



Comprehensive Zoning Code Update

Stakeholder Workshops – Round 2

Use Regulations and Permitting Processes

Wednesday, May 21 and Thursday, May 29 - 2025

Welcome and Opening Remarks

Siri Champion, Senior Planner
City of Santa Ana
Planning & Building Agency

purpose of this workshop

- Form an **open and transparent** process
- **Share key takeaways** from Round 1 stakeholder engagement
- **Present zoning tools** under consideration
- **Receive input** on proposed approaches to:
 - Land use regulations citywide
 - Land use regulations in the UN and DC zoning districts
 - Streamlining application processes

guide for collaborative spaces

- Be here and be present. **Your knowledge is important.**
- **Honor perspectives.**
- Share the space **respectfully.**
- Trust (nothing is 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!**

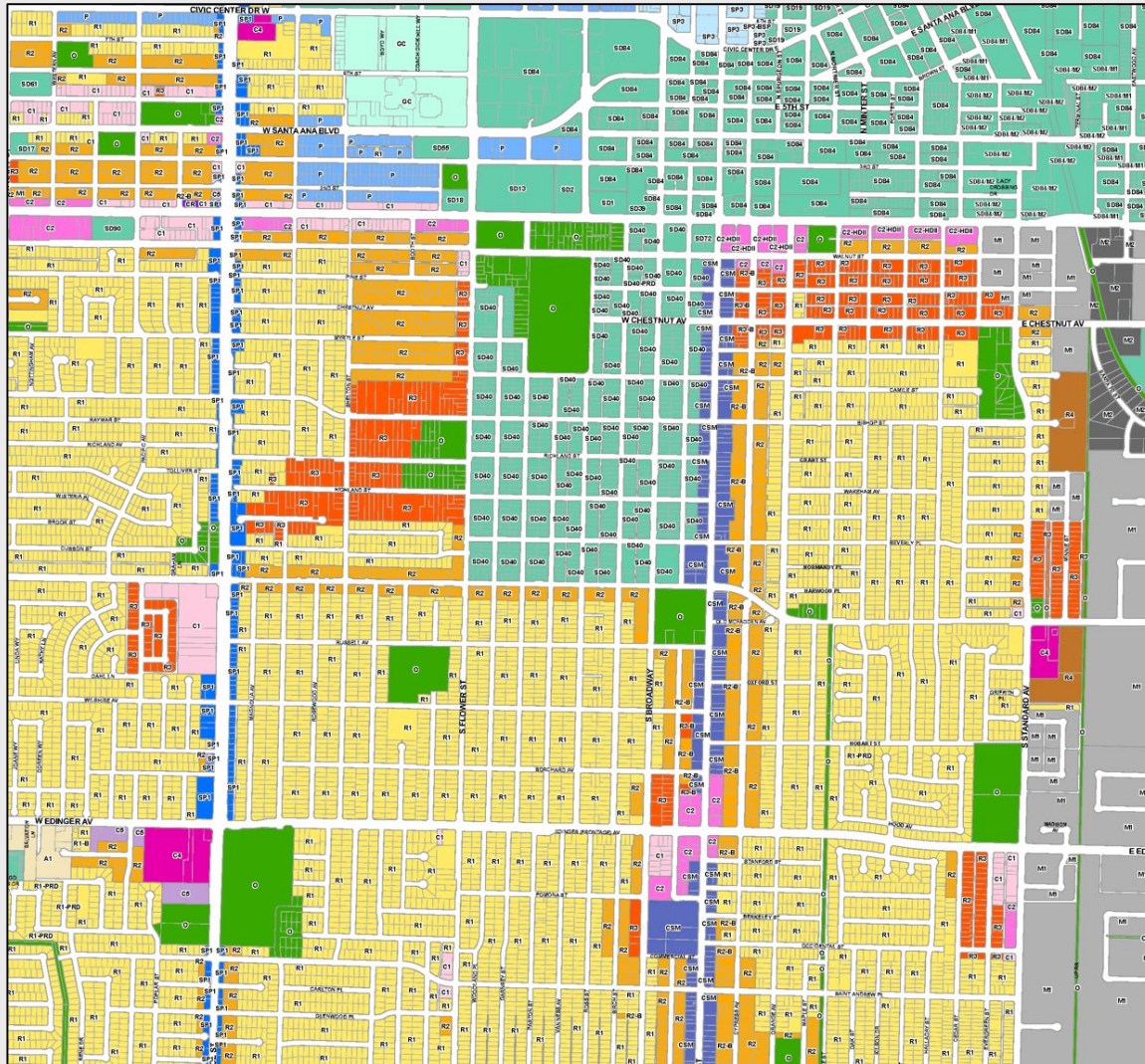
agenda

- Presentation
 - Background
 - Citywide changes
 - Two new zoning districts
 - Streamlining application review
- Questions and Discussion
- Next Steps



