

Santa Ana Renaissance Specific Plan

Frequently Asked Questions – Non-Conforming Properties

- *I've heard that some property owners within the Specific Plan area will have to move their homes or businesses because the new zoning won't allow them to continue as they are today. How will the proposed zone changes affect these property owners?*

For the most part, the Renaissance Specific Plan proposes zoning that adds optional uses to existing commercial areas or reaffirms the residential zoning for existing neighborhoods. In the case of land zoned for industrial uses in the eastern portion of the Specific Plan area, however, the Plan does recommend changing that zoning to allow a mix of commercial and residential uses. When an area that has existing buildings and uses gets re-zoned those buildings and uses that don't match the new zoning become what is called "legal non-conforming." This is sometimes referred to as being "grandfathered." Legal non-conforming buildings and uses can continue just as they are and do not have to move or make any changes to their sites. There are, however, a number of businesses within the Specific Plan area that are non-conforming today or are in violation of current codes. These businesses would have to improve their sites regardless of any changes proposed by the Specific Plan.

- *Can these non-conforming businesses sell their properties without restriction?*

Yes. Unless the business ceases operation for one year, the property/business owner retains their legal non-conforming status and any new owner can continue to operate the business just as it previously existed.

- *Can these non-conforming businesses make necessary repairs to their existing buildings, build new buildings or expand their operations?*

Yes. The Specific Plan allows for rehabilitation of existing structures provided that any signs on the site be upgraded, that outdoor noise is limited and that material stored outdoors be screened from public view. In addition, expansions of up to 10% may be made every 5 years provided that signage, outdoor noise, outdoor storage, operational standards, parking and landscaping are brought into compliance with the code. This provision applies to all non-conforming businesses within the City today and isn't new to the Specific Plan.

- *Does the City have to pay these property owners for any economic impacts of the zone change?*

No. There is no requirement that the property owner change their buildings or the way they use their property as a result of the adoption of the Specific Plan

- *Will any homeowners become non-conforming as a result of the Specific Plan?*

One of the primary goals of the Specific Plan, especially for the Logan and Lacy Districts, is to stabilize existing neighborhoods. Existing homes are protected with the new zoning.