenges

# agenda

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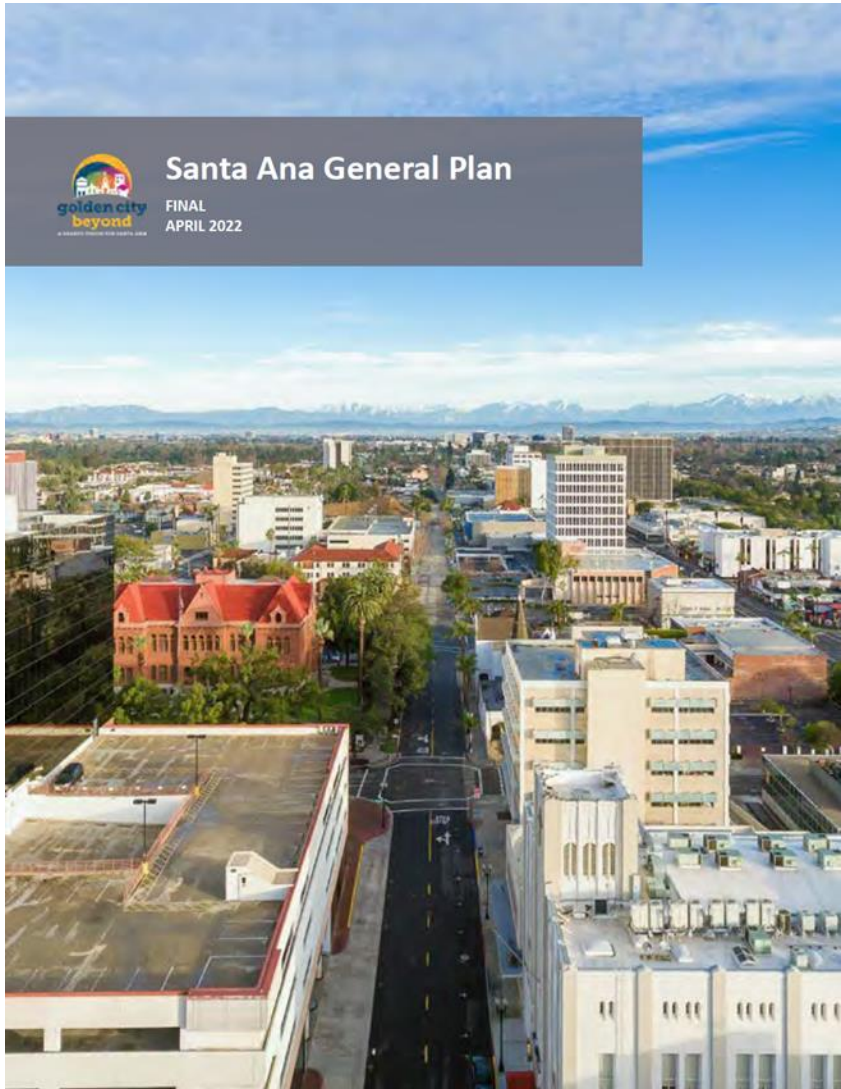
- **Welcome and Opening Remarks**
- **Introductory Presentation**
- **Small Group Discussions**
- **Closing**
- **Networking**

# Introduction to the Santa Ana Zoning Code Update

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# "the golden city" vision

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**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.**

# why we zone

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- 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

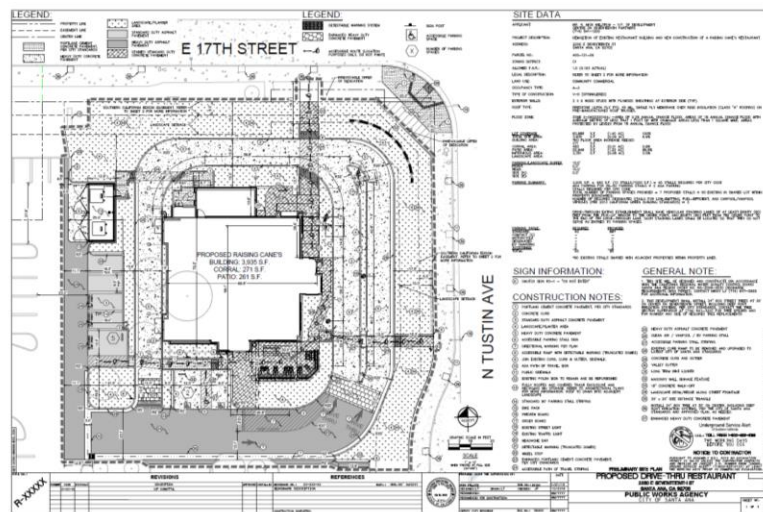
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- How you can **use** your property (for example: residential, commercial, industrial)
- What **development standards** apply (for example: building height, number of parking spaces, setbacks)
- What types of **permits** are required (for example: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



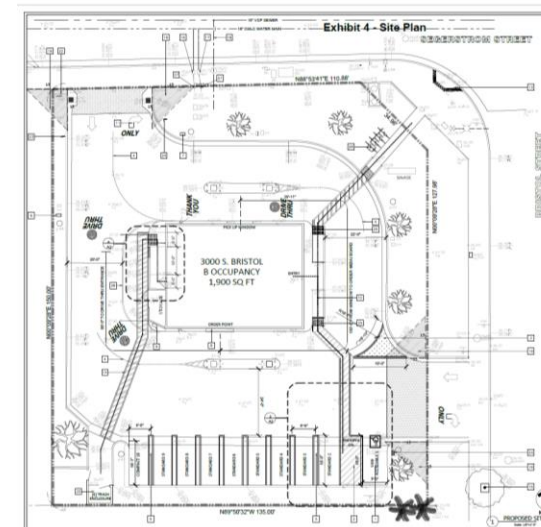


# how zoning shapes development



## Project Information

Zoning districts allow for permitted and conditionally permitted uses and determine the types of permits required.



