



B

Housing Constraints

This chapter provides the requisite analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing pursuant to state law.

OVERVIEW

Various factors influence the City's ability to meet its housing goals. These include governmental constraints, such as land use regulations, and nongovernmental constraints, such as market and environmental factors. State law requires the housing element to analyze potential and actual constraints to the production, maintenance, and improvement of housing for persons of all income levels and persons with disabilities.

This chapter analyzes three potential constraints:

- **Market factors:** such as land costs, construction and rehabilitation costs, the availability of financing, and recent trends in foreclosures.
- **Governmental factors:** such as land use regulations, development standards, building codes, permit procedures, and other local policies.
- **Environmental factors:** such as the adequacy of infrastructure, public services, and water supply to support new development.

The constraints analysis must also describe the City's efforts to address and, where appropriate and legally possible, to remove governmental constraints when they prevent achievement of state and local housing production goals with respect to the maintenance, improvement, and development of housing. State law does not require cities to remove market constraints to achieving its housing goals, but cities can influence and offset potential impacts.

To that end, this chapter reviews the City's General Plan, Zoning Code, Consolidated Plan, Analysis of Impediments to Fair Housing, Redevelopment Implementation Plans, Housing Authority Plans, and other housing and redevelopment planning documents to analyze policies and governmental regulations that may limit housing opportunities in Santa Ana. Actions required to remove existing constraints are also detailed in this section.

MARKET FACTORS

The feasibility of building new housing, including affordable housing, is influenced by a variety of market factors, including the cost of land, construction and rehabilitation costs, and financing issues. The housing market and achievable rents and sales prices for builders also play key roles. This section details market factors and their general impact on housing costs.

LAND COSTS

Land costs and the cost of assembling parcels are among the largest components of the total cost of building new housing. Since Santa Ana is a 99 percent built-out community, very few vacant parcels remain. Thus, in most cases residential developers must buy the land and any existing structure on it. Land costs also depend on the zoning for the site and the proposed use of the property. The following land prices were obtained from City records.

- **Single-family residential land.** The Santa Ana Redevelopment Agency is currently involved in acquiring various residential sites east of Downtown. Based on a sample of 12 properties acquired acquisitions, the average cost of vacant land (after existing uses are removed) ranges from approximately \$30 to \$45 per square foot. With the volatility of the market, the price of residential land for single-family homes is expected to have declined throughout the city.
- **Mixed-use residential land.** The City has surveyed properties zoned for mixed uses in the Metro East Overlay Zone and determined that land values range from \$20 to \$45 per square foot for unimproved land. According to Trulia Real Estate search (2009), the price per square foot for properties along Harbor Boulevard that are zoned for commercial uses ranges from \$35 to \$50. Prices for underutilized land along First Street and Grand Street are listed at \$50 per square foot.
- **Multiple-family residential land.** For multiple-family properties within existing residential zones, City appraisals derived an estimate of \$30 to \$45 per square foot for land in older residential neighborhoods, such as the Renaissance Specific Plan area and other infill locations. The value of residential land in District Centers is included in the estimates for mixed-use opportunities. Prices will vary significantly by location.

It should be noted that the recent downturn in the housing market is expected to continue to affect the achievable rents and sales prices of housing. Declining housing prices may also affect the feasibility of certain development projects and, in some cases, make commercial uses a more attractive investment than housing. However, declining land values also have benefits in that they reduce the total development cost of building affordable housing. In effect, the housing market downturn has reduced the potential constraint of land costs.



CONSTRUCTION AND REHABILITATION COSTS

Construction costs are the largest component of costs associated with new and rehabilitated housing. Construction costs include labor, materials, site improvements, and developer profit. The cost will vary by project type, quality of materials, location, height, and whether underground parking is required. The following provides a range of estimates that can be used to estimate costs.

Construction Costs

Various construction cost-estimating firms provide developers and jurisdictions in the Southern California region with cost projections for residential development. For example, R.S. Means and Reed Construction Data both provide construction cost manuals for calculating the average cost per square foot of residential construction throughout the Southern California region. Region wide numbers, however, tend to be diluted by lower cost areas and may not accurately reflect the higher costs of building in Orange County.

According to recent (2006–2008) residential development projects built in the Anaheim-Santa Ana metropolitan area, the cost for good quality single- and multiple-family housing ranges from \$135 to \$195 per square foot, which translates to approximately \$145,500 to \$214,500 for an 1,100 square-foot unit. Residential development with limited ground preparation, simplified architectural features, and standard quality of interior materials would be in the lower range of these estimates. However, construction costs would be higher for more luxurious buildings and projects with underground parking.

Rehabilitation Costs

The City Redevelopment Agency is actively involved in funding the acquisition and rehabilitation of multiple-family projects. Based on a sample of these projects in Santa Ana, the rehabilitation cost ranges from \$55,000 to \$85,000 per unit. However, projects involving acquisition, rehabilitation, and reconfiguration (to remove or combine smaller units to create larger units) can cost from \$75,000 to \$120,000 per unit. Other indirect and direct costs associated with rehabilitating housing (e.g., relocation, replacement of units, removal of asbestos or lead-based paint, etc.) can add substantial costs.

In other cases, private property owners may initiate rehabilitation projects. To assist property owners in improving housing, the City offers below-market-rate loans to qualified applicants for up to \$75,000 per single-family or multiple-family unit. Mobile home owners can receive \$5,000 to \$15,000 per unit and up to \$75,000 per unit if replacement of a mobile home unit is required. The Housing Framework describes these programs in greater detail.



FINANCING COSTS

Financing affects the feasibility of developing new housing and housing affordability. This includes the ability to secure a construction loan, homeownership assistance, and the recent issue of foreclosures.

Construction Loans

Construction financing costs also affect the feasibility of building new housing. Similar to the late 1980s, the past few years have seen a restructuring of the construction financing industry in response to the housing market downturn. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100% or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, often requiring developers to put up at least 25% of the project value.

This cycle has repeated itself with the housing market boom of the early 2000s. Relaxed lending rules allowed developers to secure a loan with only a 10 percent equity contribution (Apartment Finance Today, 2009). With the downturn, however, expected housing prices have significantly declined and apartment rents are also showing a decline, according to RealFacts. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75 percent. Equity requirements have also changed dramatically, rising from 10 percent in the past year or so to 15 to 30 percent in 2009.

Although there is no hard threshold for how much equity is too much before a project would be deemed infeasible, the higher the proportion of equity required, the more unlikely a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the net cash flow needed to meet the minimum acceptable cash-on-cash return threshold. These types of trends underscore the condition of the housing market facing communities in southern California today.

Homeowner Assistance

In recent years, the rising price of housing has made it financially infeasible for many communities to offer homebuyer assistance to residents. In some cases, the public subsidies necessary to provide homeownership assistance are too high, and renter assistance can serve a greater number of residents. In other cases, rising market prices have made it infeasible for local governments to offer subsidized loans, because the median home price well exceeds the maximum price allowed under the loan. Both of these factors have significantly reduced the feasibility of Santa Ana's homeownership programs. With changes in market prices, homeowner assistance may again be a feasible option.



Market changes have also affected residents wishing to purchase a home. Interest rates for loans have varied from 5 to 7 percent, down payment requirements have ranged from 0 to 10 percent, allowable income-debt ratios have significantly varied, and there have been other changes in lending practices. For many homeowners, particularly low and moderate income buyers who purchased homes in the past several years, declining home values and adjustable rate mortgages have resulted in increased payments and foreclosures. Until credit markets recover, uncertainty in the housing market will continue impact the ability of homeowners to obtain a loan to purchase a home.

Foreclosures

In recent years, the rising number of home foreclosure rates throughout southern California have dampened the housing market. The crisis originated with subprime lending, loosening of credit terms offered by financial institutions, overproduction of housing, and declines in the economy. According to Default Research Incorporated, the number of foreclosures in Orange County has soared from only 4,746 in 2006, to 15,562 in 2007, to a peak of 39,112 in 2008. Santa Ana makes up a substantial percent of these foreclosures. A significant number of additional foreclosures are anticipated through 2011, as adjustable rate mortgages come due in the next few years.

As in other metropolitan areas, the rising number of foreclosures and the associated lending crisis in Orange County and in Santa Ana make up a market constraint on the production of housing. Financial institutions have increased equity requirements for developers, requiring greater equity contributions than in recent years. The appropriate equity contribution has become difficult to project, given the freefall in home prices and uncertain apartment rents. For the consumer, home loans are also more difficult to qualify for and obtain.

Summary

State law does not require jurisdictions to mitigate market constraints, as economic conditions are beyond the control of any one city. Nonetheless, Santa Ana is implementing programs to lessen the impact. The City competitively applied for and received neighborhood stabilization funds to purchase foreclosure properties and have them reoccupied. The RDA is actively involved in facilitating the production and rehabilitation of housing. Other housing incentives programs are being proposed to add more flexibility and clarity to development standards to facilitate housing production. These three programs are some of the ways the City is addressing market constraints.



GOVERNMENTAL FACTORS

This section reviews potential governmental constraints, including land use regulations, housing opportunities, development regulations, building codes and their enforcement, permit processing, development fees and exactions, and housing opportunities for people with disabilities.

LAND USE REGULATIONS

The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land. The Zoning Code implements the General Plan by providing specific direction and development standards within each of the general land use categories. The General Plan sets forth six goals for future land described below.

