



Land Use Element

Santa Ana General Plan
FINAL, APRIL 2022



A SHARED VISION

Santa Ana is a city that promotes the health and wellness of all residents, with a civic culture that actively embraces the power of diversity. Our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrates our past while working together to create a sustainable future.

OUR CORE VALUES

H HEALTH

The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.

Eq Eq EQUITY

Our residents value taking all necessary steps to ensure equitable outcomes, expanding access to the tools and resources that residents need, and to balance competing interests in an open and democratic manner.

The value of equity that includes “EJ” in the upper corner indicates a policy related to environmental justice.

S SUSTAINABILITY

Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all levels of the planning process.

C CULTURE

Our community values efforts that celebrate our differences as a source of strength, preserve and build upon existing cultural resources, and nurture a citywide culture of empowered residents.

Ed EDUCATION

We are a city that values the creation of lifelong learners, the importance of opening up educational opportunities to all residents and investing in educational programs that advance our residents’ economic wellbeing.



▲ Northern Santa Ana [cover photo]

Shown here is a wide variety of land uses: Santiago Park and the Santiago Creek Bike Trail are in the foreground next to office development and two mixed-use areas (one current and one future).

City Place is a mixed-use development built in 2006, consisting of 241 residential and live-work units and 60,000 square feet of retail and restaurant space. The property was developed through a District Center land use designation along Main Street opposite MainPlace Mall.

The mall property itself has long been planned for further development. In 2019, the MainPlace Specific Plan was approved to transform the area into a mixed-use district with up to 1,900 multifamily units integrated into an urban village setting of entertainment, shopping, professional office, commercial recreation, hotel, and experiential learning uses.



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LAND USE ELEMENT

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LAND USE ELEMENT

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BUILDOUT METHODOLOGY, SEPTEMBER 2020 (APPENDIX B-B, R-DEIR)

EIR CHAPTERS: 5.1, AESTHETICS; 5.10, LAND AND USE PLANNING;
5.13, POPULATION AND HOUSING; 5.15, RECREATION



Santa Ana County Seat and Downtown. Looking west down 4th Street, the City's historic downtown transitions into its Civic Center that hosts city, county, state, and federal facilities, such as the Ronald Regan Federal Building and US Courthouse, seen rising tall in the background. In the surrounding area lies a wide range of unique residential neighborhoods and, to the east, the Santa Ana Regional Transportation Center.

Photo courtesy of Lisandro Orozco

LAND USE

The purpose of the Land Use Element is to provide a long-range guide for the physical development of the city, reflecting the community's vision for a high quality of life. This element guides the distribution, location, and size of new development, ensuring that residential neighborhoods are protected and that future growth is sustainable and minimizes potential conflicts.

Through its focus on the pattern of land use, this element is also a tool to promote public health, reduce infrastructure costs, enhance local economies, and address long-term environmental issues such as air quality, climate change, and water resources.



INTRODUCTION

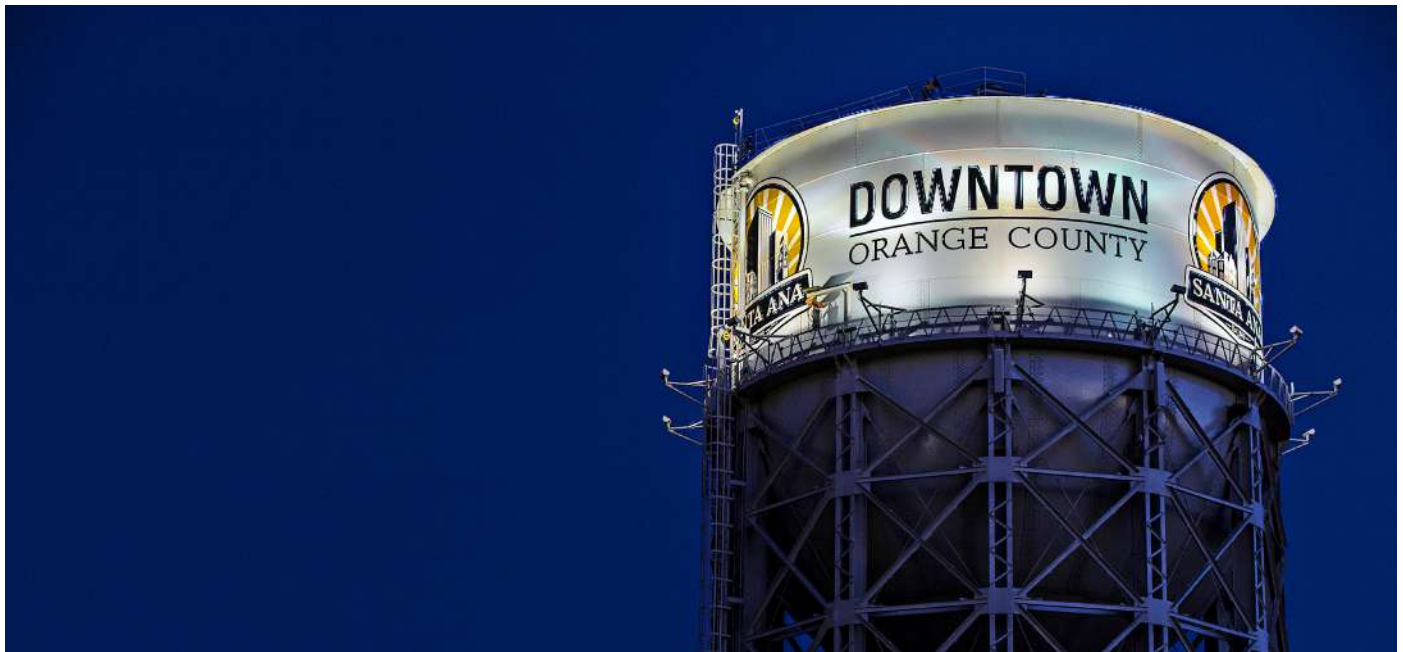
Santa Ana has a long, dynamic history of growth and development, starting from its establishment in 1869 (and later incorporation in 1886) on just over 74 acres of land. The city has grown to encompass over 27 square miles, with a population of more than 330,000 residents and businesses and institutions employing over 160,000 workers (as of 2020).

By the 1990s, very little vacant land remained in the city; new growth since then has largely involved the recycling and intensification of already developed properties. In the past 15 years, dozens of unique and creative projects have infused new life and investment into the city. The city has also expanded beyond its historic role as the civic center and County Seat of Orange County and is emerging as the county’s cultural and economic hub.

The Land Use Element provides general guidance to ensure that future growth in Santa Ana expands opportunities, protects community values, and enhances our existing communities and overall quality of life.

The key components of this element are the policy framework, which includes the goals and policies that guide land-use decisions and help shape future development and public investment; the land use plan, including the land use map and designations; and the focus area discussion, including detailed descriptions and specialized standards for each focus area.

The policy framework, the land use map, and the enhanced guidance for focus areas are implemented by local ordinances, including the Santa Ana Municipal Code, specifically Chapter 41 (zoning code), which defines the specific allowable uses and sets precise development standards for each piece of property. Several specific plans and special zoning tools also implement this element and provide more detailed land use and design direction for parts of the city.



▲ Downtown Orange County

Santa Ana’s collection of museums, art galleries, theaters, boutiques, unique sidewalk cafes, and sit-down restaurants make it a destination for visitors and residents. The recent and planned additions of dynamic commercial and office space promise to breathe even more life into the local and regional economic engine.



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous land use considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▶ Maintain a strong sense of community
- ▶ Enhance quality of life with new development
- ▶ Increase recreational public open space
- ▶ Create linkages to transportation options
- ▶ Leverage established local attractions
- ▶ Increase opportunities to expand affordable housing and reduce the cost of housing
- ▶ Ensure major development has a net community benefit
- ▶ Reduce overcrowding
- ▶ Allow for a variety of housing types
- ▶ Address aging infrastructure
- ▶ Address issues related to high density



▲ The Old and the New

The historic Minter House, built in 1877, is next to the Artists Village Apartments (built in 1990, renovated in 2015).



