

City of Santa Ana

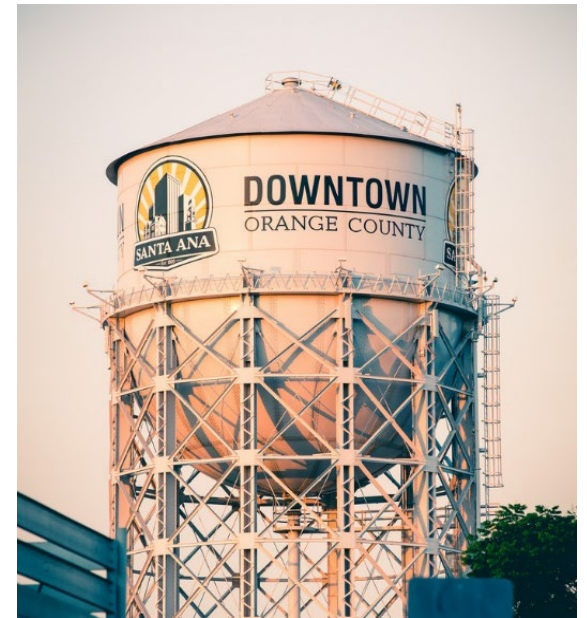
Objective Development Standards

Planning Commissioners Academy



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City of Santa Ana
Objective Development Standards
March 7, 2024



The General Plan (2022) establishes a vision to remain a world-class city.





Community Driven

- Over 100 community meetings and workshops
- Individual community workshops within each neighborhood where land use changes were being explored, with over 300 residents, business leaders, and community stakeholders participating in the workshops.
- Community Survey: Over 650 Responses
- Meetings with Environmental Justice groups and roundtables
- Over 100 CARES events within EJ areas
- Approximately 44,000 direct mailers sent to property owners and tenant in Focus Areas





Focus Areas

Developed with input and feedback from the City Council, Residents and Community Stakeholders, General Plan Advisory Committee & Interagency Team

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





Products constructed in the form-based code areas



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 ³
Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories ³
Medium Density Residential (MR-15)	15 du/ac	3 stories ³
Corridor Residential (CR-30)	30 du/ac	3 stories ³
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 ³
Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ^{3,4}
Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories ^{3,4}
Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ^{3,4}
General Commercial (GC)	0.5	35 feet ³
General Commercial-Medium (GC-1)	1.0 FAR	35 feet ^{3,4}
General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ^{3,4}
Industrial (IND)	0.45 FAR ⁵	35 feet ³
Industrial/Flex-Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories ³
Industrial/Flex-Medium (FLEX-3)	3.0 FAR	10 stories ³
Urban Neighborhood Low (UN-20)	1.0 FAR and/or 20 du/ac	3 stories ³
Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac ⁴	4 stories ^{3,6}
Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac ⁴	5 stories ³
Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac ⁴	6 stories ³
Core Broadway Plaza District Center (CBPDC)	2.9 FAR	37 stories ³
District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories ³
District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories ³
District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories ^{3,7}
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 ³
District Center-High (DC-5)	5.0 FAR and/or 125 du/ac ⁴	25 stories ^{3,7}

