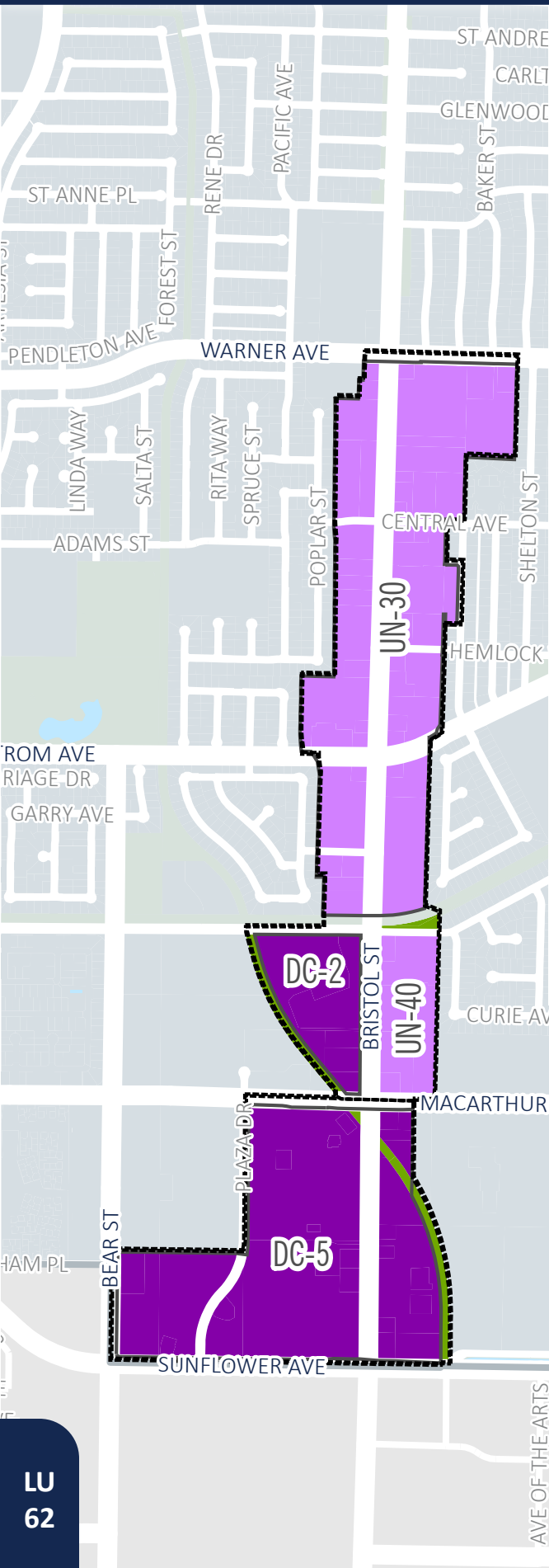



**FIGURE LU-20 LAND USE MAP**  
SOUTH BRISTOL STREET



**TABLE LU-8. LAND USE DESIGNATIONS**  
SOUTH BRISTOL STREET

Designation	Maximum		General Character
	Intensity	Height	
<b>DC-2</b> District Center -Medium	Between MacArthur & Alton 2.0 FAR or 90 units/acre	10 stories	Transit-oriented and high density urban villages consisting of visually striking and dynamic buildings and spaces with a wide range and mix of residential, live-work, commercial, hotel, and employment-generating uses
<b>DC-5</b> District Center -High	Between MacArthur & Sunflower 5.0 FAR or 125 units/acre	25 stories	
<b>UN-30</b> Urban Neighborhood -Medium Low	1.5 FAR or 30 du/ac	3 stories	Medium density urban neighborhoods with a mix of single- and multifamily housing; mixed-use residential with ground-floor retail, services, and restaurants; cultural uses; and public and open spaces
<b>UN-40</b> Urban Neighborhood -Medium	1.5FAR or 40 du/ac	5 stories	Medium-high density urban neighborhoods with a mix of attached single- and multifamily housing; mixed use residential with ground floor retail, services, and restaurants; cultural uses; public and open spaces

Notes:

The focus area also includes a nominal amount of channels and utility areas mapped with the  Open Space land use designation.

See Table LU-9. Notes for All Focus Area Designations, for additional notes.



## TABLE LU-9. NOTES FOR ALL FOCUS AREA DESIGNATIONS

Notes:

1. **Maximum intensity/height.** The maximum amount of building area, residential density, and building height is listed to establish the maximum intensity for any individual development project. Development is also subject to the regulations of the underlying zoning district, as described in the Santa Ana Municipal Code, as well as building height restrictions and notification requirements as specified in the Airport Environs Land Use Plan for John Wayne Airport.
2. **General character.** The description is not exhaustive and is intended to further clarify the purpose of each land use designation. The exact uses permitted in each land use category are subject to the regulations of the underlying zoning district, as described in the Santa Ana Municipal Code.
3. **Parking areas.** Standards for FAR exclude structured parking square footage. Height standards include structured parking, except for parking areas that are semi-subterranean.
4. **Mixed-use residential.** Mixed-use development that includes both commercial and residential uses (e.g., residential on top of commercial or live-work units) are governed by both FAR and du/ac in terms of density/intensity. A project's FAR shall be calculated using all residential and nonresidential building square footage, except structure parking areas. Residential densities identified for Urban Neighborhood and District Center designations apply to residential units for the project.
5. **Focus Area Interim Development Standards.** Interim Development Standards have been prepared (Appendix A). The purpose of the Interim Development Standards is to provide a mechanism to review development applications and ensure development projects are consistent with the vision of the general plan and focus areas. The Interim Development Standards provide framework for connecting the general plan land use designations for each focus area with the City's existing zoning ordinance, specific plan(s), and/or specific development(s) plan provisions in regards to the use and mixed-use development standards (i.e. density, building type, parking, open space, etc.). Flexibility is allowed for the developer to select one of respective Interim Development Standard options for designing the development, which may be the least restrictive of the multiple allowable options referenced in Appendix A (Table LU-A-1) for the respective general plan land use designation. The Santa Ana Municipal Code Section 41-668 regarding Development Project Plan Approval and applications required pursuant to SB 330, as amended from time to time, apply to development projects applying the Interim Development Standards. Once the Development Code Update (Implementation Action Item 1.1) is adopted and/or new zoning is established, the Interim Development Standards shall become null and void.