▲ Community Input

Residents provided a wide range of ideas and preferences regarding the preservation of what is important in Santa Ana and opportunities for new growth during all phases of the General Plan preparation. This included the community meetings in 2015 and 2016 (pictured above), 2017 General Plan Advisory Group meetings, 2019 focus area workshops, 2020 Roundtable forums and virtual community workshops, and additional outreach with Santa Ana's Environmental Justice communities in 2021.



POLICY FRAMEWORK

GOAL LU-1: Growing Responsibly

Provide a land use plan that improves quality of life and respects our existing community.

POLICY LU-1.1 COMPATIBLE USES

Foster compatibility between land uses to enhance livability and promote healthy lifestyles.



POLICY LU-1.2 HOMEOWNERSHIP OPPORTUNITIES

Support innovative development policies to expand homeownership opportunities at all income levels.



POLICY LU-1.3 EQUITABLE CREATION AND DISTRIBUTION OF OPEN SPACE

Promote the creation of new open space and community-serving amenities in park-deficient areas that keeps pace with the increase in multi-unit housing development, with priority given to those that are also within environmental justice area boundaries.



POLICY LU-1.4 COUNTY SEAT

Support the location of new and enhanced regional, state, and federal governmental facilities in the Civic Center to reinforce Santa Ana as the county seat.



POLICY LU-1.5 DIVERSE HOUSING TYPES

Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.



POLICY LU-1.6 TRANSIT ORIENTED DEVELOPMENT

Encourage residential mixed-use development, within the City's District Centers, Urban Neighborhoods, and adjacent to high quality transit.



POLICY LU-1.7 ACTIVE TRANSPORTATION INFRASTRUCTURE

Invest in active transportation connectivity between activity centers and residential neighborhoods to encourage healthy lifestyles.



POLICY LU-1.8 DEVELOPMENT TRADEOFFS

Ensure that new development projects provide a net community benefit.



POLICY LU-1.9 PUBLIC FACILITIES AND INFRASTRUCTURE

Evaluate individual new development proposals to determine if the proposals are consistent with the General Plan and to ensure that they do not compound existing public facility and service deficiencies.



POLICY LU-1.10 DOWNTOWN ORANGE COUNTY

Balance development within the downtown to continue to serve as a cultural and economic hub for existing and future residents.



GOAL LU-2: Land Use Needs

Provide a balance of land uses that meet Santa Ana's diverse needs.

POLICY LU-2.1

EMPLOYMENT OPPORTUNITIES

Provide a broad spectrum of land uses and development that offer employment opportunities for current and future Santa Ana residents.

Eq S

POLICY LU-2.2

CAPTURE LOCAL SPENDING

Encourage a range of commercial uses to capture a greater share of local spending, and offer a range of employment opportunities.

S Ed

POLICY LU-2.3

SUPPORTIVE SPACES

Provide a diversity of land uses that support residents, visitors, and businesses, such as open space, areas for community gatherings, and outdoor entertainment venues.

C H S Eq^{EJ}

POLICY LU-2.4

COST AND BENEFIT OF DEVELOPMENT

Balance the benefits of development with its fiscal impacts on the city and on quality of life for the community.

Eq S

POLICY LU-2.5

BENEFITS OF MIXED-USE

Encourage infill mixed-use development at all ranges of affordability to reduce vehicle miles traveled, improve jobs/housing balance, and promote social interaction.

C H Eq S

POLICY LU-2.6

ENCOURAGE INVESTMENT

Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.

H Ed

POLICY LU-2.7

BUSINESS INCUBATOR

Support land use decisions that encourage the creation, development, and retention of businesses in Santa Ana.

Eq S

POLICY LU-2.8

CITY IMAGE

Encourage land uses, development projects, and public art installations that promote the city's image as a cultural, governmental, and business-friendly regional center.

C S Ed

POLICY LU-2.9

OPEN SPACE NEEDS

Establish and maintain public open space and recreation requirements for new residential and nonresidential uses to provide sufficient open space and recreational opportunities for Santa Ana residents and visitors.

H Eq^{EJ} S

POLICY LU-2.10

SMART GROWTH

Focus high density residential in mixed-use villages, designated planning focus areas, Downtown Santa Ana, and along major travel corridors.

S



GOAL LU-3: Compatibility of Uses

Preserve and improve the character and integrity of existing neighborhoods and districts.

POLICY LU-3.1

COMMUNITY BENEFITS

Support new development which provides a net community benefit and contributes to neighborhood character and identity.



POLICY LU-3.2

EMPOWER COMMUNITY

Facilitate community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries.



POLICY LU-3.3

ENFORCEMENT OF STANDARDS

Maintain a robust and proactive code enforcement program that partners with community stakeholders and is responsive to community needs.



POLICY LU-3.4

COMPATIBLE DEVELOPMENT

Ensure that the scale and massing of new development is compatible and harmonious with the surrounding built environment.



POLICY LU-3.5

ADAPTIVE REUSE

Encourage the preservation and reuse of historical buildings and sites through flexible land use policies.



POLICY LU-3.6

FOCUSED DEVELOPMENT

Facilitate the transformation of the transit corridors through focusing medium and high density pedestrian-oriented mixed-use development at key intersections.



POLICY LU-3.7

ATTRACTIVE ENVIRONMENT

Promote a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors.



POLICY LU-3.8

SENSITIVE RECEPTORS

Avoid the development of industry and sensitive receptors in close proximity to each other that could pose a hazard to human health and safety due to the quantity, concentration, or physical or chemical characteristics of the hazardous materials utilized, or the hazardous waste an operation may generate or emit.



POLICY LU-3.9

NOXIOUS, HAZARDOUS, DANGEROUS, AND POLLUTING USES

Improve the health of residents, students, and workers by limiting the impacts of construction activities and operation of noxious, hazardous, dangerous, and polluting uses that are in close proximity to sensitive receptors, with priority given to discontinuing such uses within environmental justice area boundaries.



CONTINUED ON NEXT PAGE >>



<< GOAL LU-3: COMPATIBILITY OF USES

POLICY LU-3.10
COMMUNITY ATTRACTIONS

Support the development of regional land uses that allow for entertainment, sports, and unique venues that benefit the local community and attract a wide range of visitors.

C

POLICY LU-3.11
AIR POLLUTION BUFFERS

Work with the Environmental Justice Action Committee to develop and implement landscaping and other local land use and zoning buffer strategies, guided by the California Air Resources Board and Southern California Air Quality Management District best practices, to separate existing sensitive uses from rail lines, heavy industrial facilities, and other emissions sources. As feasible, apply more substantial buffers within environmental justice area boundaries.

H Eq S

POLICY LU-3.12
INDOOR AIR QUALITY

Require new sensitive land uses proposed in areas with high levels of localized air pollution to achieve good indoor air quality through landscaping, ventilation systems, or other measures.

H Eq S



▲ Residential/Business Interface

This aerial view of the Saddleback View neighborhood shows the proximity of residential areas to a freeway and commercial/industrial businesses. The *Orange County Register* building (five-story building near the top right) was once home to the company's printing operations. The property is now designated for District Center as part of the Grand Avenue and 17th Street Focus Area.

GOAL LU-4: Complete Communities

Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.

POLICY LU-4.1

COMPLEMENTARY USES

Promote complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area.



POLICY LU-4.2

PUBLIC REALM

Maintain and improve the public realm through quality architecture, street trees, landscaping, and other pedestrian-friendly amenities.



POLICY LU-4.3

SUSTAINABLE LAND USE STRATEGIES

Encourage land uses and strategies that reduce energy and water consumption, waste and noise generation, soil contamination, air quality impacts, and light pollution.



POLICY LU-4.4

NATURAL RESOURCE CAPTURE

Encourage the use of natural processes to capture rainwater runoff, sustainable electric power, and passive climate control.



POLICY LU-4.5

VMT REDUCTION

Concentrate development along high quality transit corridors to reduce vehicle miles traveled (VMT) and transportation-related carbon emissions.



POLICY LU-4.6

HEALTHY LIVING CONDITIONS

Support diverse and innovative housing types that improve living conditions and promote a healthy environment.



POLICY LU-4.7

DIVERSE COMMUNITIES

Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods.



POLICY LU-4.8

COMMUNITY PARTNERSHIPS

Collaborate with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places.