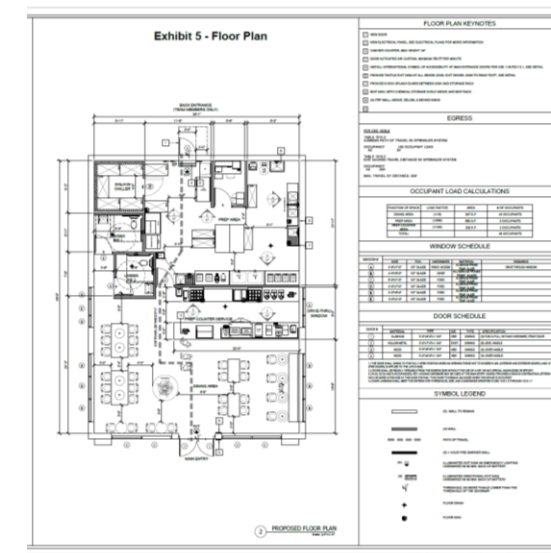
## Site Plan

Development standards require certain lot sizes and lot coverage, numbers of parking spaces, and landscaping.



## Elevations

Development standards set maximum height and location of signs. Design standards require certain materials, colors, articulation, and architectural features.



## Floor Plan

Development standards establish use percentages for mixed use buildings for primary and secondary uses.