- 1) Promote a balance of land uses to address basic community needs
- 2) Promote land uses that enhance the City's economic and fiscal viability
- 3) Preserve and improve the character and integrity of neighborhoods
- 4) Protect and enhance development sites and districts which are unique community assets that enhance the quality of life
- 5) Ensure that impacts of development are mitigated
- 6) Reduce residential overcrowding to promote public health and safety

To help meet these goals, the City of Santa Ana has 11 land use designations, Table B-1 shows the five residential land uses, corresponding zoning districts, and permitted densities allowed for residential development.

Table B-1
General Plan Designations Allowing Housing

<i>Designation</i>	<i>Description</i>	<i>Corresponding Zones</i>	<i>Maximum Density</i>
Low Density Residential	Primarily single-family homes in established residential neighborhoods	A1 – General Agriculture RE – Residential-Estate R1 – Single-Family Residence	7 units per acre
Low Medium Residential	Mobile homes, mix of small multiple-family units, and small lot subdivisions	R1– Single-Family Residence	11 units per acre
Medium Density Residential	Multiple-family uses, such as duplexes, apartments, or a combination of both uses	R2 – Two-Family Residence	15 units per acre
Residential Industrial	Mixture of supporting residential and industrial uses applicable to the Logan neighborhood	R2 – Two-Family Residence	15 units per acre
District Centers	Major activity centers that allow high-rise office and commercial uses in a mixed-use setting	SD – Specific Development Zone C3-A Central Business-Artist's Village	90 units per acre

Source: City of Santa Ana, General Plan Land Use Element, 2008



District Centers

The City of Santa Ana's Land Use Element guides the long-range vision for land use and development in specific areas of the community. Areas designated District Centers are intended to serve as anchors and to be developed with a mixture of high-rise office, commercial, and residential uses. These areas provide a range of shopping, business, cultural, educational, recreational, entertainment, and housing opportunities. Residential development in District Centers is guided through the implementation of specific plans, overlay zones, and the Specific Development (SD) Zone. District Centers where development interest is strong include City Place, MacArthur Place, and Metro East.

City Place is adjacent to MainPlace regional mall, and includes a planned office complex and additional high intensity mixed-use development, such as the 27-story City Place Sky Lofts. MacArthur Place, near I-405 and SR-55, includes an existing office complex and a new mixed-use project. Metro East, near I-5 and SR-22, is envisioned as a vibrant urban village with a balance of office, mixed-use and live-work units, and commercial and retail land uses connected by pedestrian and transportation linkages. Finally, the Downtown is one of the county's major employment centers, with the potential for a vibrant mixed-use and mixed-income environment benefitting from transit-oriented development at the Santa Ana Regional Transportation Center.

High Density General Plan Designation

The General Plan Land Use Element was amended in the late 1990s to eliminate the high density residential (HR) land use designation that supported the R-3 and R-4 zoning districts. Both these zones encompassed approximately 1,175 acres throughout the city. This action was taken to allow the City to address long-term neighborhood stabilization goals. Since that time, the City has created comprehensive design and development standards, developed programs to improve public infrastructure and traffic control, and undertaken other planning efforts to improve and rehabilitate housing.

The absence of the HR land use designation does not constrain the City's ability to achieve its RHNA, nor does it constrain the production of housing. More than 80 percent of the R-3 and R-4 zones has multiple-family projects with five or more units. Although a small portion of sites are underutilized, the City has been directing more than 1,000 new multiple-family units to its SD Zone in District Centers. The Housing Element will also redesignate land for residential/mixed use along transit corridors. The Renaissance Specific Plan and Metro East will also provide additional housing opportunities.



PERMITTED HOUSING OPPORTUNITIES

The City's Zoning Districts specify the types of housing allowed, specific lot coverage and development standards, and the permitting process for each use. Table B-2 summarizes the housing types allowed in each zoning district and whether the housing is permitted by right (denoted as "P" in the table) or conditionally permitted (denoted as "C"). The Zoning Code is silent in areas where state law preempts local land use regulations and the City's practice is to comply with state law. These residential uses are denoted with the letter a.

Table B-2
Permitted Housing Types in Santa Ana

<i>Permitted Housing</i>	<i>Zoning Districts</i>								
	<i>A1</i>	<i>RE</i>	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>C3-A</i>	<i>CR</i>	<i>SD</i>
Single-Family Residence	P	P	P	P	P			P	P
Two-Family Residence			P	P	P			P	P
Townhouses				P	P				P
Multiple-Family Residence					P	P		P	P
Manufactured Housing ^a	P	P	P	P	P	P		P	P
Mobile Homes					P				
Second Units	P	P	P	P	P	P		P	P
Employee Quarters ^a	P	P	P	P	P	P			
Mixed Uses									P/C
Live-Work Community							C		P/C
Care Homes									
+ six or fewer clients ^a	P	P	P	P	P	P		P	
+ seven or more clients					C	C		C	

Source: City of Santa Ana Municipal Code, 2008

a = Administered pursuant to State law that preempts local land use regulations

P = Permitted by Right

C = Conditionally Permitted

Single-, Two-, Townhouses, and Multiple-Family Residences

The Santa Ana Zoning Code permits single-family residences as a by-right use in the A1, RE, R1, R2, and R3 residential zones. In 2006, the City amended the Zoning Code to continue to allow single-family residences with six or fewer bedrooms as a by right use, but require single-family residences with seven or more bedrooms to secure a conditional use permit. This was due to a number of factors, including mansionization concerns, parking constraints in neighborhoods, and the desire to preserve neighborhood character.

Two-family residences are permitted by right in the R1 and R2 zoning districts. Townhouses are permitted in the R2 and R3 zoning districts. Multiple-family residences (three or more units per structure) are permitted by right in the R3 and R4 zones. The current General Plan Land Use Element does not have a corresponding land use designation for the R3 and R4 residential zones, but



rather actively directs and encourages multiple-family residences in many District Centers, either as a by-right use or pursuant to a SD Zone.

Manufactured Housing

Manufactured housing and mobile homes can provide opportunities for below market rate housing that is affordable to households earning lower and moderate incomes. The Housing Element is required to encourage the production of a variety of housing types, including manufactured housing and mobile homes; identify adequate sites for manufactured housing and mobile homes; and permit such uses in conformance with existing state law. The following explains how such uses are permitted in Santa Ana.



The City permits manufactured housing in all lots zoned for single-family dwellings.

The Government Code, Sections 65852.3 and 65852.4, specifies that permanently sited manufactured homes may generally not be excluded from lots zoned for single-family dwellings. These Government Code sections also require that local governments treat such uses like other single-family homes permitted in the same zone. The City's Zoning Code defines manufactured housing consistent with state law, allows such uses by right in all residential zones, and treats such uses in the same manner as other conventional single-family homes located in the same zone, in conformance with state law.

Housing Element law also requires all local governments to encourage and facilitate a variety of housing types, including opportunities for mobile homes. The City's Zoning Code defines mobile homes consistent with state law and allows mobile home parks in the R3 zone. The City has approximately 3,000 mobile homes in the community. Telephone surveys show that at least seven parks are restricted to people age 55 years of older. The City also supports four rehabilitation loan packages designed to preserve existing mobile homes.

Second Units

Second units are attached or detached dwelling units that provide for complete independent living facilities and include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling. In 2002, the Government Code (Section 65852.2) was amended to require that second units be allowed in every residential zone as a by-right use. The Government Code also specifies various development standards and permitting processes that apply for second units.

The City of Santa Ana permits second units in the A1, RE, R1, R2, R3, R4, and CR zoning districts, or on a parcel within any specific plan or Specific Development zoning district in which residential uses are permitted. Second units must be a minimum of 300 square feet in size and cannot exceed 750 square feet or 30 percent of the primary dwelling unit size, whichever is less. One parking space per unit is required at a minimum. The City's Second Unit Ordinance establishes criteria for design, yard, setback, and height.



The Zoning Code does not allow second units as a by-right use in areas designated as deficient in public open space, as shown on the map entitled "Areas of Open Space Deficiency" on file with the clerk of the council. In park-deficient areas, the property owner may secure a second unit permit by applying for a minor exception. Two exceptions have been processed in recent years for second units in an Area of Open Space Deficiency. Over the past few years, four to eight second units have been built each year in Santa Ana, thus adding incrementally to the number of affordable housing units in the city.

Farmworkers

The Health and Safety Code (Section 17021.6) declares that it is the policy of the state that each city permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. Section 17021.5 requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, treated as a residential use of property, and that the use not be subject to any regulations or fees not otherwise required of a single-family residence within the same zone.

The City's A1 (General Agricultural) Zone allows one single-family dwelling, a detached guest home, and employees' quarters, all of a permanent character in this zone. The density is limited to one dwelling unit for each 6,000 square feet of lot area, provided the lot has an area of one-half acre or less. Despite the limited number of farmworkers in the community and the built-out nature of the A1 zone, the City allows employee housing (for farmworkers) consistent with Health and Safety Code Sections 17021.5 and 17021.6.

Mixed Use

As a major employment and transit center in Orange County, the City of Santa Ana recognizes the importance of providing a broad range of housing, such as mixed use and live-work. Santa Ana has a General Plan Residential-Industrial land use classification to accommodate industrial and residential uses in the Lacy and Logan neighborhoods. Live-work lofts were also built in an industrial area near the Santa Ana Regional Transportation Center. These opportunities are also offered through District Centers, described below.

The General Plan facilitates a variety of mixed-use housing opportunities in District Center. In these areas, residential development is permitted at up to 90 units per acre when it is a component of a mixed-use, master planned project, and located near a major transit corridor. The SD zone is one implementing tool that allows flexible standards that facilitate these uses. Some examples of these types of mixed-use development opportunities are: MacArthur Place, City Place, Metro East, and other focused areas. The Renaissance Specific Plan will also propose to provide additional opportunities for mixed-uses.