POLICY LU-4.9

RECREATIONAL AMENITIES

Encourage public, private and commercial recreational facilities in areas that are park and open space deficient.



POLICY LU-4.10

THRIVING DOWNTOWN

Encourage new development and enhancement of Downtown Santa Ana through creative, sustainable, and innovative design solutions.



RELATED GENERAL PLAN POLICIES

Each policy in the City of Santa Ana General Plan is listed under the most related goal and element. Some policies, however, also reinforce other goals housed in different elements.

To provide a more complete picture of all of the policies that support the goals of this element, Table LU-1 lists each Land Use goal in the far left column and, in columns to the right, identifies related policy numbers from other elements.

Goal LU-2, for example, is supported not only by the policies listed in this element (LU-2.1 through LU-2.10), but also by three policies identified in the Economic Prosperity Element, Policy OS-1.3 in the Open Space Element, and two identified in the Housing Element.

TABLE LU-1. RELATED GENERAL PLAN POLICIES

Land Use Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	M	EP	PS	CN	OS	N	S	LU	HE	HP	UD
LU-1: Growing Responsibly Provide a land use plan that improves quality of life and respects our existing community.	-	M-4 M-4.1	EP-3.3 EP-3.9 EP-3.10	PS-1.6	-	OS-1.8	N-1.1 N-1.4	S-2.4 S-2.6	Current Element	-	-	-
LU-2: Land Use Needs Provide a balance of land uses that meet Santa Ana’s diverse needs.	-	-	EP-2.5 EP-3.6 EP-3.8	-	-	OS-1.3 OS-2.12 OS-2.13	-	-	Current Element	HE-2.1 HE-2.2	-	-
LU-3: Compatibility of Uses Preserve and improve the character and integrity of existing neighborhoods and districts.	-	-	EP-1.9 EP-2.3	-	CN-3.3	-	N-2.2 N-3 N-3.1 N-3.2 N-3.3	-	Current Element	-	HP-1.4 HP-1.8	UD-2 UD-2.2 UD-2.3 UD-2.5 UD-2.6 UD-4.1
LU-4: Complete Communities Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.	-	M-4.5 M-5.5	EP-3.4	-	-	OS-1.4	-	-	Current Element	-	-	-

Notes:

CM: Community Element

M: Mobility Element

EP: Economic Prosperity Element

PS: Public Services Element

CN: Conservation Element

OS: Open Space Element

N: Noise Element

S: Safety Element

LU: Land Use Element

HE: Housing Element

HP: Historic Preservation Element

UD: Urban Design Element



LAND USE PLAN

The development, use, and distribution of land are critical to achieving our city's vision and adhering to our core values. As stewards of the land, the City must plan for uses and development that create a sustainable, healthy, and livable city; ensure equitable outcomes and land use distributions; protect and enhance our cultural and community assets; and provide opportunities for growth and prosperity. Land is a finite and valuable resource, especially in Santa Ana; its use dictates the city's economic and fiscal future.

LAND USE COMPONENTS

The Land Use Plan consists of two primary components: land use designations and land use maps. The land use designations establish the types and intensity of land uses permitted in Santa Ana. The land use maps display the pattern, distribution, and intensity of land use designations across the entire city, down to the parcel level.

Figure LU-1 shows the fundamental pattern of land use. Table LU-2 estimates the reasonable, long-term buildout potential of the overarching growth strategy. Table LU-3 and Figure LU-4 describe the standards for development intensity and density and show where they apply.

Figure LU-2 displays the boundaries of special planning areas in Santa Ana. These areas require more detailed land-use planning. In seven planning areas, detailed guidance is provided in specific plans and other special zoning tools presently in place. In the five focus areas, broad land-use guidance is provided in this element, with future specific zoning development standards to be adopted.

It should be noted that the maps do not display the city's limited unincorporated sphere of influence because the area consists entirely of regional storm drainage channels.

OVERARCHING GROWTH STRATEGY

The City's growth strategy is to concentrate new growth opportunities into key parts of the city while maintaining and enhancing its existing neighborhoods, employment centers, and intact industrial centers.

Seven planning areas, including specific plans and other special zoning areas adopted before this General Plan, have remaining development capacity. These areas are shown on Figure LU-2.

- Adaptive Reuse Overlay (2014)
- Bristol Street Corridor Specific Plan (1991/2018)
- Harbor Mixed Use Corridor Specific Plan (2014)
- MainPlace Specific Plan (2019)
- Metro East Overlay Zone (2007/2018)
- Midtown Specific Plan (1996)
- Transit Zoning Code Specific Dev. (2010)

In coordination with the General Plan Advisory Group, the City identified five additional focus areas suitable for new growth and development.

- South Main Street
- Grand Avenue/17th Street
- West Santa Ana Boulevard
- 55 Freeway/Dyer Road
- South Bristol Street

These five areas are along major travel corridors, the OC Streetcar line, and/or linked to the Downtown. The intent is to expand opportunities for development through a transition to multiuse land use designations near transit corridors. The Industrial Flex designation is being introduced on areas already designated for industrial land uses in order to allow for cleaner industrial and commercial uses, professional office, and creative live-work spaces.



BUILDOUT

Table LU-2 reflects the reasonable long-term buildout potential for housing units, nonresidential building square footage, and jobs that could be generated by the overarching growth strategy and the Land Use Plan (Figure LU-1).

While these estimates provide a tool to monitor growth in the City, the figures shown in Table LU-2 represent an informed but estimated projection of

a future condition. The actual development in each planning area will likely vary in terms of location and mix of uses.

The *Land Use Buildout Methodology, June 2020* (provided under separate cover), details the assumptions and methodology used to generate the estimates in Table LU-2.

TABLE LU-2. BUILDOUT TABLE

Planning Area	Existing ¹			Growth ²			Buildout		
	Housing Units	Building Sq. Ft. ³	Jobs	Housing Units	Building Sq. Ft. ³	Jobs	Housing Units	Building Sq. Ft. ³	Jobs
Specific Plan / Special Zoning	4,685	13,924,891	38,548	15,839	3,033,554	1,154	20,524	16,958,445	39,702
Adaptive Reuse Overlay Zone ⁴	260	976,935	3,043	1,000	0	-476	1,260	976,935	2,567
Bristol Street Corridor Specific Plan	136	140,348	294	-1	2,791	-12	135	143,139	282
Harbor Corridor Specific Plan	1,324	1,767,937	3,286	3,298	200,045	-1,708	4,622	1,967,982	1,578
MainPlace Specific Plan	0	1,108,080	2,216	1,900	1,318,843	3,164	1,900	2,426,923	5,380
Metro East Overlay Zone	844	2,516,056	7,524	4,707	2,169,891	4,734	5,551	4,685,947	12,258
Midtown Specific Plan	607	1,885,065	4,824	0	-66,812	-209	607	1,818,253	4,615
Transit Zoning Code	1,514	5,530,470	17,361	4,935	-591,204	-4,339	6,449	4,939,266	13,022
Focus Areas	6,380	13,421,155	28,428	17,575	2,263,130	6,616	23,955	15,684,285	35,044
South Main Street	1,720	1,685,978	3,455	588	-739,316	-1,304	2,308	946,662	2,151
Grand Avenue/17th Street	561	1,400,741	3,568	1,722	-696,847	-1,946	2,283	703,894	1,622
West Santa Ana Boulevard	2,658	3,090,472	9,170	1,262	-281,667	-2,393	3,920	2,808,805	6,777
55 Freeway/Dyer Road	1,221	5,666,453	8,898	8,731	475,830	4,404	9,952	6,142,283	13,302
South Bristol Street	220	1,577,511	3,337	5,272	3,505,130	7,855	5,492	5,082,641	11,192
All Other Areas of the City⁵	67,727	39,772,550	92,004	2,847	552,536	3,666	70,574	40,325,086	95,670
Citywide Total	78,792	67,118,596	158,980	36,261	5,849,220	11,436	115,053	72,967,816	170,416

