



# CITY OF SANTA ANA

## Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF SANTA ANA, CA

The City of Santa Ana encourages the public to participate in the decision-making process. The following notice is being provided so that you can ask questions, make comments, and stay informed about projects that might be important to you. We encourage you to contact us prior to the Public Hearing if you have any questions.

**NOTICE IS HEREBY GIVEN** - The City Council of the City of Santa Ana will hold a public hearing to receive public testimony and will take action on the item described below.

**Project Location:** The area within the Transit Zoning Code/Specific Development (SD) No. 84 Zoning District, as depicted in the attached map.

**Project Applicant:** City of Santa Ana

**Proposed Project:** City Council consideration of Zoning Ordinance Amendment (ZOA) No. 2024-02 and Amendment Application (AA) No. 2024-03 to amend the Transit Zoning Code (Specific Development (SD) No. 84) zoning district of Chapter 41 (Zoning) of the Santa Ana Municipal Code and to amend the City's Zoning Map. The proposed amendments include removal of industrial uses from the permitted uses table, updates to the nonconforming regulations, a new amortization process, and new operational standards applicable to businesses within the zoning district. The proposal also includes removing the Light Industrial (M1) and Heavy Industrial (M2) suffixes from certain properties within the SD-84 zoning district, as shown on the City's Zoning Map.

**Environmental Impact:** In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an addendum has been prepared to the City of Santa Ana's Transit Zoning Code (SD-84) Environmental Impact Report (EIR) to demonstrate that, pursuant to the standards contained in CEQA Guidelines Section 15162, this project is within the scope of the Transit Zoning Code (SD-84) EIR No. 2006-02, State Clearinghouse (SCH) No. 2006071100, certified by the City of Santa Ana on June 7, 2010. The Transit Zoning Code (SD-84) EIR fully analyzed the potential impacts associated with the proposed code amendments. This is consistent with Section 8.06 of the City's Local Guidelines for Implementing CEQA.

**Action Taken by the Planning Commission on March 6, 2025:** Planning Commission recommends that the City Council adopt the following: a Resolution to make findings pursuant to Public Resources Code Section 21166 and adopt the Addendum to the Transit Zoning Code Environmental Impact Report (State Clearinghouse Number No. 2006071100), a Zoning Ordinance Amendment (ZOA) No. 2024-02 to make changes to the text of the Transit Zoning Code and Amendment Application (AA) No. 2024-03 to amend the SD-84 zoning district of Chapter 41 (Zoning) of the Santa Ana Municipal Code to amend the City's Zoning Map to remove the Light Industrial (M1) and Heavy Industrial (M2) suffixes from certain properties in the SD-84 zoning district. VOTE: 4-2-1 (Ayes: Commissioners Oliva, Pham, Escamilla, Woo; Noes: Commissioners Benninger, Leo; Absent: Commissioner Ramos).

**Meeting Details:** This public hearing will be held on **Tuesday, April 1, 2025 at 5:30 P.M.**, or as soon thereafter as the matter may be heard, in the City Council Chamber, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit <https://www.santa-ana.org/agendas-and-minutes/>.

**Written Comments:** If you are unable to participate in the meeting, you may send written comments by e-mail to [eComment@santa-ana.org](mailto:eComment@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Jennifer L. Hall, City Clerk, City of Santa Ana, 20 Civic Center Plaza – M30, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the City Council but will be made part of the record.

**Where To Get More Information:** All staff reports regarding any item on this agenda are available for public inspection in the City Clerk's Office during regular business hours and posted on the City's website the Tuesday before a Council meeting at: <https://www.santa-ana.org/agendas-and-minutes/>.

**Who To Contact For Questions:** Should you have any questions, please contact Margarita Macedonio with the Planning and Building Agency at [MMacedonio@santa-ana.org](mailto:MMacedonio@santa-ana.org) or (714) 667-2288.

**Note:** If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Kristie Ha (714) 565-2627.**

<p><i>City of Santa Ana</i> <i>Transit Zoning Code Area</i></p>
---