# how zoning affects businesses

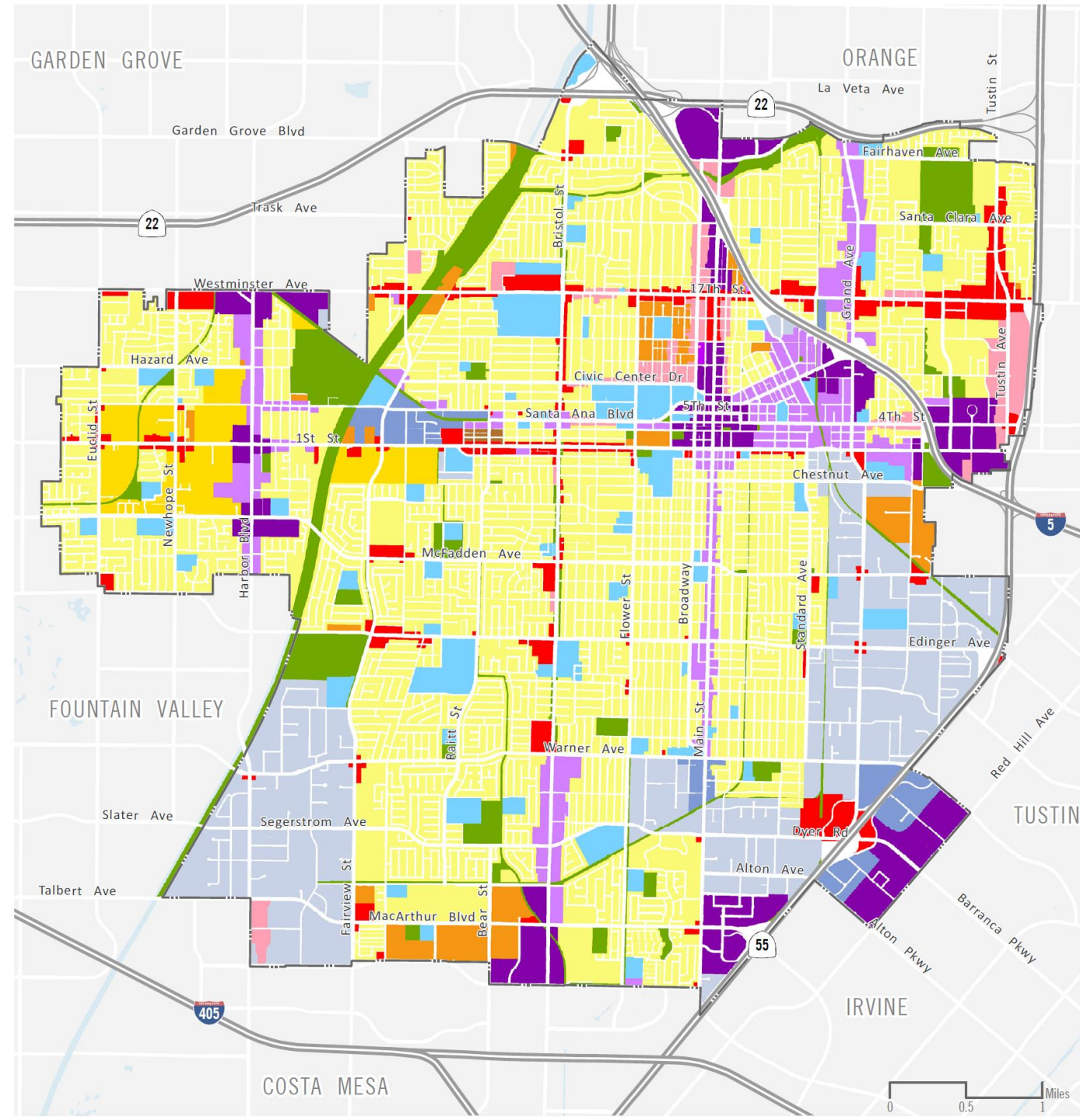
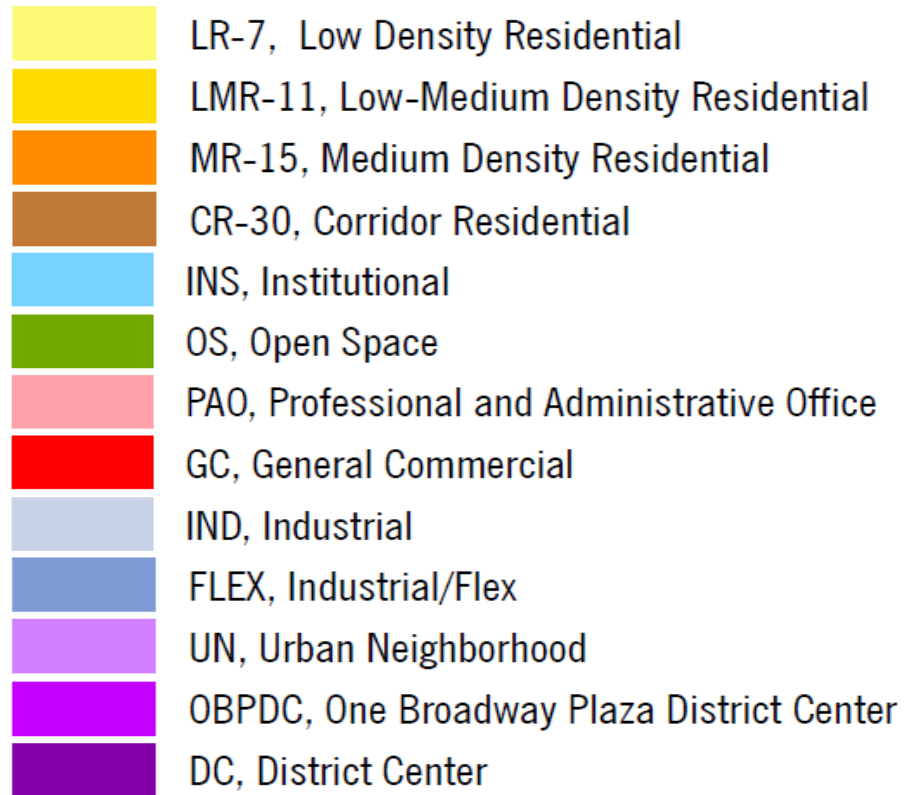
- The type, number, and location of **signage**
- Additional **permits** may be required such as for special events, alcohol, after-hours
- **Operational standards** may affect hours of operations, emissions, noise