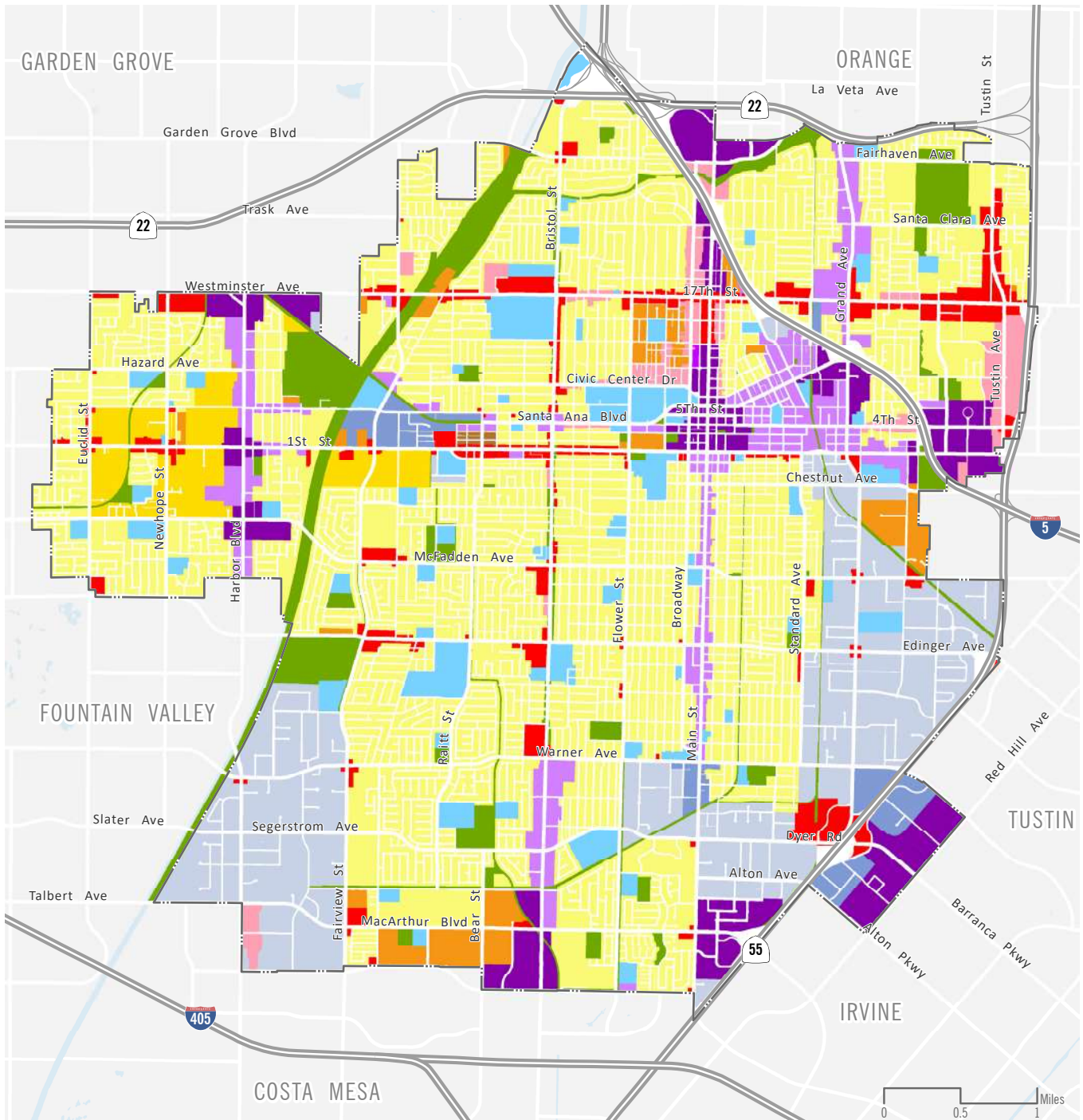
Notes:

- "Existing" represents conditions as of December 2019 as derived from the City of Santa Ana Planning Information Network and projects already under construction per the January 2020 monthly development project report.
- The potential growth for new development in specific plan / special zoning areas is based on the forecast buildout at the time of the respective zoning document's adoption, minus the amount of new development built between its adoption date and 2019.
- Only includes nonresidential building square footage.
- The figures shown on the row for the Adaptive Reuse Overlay represent parcels that are exclusively in the Adaptive Reuse Overlay boundary. Figures for parcels that are within the boundaries of both the Adaptive Reuse Overlay Zone and a specific plan, other special zoning, or focus area boundary are accounted for in the respective specific plan, other special zoning, or focus area.
- The City has included an assumption for growth on a small portion (5 percent) of residential parcels through the construction of second units, which is distributed throughout the City and is not concentrated in a subset of neighborhoods. Additional growth includes known projects in the pipeline and an increase of 10 percent in building square footage and employment for the professional office surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan as well as the commercial and retail along 1st Street south of the West Santa Ana Boulevard focus area.

Source: City of Santa Ana with assistance from PlaceWorks, 2020.



About the Map. Figure LU-1 shows the fundamental pattern of land use by displaying the pattern and distribution of land use designations across the entire city, down to the parcel level.



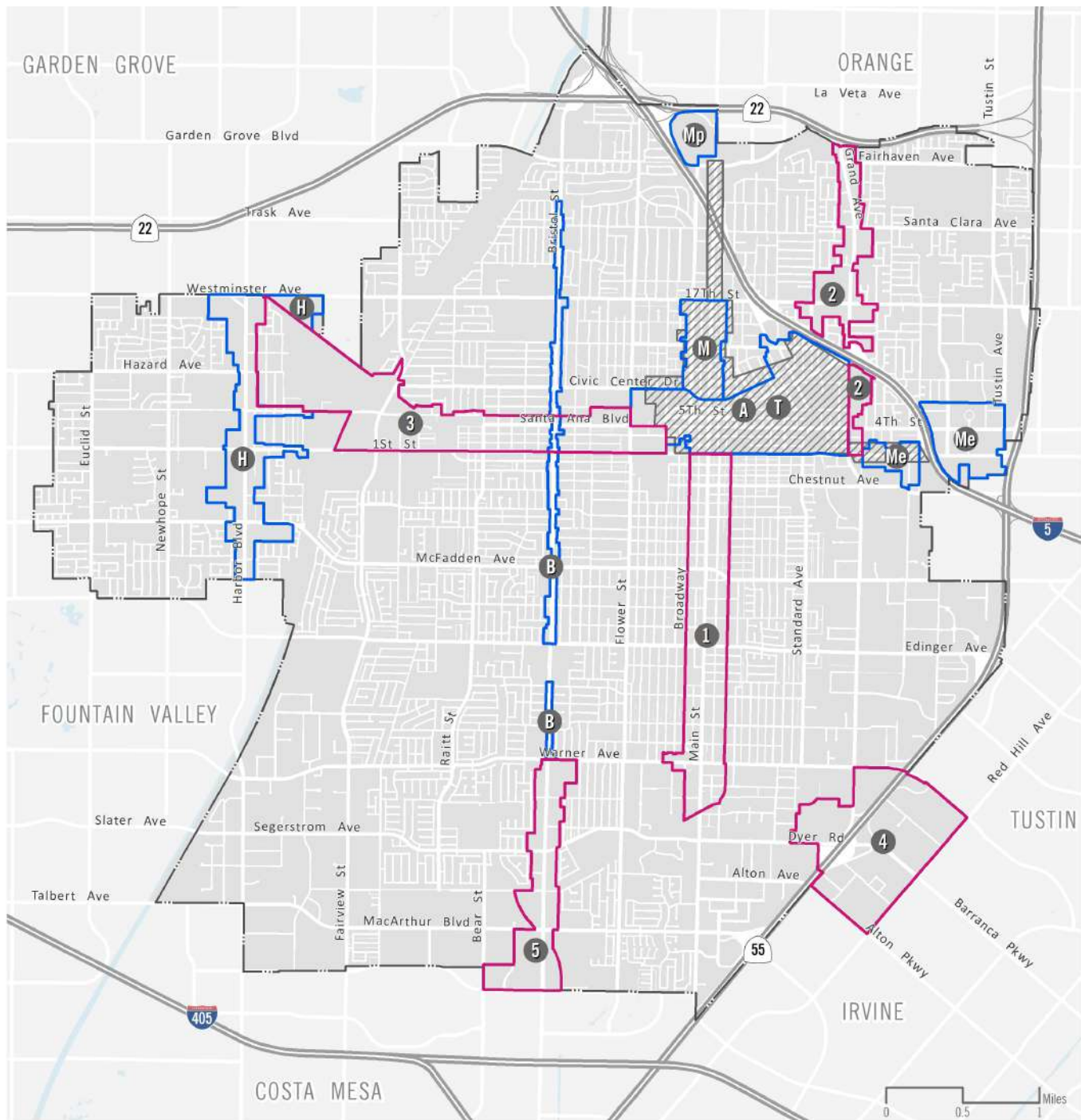
Source: City of Santa Ana 2021 Date Published: 5/5/2022