- Notes:
- Maximum Density/Intensity:** The maximum density/intensity identifies the upper limit of density and intensity allowed within each category. All development is also subject to the zoning standards in Chapter 41 of the Santa Ana Municipal Code, which may further restrict the allowable density/intensity. Zoning standards shall not exceed the maximum density/intensity standards herein unless there is an exception as set forth below. FAR calculations exclude structured parking space footprints.
 - Typical Maximum Height:** The typical maximum heights identify the upper limit of a typical building height within each density and intensity category, but the actual maximum standard allowed on each site may be different than listed in this table. The allowable height of development on any parcel is subject to the zoning standards in Chapter 41 of the Santa Ana Municipal Code and, if within a focus area, the focus area maximum height (starting on page 1026 of this element), both of which may further restrict the allowable height. Some properties within a height district, as defined in Section 41.002 of the municipal code, within an adopted or existing special planning area shown on a figure LU-2, or subject to specific development (SD) standards allow heights above the typical maximum height depicted here. The general height standard shall control the zoning standards where the allowable height, in the zoning standards differs from the typical maximum height shown in this table. This includes, but is not limited to the following: Metro East Mixed-Use Overlay (maximum 100-foot height); subzone Active Urban (no limit); Harbor Mixed-Use Transit Corridor Specific Plan - subzone Transit Node - 10 story max, subzone Neighborhood Processed - 3 story max, subzone Corridor - 4 story max; Transit Zoning Code - subzone Corridor - 3 story max.
 - Maximum Heights in Focus Areas:** Properties in focus areas with PNO-1, PNO-2, GC-1, GC-1.1, UN-30, DC-1, and DC-5 designations may have a lower maximum height than shown here. See local area strategy on page 1026 for the maximum heights allowed in each focus area. Where the maximum height allowed in a focus area is lower than the typical maximum height shown in this table, the focus area maximum height shall prevail.
 - Conversion Areas:** The Lake Center Development, near Lake Center Drive and Susan Street, defined by Specific Development Plan Number SD-150-SB, allows intensity up to 0.72 FAR. The property located at 4040 W. Carnegie Ave. and approved by vote no. 7099 on a low-rise residential up to 0.42 FAR. Select properties designated UN-10 may also permit height down building types with higher use than is allowed in the zoning code. The 4th and 6th are not subject to local center height standards. SD-10 allows intensities up to 50 du/ac. The Sunflower property located in SD-94 designated UN-50 allows densities up to 63 units per acre. The Harbor Corridor Specific Plan District Centers are limited to a max of 50 units per acre. The Westview Housing project (SD-93) designated as UN-40 allows density up to 42 du/ac.

CITY OF SANTA ANA GENERAL PLAN



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LAND USE

APPENDIX A

TABLE LU-A-1. INTERIM DEVELOPMENT STANDARDS

Flexibility is allowed for the developer to select one of respective Interim Development Standards options for designing the development, which may be the least restrictive of the multiple allowable options referenced in this table for the respective general plan land use designation. The Santa Ana Municipal Code Section 41.669 regarding Development Project Plan Approval and applications required pursuant to SD-330, as amended from time to time, apply to development projects applying the Interim Development Standards.

General Plan Design.	Max Intensity and Height	Interim Devt Standards	Additional Clarification
SOUTH MAIN STREET FOCUS AREA			
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories 2. SD-40 shall remain the regulatory zoning for areas currently zoned SD-40
Flex 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged 2. Standalone residential is not permitted 3. Uses per Table 2 Interim Industrial Flex Uses
GRAND AVENUE AND 17TH STREET FOCUS AREA			
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac
UN-40	40 du/ac 5 stories	SD-84 CR MEMU NT	1. The SD-84 and MEMU maximum stories may be exceeded, but shall be a maximum height of 5 stories
DC-2	80 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lineo Block, and Stacked Dwelling building type maximum height shall be 6 stories
Flex 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged 2. Standalone residential is not permitted 3. Uses per Table 2 Interim Industrial Flex Uses
WEST SANTA ANA BOULEVARD FOCUS AREA			
CR-30	30 du/ac 3 stories	R2 SD-84 CR SP2 NT	N/A
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac
FLEX 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged 2. Standalone residential is not permitted 3. Uses per Table 2 Interim Industrial Flex Uses
55 FREEWAY AND DYER ROAD FOCUS AREA			
DC-2	80 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lineo Block and Stacked Dwellings building type maximum height shall be 6 stories
Flex 3.0	zero du/ac 10 stories	M1	1. Live work units are not permitted 2. Uses in Table 2 Interim Industrial Flex Uses
General Plan Designations:	Interim Development Standards:		
CR-30 Corridor Residential	SD-40 Specific Development No. 40		
UN-20 Urban Neighborhood-Low	SD-84 Specific Development No. 84 - Transit Zoning Code-UN-2 Urban Neighborhood 2 (CR) Corridor DT, Development TN, Transit Village		
UN-30 Urban Neighborhood-Medium-Low	SP2 Harbor Mixed-Use Transit Corridor Specific Plan TN, Neighborhood Transitional TN-S, Transit Node South TN, Transit Node North		
UN-40 Urban Neighborhood-Medium	MEMU Metro East Mixed-Use Overlay Zone NT, Neighborhood Transitional, AIB Active Urban		
Flex-1.5 Industrial Flex-Low	M1 Light Industrial		
Flex-3.0 Industrial Flex-Medium	R2 Two-Family Residence		
DC-2 District Center-Medium	DC-2 District Center-Medium		
DC-5 District Center-High	DC-5 District Center-High		