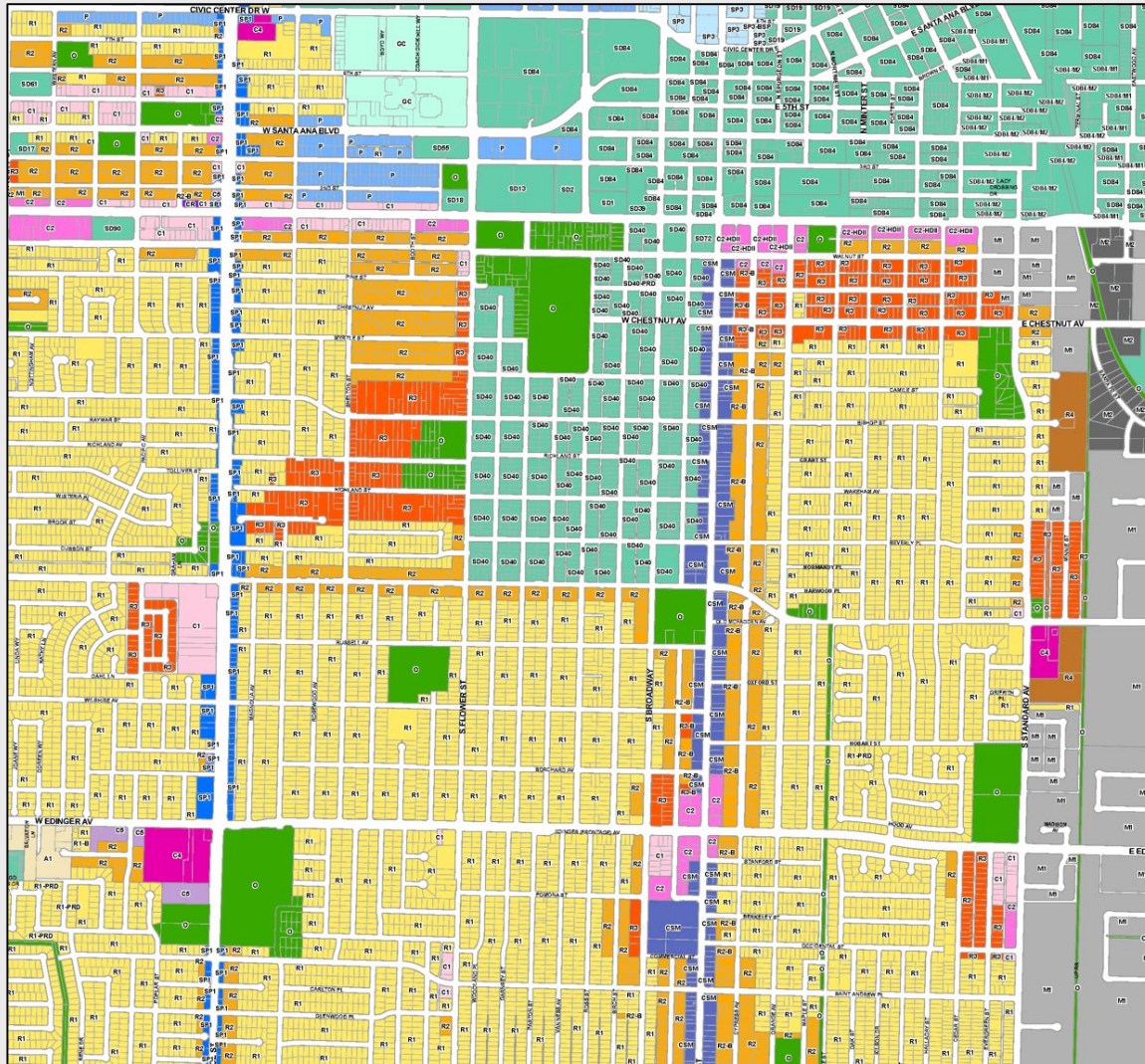
Background

what is zoning?

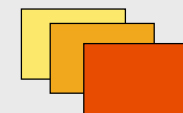


A zoning map establishes
zoning “districts”

what is zoning?



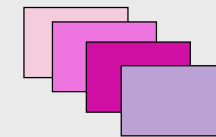
Zoning districts determine
what can be built and where
it can be built



Residential



Industrial



Commercial



Other

what is zoning?

Land use →

Allowed Uses by Residential District and Permit Requirements					
P - Use Permitted				A - Accessory Use Permitted	
CUP - Conditional Use Permit Required				T - Temporary Use Permitted	
MCUP – Minor Conditional Use Permit Required				— Use Not Allowed	
Permit Required by Zone					
Land Uses	R-7	R-11	R-15	R-30	Notes and Specific Use Regulations
Residential					
Accessory dwelling unit (ADU and Junior ADU)	P	P	P	P	
Boarding house	CUP	CUP	CUP	CUP	
Dormitory	-	-	-	-	
Employee housing for 6 or fewer residents	P	-			
Guest house •					
One-family dwelling					
Mobile home				P	
	-	-	P	P	
Accessory structure and use	A	A	A	A	
Supportive housing	P	P	P	P	
Transitional housing	P	P	P	P	
Two-family dwelling	-	P	P	-	
Care Facilities					
Child day care home, small	P	P	P	P	
Child day care home, large	P	P	P	P	
Emergency shelter					

For Illustrative Purposes Only

← Type of permit
← Zoning district

what is a zoning code?

rules for how

***a property can be
used***

residential

retail businesses

offices

industrial

a mix of compatible uses

government uses

parks and other open spaces

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rules for how

***projects can be
built and
operated***

how tall

how many parking spaces

requirements for landscaping

heights of fences and walls

hours of operation

inside versus outside uses

and more

what is a zoning code?