General Plan Land Use

- | | | |
|--|---|--|
|  LR-7, Low Density Residential |  INS, Institutional |  FLEX, Industrial/Flex |
|  LMR-11, Low-Medium Density Residential |  OS, Open Space |  UN, Urban Neighborhood |
|  MR-15, Medium Density Residential |  PAO, Professional and Administrative Office |  OBPDC, One Broadway Plaza District Center |
|  CR-30, Corridor Residential |  GC, General Commercial |  DC, District Center |
| |  IND, Industrial | |



About the Map. Figure LU-2 displays the boundaries of special planning areas in Santa Ana. These areas require more detailed land-use planning. For "Adopted and Existing Areas," detailed guidance is provided in specific plans and other special zoning tools adopted before the General Plan. For the five focus areas, detailed land-use guidance is provided in this Element (see *Focus Areas* starting on page LU-26).



Source: City of Santa Ana 2020 Date Published: 9/18/2020

Focus Areas

- ① South Main Street
- ② Grand Ave/17th Street
- ③ West Santa Ana Boulevard
- ④ 55 Fwy/Dyer Road
- ⑤ South Bristol Street

Adopted and Existing Areas

- ▨ Adaptive Reuse Project Incentive Area
- ▭ B Bristol Street Corridor Specific Plan
- ▭ H Harbor Mixed Use Transit Corridor Specific Plan

- ▭ M Midtown Specific Plan
- ▭ Me Metro East Mixed Use Overlay Zone
- ▭ Mp MainPlace Specific Plan
- ▭ T Transit Zoning Code

**FIGURE LU-2
SPECIAL PLANNING AREAS**



DENSITY AND INTENSITY STANDARDS

As shown in Figure LU-4 (see page LU-16) and listed in Table LU-3 (see page LU-17), the General Plan provides the maximum density or intensity for each land use designation. The zoning code further refines these standards and prescribes additional regulations that affect a building’s form, character, and use.

RESIDENTIAL DENSITY

Each residential land use designation includes a range of allowable densities, calculated as the number of dwelling units allowed per net acre (du/ac). The maximum density represents a potential maximum density (number of housing units per acre) that could be achieved if all other requirements are met, including zoning standards in the municipal code.

NONRESIDENTIAL INTENSITY

Floor area ratio (FAR) is a measurement used to identify nonresidential land use intensity. The FAR is the ratio of the total gross floor area of all buildings on a lot compared to the total area of that lot.

Higher FARs generally indicate larger buildings and/or more stories, but Figure LU-3 Floor Area Ratio (FAR), illustrates that the size and height of the building can vary a great deal within the same FAR. Note, FAR is also a measure used in mixed-use area buildout as described below.



MIXED USE DENSITY AND INTENSITY

To encourage a dynamic mixture of residential, office, clean industrial, and commercial uses in mixed-use areas (Industrial/Flex, Urban Neighborhood, One Broadway Plaza District Center, and District Center¹), when both residential and nonresidential uses are planned the density and intensity standard shall be both floor area ratio and dwelling units per acre, where the cumulative building square footage (residential and non-residential) shall not exceed the maximum floor area ratio and the dwelling units per net acre shall not exceed the (du/ac) specified for the land use designation.

Residential densities identified for Urban Neighborhood and District Center designations apply to residential-only projects (residential-only projects are not permitted in Industrial/Flex or One Broadway Plaza District Center designations). All projects are subject to additional regulations in the zoning development standards, applicable specific plans, and other special zoning tools, which may further limit allowable density or intensity.

ROUNDING

When calculating the square footage allowed for a proposed development, no upward rounding is permitted in determining the final permitted intensity. Likewise, no upward rounding is permitted in calculating the allowable number of residential units. For example, in a calculation producing a yield of 12.7 units for a given development site, 12 units are permitted.

◀ Low Density Residential Neighborhoods

Low density residential neighborhoods, like the Park Santiago neighborhood pictured here, allow up to seven dwelling units per acre.

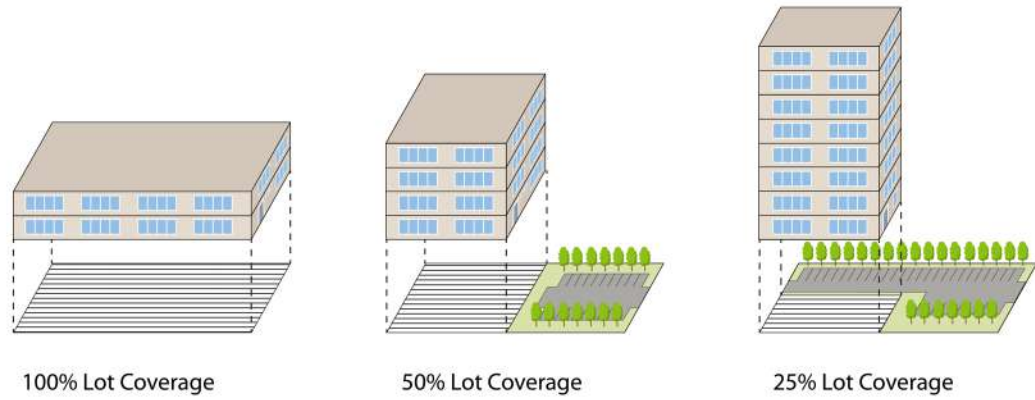
1. District Centers that are part of a special planning area, as shown on Figure LU-2, or subject to special development standards may be regulated by FAR alone.