# the land use plan

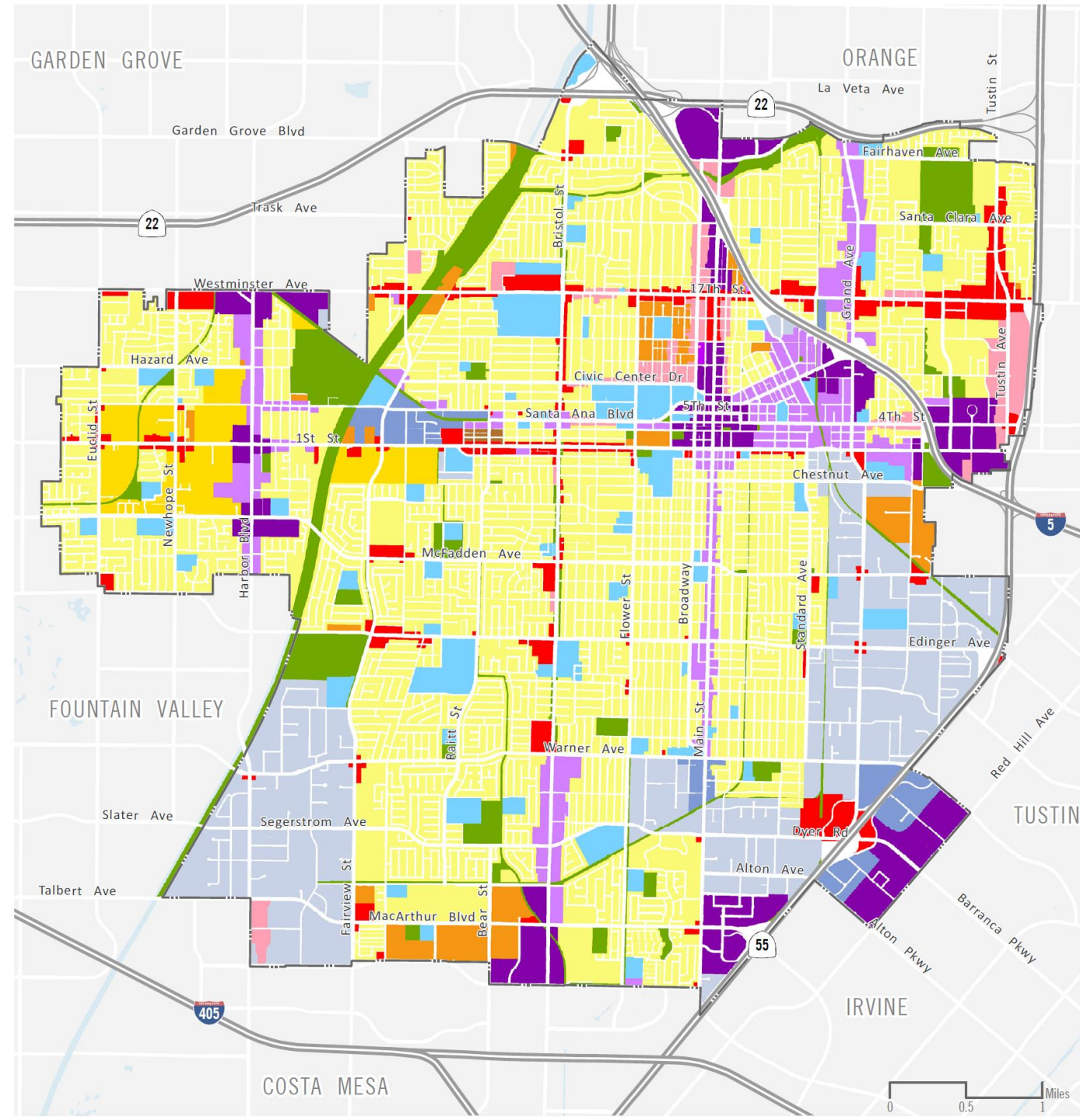
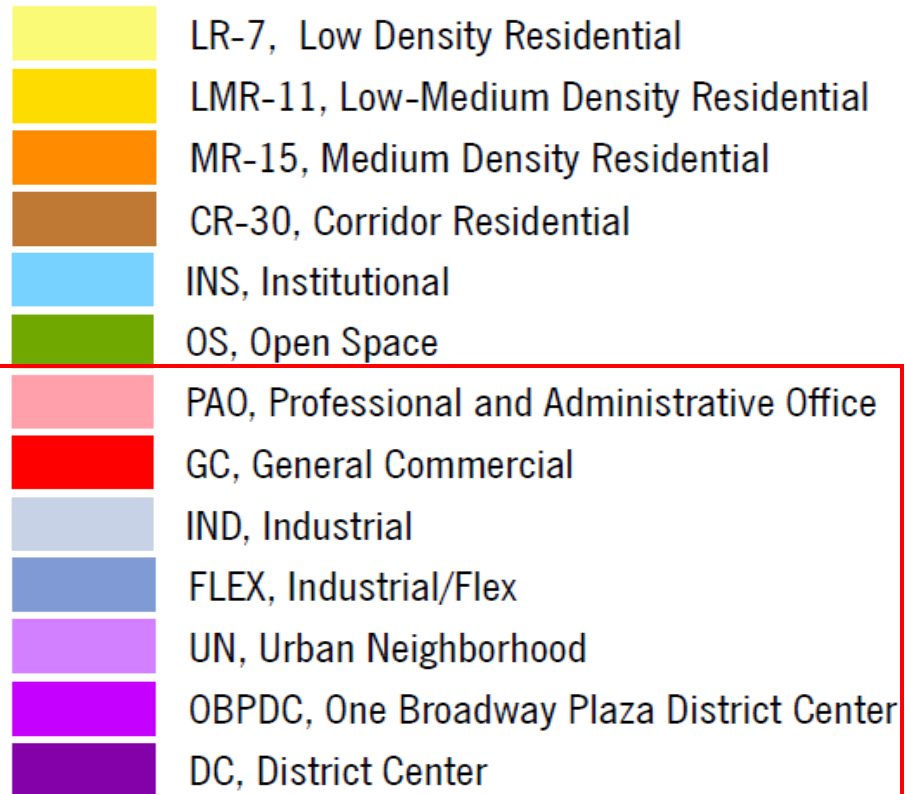
## General Plan Land Use
































# the land use plan

## General Plan Land Use



# translation to zoning districts

TABLE LU-3. DENSITY AND INTENSITY STANDARDS

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



Largely create a  
one-to-one  
correspondence with  
zoning districts

~~A1 - General agricultural~~  
~~RE - Residential estate~~  
 R1 - Single-family residence  
 R2 - Limited multiple-family residence  
 R3 - Medium-density multiple-family residence  
~~R4 - Suburban apartment~~  
 New - Corridor residential  
 New - Institutional  
 O - Open space  
 P - Professional (revise and expand)  
~~GC - Government center~~  
~~C1 - Community commercial~~  
~~C1-MD - Community commercial/Museum District~~  
 C2 - General commercial (new name and revise)  
 C4 - Planned shopping center (new name and revise)  
 C5 - Arterial commercial (new name and revise)  
~~CR - Commercial residential~~  
 M1 - Light industrial (revise)  
 M2 - Heavy industrial (revise)  
 New - Industrial flex  
 New - Urban Neighborhood  
 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 zones

# proposed modified zoning districts

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## PROFESSIONAL AND ADMINISTRATIVE OFFICE (PAO, PAO-1, PAO-1.5, PAO-2)

The Professional and Administrative Office designation allows for a variety of office and office-related uses, including professional and administrative office parks and professional uses such as legal, engineering, health, and insurance services. Also allowed are office-related services that support adjacent offices, such as restaurants, copy centers, courier services, and travel agencies.