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*residential
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rules for how

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*how tall
how many parking spaces
requirements for landscaping
heights of fences and walls
hours of operation
inside versus outside uses
and more*

rules that identify

***required permits
and approval***

*staff-level review (“by-right”)
design review
conditional use permit
variance
sign permit
shared parking plan*

why have a zoning code?



...because good codes make good communities



An aerial photograph of Santa Ana, California, showing a dense residential area with numerous houses and trees. In the background, a range of mountains is visible under a clear sky. A semi-transparent white rectangular box is overlaid on the left side of the image, containing the text 'Round 1 Takeaways'. A thin blue vertical line is positioned to the left of the text box.

Round 1 Takeaways

key themes – round 1

Characteristics of
Development



Business &
Developer Friendly



Parking



Industrial Uses



key themes – round 1

Characteristics of Development



- **Increased variety of mixed-use development**
- Amenity requirements for large projects
- Incorporate public spaces in developments
- **Provide more opportunities for mixed residential and retail**
- **Offer flexibility for different uses**

Parking



- Address parking in residential neighborhoods
- Address parking for new multi-unit residential projects

Business & Developer Friendly



- **Minimize impact to existing developments**
- **Increase flexibility in the Zoning Code**
- **Streamlined processes whenever possible**

Industrial Uses



- Buffer homes and schools
- Encourage clean industries
- Create protected space for industrial businesses to operate



Land Use Regulations: Zoning Districts Citywide

residential districts



LR-7, Low Density Residential



Preserve & enhance



LMR-11, Low-Medium Density Residential



Preserve & enhance



MR-15, Medium Density Residential



Preserve & enhance

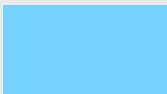




CR-30, Corridor Residential



New zone: apartments and townhomes at up to 30 units/acre

commercial districts & government owned

	Institutional➤	Preserve & enhance
	Open Space➤	Preserve & enhance
	Professional and Administrative Office➤	Preserve & enhance
	General Commercial➤	Preserve & enhance

industrial districts



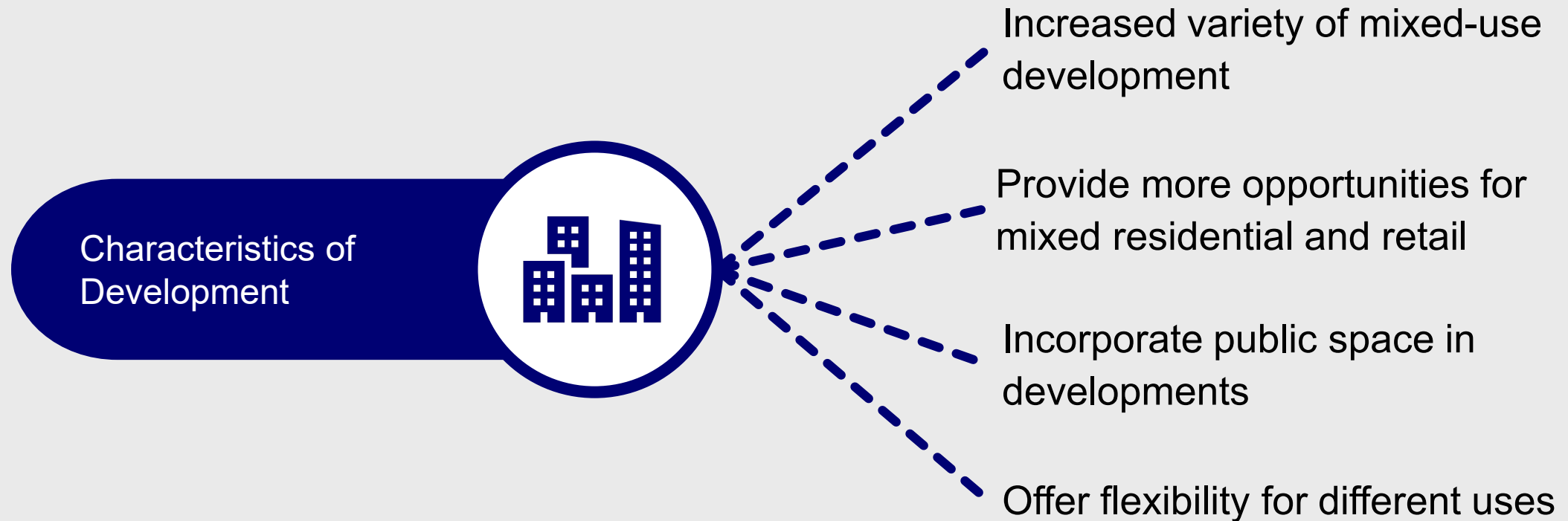
Industrial districts are in detail discussed at the May 13 and May 22 workshops.

An aerial photograph of Santa Ana, California, showing a dense residential area with many houses and trees. In the background, a range of mountains is visible under a clear sky. A semi-transparent white box is overlaid on the left side of the image, containing the title text.