A unique aspect of the Santa Ana Municipal Code is a live-work community, defined as a building, or portion thereof, used for units that are each a combination of a studio/workshop and a living quarters, and may be either a building, or portion thereof, originally designed for nonresidential purposes and converted to such use, or a new building initially designed for such use. Live-work communities are conditionally permitted within the C3-A zone. The City has facilitated 70 new live-work lofts in the heart of the Artists Village, in District Centers, and other locations in Santa Ana.

Care Homes



Community Care facility

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. Under this authorizing legislation, state law sets forth regulations and guidelines for community care facilities that preempt or limit many local regulations. A community care facility is a broad term that refers to many types of facilities, including but not limited to group homes, adult residential care facilities, alcohol and drug rehabilitation facilities, and others.

Under the above two acts, state law generally requires that community care facilities serving *six or fewer* persons be: (1) considered a residential use of property; 2) treated the same as any other residential use; (3) allowed by right in all residential zones; and (4) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone. The City permits care homes serving six or fewer residents by right in all residential zones, in a manner consistent with state law.

The Santa Ana Zoning Code regulates “care homes” serving *seven or more* clients. A care home is “any facility which is maintained and operated to provide living accommodations for and 24-hour nonmedical care to persons in need of personal services, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual, such as the elderly, convalescents, invalids, dependent or neglected children, or handicapped, mentally impaired or incompetent persons.” Care homes are conditionally permitted in the R3, R4, and other zones in the community.

In recent years, Santa Ana has received requests to establish a wide range of facilities that serve people with disabilities or other health conditions and are not licensed by the State of California. The list of types of nonlicensed facilities continues to increase. Moreover, many of these nonlicensed facilities may provide some but not all of the services provided by “care homes.” It is becoming increasingly difficult to distinguish between the services provided by these facilities, thus complicating local land use, zoning, and permitting. State law is also gradually evolving in response to these realities.



To respond to this evolution of state law and to continue the City's practice of facilitating and encouraging housing opportunities for people with disabilities, the Housing Element proposes two new programs. Program 44 proposes to amend the Municipal Code to incorporate state law with respect to licensed community care facilities. Program 45 proposes to amend the Municipal Code to clarify land and permitting practices for nonlicensed care facilities.

Housing for Homeless People

Recent state legislation has dramatically changed the ways local governments address homelessness. The state legislature has recognized the growing problem of homelessness, the complex causes (lack of affordable housing, mental illness and substance abuse, release from prison, etc.), the lack of available facilities for individuals and families, and the need for all communities to provide housing opportunities for this segment of the population.

The state legislature enacted Senate Bill 2 to facilitate a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. Facilities are defined as follows:

- **Emergency Shelter:** provides the first step in getting people off the street. Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.
- **Transitional Housing:** refers to buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
- **Supportive Housing:** refers to housing with no limit on length of stay, that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving health status, and maximizing ability to live and, when possible, work in the community.



Isaiah House

The City of Santa Ana estimates a need for 757 emergency shelter beds. Cities with an unmet need for emergency shelters are required to identify one or more zones where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zones must have sufficient capacity to accommodate the shelter need and provide capacity for at least one year-round shelter. Permit processing, development, and management standards can be drafted, but they must be objective and facilitate the development of, or conversion to, emergency shelters.

The City has identified the Light Industrial (M-1) zoning district and select commercial districts as appropriate and adequate locations to accommodate emergency shelters without requiring discretionary review. As of January 2009, there are about 2,100 acres of M-1 zoned land alone. These districts provide



opportunities for new construction and modification of existing buildings for emergency shelters. Both districts offer sites near public transportation and city services. The development standards in the commercial and industrial zones are generally more suitable for emergency shelters than other residential areas.

46 in the Housing Element proposes the development of a zoning overlay within the M-1 zone and select commercial zones, as needed. The overlay boundaries will be drawn to encompass underutilized sites that are accessible to transit, public services, and other supportive services. Within this overlay zone, emergency shelters will be allowed as a by right use.

As allowed under state law, the City will also specify written, objective standards to regulate aspects of emergency shelters to enhance compatibility. Specific items to be regulated as allowed under state law include:

- The maximum number of beds or persons permitted to be served nightly by the facility
- Off-street parking based on demonstrated need, but not to exceed requirements for other residential or commercial uses in the same zone
- The size and location of exterior and interior on-site waiting and client intake areas
- The provision of on-site management
- The length of stay
- Lighting
- Security during hours that the emergency shelter is in operation

According to state law, the City must also provide zoning that will facilitate the development of transitional housing and permanent supportive housing. Where permitted, these uses need to be treated like any other residential use with respect to permitting, housing development standards, fees, and other such requirements. Program 47 sets forth the City's commitment to make the necessary zoning amendments to allow for such uses.



DEVELOPMENT REGULATIONS

The Zoning Code establishes residential development standards to promote a livable environment—adequate yards for open space, height restrictions and setbacks to ensure privacy from adjacent homes, and in some cases minimum unit sizes to ensure sustainable and adequate living areas. This section analyzes residential development regulations in a twofold manner: 1) development standards that apply Citywide; and 2) development standards that apply to areas that will accommodate housing needed to address the RHNA.

Citywide Development Standards

Table B-3 shows common residential development standards in Santa Ana, such as density ranges, lot standards, open space, and building standards. These residential development standards apply to more urbanized areas of the community that have long-established land use and development patterns. As is the case with most communities, Santa Ana allows a broad range of residential uses through a variety of densities, height, and other requirements.

Table B-3
Residential Development Standards

Zone	Development Standards				
	Corresponding Density ¹	Minimum Lot Size	Lot Cover	Building Height	Front & Rear Yard Size
A1 Zone (General Agricultural)	7 du/ac	6,000 sq. ft.	N/A	35' max	25' and 25'
RE Zone (Residential-Estate)	None specified	None specified	N/A	35' max	25' and 25'
R1 Zone (Single Family)	7 du/ac	6,000 sq. ft.	35%	27' max	20' and 20'
R2 Zone (Two-Family)	15 du/ac	6,000 sq. ft.	50%	27' max	20' and 15'
R3 Zone (Multiple-Family)	See Table B-4 on following page				
R4 Zone (Apartments)	16–29 du/ac	1,500 sq. ft.	50%	20'–50' max	1' per 1' in bldg. height
C3-A Zone (Central Business-Artist's Village)	22 du/ac	None specified	N/A	35' max	None specified
SD Zone Specific Development	Varies	Varies	Varies	Varies	Varies

Source: City of Santa Ana Municipal Code, 2008

Note:

1. The maximum density is determined by the General Plan land use designation and cumulative standards.



Multiple-Family Development Standards

The City of Santa Ana has many multiple-family residential projects built between 1960 and 1980. Because of the development standards and lack of design guidelines at that time, many of these projects did not age well and do not offer desired amenities. Conditions include the lack of on-site parking, open space, privacy, and aesthetic quality. Overcrowding, public safety concerns, and the lack of community services also detract from quality of life. The City also is addressing off-site parking shortages in many of these areas.

In an effort to provide quality housing, further neighborhood preservation goals, and maintain property values, the City revised its development and design standards for multiple-family residential projects, as shown in Table B-4. Multiple-family housing projects are allowed different density standards, based on the size and configuration of lots, to accommodate new housing. Projects proposing affordable and/or senior units specified under state density bonus law can apply for modifications and/or concessions.

Table B-4
Multiple-Family Residential Development Standards

<i>Project Specifics</i>	<i>Building Classification</i>			
	<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>	<i>Class 4</i>
Building				
Density Range	0–22 dwelling units per acre	23–35 dwelling units per acre	36–60 dwelling units per acre	61–90 dwelling units per acre
Minimum Lot Size	12,000 square feet	21,700 square feet	43,500 square feet	65,300 square feet
Street Frontage	75' frontage 20' setback	135' frontage 15' setback	135' frontage 15' setback	200' frontage 15' setback
Maximum Building Height	35'	45'	60'	No Limit
Open Space				
Passive	Individual units shall have at least 100 square feet of passive open space per dwelling unit and an area equivalent to at least 750 square feet in size with a minimum dimension of 20 feet in each direction			
Active	An area equivalent to at least 500 square feet in size with a minimum dimension of 20 feet in each direction, except 20 percent of the total open space requirement may be met with recreational building space			
Private	Individual units shall have no less than 90 square feet of private open space and have a minimum dimension of 6 feet in each direction			
Unit Sizes				
Minimum Unit Sizes	Bachelor Unit: 450 square feet One-Bedroom Unit: 550 square feet Two-Bedroom Unit: 750 square feet Three-Bedroom Unit: 950 square feet			
Source: City of Santa Ana Municipal Code, 2008				



Parking Standards

The provision of adequate parking in Santa Ana is an important issue. Adequate parking is needed to prevent traffic congestion caused by shortage of parking spaces and the unloading of trucks on public streets, improve the efficiency of roadways, protect the public safety, and provide for the special needs of the physically handicapped. At the same time, parking requirements can deter the production of housing if the standards bear little relation to need. Thus, parking standards must be adequate to ensure sufficient spaces to serve residential uses, but not create an actual constraint to housing development.