	Maximum Intensity	Typical Maximum Height <sup>1</sup>
PAO	0.5 FAR	35 feet or 3 stories
PAO-1	1.0 FAR	35 feet or 3 stories <sup>2</sup>
PAO-1.5	1.5 FAR	35 feet or 3 stories
PAO-2	2.0 FAR	35 feet or 3 stories <sup>2</sup>

## GENERAL COMMERCIAL (GC, GC-1, GC-1.5)

The General Commercial designation provides highly visible and accessible shopping opportunities along arterial corridors and supports the development and continued operation of recreational, cultural, entertainment, employment, and educational opportunities near established residential neighborhoods.

This designation allows for retail and service establishments; recreational, cultural, and entertainment uses; business and professional offices; and vocational schools.

	Maximum Intensity	Typical Maximum Height <sup>1</sup>
GC	0.5 FAR	35 feet
GC-1	1.0 FAR	35 feet <sup>2</sup>
GC-1.5	1.5 FAR	35 feet <sup>2</sup>



# proposed modified zoning districts

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## INDUSTRIAL (IND)

The Industrial designation provides space for activities such as light and heavy manufacturing, warehousing, processing, and distribution as well as commercial uses ancillary to industrial activities. Industrial districts are significant sources of employment and municipal revenue, and they contribute to the economic health of the city and the region.

	Maximum Intensity	Typical Maximum Height <sup>1</sup>
IND	0.45 FAR <sup>2</sup>	35 feet

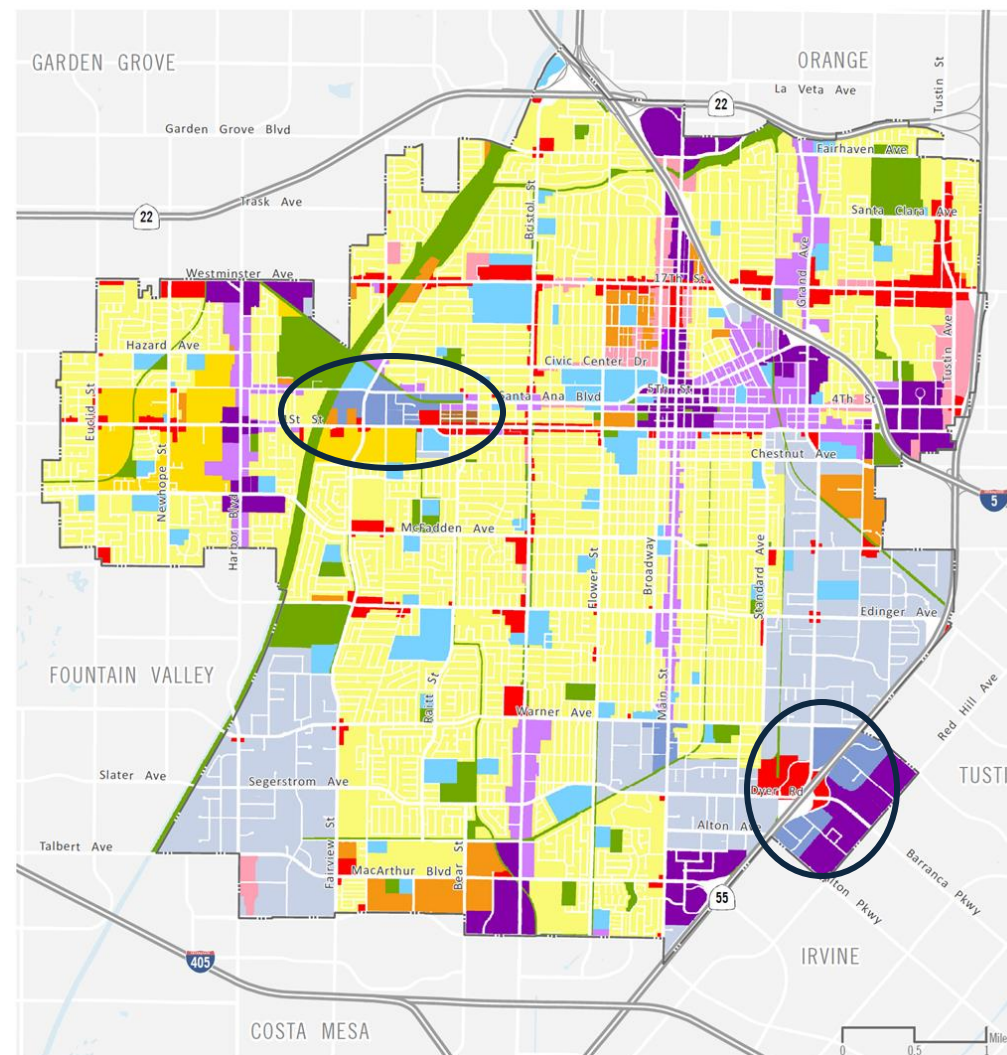
# proposed new zoning districts

## INDUSTRIAL / FLEX (FLEX)

The Industrial/Flex designation<sup>3</sup> is intended to provide context-appropriate development in areas with existing industrial uses. When adjacent to existing residential neighborhoods, this designation can provide a buffer between homes and traditional industrial uses. When adjacent to urban-scale mixed-use development, this designation is more free to emphasize significant employment opportunities.