New UN and DC Zoning Districts

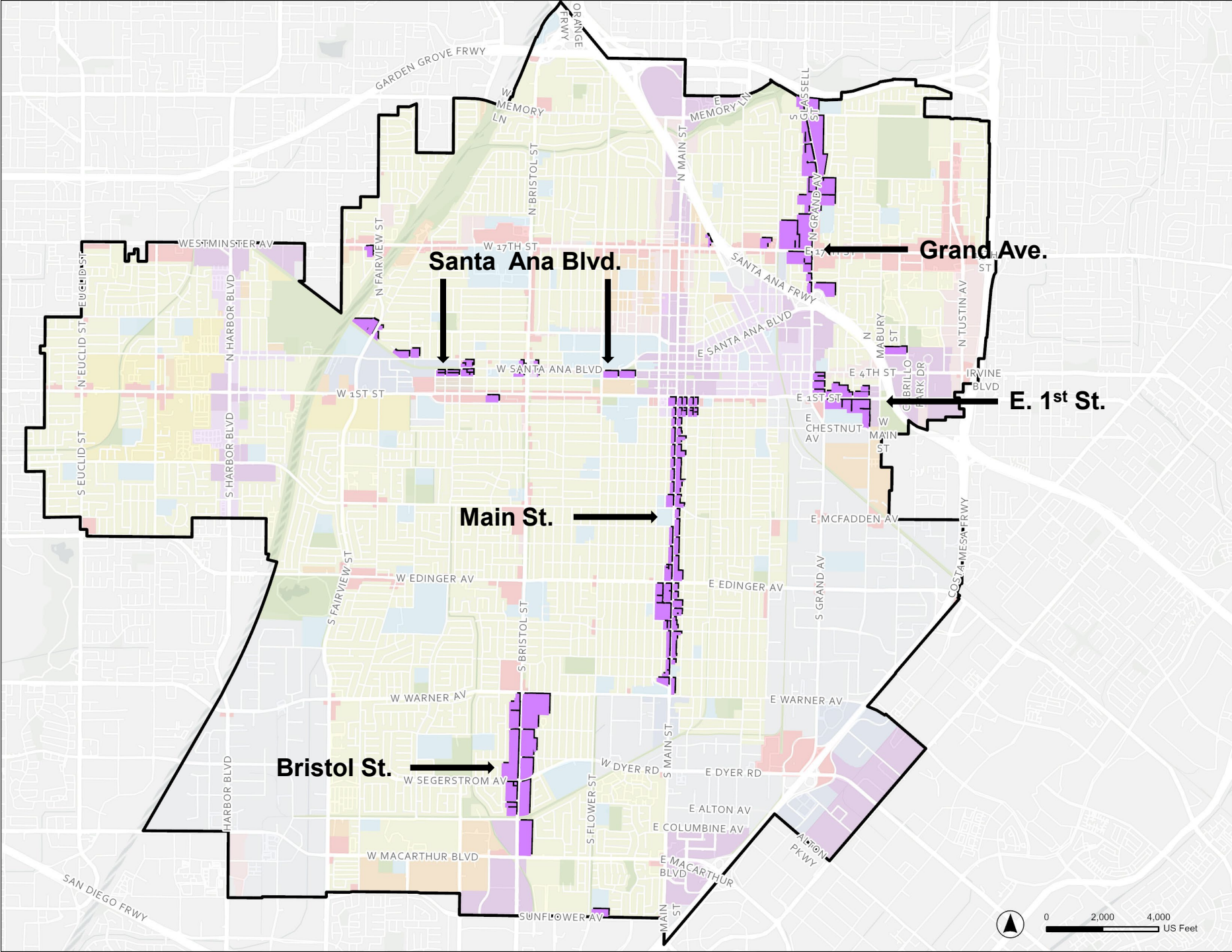
urban neighborhood (UN) districts

*Walkable urban districts for a variety of activity day and night.
Places to live, work, play, shop, and receive services.*



Urban
Neighborhood (UN)

Area	Max. Height	Units/ Acre Max.
Santa Ana Blvd.	3-4 stories	20-30
Main St.	3 stories	20
Bristol St.	4 stories	30
Grand Ave.	3-4 stories	20-30
E. 1 st St.	5 stories	40