Santa Ana has one of the highest numbers of cars per capita in the state. Furthermore, as an older established community, many neighborhoods in the City are characterized by residences with smaller, unusable garages. Moreover, as discussed earlier, a significant portion of the multiple-family projects built before 1990 lacked adequate parking which, in tandem with overcrowding, has created significant parking shortages today in certain neighborhoods. In order to protect the health and welfare of residents and provide for adequate public safety, the City’s has established the parking ratios shown in Table B-5.

**Table B-5
Residential Parking Standards**

<i>Residential Type</i>	<i>Parking Standards</i>	
	<i>Basic Requirement</i>	<i>Comments</i>
Single-Family Dwelling	Four parking spaces per unit plus one space for each add'l bedroom in excess of five	At least half of all spaces must be in enclosed garages
Two- and Three-Family Dwellings	Three parking spaces per unit plus one add'l space for each bedroom in excess of two bedrooms	Two spaces shall be in an enclosed garage; remainder may be in tandem
Multiple-Family Dwellings	One parking space per unit plus off-street parking equivalent to the number of bedrooms on-site	Guest parking not less than 25% of the required resident parking mentioned
Senior Housing (62 years and older)	One parking space for each studio or one bedroom unit and 1.5 spaces for each two-bedroom unit	One space must be covered; guest parking must equal 15% of minimum required spaces
Care Homes	One parking space required for every three beds	No guest parking requirements
Trailers and Mobile Home Parks	Two parking spaces for each unit	At least one space covered; no guest parking requirements
Second Units	One parking space per bedroom, with a minimum of one space per unit as allowed under state law	No other requirements for guest parking

Source: City of Santa Ana Municipal Code, 2008



Parking Solutions

The cost of structured parking can be detrimental to the feasibility or affordability of a proposed project, particularly with the increases in the price of construction materials.

Hydraulic, stacked parking systems allow the doubling and tripling of capacity beyond that allowed by conventional concrete parking structures, significantly decreasing the cost of structured parking.

These systems—which have been in use for over a decade in California—can be used for a wide range of multiple-family project and lot sizes: from a 40-foot by 100-foot infill parcel to 25-story high rise.

Source: Wehr Autopark-Systeme



Top: Example of hydraulic parking in Europe in a garage.

Bottom: Hydraulic parking in use in Santa Ana on a surface lot.

Certain types of residential uses, particularly those in close proximity to transit or residential/mixed use, generate less traffic and lower parking demand. Moreover, in certain areas where transit and employment potential is high, the City has reduced parking requirements to allow for greater efficiencies of land use, encourage transit-oriented development, and create vibrant activity nodes. This strategy has also been implemented to improve mobility and air quality. Table B-6 shows the parking requirements in transit-oriented districts.

Recent projects that received parking standard reductions include Santiago Lofts (2.2 spaces per unit), Downtown Artist Walk (1.5 spaces per unit), Geneva Commons (2.5 spaces per unit), Skyline (2.2 spaces per unit), City Place (2.4 spaces per unit), and Cordoba (2.0 spaces per unit). Several projects are predominantly two and three bedroom units with on-site commercial space.

Table B-6
Parking in Growth Areas Needed to Address the RHNA

Location of Housings	Bedrooms			
	Studio	One	Two	Three
Transit-Oriented				
• RSP Residential/Live Work	2.25	2.25	2.50	2.75
• MEMU Mixed Use	2.25	2.25	2.25	2.25
• District Centers Mixed Use	2.50	2.50	2.50	2.50
Density Bonus Affordable	1.00	1.00	2.00	2.00

Source: City of Santa Ana Municipal Code, 2008

Notes: City parking standards and density bonus standards are inclusive of guest parking

Santa Ana allows additional parking reductions for affordable housing. For projects that provide a mere 5% very low or 10% low income units and comply with State density bonus law (Government Code Section 65915), developers can receive the parking standards that are an additional 25% to more than 50% below the City’s reduced standards. Finally, developers may request an exception to allow tandem and shared parking under certain conditions. Multiple-family projects, particularly those that provide affordable units, could easily qualify for these reduced parking standards, which is why the City’s current multiple-family parking standards are not a constraint.

The City recognizes that parking is a key issue to the development community. The Housing Plan thus proposes a study to evaluate parking standards for residential development, with a special focus on multifamily development. The study will compare the development costs of current parking standards, the effect of parking standards on project density, and the costs and benefits of a parking in-lieu fee option. Should parking be deemed a constraint, a program to mitigate the constraint will be presented to City Council for consideration.



Flexibility in Standards

The City of Santa Ana implements a variety of administrative procedures and specialized zoning districts to facilitate the development of quality housing. These procedures allow the developer to seek relief from typical development standards that may constrain a potential project or physical hardships that may arise due to the size, shape, or dimensions of a site or existing structures. The primary tools to facilitate development are the exception process, the density bonus ordinance, and Specific Development Zone discussed below.

Exception Process

The minor exception procedure is intended to provide relief from zoning ordinance regulations that result in unintended inequities or hardships when applied to specific properties and must not be a grant of special privilege. The exception process allows the City of Santa Ana additional flexibility in facilitating new residential products in a variety of settings. A developer may seek modification of the following zoning standards:

- Yards: up to 20 percent of the minimum lineal dimension
- Building separation: up to 50 percent of the minimum separation required
- Lot coverage: up to 20 percent of the minimum standard
- Building height: up to 25 percent of maximum height
- Off-street parking: up to 20 percent of the minimum number of stalls provided that the exception does not result in parking impaction
- Other standards: as allowed by the Planning Commission

The City Council, Planning Commission, or Zoning Administrator has the authority to grant a minor exception when specific criteria are met. In these situations, the following findings must be made prior to obtain an exception:

- That because of special circumstances applicable to the subject property, strict application of the zoning ordinance would deprive privileges not otherwise at variance with the intent and purpose of this chapter;
- That the granting of a variance or minor exception is necessary for the preservation and enjoyment of one or more substantial property rights;
- That the granting of a variance or minor exception will not be materially detrimental to the public welfare or injurious to surrounding property; and
- That the granting of a variance or minor exception will not adversely affect the general plan of the City.



Density Bonus

The City of Santa Ana implements the state density bonus law, which allows the developer to seek and the City to grant modification in residential development standards to facilitate and encourage the production of affordable housing. The City's density bonus ordinance, Section 41-1600, incorporates state density bonus law (California Government Code 65915–65918), *as it may be amended from time to time*. As described in the Housing Plan, the City will revise its density bonus ordinance to reflect recent changes in state law.

Applicants of residential or mixed use projects of five or more units are entitled to a density bonus under one of four conditions: 1) at least 5 percent are very low income units; 2) at least 10 percent are lower income units; 3) at least 10 percent are moderate income for-sale units; and/or 4) at least 35 percent of units are for persons aged 55 and older. The density bonus ranges from 20–35 percent according to the amount by which the percentage of affordable housing units exceeds the above requirements. Eligible projects may also receive one to three concessions or other development incentives, depending on the proportion of affordable units and level of income that is targeted.

Specific Development Zoning District

The General Plan focuses new residential growth into key District Centers. The implementing zone is often the Specific Development (SD) Zoning District. SD's are the primary means to facilitate the development of unique residential projects, including live-work, mixed-use, and high-rise residential developments. These types of residential projects require flexibility in development standards to accommodate new housing products and unique site constraints and achieve General Plan goals and objectives.

The Specific Development Zoning District is intended to achieve several objectives: 1) protect and enhance the value of properties by encouraging the use of good design principles and concepts; 2) encourage the orderly and harmonious appearance and aesthetic development of structures and grounds; 3) provide a method for specific development plans to be based on broader general plan goals; 4) recognize the interdependence of land values and aesthetics; and 5) encourage excellence in project design and site use.

In the past several years, the City of Santa Ana has approved upwards of 80 SD Districts to facilitate high quality and large-scale residential and commercial projects. Project examples include the 350-unit Skyline Towers, 353-unit City Place Skylofts, MacArthur Place North, and Santiago Street Lofts. The SD District is obtained in the same manner as any other zone change, which requires a public hearing before the Planning Commission and City Council. The SD District will continue to facilitate residential and mixed use projects.



Transit Corridors Development Standards

Programs 18 and 19 propose a new General Plan land use designation and zoning district to facilitate residential/mixed use development along major corridors. The new zone will offer a density range of 23 to 35 units, with a gradual scale of density dependent on the proposed affordability of project, lot size, and other factors. Development standards and design guidelines will also be created and incorporated into an underlying zone or specific plan.

Scenario modeling is a well-established process of defining appropriate residential development standards for a particular housing product type, such as mixed income housing suitable for families. For example, consider a project of 10 studio/one-bedroom units, 15 two-bedroom units, and 5 three-bedroom units on a one-acre lot at 30 units per acre. To allow for this product with surface parking, the City could consider the following standards: building height of three stories; off-street parking to include 1.75 to 2.50 spaces per unit; and minimum common open space of 200 square feet per unit and 100 square feet of private space. However, numerous permutations are possible.

To validate the modeling process, the above assumptions can be compared to City-approved projects that include a substantial number of family units mentioned above. Table B-7 below summarizes the parking standards that were approved to facilitate ownership products and special needs housing.

Development Scenario Model

Scenarios are helpful in determining the mix of development standards needed to facilitate a particular type of housing product.

The City found that a 30-unit family rental project on a one-acre lot with the same unit sizes in the Santa Ana Municipal Code would require changes to the following standards:

- Parking Ratios
- Open Space
- Building Heights

The same process could be used to model other development scenarios.