CITY OF SANTA ANA GENERAL PLAN



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LAND USE

Interim development standards included in the Land Use Element





Harbor Mixed Use Transit Corridor Plan

Permitted Uses

Table 3-2 shall regulate land uses within the Harbor Corridor Plan area. The table provides uses by district. The uses are indicated by abbreviation: permitted (P), not permitted (N), permitted by Conditional Use Permit (CUP), permitted by Land Use Certificate (LUC), and permitted through Site Plan Review (SPR). The Transit Node District is divided into two areas based on their proximity to the transit stops.

Transit Node | North: Permitted uses shall apply to properties in the Transit Node District adjacent to the North Transit Stop as depicted in Figure 3-1.

Transit Node | South: Permitted uses shall apply to properties in the Transit Node District adjacent to the South Transit Stops as depicted in Figure 3-1.

Table 3-2. Permitted Uses

LAND USE TYPE	TRANSIT NODE		CORRIDOR	NEIGH TRANSITIONAL	OPEN SPACE
	NORTH	SOUTH			
RESIDENTIAL					
Joint living-working quarters	P (1)	P	P (2)	CUP	N
Care homes	N	N	CUP	CUP	N
Single family dwelling	N	N	P	P	N
Multi-family dwellings (in building types other than a House or Live-Work)	P (1)	P (1)	P	P	N
RECREATION, EDUCATION, AND ASSEMBLY					
Community assembly or religious facility	P (1)	P (1)	P	CUP	N
Library, museum	P	P	P	P	SPR
Park or recreation facility (outdoor)	P	P	P	P	P
Commercial recreation/health/fitness (indoor)	CUP	CUP	N	N	P
School	P (1)	P (1)	P	CUP	N
Studio	P (3)	P	P	CUP	N
Theater, cinema or performing arts	P	P	P	N	N
RETAIL					
General retail	P (3)	P	P	P (2)	N
Grocery, food market	P (3)	P	P (3)	P (2)	N
Eating establishment	P (3)	P	P	P (2)	N
Auto or motor vehicle sales	N	N	CUP	N	N
SERVICE: GENERAL					
Auto or motor vehicle service	N	N	CUP	N	N
Banquet facility/catering - subject to 41.199.1 of the SAMC	CUP (1)	CUP (1)	CUP (1)	N	N

Table 3-3. Building Type and Form

BUILDING TYPE	TYPICAL DENSITY RANGE (du/ac)	LOT SIZE (feet)		HEIGHT (stories)							
		DEPTH	WIDTH	Transit Node North		Transit Node South		Corridor		Neighborhood Transitional	
				MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
House	5-12	70' min	25'-100'	Not Allowed		Not Allowed		2	3	-	2
2-/3-/4-plex	10-15	100' min	50'-125'	Not Allowed		Not Allowed		2	3	--	2
Bungalow Court	10-15	130' min	100'-180'	Not Allowed		Not Allowed		2	3	--	3
Live-Work	12-15	100'-200'	75'-125'	Not Allowed		3	3	2	3	2	3
Rowhouse	7-18	100'-200'	75'-150'	Not Allowed		3	3	2	3	2	3
Tuck-Under	12-18	75' min	95'-250'	Not Allowed		3	3	2	3	2	3
Courtyard Housing	20-30	130'-250'	125'-200'	Not Allowed		4	5	2	4	2	3
Flex Block	30-40	130' min	75'-200'	4	10	4	10	2	4	Not Allowed	
Stacked Dwellings	40-50	130' min	125'-200'	4	10	4	10	2	4	Not Allowed	
Lined Block	45-50	170' min	125'-130'	4	10	4	10	2	4	Not Allowed	

Notes: The Open Space District is exempt from building type requirements. Building type and form will be subject to approval of Site Plan Review. Density ranges shown are typical, however, actual project density may vary from these ranges.



Courtyard Housing. Max Stories: 3-5



Building Frontage Types and Floor Heights

The frontage types and floor heights work in combination with the underlying land use district to ensure that proposed development is consistent with the City's goals for building form, character, and quality. Subject to the requirements of the applicable land use district, a proposed building shall be designed with one or more of the following frontage types: arcade, gallery, shopfront, forecourt, stoop, and frontyard/porch.