FAR=5.0



FAR=2.0



FAR=1.0

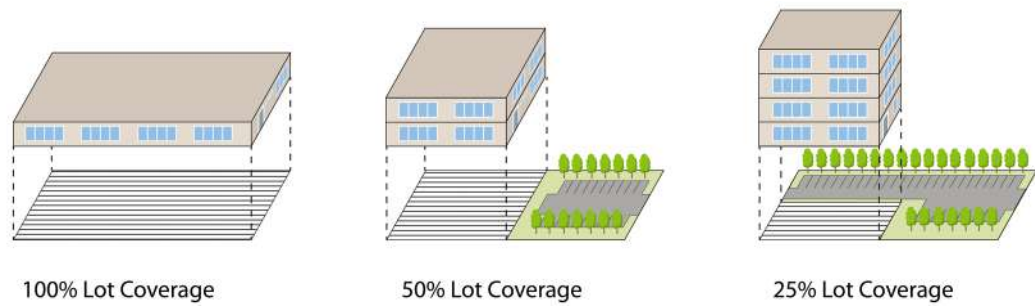
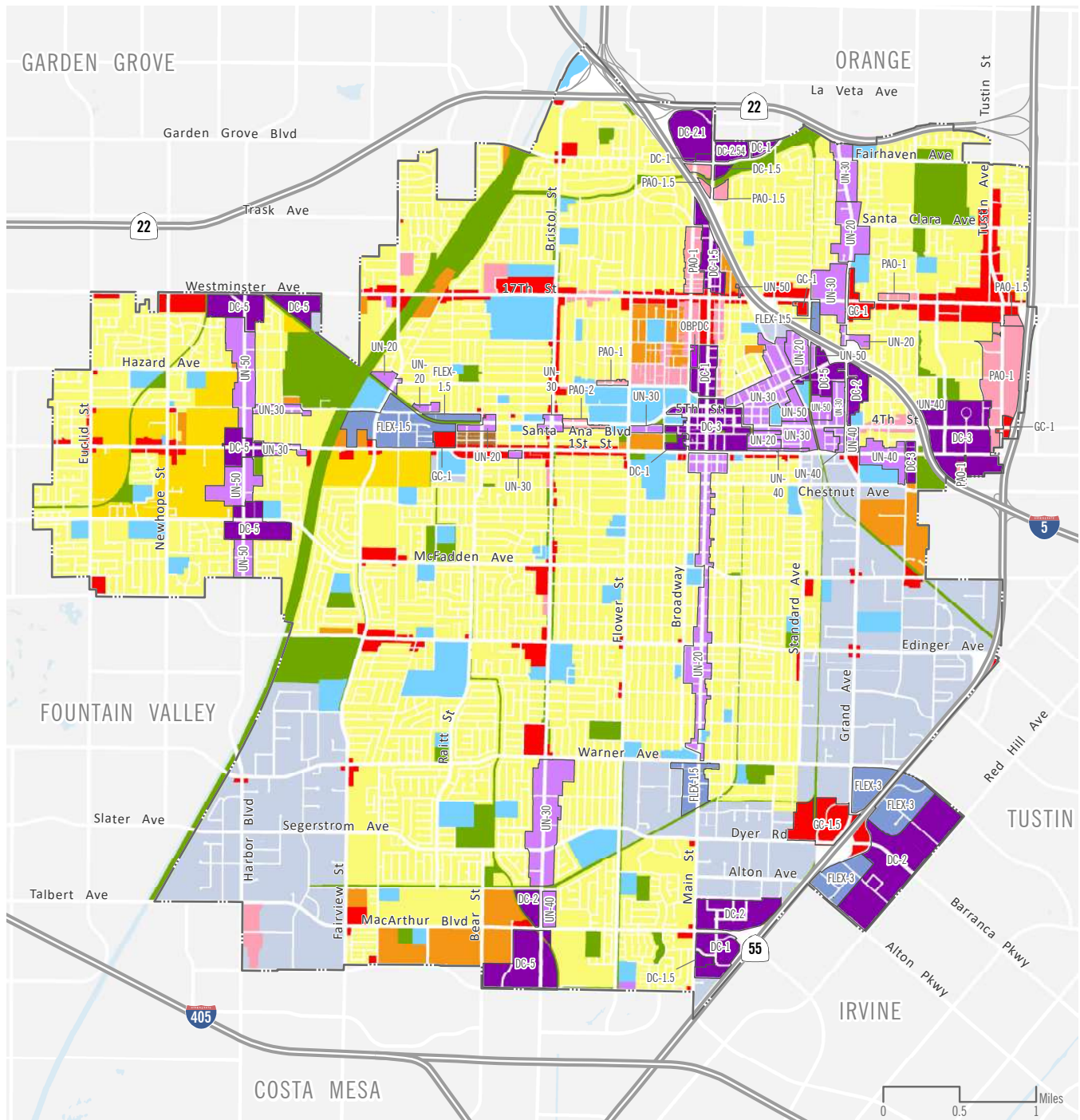


FIGURE LU-3 FLOOR AREA RATIO (FAR)



About the Map. Figure LU-4 combined with Table LU-3 describe the general plan standards for development intensity and density and show where they apply.



Source: City of Santa Ana 2021 Date Published: 4/27/2022





























General Plan Land Use

- | | | |
|--|---|--|
|  LR-7, Low Density Residential |  INS, Institutional |  FLEX, Industrial/Flex |
|  LMR-11, Low-Medium Density Residential |  OS, Open Space |  UN, Urban Neighborhood |
|  MR-15, Medium Density Residential |  PAO, Professional and Administrative Office |  OBPDC, One Broadway Plaza District Center |
|  CR-30, Corridor Residential |  GC, General Commercial |  DC, District Center |
| |  IND, Industrial | |

**FIGURE LU-4
DENSITY AND INTENSITY MAP**



TABLE LU-3. DENSITY AND INTENSITY STANDARDS

Land Use Designation		Maximum Density/ Intensity ¹	Typical Max. Height ²
	Low Density Residential (LR-7)	7 du/ac	2 stories ²
	Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories ²
	Medium Density Residential (MR-15)	15 du/ac	3 stories ²
	Corridor Residential (CR-30)	30 du/ac	3 stories ²
	Institutional (INS)	n/a	n/a
	Open Space (OS)	n/a	n/a
	Professional and Administrative Office (PAO)	0.5 FAR	35 feet or 3 stories ²
	Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ^{2,3}
	Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories ²
	Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ^{2,3}
	General Commercial (GC)	0.5	35 feet ²
	General Commercial-Medium (GC-1)	1.0 FAR	35 feet ^{2,3}
	General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ^{2,3}
	Industrial (IND)	0.45 FAR ⁴	35 feet ²
	Industrial/Flex- Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories ²
	Industrial/Flex- Medium (FLEX-3)	3.0 FAR	10 stories ²
	Urban Neighborhood-Low (UN-20)	1.0 FAR and/or 20 du/ac	3 stories ²
	Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac ⁴	4 stories ^{2,3}
	Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac ⁴	5 stories ²
	Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac ⁴	6 stories ²
	One Broadway Plaza District Center (OBPDC)	2.9 FAR	37 stories ²
	District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories ²
	District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories ²
	District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories ^{2,3}
	District Center-Medium (DC-2.1)	2.1 FAR	20 stories
	District Center-Medium (DC-2.54)	2.54 FAR	5 stories
	District Center-Medium High (DC-3)	3.0 FAR and/or 90 du/ac	10 stories ²
	District Center-High (DC-5)	5.0 FAR and/or 125 du/ac ⁴	25 stories ^{2,3}

Notes:

- Maximum Density/Intensity.** The maximum density/intensity identifies the upper limit of density and intensity allowed within each category. All development is also subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code), which may further restrict the allowable density or intensity. Zoning standards shall not exceed the maximum density/intensity standards herein unless listed as an exception area in the notes below. FAR calculations exclude structured parking square footage.
- Typical Maximum Height.** The typical maximum heights identify the upper limit of a typical building height within each density and intensity category, but the actual maximum standard allowed on each site may be different than listed in this table. The allowable height of development on any parcel is subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code) and, if within a focus area, the focus area maximum height (starting on page LU-26 of this element), both of which may further restrict the allowable height. Some properties within a height district, as defined in Section 41-602 of the municipal code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights above the typical maximum height depicted here. The general plan height standard shall equal the zoning height standard where the allowable height in the zoning standards differs from the typical maximum height shown in this table. This includes, but is not limited to the following: Metro East Mixed-Use Overlay - subzone *Village Center* = 6 story max, subzone *Active Urban* = no limit; Harbor Mixed Use Transit Corridor Specific Plan - subzone *Transit Node* = 10 story max, subzone *Neighborhood Transitional* = 3 story max, subzone *Corridor* = 4 story max; Transit Zoning Code - subzone *Corridor* = 3 story max.
- Maximum Heights in Focus Areas.** Properties inside focus areas with PAO-1, PAO-2, GC-1, GC-1.5, UN-30, DC-2, and DC-5 designations may have a lower maximum height than shown here (see *Focus Areas* starting on page LU-26 for the maximum heights allowed in each focus area). Where the maximum height allowed in a focus area is lower than the typical maximum height shown in this table, the focus area maximum height shall prevail.
- Exception Areas.** The Lake Center Development, near Lake Center Drive and Susan Street, defined by Specific Development Plan Number 58 (SD-58), allows intensities up to 0.72 FAR. The property located at 4040 W. Carnegie Ave. and approved by GPA No. 2000-08 allows intensities up to 0.47 FAR. Select properties designated UN-30 may also permit Hybrid Court building types with higher residential densities per the Transit Zoning Code. The 4th and Mortimer project in SD-84 designated UN-30 allows densities up to 50 du/ac. The Sunflower Legacy project in SD-94 designated UN-50 allows densities up to 63 units per acre. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre. The Westview Housing project (SD-97) designated as UN-40 allows density up to 42.5 du/acre.





LOW DENSITY RESIDENTIAL (LR-7)

The Low Density Residential designation applies to areas with low-rise residential neighborhoods characterized by single-family detached homes. This designation is intended to preserve and protect existing single-family neighborhoods, while allowing for new housing through accessory dwelling units.

	Maximum Density	Typical Maximum Height ¹
LR-7	7 du/ac	2 stories

◀ Single Family in Floral Park Neighborhood

Low Density Residential, the largest land use designation in the city, includes most single-family neighborhoods.