Industrial/Flex allows for **clean industrial uses** that do not produce significant air pollutants, noise, or other nuisances typically associated with industrial uses, including office-industrial flex spaces, small-scale clean manufacturing, research and development and multilevel corporate offices, commercial retail, artist galleries, craft maker spaces, and **live-work units**. Adaptive reuse of buildings to accommodate live-work units is encouraged. Standalone residential is not permitted. Building form and height should reflect the existing context and, if inside a Focus Area, communicate the envisioned character for the area.

	Maximum Intensity	Typical Maximum Height <sup>1</sup>
<b>FLEX-1.5</b>	1.5 FAR and/or 30 du/ac	3 stories
<b>FLEX-3</b>	3.0 FAR	10 stories



# proposed new zoning districts

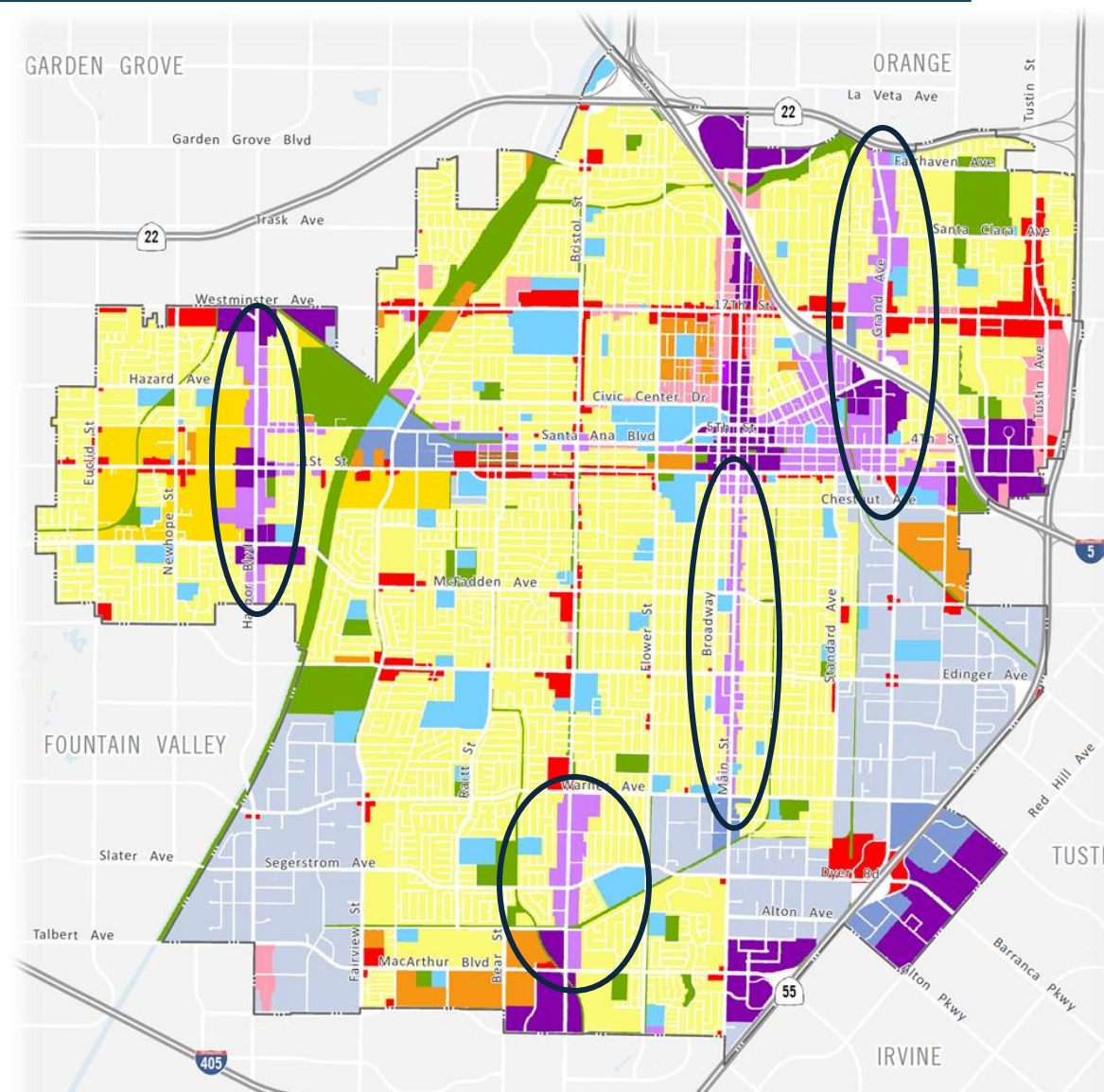
## URBAN NEIGHBORHOOD

(UN-20, UN-30, UN-40, UN-50)

The Urban Neighborhood designation<sup>1</sup> allows for the development of semiurban villages that are well connected to schools, parks, and shopping centers. These areas are accessible by multiple modes of transportation, have lively and pedestrian-friendly streetscapes, and are designed to foster community interaction.