**Table B-7
Sample of Multiple-Family Residential Projects Built or Approved Since 2006**

Project	Parking Ratio	Density	Bedrooms		
			0-1	Two	Three+
City Place (Mixed use)	2.4	18.5	87	28	70
Skyline (Condos)	2.2	126.0	66	283	0
Avenue E (Townhomes)	3.2	14.3	0	14	30
17th Street (Senior Apartments)	0.6	33.5	83	6	0
Vista del Rio (Special needs)	1.1	15.0	36	5	0

Source: City of Santa Ana, 2009

These parameters are not meant to be prescriptive of those that will be developed for residential/mixed uses, but are rather illustrate the process that will be used to determine appropriate standards, including parking, within the building envelope established by the approved density range. To ensure that future residential/mixed use standards do not constrain the production of family housing, the Housing Element proposes Program #21, RHNA Monitoring. If developers proposing multiple-family housing on sites required to address the RHNA do not incorporate a reasonable percentage of three or more bedroom units, City staff will propose to City Council an incentive program to facilitate such projects provided other standards are satisfied.



Lot Sizes

The second critical issue in facilitating housing along corridors is determining the desired project size and acquiring a site. Developers desire larger parcels because this offers more flexibility and available land to include on-site amenities, arrange buildings and/or units, and generate a greater revenue source for the project. For affordable housing developers, larger projects also score more competitively on state and federal loan and grant applications. However, lot consolidation is often needed to assemble a desired lot size.

Lot consolidation is typically achieved through the voluntary purchase of land. Property owners are more likely to sell if the sale generates a high enough profit. However, if a proposed project would result in significant financial gain but the price is not right or a landowner decides to holdout for an exorbitant price, an otherwise desirable project may never materialize. In these cases where there is insufficient incentive for voluntary purchase and consolidation of sites, City/Agency action is often required to purchase and assemble lots.

One promising planning strategy to encourage property owners to voluntarily consolidate parcels into larger more developable parcels is graduated density. A graduated density provision is one that allows progressively higher residential density based on the size of the lot. Graduated density is an especially appropriate tool to encourage the consolidation of small or irregularly shaped parcels into larger parcels that are suitable for development. This tool is often applied to transit-oriented development or the reuse of older commercial strips.

Shoup¹ notes that graduated density zoning relies on market incentives to motivate property owners to voluntarily assemble land. Property owners may see a financial incentive to consolidate lots prior to development or sale of the lot to a third party and therefore agree to enter into agreements with property owners of adjacent sites. Landowners who do not wish to consolidate their lots or decide to hold out from consolidation in the hope of gaining the highest price may miss the chance to reap the financial benefits of lot consolidation.

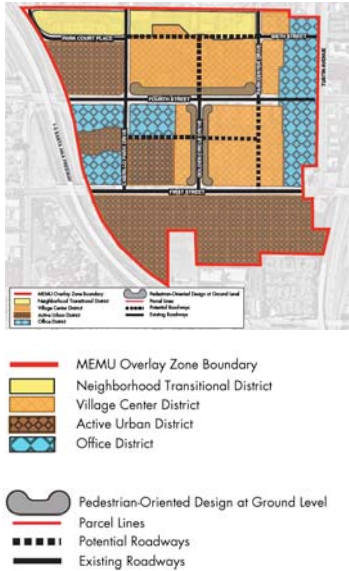
Several local cities, such as Pasadena, Burbank, Glendale, and Simi Valley, have implemented graduated densities. Although most of the sites included in the land inventory necessary to address the RHNA are at least one acre or larger, the City will encourage and facilitate production of housing by creating a graduated density program as part of its new Residential/Mixed Use Zoning District (see Program 19). Working with the state density bonus ordinance and a minimum lot size, developers will be able to seek progressively higher densities for assembling lots into larger sizes that facilitate quality housing.

¹ Donald Shoup, “Graduated Density Zoning,” *Journal of Planning Education and Research* 28 (Dec. 2008): 161–179.



Metro East Mixed-Use Overlay Zone

The Metro East Mixed-Use Overlay Zone (MEMU) is intended to introduce development forms and uses that will provide for the creation of a high-intensity, mixed-use urban village within a previously developed mid- to high-rise office environment. The standards are specifically tailored to provide for a mix of housing that encourages a continuum of living and a variety of household types. The residential types envisioned include, but are not limited to, loft-style units, live-work units, attached row houses, and stacked flats. Although the MEMU does not require a specific percentage of housing, its explicit vision is to facilitate residential development.



MEMU Overlay Zone
Map of Development Districts

Table B-8 summarizes allowable residential uses and development standards in each district. The Village Center District will provide commercial, office, and residential uses in the same building or on the same site in buildings of 6 to 10 stories. The Active Urban District is intended for high-rise mixed-use projects, which may combine office, commercial, and residential uses within one vertical mixed-use building or a mix of uses within freestanding buildings on the same site (three-story minimum height, no maximum). Live-work units are permitted in all districts and multiple-family units are permitted in the Neighborhood Transitional and Active Urban Districts.

Table B-8
Residential Development Standards in Metro East Mixed-Use Overlay Zone

Standards	Development District ¹		
	Neighborhood Transitional	Village Center	Active Urban
Allowable Uses			
Multiple-Family Uses	Permitted	Not Permitted	Permitted
Live-Work Uses	Permitted	Permitted	Permitted
Building Standards			
Floor Area Ratio Range	0.75–3.0 FAR	0.75–3.0 FAR	0.75–3.0 FAR
Minimum Lot Size	20,000 sq. ft.	30,000 sq. ft.	43,560 sq. ft.
Building Height	2-3 stories	Max. 10 stories	Min. 3 stories
Building Setback (Front)	0–10 feet	0–20 feet	0–20 feet
Building Setback (Side/Rear)	0–10 feet	0–10 feet	0–10 feet
Private/Common Open Space	100 sq. ft./unit	100 sq. ft./unit	100 sq. ft./unit
Publicly Accessible Open Space	5% of total site	10% of total site	15% of total site
Parking Spaces/Unit ²	2.25	2.0–2.25	2.0–2.25

Source: Metro East Mixed-Use Overlay Zone, 2007

Notes:

1. The ultimate permitted density for each site will be dictated by the specific development standards and building type applied in each development district.
2. Includes guest parking. For the Village Center and Active Urban Districts, developments that devote 10 percent or more of the gross floor area to a nonresidential use must provide at least 2.25 parking spaces per residential unit, inclusive of guest parking.



Residential and mixed-use development in the three districts is required to include 100 square feet of private and/or common open space per unit. Development can satisfy this requirement in private areas such as balconies or patios or common areas such as courtyards, rooftop decks, recreation facilities, multipurpose rooms, or other areas designed for common use by residents. Additionally, each development must set aside a certain percentage of the total development site for publicly accessible open space and to provide for a high level of pedestrian connectivity and activity throughout the Metro East area.

Reflecting the desired urban nature of the overlay zone, the required building setbacks are minimal and facilitate the incorporation of publicly accessible open space while reinforcing a continuous urban street frontage. Open space standards are flexible; each project can incorporate either large private areas or large common areas, or a combination of smaller private and common open spaces. Greater lot coverage, combined with an FAR of 3.0, allows for a greater number of units to be constructed, which can decrease the incremental cost of developing each unit, thereby permitting lower sales or rental prices.

Properties within the MEMU may develop to the standards of the underlying zoning district or the MEMU. To exercise the latter option, a MEMU Site Plan Review application approved by the Planning Commission is required. The MEMU allows residential development as a by-right use provided the Planning Commission grants Site Plan Review per the following findings:

- That the proposed development plan is consistent with and will further the objectives outlined in Section 1.2 of the MEMU.
- That the proposed development plan is consistent with the development standards specified in Section 4 of the MEMU.
- That the proposed development plan is compatible with adjacent development in terms of similarity of scale, height, and site configuration and otherwise achieves the objectives of the Design Principles in Section 5 of the MEMU.
- That the land use, site design, and operational considerations in the proposed development plan have been planned in a manner that will result in a compatible and harmonious operation in Section 7 of the MEMU.

Since the MEMU's adoption in 2007, several mixed use projects were proposed, but were eventually withdrawn prior to entitlement due to the market downturn in late 2007. Olen Properties proposed a 132-unit project containing 57 one-bedroom units and 68 two-bedroom units. The First/Cabrillo project included 78 one-bedroom units and 296 two-bedroom plus units. Each project offered two parking spaces per unit. As both projects contained a majority of one and two bedroom units and met current parking standards, the MEMU parking requirements are not deemed a constraint to housing production.



Renaissance Specific Plan

The Santa Ana Renaissance Specific Plan will provide a new planning framework to strengthen existing neighborhoods and guide future development along the Santa Ana Boulevard corridor, the Downtown, the civic center area, and the Logan and Lacy neighborhoods. This plan will strengthen Santa Ana's core as a regionally important transit-oriented district and government center, supported by diverse neighborhoods. A draft Specific Plan was released in October 2007 and a final draft is scheduled for adoption in 2009.

As a place matures and its livability and economic value increase, a diverse set of housing choices can attract an increasingly varied resident population. Therefore, a fundamental component of the plan is to create a variety of housing choices within pedestrian-friendly residential and mixed-use neighborhoods. The Specific Plan allows a variety of housing types such as single-family residences, rowhouses, stacked flats, liner housing, and high rises.

With the adoption of the Renaissance Specific Plan by ordinance, the area will have the general plan land use designations and zoning districts to support the development of new housing. Multiple-family housing would be permitted by right, subject to a conformance review. Should the specific plan not be adopted, however, developers could still develop sites as the area would be treated as an overlay zone much like the current Metro East Mixed Use Overlay Zone. Table B-9 illustrates the housing types envisioned for each district.