UN residential uses

- Multi-unit residential
- Live/work
Studio/workshop and living quarters



UN assembly, education, and recreation uses

- Gym
- Schools
Vocational and trade school



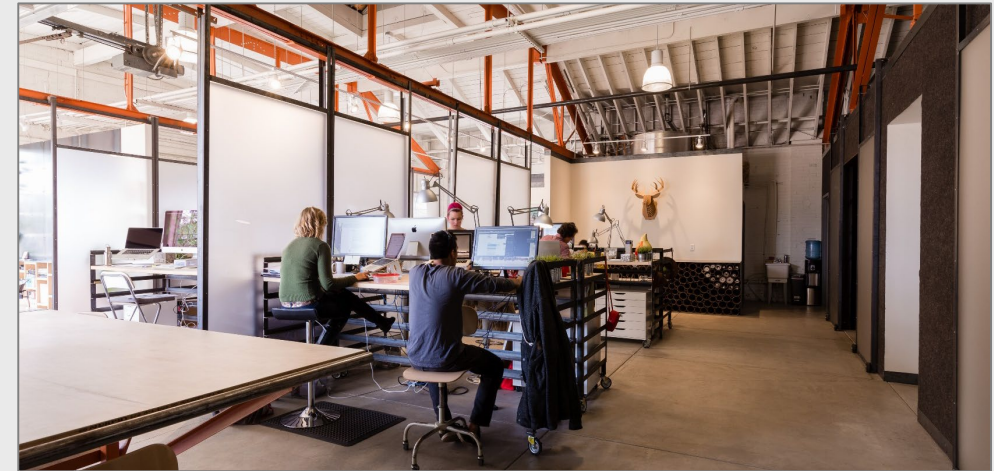
UN commercial uses

- Retail shops
- Restaurants
- Personal Services
 - *Barbers and salons*
 - *Dry-cleaning*



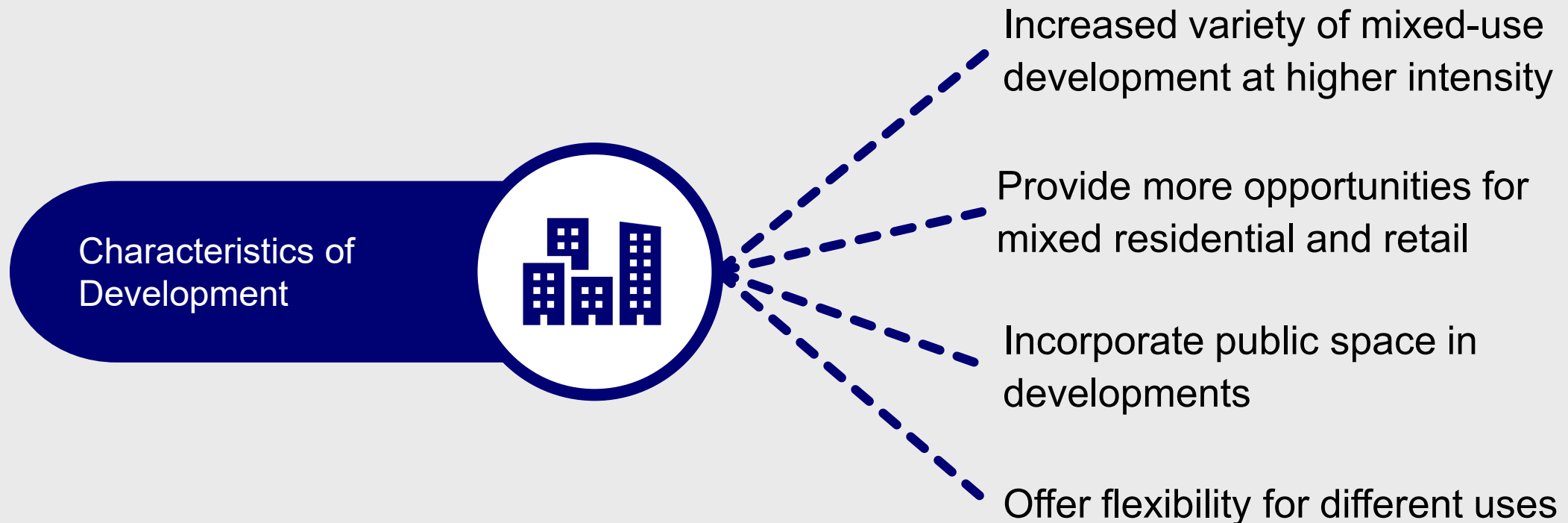
UN other uses

- Offices
 - *Medical office*
 - *Business and professional office*
- Care facilities
 - *Child day care*
- Art galleries/studios



