



COMPREHENSIVE ZONING CODE UPDATE

RESIDENTIAL AND INDUSTRIAL INTERFACE, NONCONFORMING USES AND STRUCTURES

This workshop focuses on how the Zoning Code might address areas in Santa Ana where a residential neighborhood directly abuts or is close to an industrial zoning district. We will also discuss nonconforming uses (defined below) that may result from changes to the Zoning Code and how such uses may be allowed to continue in certain circumstances provided they meet certain operational standards.

What We Have Heard To Date

From spring to fall 2024, the City conducted interviews and hosted workshops to hear from residents, business owners, developers, and other stakeholders about issues of concern. Key themes included:

- ◆ Addressing incompatibility of residential and industrial uses by separating uses and updating standards.
- ◆ Applying regulations that promote health and access to jobs.
- ◆ Preserving industrial districts.

Terms to Know

General Plan: A comprehensive, long-term blueprint for the City's development, outlining its vision for the future and guiding land use, infrastructure, and other key aspects of the community

Residential: Housing, encompassing various types of dwellings like single-family homes, duplexes, town homes, apartments, and condominiums

Industrial: Business activities involving goods manufacturing, processing, and warehousing, as well as power generation

Nonconforming: A land use or structure that was lawful when established but no longer complies with current zoning regulations

General Plan Policy Foundation

The City adopted a new General Plan in 2022 that establishes land use policies implemented through the Zoning Code. The following policy topics are relevant for today's discussion.

- ◆ Fostering compatibility between land uses
- ◆ Avoiding development of industry and sensitive uses near each other
- ◆ Protecting industrial uses that provide quality job opportunities
- ◆ Retaining sufficient industrially zoned land to support employment for local residents
- ◆ Pursue and grow emerging business and industry furthering fiscal and environmental sustainability

What We Would Like To Hear From You

Do the following proposed zoning tools address stakeholder concerns and support General Plan policies? What other ideas do you have?

- ◆ Create a new Business Park zoning district and apply to properties at the interface between residential and industrial uses.
- ◆ Create a new Industrial Flex zoning district to promote opportunities in high-growth business clusters.
- ◆ Protect industrial uses in the M-1 and M-2 zoning districts away from sensitive receptors.
- ◆ Allow ongoing nonconforming uses to remain in operation, subject to certain standards.
- ◆ Require businesses to comply with development, design, and operational standards.

You can share during the discussion and/or write your thoughts on the reverse side (and turn this in to City staff).

Additional Feedback

How do the proposed strategies achieve the General Plan Policies?

- Foster compatibility between land uses
- Protect industrial uses that provide quality job opportunities
- Avoid the location of sensitive receptors and industrial land uses in close proximity

How can the strategies be improved?

What additional or alternative strategies can you identify?

What types of uses should be allowed in the Business Park district?

Do you have concerns regarding nonconforming uses or structures? If yes, what are they and how might they be addressed?

Do you have any other questions or ideas?