LOW-MEDIUM DENSITY RESIDENTIAL (LMR-11)

The Low-Medium Density Residential designation applies to residential areas suitable for multiple building types, including single-family detached homes, small-lot subdivisions, townhomes, duplexes, and mobile home parks.

	Maximum Density	Typical Maximum Height ¹
LMR-11	11 du/ac	3 stories

◀ Small-Lot Subdivision in Riverview West

The Low-Medium Density Residential designation allows for a variety of housing types and residential development patterns, like this small-lot subdivision along 5th Street, built in 2015.

1. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. Some properties within a height district, per Section 41-602 of the Municipal Code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights in excess of the typical maximum height shown here. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page.





MEDIUM DENSITY RESIDENTIAL (MR-15)

The Medium Density Residential designation applies to residential areas characterized by a mix of single-family and multifamily housing. Residential building types include apartments, townhomes, live-work units, and small-lot subdivisions, typically resulting in neighborhoods with a mix of low- and medium-rise buildings.

	Maximum Density	Typical Maximum Height ¹
MR-15	15 du/ac	3 stories

◀ Low-Rise Townhomes

Medium Density Residential allows for a mix of housing types, like these 2- and 3-story townhomes built in 2009 across from Centennial Regional Park.



CORRIDOR RESIDENTIAL (CR-30)

The Corridor Residential designation applies to residential areas suitable for medium-high density housing. Appropriate residential building types include attached townhomes and apartments. This designation is typically assigned to areas along corridors, within focus areas, or adjacent to areas designated as General Commercial, Urban Neighborhood, or District Center.

	Maximum Density	Typical Maximum Height ¹
CR-30	30 du/ac	3 stories

◀ Urban Townhomes

The Corridor Residential designation offers opportunities to develop medium-high density urban housing types and can act as a transitional zone between established lower-density neighborhoods and commercial districts, Industrial/Flex areas, thoroughfares, or higher-intensity mixed-use areas. The East Village Lofts in Downtown Santa Ana reflect the type of development that is envisioned in this land use.

1. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. Some properties within a height district, per Section 41-602 of the Municipal Code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights in excess of the typical maximum height shown here. . The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page.





INSTITUTIONAL (INS)

The Institutional designation provides space for government facilities, public service facilities, and public institutions. The Institutional land use designation provides a wide variety of activities and services, such as administrative offices, post offices, police and fire stations, wastewater treatment plants, landfills, hospitals, libraries, schools, colleges and universities, military facilities, and public transit centers.

	Maximum Intensity	Typical Maximum Height
INS	n/a ¹	n/a ²

◀ Ronald Reagan Federal Building and Courthouse

Government facilities, like the 11-story Ronald Reagan Federal Building and Courthouse on 4th Street, are included in the institutional designation.



OPEN SPACE (OS)

The Open Space designation provides for recreational and green spaces, including parks, commercial open space, and public facilities such as water channels and rail infrastructure.

	Maximum Intensity	Typical Maximum Height
OS	n/a ³	n/a ²

◀ Tree-Lined Trails in Santiago Park

Areas like Santiago Park provide natural relief and areas for recreation in an urban environment. The park includes an archery range, a lawn-bowling green, a dog training center, a “Back to Natives” native plant nursery open to the public, the Santiago Park Wildlife and Watershed Center and more traditional park amenities like tree-lined jogging and bike trails, sports fields, playground equipment, and tennis courts. Open spaces in the city are discussed in greater detail in Volume 2, Section 2, Open Space Element.

1. Many institutional uses in Santa Ana are outside of the City’s land use authority and not subject to City standards; 0.5 FAR is generally the baseline for institutional uses that are within the City’s land use authority.
2. There is no typical maximum height for institutional or open space uses. In the West Santa Ana Boulevard Focus Area, open space uses have a maximum height of 2 stories (see Table LU-6 on page LU-48).
3. Open space allows for very limited development; 0.2 FAR is generally the baseline for structures developed in this land use category.





PROFESSIONAL AND ADMINISTRATIVE OFFICE (PAO, PAO-1, PAO-1.5, PAO-2)

The Professional and Administrative Office designation allows for a variety of office and office-related uses, including professional and administrative office parks and professional uses such as legal, engineering, health, and insurance services. Also allowed are office-related services that support adjacent offices, such as restaurants, copy centers, courier services, and travel agencies.

	Maximum Intensity	Typical Maximum Height ¹
PAO	0.5 FAR	35 feet or 3 stories
PAO-1	1.0 FAR	35 feet or 3 stories ²
PAO-1.5	1.5 FAR	35 feet or 3 stories
PAO-2	2.0 FAR	35 feet or 3 stories ²

◀ Tustin Center

The Professional and Administrative Office land use district allows for taller buildings and higher intensities, like the offices at the Tustin Center. Medical office and service businesses are often found in one- or two-story buildings near the city's commercial corridors.



GENERAL COMMERCIAL (GC, GC-1, GC-1.5)

The General Commercial designation provides highly visible and accessible shopping opportunities along arterial corridors and supports the development and continued operation of recreational, cultural, entertainment, employment, and educational opportunities near established residential neighborhoods.

This designation allows for retail and service establishments; recreational, cultural, and entertainment uses; business and professional offices; and vocational schools.

	Maximum Intensity	Typical Maximum Height ¹
GC	0.5 FAR	35 feet
GC-1	1.0 FAR	35 feet ²
GC-1.5	1.5 FAR	35 feet ²

◀ Existing Retail Center

El Yaqui started as a taco truck and later established a permanent location in this General Commercial shopping center along 17th Street.

1. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. Some properties within a height district, per Section 41-602 of the Municipal Code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights in excess of the typical maximum height shown here. . The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page.
2. PAO-1, PAO-2, GC-1, and GC-1.5 designations inside of the 17th Street and Grand Avenue, West Santa Ana Boulevard, and 55 Freeway and Dyer Road Focus Areas may have a lower maximum height than shown here (see Table LU-5 on page LU-40, Table LU-6 on page LU-48, and Table LU-7 on page LU-56). Where the maximum height allowed in a focus area conflicts with the height shown on this page, the focus area maximum height shall prevail.





INDUSTRIAL (IND)

The Industrial designation provides space for activities such as light and heavy manufacturing, warehousing, processing, and distribution as well as commercial uses ancillary to industrial activities. Industrial districts are significant sources of employment and municipal revenue, and they contribute to the economic health of the city and the region.

	Maximum Intensity	Typical Maximum Height ¹
IND	0.45 FAR ²	35 feet

◀ 515 Dyer Road

New design approaches are making industrial buildings more attractive and more compatible with surrounding uses.



INDUSTRIAL / FLEX (FLEX)

The Industrial/Flex designation³ is intended to provide context-appropriate development in areas with existing industrial uses. When adjacent to existing residential neighborhoods, this designation can provide a buffer between homes and traditional industrial uses. When adjacent to urban-scale mixed-use development, this designation is more free to emphasize significant employment opportunities.

Industrial/Flex allows for clean industrial uses that do not produce significant air pollutants, noise, or other nuisances typically associated with industrial uses, including office-industrial flex spaces, small-scale clean manufacturing, research and development and multilevel corporate offices, commercial retail, artist galleries, craft maker spaces, and live-work units. Adaptive reuse of buildings to accommodate live-work units is encouraged. Standalone residential is not permitted. Building form and height should reflect the existing context and, if inside a Focus Area, communicate the envisioned character for the area.

	Maximum Intensity	Typical Maximum Height ¹
FLEX-1.5	1.5 FAR and/or 30 du/ac	3 stories
FLEX-3	3.0 FAR	10 stories

◀ Open-Floor, Creative Office

Three-story flex space provides opportunities to use one or more floors for creative office space, storefront retail, and/or live-work.

1. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page.
2. See notes under Table LU-3 on page LU-17 for industrial intensity exception areas.
3. Descriptions for South Main Street, 17th Street and Grand Avenue, West Santa Ana Boulevard, and 55 Freeway and Dyer Road Focus Areas include more detail about the intent and allowed uses in Industrial/Flex designation specific to each area (see *Focus Areas starting on page LU-26*).
4. Refer to page LU-14 for Mixed Use Intensity/Density clarification.