Table B-9
Permitted Residential Building Types by District
in Proposed Renaissance Specific Plan

<i>Building Type</i>	<i>Building Types Allowed by Development District</i>						
	<i>RR</i>	<i>DT</i>	<i>UC</i>	<i>CDR</i>	<i>UN-2</i>	<i>UN-1</i>	<i>R/I</i>
Tower on Podium	Y	--	--	--	--	--	--
Commercial Block	Y	Y	Y	Y	--	--	Y
Liner	Y	Y	Y	--	--	--	--
Stacked Dwelling	Y	Y	Y	--	--	--	--
Hybrid Court	--	--	--	--	Y	--	--
Courtyard Housing	Y	Y	Y	--	Y	--	--
Industrial Shed	--	--	--	--	--	--	Y
Live-Work	Y	Y	Y	Y	Y	Y	Y
Rowhouse	--	Y	Y	--	Y	--	--
Tuck-Under Housing	--	--	--	--	Y	Y	--
Bungalow Court	--	--	--	--	Y	Y	Y
Duplex/Triplex/Quad	--	--	--	--	Y	Y	Y
House	--	--	--	--	Y	Y	Y

Source: Draft Santa Ana Renaissance Specific Plan, October 2007

Note: Permitting process is being developed as part of the Specific Plan



Residential Development Standards

The proposed draft Renaissance Specific Plan provides a range of residential development standards that are based on building type. The draft Specific Plan envisions up to 13 building types, of which 10 permit multiple-family housing. Densities range from 5 units per acre for a single-family house to 90 units per acre for tower-on-podium products. The wide range of densities and building heights permitted in the proposed plan would greatly facilitate housing production for a wide range of family types and household incomes.

Summarized in Table B-10, the currently proposed development standards facilitate the development of building types that are affordable to a range of income levels. The proposed parking requirements, 2 tenant spaces plus 0.15–0.25 guest spaces per unit, reflect the transit-oriented nature of the area. The Specific Plan proposes modest minimum and maximum setbacks (0–15 feet), depending upon the development zone, to promote a more active street front. The open space requirements are flexible, reflect the urban feel of the area, and facilitate the most efficient and cost-effective use of developable area.

Table B-10
Residential Development Standards in the
Proposed Renaissance Specific Plan

<i>Building Type</i>	<i>Multiple-Family</i>	<i>Density Range¹</i>	<i>Lot Width²</i>	<i>Max Stories</i>	<i>Open Space³</i>
Tower on Podium	Yes	75–90	200'–250'	25	20%
Commercial Block	Yes	30–40	75'–200'	10	15%
Liner	Yes	45–50	125'–200'	5	225 SF/bldg
Stacked Dwelling	Yes	40–50	125'–200'	6	15%
Hybrid Court	Yes	45–50	150'–200'	5	15%
Courtyard Housing	Yes	20–30	125'–200'	5	15%
Live-Work	No	12–15	75'–125'	3	15%
Rowhouse	Yes	7–18	75'–150'	3	15%
Tuck-Under Housing	Yes	12–18	66'–250'	3	250 SF/unit
Bungalow Court	Yes	10–15	100'–180'	2	15%
Duplex/Triplex/Quad	Yes	10–15	50'–75'	3	150 SF/ unit ⁴
House	No	5–7	40'–60'	2	100 SF + 15% ⁵

Source: Draft Santa Ana Renaissance Specific Plan, October 2007

Notes:

1. Density ranges represent the limits of each building type and the dwellings it can accommodate per acre.
2. The first number is the minimum lot width and the second number is the maximum lot width.
3. Unless otherwise noted, the amount of open space required is calculated as a percentage of the lot area.
4. Each ground floor unit shall have a yard of at least 150 square feet. Aboveground floor units are exempt.
5. Homes are required to have one side yard of 10x10 feet and a rear yard calculated as 15 percent of lot area.



BUILDING CODES AND ENFORCEMENT

Santa Ana enforces building codes, property maintenance standards, on- and off-site improvement requirements, and other sections of the municipal codes to ensure quality housing and neighborhoods for residents. Although building codes and improvement requirements do raise construction costs, the public interest is best served when buildings adhere to proper construction and engineering practices and neighborhoods have appropriate infrastructure.

Building Codes

The State of California Health and Safety Code (Section 17958) mandates that the California Building Standards Commission adopt and publish the California Building Standards Code every three years. These codes contain the latest advances in construction practices and engineering concepts. The 2007 edition of the California Code of Regulations, Title 24, became effective on January 1, 2008. The new state codes incorporate by reference the Model Codes published by the International Code Council, which recently consolidated multiple regional codes into a single set of codes.

As required by state law, local governments must adopt these codes by a specified date, but may make amendments to address local geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards. The City has adopted the most recent building codes to reflect the latest advances in construction technology and building practices. Table B-11 lists the City's adopted building code standards.

Table B-11
Building Code Standards

<i>Code Types</i>	<i>Adopted Building Code</i>
Building/Dwelling Code	2007 California Building Code/2006 International Building Code
Plumbing Code	2007 California Plumbing Code/2006 Uniform Plumbing Code
Mechanical Code	2007 California Mechanical Code/2006 Uniform Mechanical Code
Electric Code	2007 California Electrical Code/2005 National Electrical Code
Fire/Life Safety	2007 California Fire Code/2006 International Fire Code
Structural	2007 California Building Code/2006 International Building Code
Accessibility	2007 California Building Code
Energy Code	2007 California Energy Code (substantially same as 2005 Code)
Historical Code	2007 California Historical Code
Existing Building Code	2007 California Existing Building Code/2006 Intl Existing Building Code
Solar Code	2007 Uniform Solar Energy Code
Property Maintenance	2007 International Property Maintenance Code

Source: Santa Ana Municipal Code, 2008



The Planning and Building Agency and the Fire Department made certain changes and modifications to the 2007 Edition of the California Building, Plumbing, Mechanical, Electrical, Fire, and Existing Building Codes that are reasonably necessary due to local conditions in Santa Ana. Other modifications of an administrative or procedural nature were also made. Sixteen findings were made relative to the Code and were due to seismic concerns, drainage issues, soil conditions, humidity, and fire hazards in the community.

The Housing Plan proposes two additional programs to amend its building codes and practices. Program 23 commits the City to develop a Green Building Policy that incorporates sustainable building concepts and supports demonstration projects and best practices. Program 46 commits the City to investigate offering incentives to developers who incorporate visitability components in the construction or rehabilitation of housing. Visitability covers three requirements: one zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor accessible by a wheelchair.

Overcrowding Prohibition

Section 41-192 of the Municipal Code prohibits residential overcrowding. Pursuant to *Briseño v. City of Santa Ana* 6 Cal. App. 4th 1378(1992), the court held that the ordinance was “invalid,” which is to deprive it of legal force. However, there was no order to repeal SAMC 41-192. The court in *Briseño* interpreted the occupancy limitation ordinance as “invalid” pursuant to Uniform Housing Code (UHC), and state law, which preempted the City of Santa Ana’s local ordinance. The court held that in order to validate the ordinance the City was required, under UHC§ 17958.7, to provide findings that a departure from the standards set forth in the UHC occupancy limitation was necessary. The City of Santa Ana affirms the ordinance is nonoperative.

On- and Off-Site Improvement Requirements

Article III of the Municipal Code requires minimum on- and off-site improvements prior to acceptance and approval of the final subdivision map. Pursuant to Section 34-81, common improvements include grading and street work, curbs and gutters, sidewalks, drainage, fire hydrants, street trees, lighting, and water and sewer lines. The cost of all improvements enumerated must be borne by the subdivider, except such improvements of a type, size, or quality over and above the standards required to service the subdivision, and where the City Council has enacted provisions for the City to bear that portion of the costs for such installations required in order to serve additional areas. Appendix C provides a discussion of infrastructure issues for future housing sites.



PERMIT PROCESSING

Santa Ana is committed to ensuring that residential developments built within the community are of lasting value, provide a decent and quality living environment for residents, and improve property values. The City’s development review process is designed to ensure that residential projects meet these objectives. Although the process adds to the length of time to approve a project, the City is charged with the responsibility of ensuring that residential projects are decent, safe, and well designed. This process and the timeframes are described below and summarized in Table B-10.

Initial Submittal

The development review process begins with submittal of the development application. The initial submittal may be preceded by an initial consultation with the Planning or Building Department. The City of Santa Ana has a “First Look” process that allows applicants to meet with a Senior Planner prior to Site Plan Review to discuss major project issues and consistency with policies and development standards. The First Look was established to enhance the efficiency of the Site Plan Review process, where a more formal response to applicant’s plan is made. This process takes about one to two weeks.

Site Plan Review

All discretionary applications and new construction projects are required to undergo Site Plan Review. The Site Plan Review process entails the review of project submittals for consistency with the General Plan, City standards, and codes by the Development Review Committee, which is comprised of various representatives from the Planning, Building, Public Works, Police, and Fire Departments. The project is reviewed by the committee and the applicant receives a list of comments, potential conditions of approval, and a preliminary staff recommendation. Site Plan Review typically takes five weeks to complete.

Design review is a critical component of the City’s housing strategy and is a required component of the Site Plan Review. The applicant submits the appropriate elevations, architectural treatments, site layout, and any other design aspects to the City. The materials are sent to the Planning Staff and Project Review Committee to evaluate the project’s consistency with adopted Residential Design Standards. The City’s design standards provide quantitative, written, and illustrations of preferred design treatments and concepts to incorporate in residential projects. Because design review is incorporated into the Site Plan Review process, written objective standards are available to the project applicant, the design review process is not considered to be a constraint to the development of housing in Santa Ana.