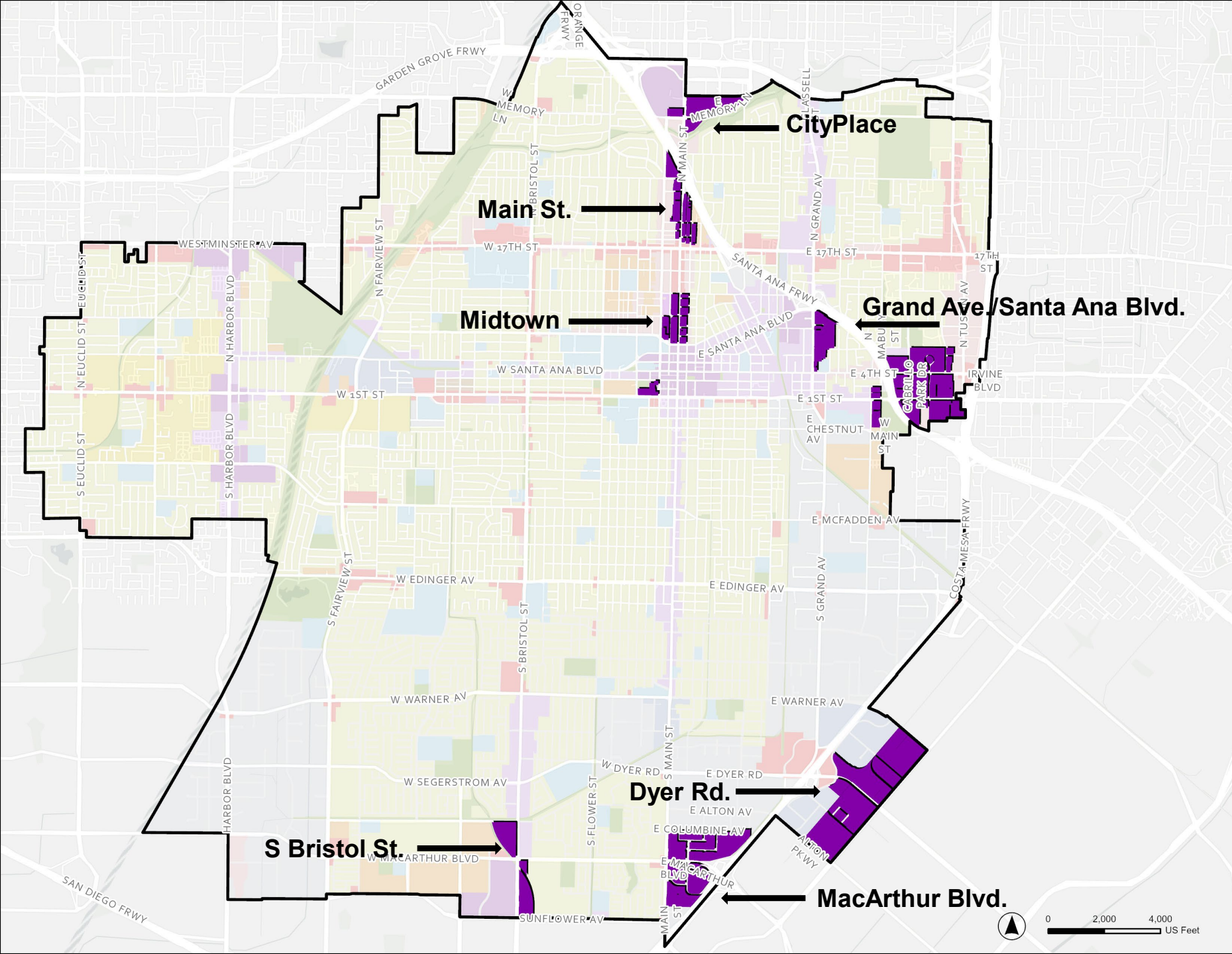
district center (DC) districts

*Walkable urban districts for a variety of activity day and night.
Places to live, work, play, shop, and receive services.*



District Center (DC)

Area	Max. Height	Units/ Acre Max.
Main St.	10 stories	90
Bristol St.	25 stories	125
Dyer Rd.	10 stories	90
Mac-Arthur Blvd.	6-10 stories	90
Grand Ave./ Santa Ana Blvd.	10-25 stories	90-125
City Place	5-6 stories	90
Midtown	6 stories	90



DC residential uses

- Multi-unit residential
- Live/work
Studio/workshop and living quarters



DC assembly, education, and recreation uses

- Gym
- Schools
 - Vocational and trade school*
- Museums
- Entertainment



DC commercial uses

- Personal Services
 - *Barber and beauty shops*
 - *Dry-cleaning*
- Retail shops
- Restaurants



DC other uses

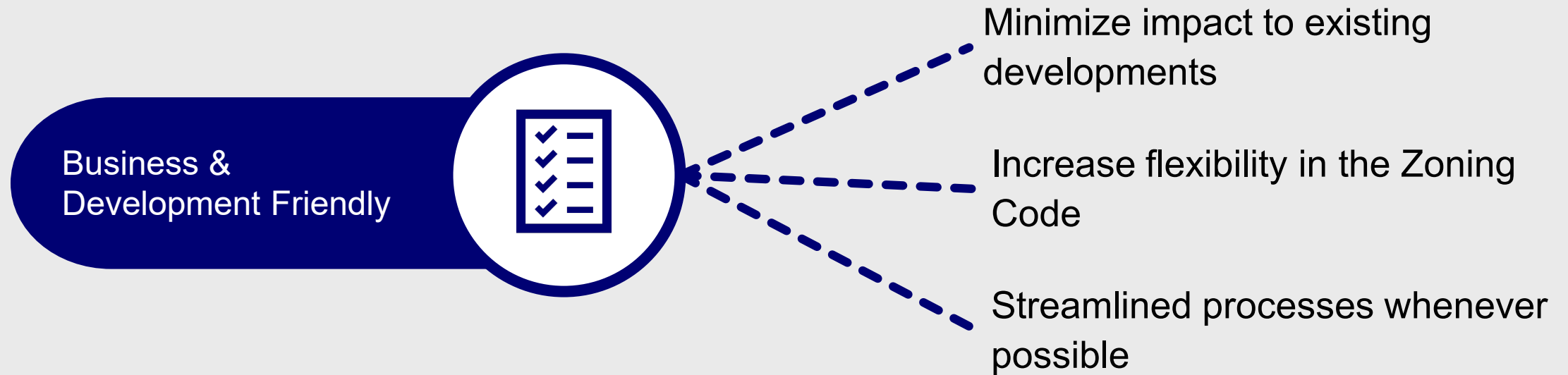
- Offices
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An aerial photograph of Santa Ana, California, showing a dense residential area in the foreground with various houses and trees. In the background, a range of mountains is visible under a clear sky. A semi-transparent white box with a blue border is overlaid on the left side of the image, containing the title text.