This designation allows a mix of uses, including medium and medium-high density apartments, townhomes, garden- or motor-court homes, and neighborhood-serving commercial. Mixed-use projects are allowed in both horizontal configuration, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above.

	Maximum Intensity	Typical Maximum Height <sup>2</sup>
UN-20	1.0 FAR and/or 20 du/ac	3 stories <sup>2</sup>
UN-30	1.5 FAR and/or 30 du/ac <sup>3</sup>	4 stories <sup>2,3</sup>
UN-40	1.5 FAR and/or 40 du/ac	5 stories <sup>2</sup>
UN-50	1.5 FAR and/or 50 du/ac	6 stories <sup>2</sup>





# proposed new zoning districts

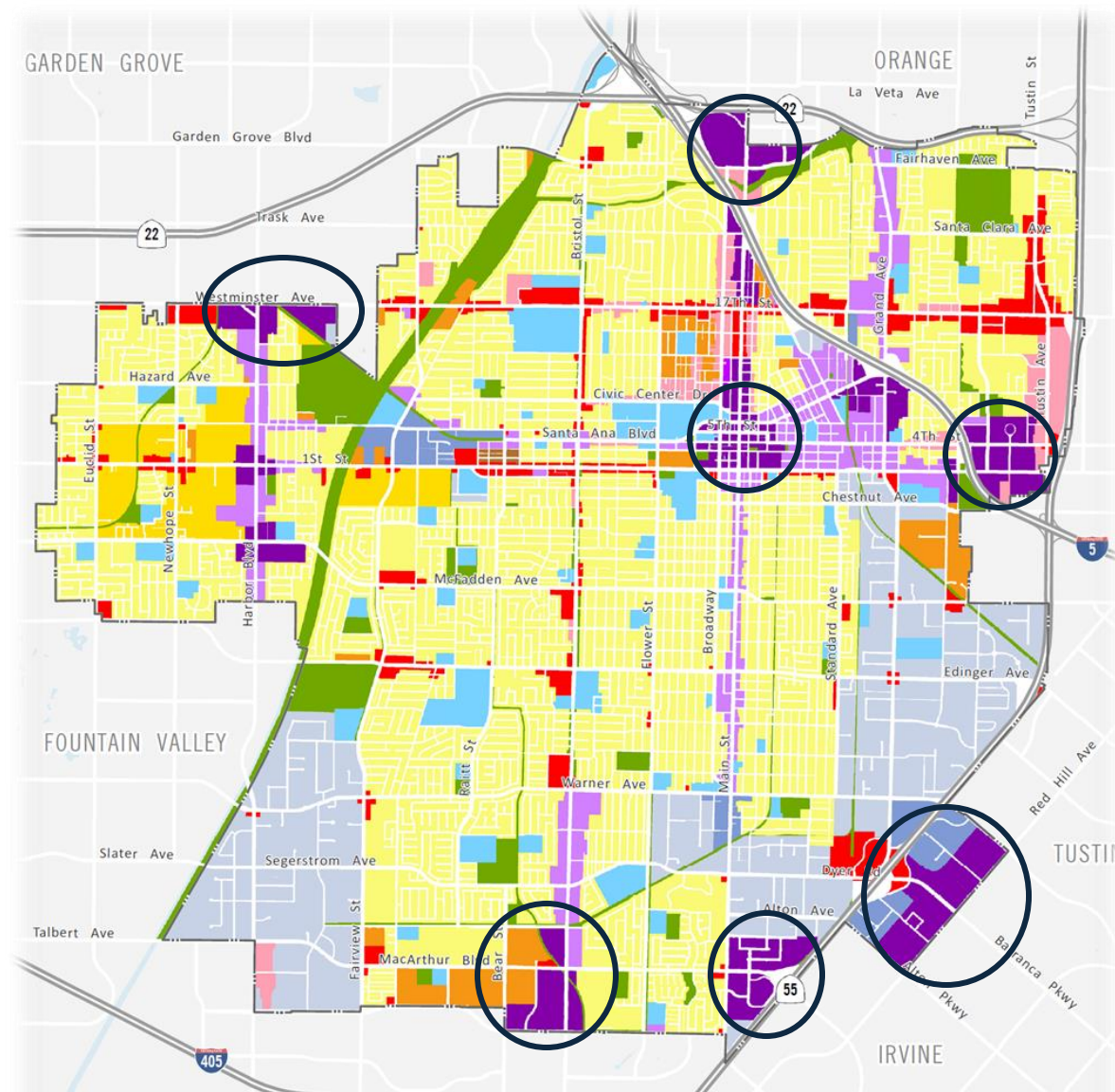
## DISTRICT CENTER

(DC-1, DC-1.5, DC-2, DC-3, DC-5)

The District Center land use designation<sup>1</sup> provides for distinctly urban retail, residential mixed-use, and employment centers that are well connected to public transportation. It includes the city's primary activity centers and opportunities for new urban-scale development.