Design Solutions

Recognizing the need to balance the City’s housing goals with neighborhood stabilization and revitalization goals, and provide for a quality living environment, the City adopted Citywide Design Guidelines in 2006.

The Design Guidelines provide specific guidance (objective standards where possible) and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction. Topics include:

- Site Planning, Compatibility, Lot Design
- Open Space and Landscaping
- Lots and Buildings
- Architectural Design



Environmental Review

City staff initiates the environmental review process for all discretionary projects, as required by the California Environmental Quality Act (CEQA) and implementing Guidelines. The City prepares or oversees the preparation of an environmental assessment for any project that is not exempt from CEQA. This assessment may involve a Negative Declaration or Mitigated Negative Declaration for projects that either have no effect on the environment or can be conditioned to have no impact. In cases where a significant environmental impact may occur, an Environmental Impact Report (EIR) is required. The general timeframe is one month for a Negative Declaration, six months for a Mitigated Negative Declaration, and one year for an EIR.

Discretionary Actions

Variations, zone changes, general plan amendments, conditional use permits, tract and parcel maps, minor exceptions, and all other discretionary actions require a public hearing before the City Zoning Administrator, Planning Commission, or City Council. The Zoning Administrator has delegated authority from the Planning Commission to grant variances, conditional use permits, and minor exceptions. Discretionary approvals are also required for the proposal and approval of Specific Development Districts. From submittal of application to the City Council or approval body is two to three months.

Table B-12 provides a summary of the City's development permit processing steps and the associated timeframes to process a prototypical single-family, condominium, and multiple-family residential product. Permit processing times vary from 2 months to 10 months, depending on the complexity of the project and associated environmental clearance required.

Table B-12
Permit Processing Timeframe for Housing Projects

<i>Permit Processing</i>	<i>Single-Family Residence</i>	<i>Condominium</i>	<i>Multiple-Family Residence</i>
Initial Submittal	2 weeks	2 weeks	2 weeks
Site Plan Review	2–5 weeks	5 weeks–3 months	5 weeks–3 months
Discretionary Actions	None typically	3 months	3 months
Environmental Review	N/A	3 to 6 month	2 to 6 months
Total	2 months	7 to 10 months	6 to 10 months

Source: Santa Ana Municipal Code, 2008

Note: Single-family projects are assumed to require minimal, if any, environmental review; condos and multiple-family projects typically require subdivision maps and greater environmental review.



DEVELOPMENT FEES AND EXACTIONS

The City of Santa Ana charges processing fees and exactions to recover the costs of providing services to new development. Development fees are designed to ensure that developers pay a fair, pro rata share of the costs of providing infrastructure, and to compensate for processing development application. Regional entities also charge development impact fees to cover the costs of providing schools, sanitation, and regional transportation improvements.

Development Fees

Table B-13 displays the planning fees for typical city permits and actions. Pursuant to Council action, payment of residential development fees can now be deferred to just prior to occupancy of a completed project.

Table B-13
Planning Division Fees in Santa Ana

<i>Planning Service</i>	<i>Fee</i>
Site Plan Review	
\$20,000–\$49,999 or Discretionary Action	\$555 + \$144 for FCWP
\$50,000–\$100,000	\$845 + \$219 for FCWP
Over \$100,000	\$1,580 + \$410 for FCWP
Development Processing	
Development Processing	3/10 of 1% of Building Valuation
Environmental Review	
Categorical Exemptions	\$220
Negative Declaration without Traffic Study	\$2,920
Negative Declaration with Traffic Study	\$5,800
Environmental Impact Report	\$11,700
Other Actions	
New Single-Family Residence Review	\$430
Second Dwelling Unit Review	\$430
Discretionary Land Use Actions	
Change of Zone or District	\$2,460
Conditional Use Permit	\$2,465
Development Agreement/Review	\$3,925
General Plan Amendment	\$3,080
Parcel Map (Tentative)	\$1,155 + \$23.75/lot
Tract Map (Tentative)	\$2,695 + \$31/lot
Actions to Allow for Flexible Standards	
Lot Line Adjustment/Lot Merger	\$1,150
Minor Exception	\$915
Specific Development Zone	\$3,080
Variance	\$2,465

Source: City of Santa Ana Planning Division Fees, effective 7/1/2008

Note: Planning/development fees are scheduled to be modified in May 2009 to better reflect the cost of services.



Cumulative Cost

To determine the total cost of development fees, City staff compiled three prototypical projects—a single-family home, a 44-unit condominium project, and 45-unit apartment project. All development fees were then calculated. As shown in Table B-14, total development fees for the residential projects ranged from \$21,853 to \$36,063 per unit. It should be noted that a significant percentage of the per unit fee is actually due to other agency charges.

Table B-14
Residential Development Fees in Santa Ana

<i>Permitted Housing</i>	<i>Product Types¹</i>		
	<i>Single-family</i>	<i>Condominiums</i>	<i>Apartments</i>
City Building/Planning Fees			
Building Fees	\$7,830	\$66,402	\$26,935
Fire Facility	N/A	\$54,388	N/A
Planning	\$193	\$36,580	\$925
Other Plan Checks	\$1,252	\$92,463	\$137,282
City Impact Fees			
Park Fees	\$7,151	\$191,908	\$103,110
Sewer	\$2,045	\$63,975	\$52,440
Water Fees	\$6,031	\$106,000	\$62,500
Drainage	\$768	\$11,009	\$16,993
TSIA, Residential Multiple-family	N/A	\$17,823	\$217,200
Street Work	N/A	\$21,248	N/A
Regional Impact (Other Agency)			
School Fees (\$2.63/sf)	\$5,415	\$187,987	\$77,454
Orange County Sanitation District	\$5,377	\$133,356	\$105,185
Transportation Corridor Fee	N/A	N/A	\$86,740
Total Fees Per Unit			
Total Fees	\$36,062	\$961,552 ²	\$886,764
Total Fees Per Unit	\$36,062	\$21,853	\$35,471
City Fees Only Per Unit	\$25,270	\$15,041	\$24,695
Other Agency Fees Per Unit	\$10,792	\$6,813	\$10,775

Source: City of Santa Ana, 2008

Notes:

1. Projects based on samples obtained from planning and development staff.
2. The project receives fee credits from the OCSD and TSIA.

In recent years, many cities have adopted inclusionary ordinances and in-lieu fee requirements to finance the development of housing affordable to a mix of household income levels. At this time, the housing market will not support the development of an inclusionary housing ordinance and the project is thus on hold. When housing market conditions improve and warrant, the City may revisit the preparation of a citywide inclusionary study that, if accepted by the City Council, would lead to preparation of a citywide inclusionary ordinance.



HOUSING FOR PEOPLE WITH DISABILITIES

Effective on January 1, 2002, Senate Bill 520 amended housing element law and Government Code Section 65008 to require localities to analyze the constraints on housing for persons with disabilities. The following section addresses the assessment of potential constraints and programs included to remove or mitigate constraints to housing for persons with disabilities.

Building Codes

The City has already removed some potential constraints to housing by adopting the California Building Code, 2007 edition, including Appendix 1, based on the 2006 International Building Code, which requires new residential construction to address the Americans with Disabilities Act (ADA). The City also has the authority to enforce accessibility laws and regulations (California Code of Regulations Title 24) when evaluating new construction requests.

The aging of the nation's population has underscored the need to make housing accessible to people with different ranges of abilities. The building industry has responded by developing various housing accessibility standards. One such approach, referred to as "visitability," is intended to make housing more accessible to people who have trouble with steps or who use wheelchairs or walkers. A house is considered to be visitable when it meets three requirements: one zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor accessible by a wheelchair.

Given that most housing in Santa Ana was built prior to the enactment of federal and state accessibility guidelines, many homes were not designed with visitability concepts. As part of rehabilitation loan programs, the City's housing rehabilitation programs can fund wheelchair ramps, wider doors, grab bars, lower counter tops, and other rehabilitation projects for persons with disabilities or with limited mobility. As part of its Housing Plan (Program 46), the City will investigate offering incentives to developers who incorporate visitability components in the construction or rehabilitation of housing.

Land Use and Zoning

Land use and zoning are often cited as potential constraints to the provision of special needs housing. The City is committed to facilitating a broad range of housing types as required under state law. This includes community care facilities. The Zoning Code does not explicitly address care homes serving six or fewer residents, but the City's long-standing practice is to permit them as a by-right use in all residential zones and in conformance with state laws. The City's Zoning Code permits care homes serving seven or more clients in the R3, R4, and commercial zones, subject to a conditional use permit. No unique spacing/concentration requirements are imposed on care homes.



SB 520 also references the need for an analysis of local occupancy standards that apply specifically to unrelated adults and not to families. The Zoning Code does not have occupancy standards that treat families differently than unrelated adults. Furthermore, there is no definition of family in the Zoning Code that defines the number or type of members that can constitute a family. Although Section 41-192 of the Municipal Code prohibits residential overcrowding, the courts ruled in *Briseño v. City of Santa Ana* (6 Cal. App. 4th 1378[1992]), that the ordinance was invalid pursuant to Uniform Housing Code (UHC). The City affirms that the ordinance remains nonoperative.