Traditionally, commercial storefronts are characterized by tall storefront windows designed to display merchandise to pedestrian passersby and entice them inside, while enhancing interior daylighting. New buildings in the Transit Node and Corridor districts shall construct taller ground floors to maintain an attractive and consistent space, while also maximizing flexibility for current and future uses. Table 3-4 indicates minimum floor heights for each district.

Table 3-4. Frontage Floor Height Minimums and Districts

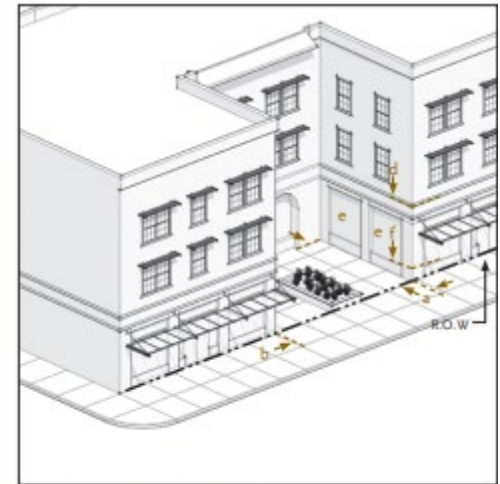
Frontage	Ground Floor	Upper Floor	Permitted Districts
Arcade (A)	15 feet	9 feet	TN, C
Gallery (B)	15 feet	9 feet	TN, C
Shop Front (C)	15 feet	9 feet	TN, C
Forecourt (D)	15 feet	9 feet	TN, C
Stoop (E)	10 feet	9 feet	TN-S, C, NT
Frontyard/Porch (F)	10 feet	9 feet	TN-S, C, NT

Note: Floor height refers to livable space and excludes space needed for mechanical equipment and other structural requirements.

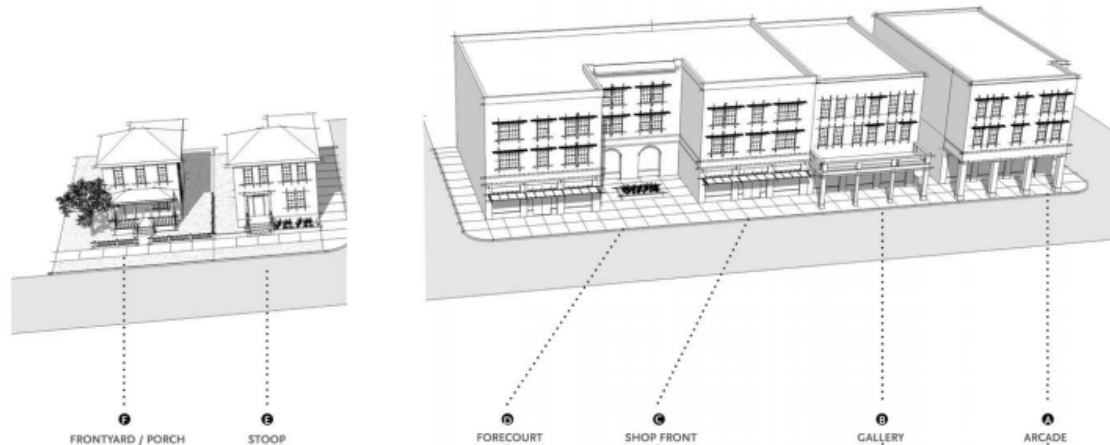
Standards for All Frontage Types

1. A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk unless the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 18 inches and 36 inches tall per frontage type (aluminum storefront or spandrel panel may not substitute for a bulkhead).
2. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.
3. Awnings, signs, balconies, and other architectural projections shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment within 8 feet of the curb.
4. Awnings shall only cover storefronts and openings so as to not cover the entire facade.
5. The term "clear" means that the identified area is free of encroachments other than signs and light fixtures.
6. Encroachments in the public right-of-way require the approval of the Public Works Agency.
7. Parking garages are required to employ a frontage type that is the same or complementary to the attached or adjacent buildings.

Additional photographs, diagrams, and standards for building frontages are provided in the following pages.