This designation allows a mix of uses, including medium, medium-high, and urban density condominiums, apartments, and townhomes; professional offices; multilevel corporate offices; retail and commercial services; and cultural, education, recreation, and entertainment uses. Mixed-use projects are allowed in both horizontal configurations, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above.

	Maximum Intensity	Typical Maximum Height <sup>2</sup>
DC-1	1.0 FAR and/ or 90 du/ac	6 stories <sup>2</sup>
DC-1.5	1.5 FAR and/or 90 du/ac	10 stories <sup>2</sup>
DC-2	2.0 FAR and/or 90 du/ac	10 stories <sup>2,3</sup>
DC-2.1	2.1 FAR	20 stories
DC-2.54	2.54 FAR	5 stories
DC-3	3.0 FAR and/or 90 du/ac	10 stories <sup>2</sup>
DC-5	5.0 FAR and/or 125 du/ac <sup>4</sup>	25 stories <sup>2</sup>



# Q&A

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# Small Group Discussions

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# instructions

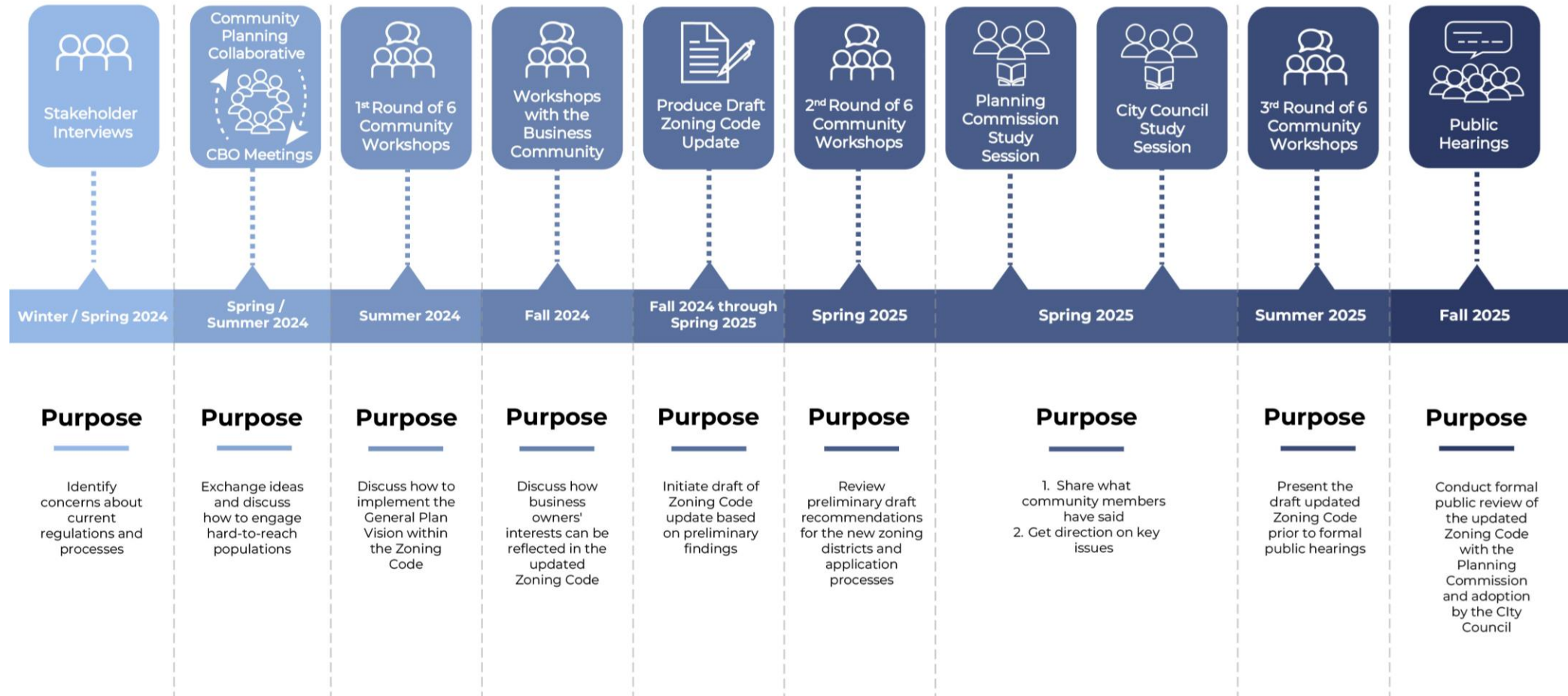
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- At your table, we invite you to participate in small group conversations about your experiences, insights, and ideas related to the Zoning Code
- Facilitators will share instructions and questions
- Discussion groups are organized by general categories of business
- Your voice matters and we encourage you to share

# Closing

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# engagement timeline



## contact us

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- **Siri Champion**, Senior Planner  
(714) 667-2751 | [SChampion@santa-ana.org](mailto:SChampion@santa-ana.org)

# Networking

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