



April 1, 2025

The Honorable Valerie Amezcu
Mayor, City of Santa Ana - vamezcua@santa-ana.org
20 Civic Center Plaza
Santa Ana, CA 92701

Re: 04-01-2025 Santa Ana City Council Meeting Agenda Item #22, Opposition to Recommended Actions 2 and 3 Unless Amended

Dear Mayor Amezcu,

With over 1,300 Members, NAIOP SoCal is the leading nonprofit organization representing the commercial real estate industry in Orange and Los Angeles counties. NAIOP SoCal Members are professionals in industrial, office, retail, hospitality and mixed-use real estate, and include developers, owners, investors, brokers, architects, engineers, general contractors, finance professionals and other service providers involved in the commercial real estate industry. Unless amended, NAIOP SoCal strongly opposes the City of Santa Ana Planning and Building Agency's (PBA) recommended action to adopt an ordinance to approve Zoning Ordinance Amendment No. 2024-02 amending certain sections of Article XIX (The Transit Zoning Code, Specific Development No. 84, SD-84), as well as PBA's recommended action to adopt an ordinance to approve Amendment Application No. 2024-03 amending the zoning by removing the M1 (Light Industrial) and M2 (Heavy Industrial) suffixes from certain properties within the SD-84 zoning district boundary as designated on the City of Santa Ana Zoning Map (see agenda item #22, April 1, 2025 Santa Ana City Council Meeting Agenda).

NAIOP SoCal's headquarters is located in the City's historic Lacy neighborhood, within SD-84's Urban Neighborhood (UN-2) zone. Our office is currently surrounded by a well-proportioned balance of residential, industrial and commercial properties. Several NAIOP SoCal Members are long-term, institutional stakeholders across the City of Santa Ana, while dozens of law-abiding, taxpaying property owners/operators of industrial-oriented uses in the Logan and Lacy neighborhoods – many of which have been operating over multiple decades – are our neighbors and provide valuable goods and services for key segments of our local and regional economy as manufacturers, distributors, warehousing and logistics centers, product fulfillment and transportation facilities, metal fabricators and welders, and retailers. The owner/operators of industrial-oriented uses in the Logan and Lacy neighborhoods are closely engaged in providing substantial community benefits at no cost to taxpayers. Such benefits include upgrading streets, sidewalks, and other community infrastructure, funding local schools and parks, and boosting the City's property and sales tax revenues. Further, the property owners and operators of industrial uses in the Logan and Lacy neighborhoods employ hundreds of Santa Ana residents and those of neighboring communities. Hence, the commute to work and home for many Santa Ana and neighboring residents is relatively short, thus limiting the amount of vehicle miles traveled and tailpipe emissions.

While NAIOP SoCal and its Members are proponents of "Good Neighbor" policies, which aim to balance the interests of the City, its residents and property owners and operators, we encourage the City Council to be mindful of its industrial stakeholders and refrain from removing existing Industrial Overlays M1 (Light Industrial) and M2 (Heavy Industrial) from the Transit Zoning Code SD No. 84 zoning district.

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NAIOP SoCal recommends that the City Council be inclusive and allow the M1 and M2 overlays to continue to exist alongside other Zones Established (see Section 41-2006 of Chapter 41 of the Santa Ana Municipal Code) within the plan area set by the Regulating Plan. The removal of the two existing industrial overlays would suggest poor land use policy and create unnecessary problems between residents and industrial property owners and operators where none exist today. In fact, during recent City Planning Commission hearings and stakeholder engagement sessions regarding the Transit Zoning Code SD-84, several residents articulated their desire to find common ground with neighboring industrial owners and operators by maintaining the M1 overlay zone, in addition to redirecting the City's attention towards improved code enforcement relative to three "bad actors" in the Logan and Lacy neighborhoods. NAIOP SoCal agrees with such residents' appeals to seek solutions that will not harm the long-term viability of dozens of industrial property owners and operators in both affected neighborhoods.

NAIOP SoCal is committed to working with the Santa Ana City Council and staff to look for areas of commonality in the Transit Zoning Code Specific Development No. 84, which would benefit the City, its residents and industrial property owners and operators alike.

Sincerely,



Timothy Jemal
CEO
NAIOP SoCal

CC: Mayor Pro Tem, Thai Phan - tphan@santa-ana.org
Councilmember Benjamin Vazquez - bvazquez@santa-ana.org
Councilmember Jessie Lopez - jlopez@santa-ana.org
Councilmember Phil Bacerra - pbacerra@santa-ana.org
Councilmember Johnathan Hernandez - jryanhernandez@santa-ana.org
Councilmember David Penaloza - dpenaloza@santa-ana.org
City Manager Alvaro Nuñez - ANunez@santa-ana.org
City Clerk - cityclerk@santa-ana.org