Proposed New Processes and Changes to Permit Requirements

what we've heard



objective

Simplify and streamline processes by:

- Allowing more uses “**by right**”
- Creating a **Minor Conditional Use Permit** process
- Giving **Planning Director authority** to approve projects that now require Planning Commission review

CUP

versus

MCUP

- Planning Commission approval
- Broad public notice provided
- Conditions applied
- Subject to revocation if terms violated

- Director-level approval
- Noticing primary stakeholders
- Conditions applied
- Subject to revocation if terms violated

minor conditional use permit

Example uses now
requiring CUP that
could shift to
MCUP



Vocational and
trade schools



Artisan crafts



Adult day care



Live/work



Small gyms



Wireless facilities



new “by right” process for residential projects

What: Streamlined review per State law for multi-unit residential projects that fully comply with objective design standards (ODS)

Why: Bring housing to market more quickly

How: Options:

Staff-level Review	Planning Commission Review
Review and approve compliant projects <i>No ability to direct changes</i>	Review and approve compliant projects <i>No ability to direct changes</i>
<ul style="list-style-type: none">• Lower cost for applicants• Saves staff time• Less public awareness	<ul style="list-style-type: none">• Higher cost to applicants• Requires more staff time• More public awareness

An aerial photograph of Santa Ana, California. The foreground shows a dense residential neighborhood with various houses, some with swimming pools, and lush green trees. The middle ground shows a more developed urban area with commercial buildings and parking lots. In the background, a range of mountains stretches across the horizon under a clear blue sky. A semi-transparent white box with a blue border is overlaid on the left side of the image, containing the text "Questions & Discussion".

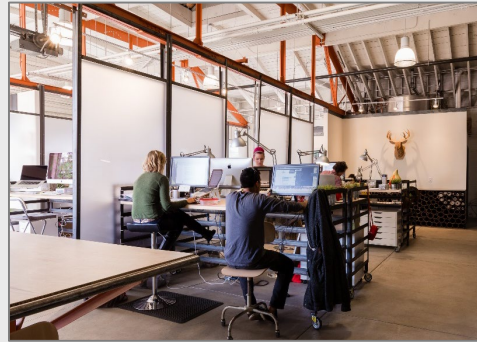
Questions & Discussion

discussion questions

- Do the proposed uses achieve the General Plan and community vision for walkable, urban, mixed-use areas?
- When are conditions or standards needed?
- What types of development applications or uses should be subject to a public hearing?
- Do you have any other questions or comments?

do the proposed uses achieve the vision?

*Walkable urban districts for a variety of activity day and night.
Places to live, work, play, shop, and receive services.*



when are conditions and standards needed?

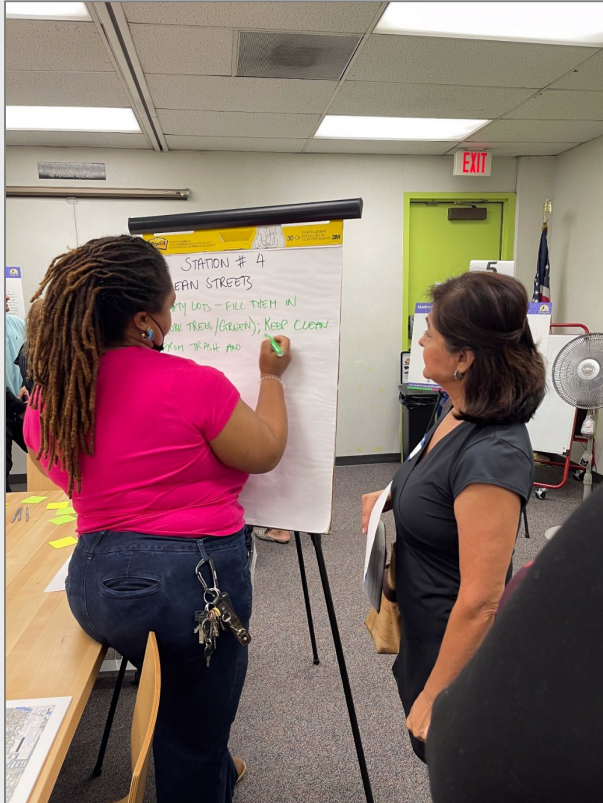


on what uses should the public comment?

- Notices are mailed to stakeholders when a project goes to public hearing. What types of uses do you want to know about before they are considered by decision-makers?



do you have any other questions or ideas?





Next Steps

round 2 workshops

Residential and Industrial Interface

This workshop will cover two topics: 1) how Code standards can address adjacent residential and industrial uses and 2) how the Code will address uses inconsistent with new regulations.

MAY 13, 2025
10:00 AM - 11:30 AM

SAC, School of Continuing Education at Centennial Park
2900 W Edinger Ave,
Santa Ana, CA 92704

MAY 22, 2025
5:00 PM - 6:30 PM

Delhi Center
505 E Central Ave,
Santa Ana, CA 92707

Development and Design Standards

This workshop session will address several topics related to development and design standards like parking, signs, and more.

