



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**February 4, 2025**

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**TOPIC:** ADU Ordinance Amendments (Citywide) Second Reading

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**AGENDA TITLE**

Second Reading of Zoning Ordinance Amendment No. 2024-03 – An Ordinance of the City Council of the City of Santa Ana Amending Article II (Use Districts) of Chapter 41 (Zoning) of the Santa Ana Municipal Code relating to Accessory Dwelling Units (ADUs)

First Reading January 21, 2025 City Council meeting and approved by a vote of 7-0.  
Published in the OC Reporter on January 23, 2025.

**RECOMMENDED ACTION**

Conduct a second reading and adopt Zoning Ordinance Amendment No. 2024-03 amending Article II (Use Districts) of Chapter 41 (Zoning) of the Santa Ana Municipal Code related to accessory dwelling units to be in compliance with changes to state law enacted under Senate Bill 1211 and make other minor clarifying changes.

ORDINANCE NO. NS-3076 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING ARTICLE II (USE DISTRICTS) OF CHAPTER 41 (ZONING) OF THE SANTA ANA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS TO BE IN COMPLIANCE WITH CHANGES TO STATE LAW ENACTED UNDER SENATE BILL 1211 AND MAKE OTHER MINOR CLARIFYING CHANGES

**GOVERNMENT CODE §84308 APPLIES:** No

**DISCUSSION**

At the January 21, 2025, meeting, the City Council conducted the first reading of Zoning Ordinance Amendment No. 2024-03, a zoning ordinance amending Article II (Use Districts) of Chapter 41 (Zoning) of the Santa Ana Municipal Code relating to accessory dwelling units (ADUs) to be in compliance with changes to State ADU law enacted under Senate Bill 1211 that took effect January 1, 2025. The ordinance, approved 7:0, requires a second reading.

No changes to the ordinance were made by the City Council. A copy of the ordinance for second reading is attached to this report as Exhibit 1.

**ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (“CEQA”) and the [State CEQA Guidelines](#), adoption of this Ordinance is exempt from CEQA review pursuant to Section 15282(h) which provides a statutory exemption for the adoption of an ordinance regarding ADUs in a single-family or multifamily residential zone by a city or county to implement the provisions of [Sections 66310](#), et seq. of the Government Code as set forth in [Section 21080.17](#) of the Public Resources Code. As a result, a Notice of Exemption, Environmental Review No. 2024-96, will be filed upon adoption of this ordinance.

**FISCAL IMPACT**

There is no direct fiscal impact associated with this action.

**EXHIBIT**

1. Ordinance for ZOA No. 2024-03

Submitted By: Minh Thai, Executive Director of the Planning and Building Agency

Approved By: Alvaro Nuñez, City Manager