Permitting Process

Currently, the City of Santa Ana processes a request to retrofit homes for accessibility modifications over the counter in an administrative fashion. The City permits group homes with six or fewer persons as a by-right use in all single-family zones. The City does not have a set of particular conditions or use restrictions for group homes with more than six persons, except for a conditional use permit. Care homes that require a conditional use permit follow the same noticing and public hearing requirements as other uses.

The Housing Element proposes two new housing programs (Programs 44–45) to clarify implementation of the Zoning Code and further fair housing. In these programs, the City’s Municipal Code will be reviewed and amended to define and incorporate changes in state law with respect to residential care facilities. Moreover, the City of Santa Ana is in the process of a comprehensive update of the permitting process for special needs facilities of all sizes, including licensed and nonlicensed care facilities, emergency shelters, transitional housing, and rehabilitation facilities.

Reasonable Accommodation

Santa Ana currently does not have a formally adopted process for disabled persons to request reasonable accommodation from zoning, permitting procedures, or building requirements. The Attorney General has advised all local governments to adopt reasonable accommodation ordinances to accommodate people with disabilities. The City recognizes the importance of reducing barriers to adequate housing for disabled persons and will adopt a reasonable accommodation ordinance to allow a process for requesting relief from land use, zoning, building laws, rules, or administrative practices of the City (see Program 56 in the Housing Plan). The City will make reasonable accommodation information available at City Hall and on the City’s website.



ENVIRONMENTAL FACTORS

This section discusses the various environmental factors in relation to the production, maintenance, and improvement of housing in Santa Ana. These include environmental hazards, infrastructure issues for water and sewer, and opportunities for energy conservation.

ENVIRONMENTAL HAZARDS

Natural Hazards

Like the entire Southern California region, the City of Santa Ana is in an area of high seismic activity. Although no active fault traces cross the City, Santa Ana's close proximity to five major fault zones subjects the area to surface rupture, ground shaking, and ground failure. Several of Santa Ana's public buildings have undergone rehabilitation to reduce seismic risk. Flooding is also a consideration for several areas within Santa Ana. The principal watercourse traversing the City is the Santa Ana River, with Santiago Creek as the main tributary located at the northern part of the City. With the Prado Dam improvements to the flood control system, only a small portion of the northwest area of the City and an area adjacent to the Santiago Creek are subject to the 100-year floodplain. Sites identified to address the RHNA and discussed in Appendix C are not located within the 100-year floodplain.

Man-Made Hazards

Certain land uses in Santa Ana use hazardous materials or pose fire hazards. The majority of hazardous materials are on industrially zoned land or in commercial development that either sells or uses such materials. According to the CalEPA Enviromapper, no sites have hazardous materials that would impact the ability to construct new housing on sites discussed in Appendix C. Since the City of Santa Ana is largely developed, there is minimal potential for fire related to brush or other natural materials. Fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, overcrowding in residential units, the presence of hazardous materials, and arson. The City recently adopted amendments to the Fire Code, but the amendments are not unlike measures adopted in neighboring cities.

INFRASTRUCTURE CONSTRAINTS

According to the 2005 Urban Water Management Plan and 2003 Sewer Master Plan, the existing infrastructure system is well-developed and largely sufficient on a citywide basis. Current and projected deficiencies are primarily a result of recent growth and development pressures within the City, although increased consumption by existing customers is also a factor. The following provides a citywide discussion of infrastructure systems. A more focused analysis on areas of potential residential growth can be found in the land inventory discussion.



Water Infrastructure

The major present source of water for Santa Ana is a municipally owned system operated by the Santa Ana Public Works Agency. Two other small water companies supply service to small portions of the City. Santa Ana is a member of the Metropolitan Water District and receives approximately 36 percent of its water supply imported from northern California via the State Water Project. The City of Santa Ana receives the remaining 64 percent of its water supply from groundwater wells accessing the Santa Ana River groundwater basin.

The City's 2005 Urban Water Management Plan (UWMP) indicates that existing water supplies and planned capacity improvements are sufficient to meet anticipated water demands. Therefore, on a citywide level, the availability of an adequate supply of water is not a constraint to the production of housing. The UWMP also did not indicate the presence of undersized water mains that would preclude the development of housing in the community. Adequate fees are in place to maintain, repair, and replace water mains as necessary.

Sewer Infrastructure

The City of Santa Ana maintains approximately 450 miles of local sewer lines. Main sewer trunks within the City of Santa Ana are owned and maintained by the Orange County Sanitation District (OCSD), which provides sewage collection and treatment service. The City's sewage is diverted to Reclamation Plant Number 1 in Fountain Valley. The Reclamation Plant has a design capacity of 60 million gallons per day (gpd) and is planned to provide capacity of up to 120 million gpd. OCSD requires all new developers of residential projects within their service area to pay capital facility charges that are designed to fund the construction, maintenance, and improvement of facilities.

The 2003 Sewer System Master Plan states that, in general, the capacity of the major sewers is adequate under dry weather flow conditions except for minor surcharging in a small number of sewers. Additional surcharging would be expected during most rainfall events. Under extreme peak wet weather flow conditions, expected to occur less than once in five years, more sewers will surcharge and a few of the worst may overflow. Capacity limitations in OCSD trunk sewers cause or contribute to many of these problems, and coordination with OCSD will be required to achieve an acceptable solution. The City's two lift stations were found to have adequate capacity under all conditions.

The Sewer Master Plan lists the recommended interceptor improvements and their associated planning level costs. Projects on OCSD trunk sewers are not included in the list, as those projects are not the responsibility of the City (Sewer System Master Plan, Executive Summary). Please refer to Appendix C regarding the adequacy of the sewer system for the Metro East Mixed-use Overlay District, transit corridors, and proposed Renaissance Specific Plan.



ENERGY CONSERVATION

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy management strategies. Recognizing that the design, construction, and operation of buildings have a profound impact on energy use and global warming, state housing element law requires an expanded analysis of the opportunities for energy conservation.

State Requirements

On a regulatory level, the City enforces the State Energy Conservation Standards (California Code of Regulations, Title 24). These standards provide flexibility for builders to achieve a minimum “energy budget” through use of performance standards. These requirements apply to all new residential. New Title 24 codes will be in place in 2008, which will require all buildings be approximately 22 percent more energy efficient than currently required. The City’s existing development can be categorized into three types of construction relative to energy efficiency: pre-Title 24, current Title 24, and new Title 24. According to the 2000 Census, the City estimates there are 59,000 pre-Title 24 residential units within the City. The balance, or approximately 14,000 units, was built in compliance with Title 24 in effect at the time of construction.

Green Building Programs

In response to an increased understanding of the relationship between buildings and impact on the environment, the building industry has developed “Green” building programs. The two most prominent green building programs are California Green Builder, sponsored by the California Building Industry Association, and Leadership in Energy and Environmental Design (LEED), sponsored by the US Green Building Council (USGBC).

Green Builder is a voluntary environmental building and certification program for homes. The program focuses on energy efficiency, water conservation, wood conservation, advanced ventilation, and waste diversion. Certified homes incorporate water-efficient landscaping and fixtures, utilize high-efficiency insulation and ventilation systems, contain environmentally-sound building materials, initiate waste reduction methods during construction, and exceed Title 24 Building Code energy efficiency standards by 15 percent.

LEED is a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance and assigns points based on various efficiency, sustainability, materials quality, and design factors. Once LEED has reviewed the project, a certification is issued based on the number of points achieved. The City has five projects registered with the USGBC, including Santa Ana State Building 520, signifying an intent to seek certification upon completion.



City Programs

Santa Ana has established its Santa Ana Green Program, supported by the Environmental Transportation Advisory Committee, which promotes good environmental practices through a variety of efforts. The following highlights a few ways the City is promoting energy resource conservation:

- **Climate Protection Initiative.** The City participates in the US Mayors Climate Protection Agreement, which strives to meet or exceed the Kyoto Protocol targets through actions ranging from antisprawl land-use policies to urban forest restoration projects to public information campaigns.
- **Tree Program (Tree City USA).** The City is recognized as a Tree City USA, which signifies that the City has established a Tree Board, a Tree Care Ordinance, and a Community Forestry Program with an annual budget of at least \$2 per capita. Trees also help clean the air and soil, control noise pollution, slow stormwater runoff, provide shade, and increase property values.
- **Water Conservation Initiative.** The City educates residents on water conservation opportunities, provides high-efficiency water conservation devices in public facilities, provides water conservation incentives to residents, uses reclaimed water to commercial and industrial users for irrigation or processes, and works with regional water purveyors on a variety of conservation efforts.
- **Recycling Programs.** The City continually surpasses the State of California's recycling goals through the implementation of several successful programs. These programs include residential curbside recycling, multiple-family recycling, construction and demolition recycling, composting, and annual household hazardous waste collections.
- **Build Green Initiatives.** The City encourages the use of solar power through a two-year permit-fee-waiver program for solar projects. Santa Ana performs free engineering reviews for solar energy projects and building inspections. City staff can also examine new air-conditioner units, furnaces, and similar equipment for compliance with Title 24 guidelines and a determination of efficiency.
- **Green Building.** The City's Housing Vision affirms the commitment to create sustainable housing opportunities for the residents and workforce of Santa Ana. To implement this direction, the Housing Plan states that the City of Santa Ana will create a Green Building Policy that incorporates sustainable building concepts and supports demonstration projects and best practices.

Taken together, the City's programs help to conserve water, encourage recycling and divert waste from the landfill, encourage alternative energy sources and lower energy use, and conserve water resources. The Housing Element proposes expanding these initiatives through a Green Building Policy.



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