MAY 14, 2025
5:00 PM - 6:30 PM

Roosevelt Walker Community Center
816 E Chestnut Ave,
Santa Ana, CA 92701

MAY 31, 2025
10:00 AM - 11:30 AM

McFadden Institute of Technology
2701 S Raitt St,
Santa Ana, CA 92704

Use Regulations and Permitting Process

This workshop will focus on two new zoning districts, Urban Neighborhood and District Center, and streamlining permitting processes.

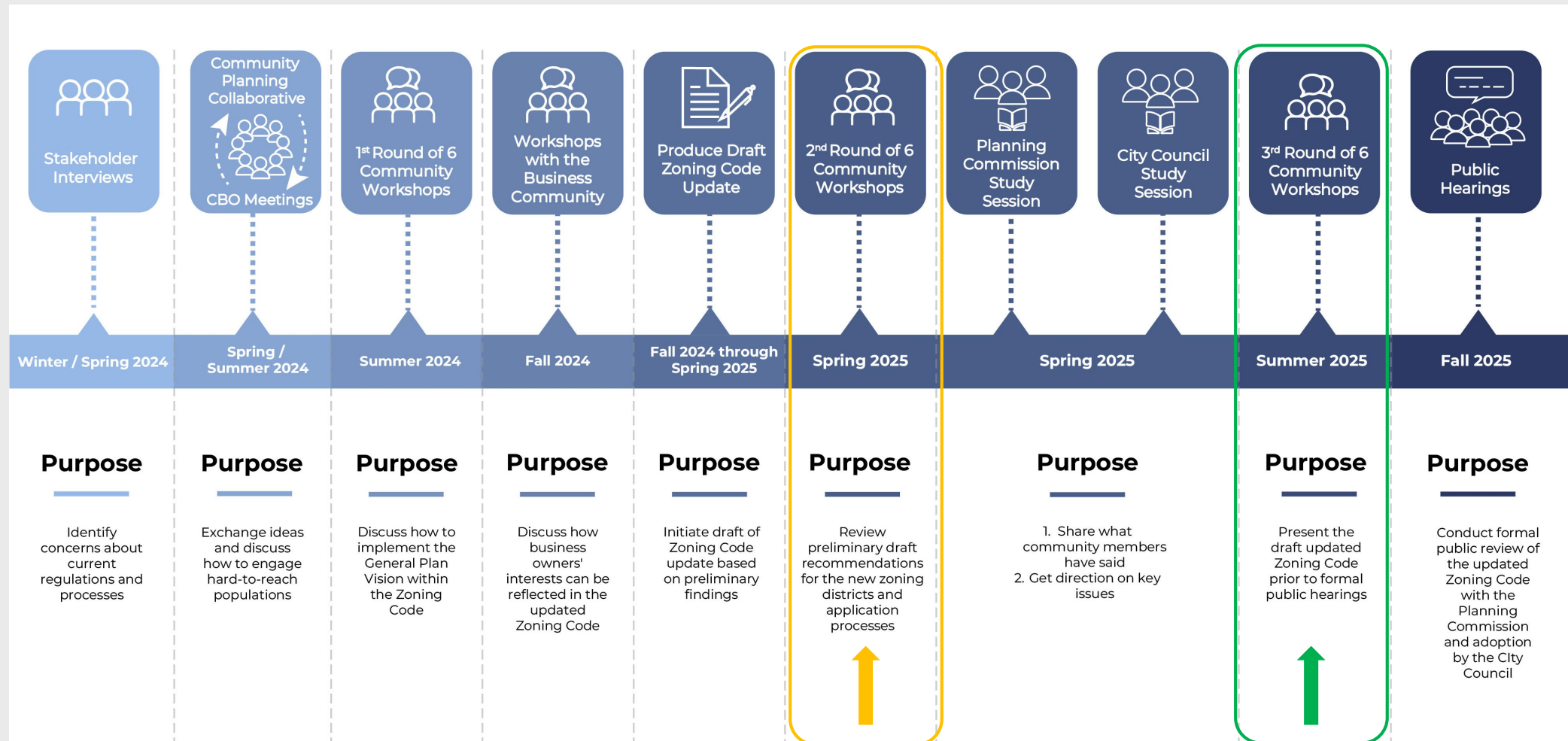
MAY 21, 2025
10:00 AM - 11:30 AM

The Village
1505 E 17th St,
Santa Ana, CA 92705,
Suite 101, Second Floor

MAY 29, 2025
5:00 PM - 6:30 PM

Southwest Senior Center
2201 W McFadden Ave,
Santa Ana, CA 92704

zoning code update timeline



Thank you!

An aerial photograph of Santa Ana, California, showing a dense residential area with many houses and trees in the foreground, and a vast cityscape extending to the mountains in the background under a clear sky.

For more information:

Siri Champion, Senior Planner
(714) 667-2751
schampion@santa-ana.org

An aerial photograph of Santa Ana, California, showing a dense residential area with numerous houses and trees. In the background, a range of mountains is visible under a clear sky. A semi-transparent white rectangular box is overlaid on the left side of the image, containing the text 'santa-ana.org/zoning-code-update' in a dark blue, sans-serif font. A thin vertical blue line is positioned to the left of the text box.

santa-ana.org/zoning-code-update