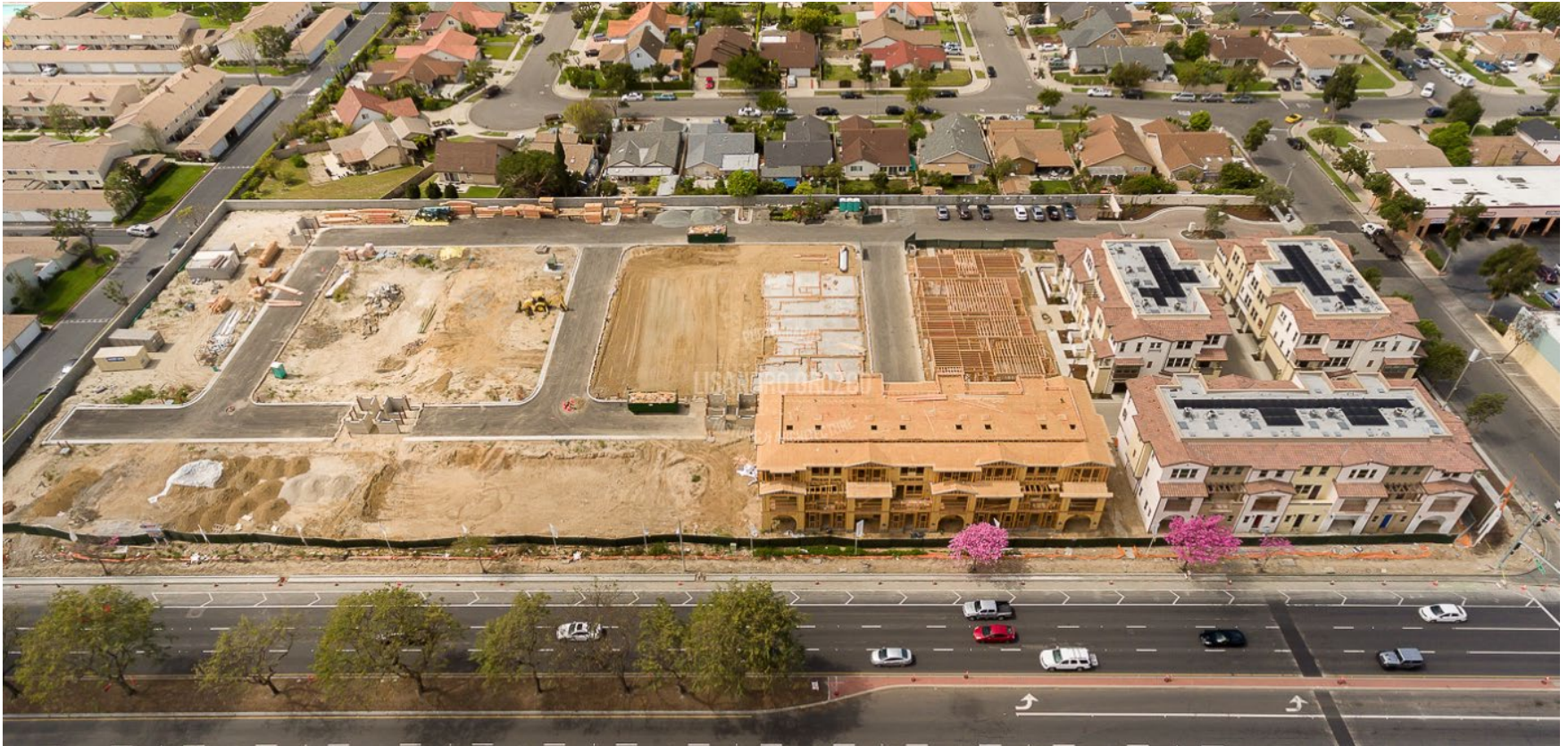


Axonometric Diagram: Forecourt



Section Diagram: Forecourt





City Ventures – Harbor and Kent



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City Ventures – Harbor and Kent



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Toll Brothers – Rafferty





Toll Brothers – Rafferty



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National Core – Legacy Square



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National Core – Legacy Square



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Trumark – Tribella



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Trumark – Tribella



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Warmington Residential



Grand and Grovemont



Challenges

- Overly prescriptive
 - Limits building types
 - Limits architectural styles
- Lot size minimums limit small/medium scale development
- Challenging to use – not user friendly
- Deviations trigger discretionary actions





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