URBAN NEIGHBORHOOD (UN-20, UN-30, UN-40, UN-50)

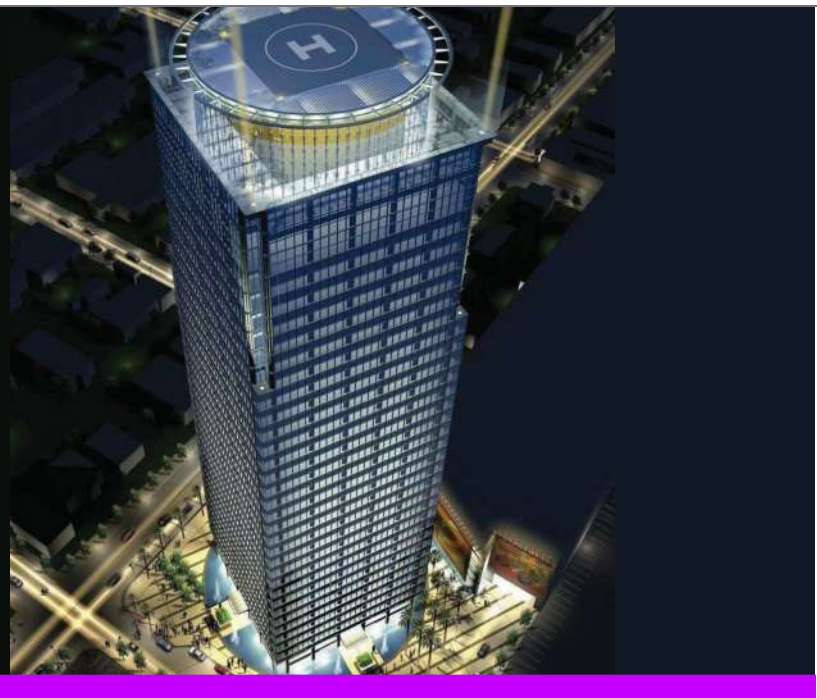
The Urban Neighborhood designation¹ allows for the development of semiurban villages that are well connected to schools, parks, and shopping centers. These areas are accessible by multiple modes of transportation, have lively and pedestrian-friendly streetscapes, and are designed to foster community interaction.

This designation allows a mix of uses, including medium and medium-high density apartments, townhomes, garden- or motor-court homes, and neighborhood-serving commercial. Mixed-use projects are allowed in both horizontal configuration, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above.

	Maximum Intensity	Typical Maximum Height ²
UN-20	1.0 FAR and/or 20 du/ac	3 stories ²
UN-30	1.5 FAR and/or 30 du/ac ³	4 stories ^{2,3}
UN-40	1.5 FAR and/or 40 du/ac	5 stories ²
UN-50	1.5 FAR and/or 50 du/ac	6 stories ²

◀ Triada at the Station

Part of a public-private partnership to plan, redevelop, and revitalize vacant and underutilized properties owned by the City and the school district, Triada is a 138-unit mixed-income housing development in the Urban Neighborhood designation near the transit center.



ONE BROADWAY PLAZA DISTRICT CENTER (OBPDC)

One Broadway Plaza District Center is a unique land use designation that applies to one block along Broadway Avenue where a unique landmark project is planned. One Broadway Plaza is envisioned as a mixed-use tower with apartments and professional office that will be a focal point in the downtown area serving the Civic Center complex, Downtown, and Midtown urban areas.

	Maximum Intensity	Typical Maximum Height ²
OBPDC	2.9 FAR	37 stories

◀ One Broadway Plaza

Towering in at an impressive 493 feet, this iconic building would be the tallest superstructure in Orange County.

1. Descriptions for South Main Street, 17th Street and Grand Avenue, West Santa Ana Boulevard, and South Bristol Street Focus Areas include more detail about the intent and allowed uses in Urban Neighborhood designations specific to each area (see *Focus Areas starting on page LU-26*).
2. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page. This includes, but is not limited to the following: Harbor Mixed Use Transit Corridor Specific Plan - UN-30 in subzone *Neighborhood Transitional* = 3 story max, UN-50 in subzone *Corridor* = 4 story max; Transit Zoning Code- UN-40 in subzone *Corridor* = 3 story max.
3. UN-30 designations in the South Bristol Street Focus Area have a maximum height of 3 stories (see Table LU-8 on page LU-62). Where the maximum height allowed in a focus area conflicts with the height shown on this page, the focus area maximum height shall prevail. The 4th and Mortimer project designated UN-30 allows densities up to 50 du/ac.
4. Refer to page LU-14 for Mixed Use Intensity/Density clarification.





DISTRICT CENTER (DC-1, DC-1.5, DC-2, DC-3, DC-5)

The District Center land use designation¹ provides for distinctly urban retail, residential mixed-use, and employment centers that are well connected to public transportation. It includes the city’s primary activity centers and opportunities for new urban-scale development.

This designation allows a mix of uses, including medium, medium-high, and urban density condominiums, apartments, and townhomes; professional offices; multilevel corporate offices; retail and commercial services; and cultural, education, recreation, and entertainment uses. Mixed-use projects are allowed in both horizontal configurations, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above.

	Maximum Intensity	Typical Maximum Height ²
DC-1	1.0 FAR and/ or 90 du/ac	6 stories ²
DC-1.5	1.5 FAR and/or 90 du/ac	10 stories ²
DC-2	2.0 FAR and/or 90 du/ac	10 stories ^{2,3}
DC-2.1	2.1 FAR	20 stories
DC-2.54	2.54 FAR	5 stories
DC-3	3.0 FAR and/or 90 du/ac	10 stories ²
DC-5	5.0 FAR and/or 125 du/ac ⁴	25 stories ²



► City Place

One of the most established mixed-use districts in the city, City Place sits adjacent to a large employment center and offers a variety of housing options, shops, bistros, and public spaces, all connected by landscaped walkways.

◀ MacArthur Place

The Skyline residential towers soar 25 stories over the district center along MacArthur Boulevard and overlook the mixed-use district that includes a variety of housing options, high-rise corporate offices, commercial retail and dining options, hotels, and a 2.5-acre lake, all connected by a network of urban sidewalks and landscaped trails.

1. Descriptions for 17th Street and Grand Avenue, 55 Freeway and Dyer Road, and South Bristol Street Focus Areas include more detail about the intent and allowed uses in the District Center designations specific to each area (see *Focus Areas starting on page LU-26*).
2. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. Some properties within a height district, per Section 41-602 of the Municipal Code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights in excess of the typical maximum height shown here. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown. This includes, but is not limited to the following: Metro East Mixed-Use Overlay - DC-3 in subzone Village Center = 6 story max, DC-3 in subzone Active Urban = no limit; Harbor Mixed Use Transit Corridor Specific Plan - DC-5 in subzone Transit Node = 10 story max.
3. DC-2 designations in the 17th Street and Grand Avenue and 55 Freeway and Dyer Road Focus Areas have a maximum height of 6 stories (see Table LU-5 on page LU-40 and Table LU-7 on page LU-56). Where the maximum height allowed in a focus area conflicts with the height shown on this page, the focus area maximum height shall prevail.
4. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre.
5. Refer to page LU-14 for Mixed Use Intensity/Density clarification.





MainPlace Specific Plan. This rendering provides a conceptual visualization of the MainPlace Mall transformation, which is designated as District Center. Along Main Street, buildings are envisioned to command a strong presence and rise as tall as 20 stories. Parking would be largely structured, enabling the unbuilt areas to be reserved for landscaping, circulation, and open space/recreation.

Image from MainPlace Specific Plan

FOCUS AREAS

Five focus areas, shown in Figure LU-5, were identified by the General Plan Advisory Committee and refined by City staff as the areas of the city most suitable for new development.

The focus areas are geographically distributed throughout the city, and each allows Santa Ana to meet its diverse needs in different ways. The purpose and intent, specific objectives, and custom land uses for each focus area were defined to facilitate new

types of urban development, reimagine these areas, realize the community’s vision, and further embody Santa Ana’s core values.



▲ Enhancing Existing Assets

The Tiny Tim Plaza Redevelopment Project, adjacent to the OC Streetcar line in the West Santa Ana Boulevard Focus Area, was approved in 2018. The project repositioned the 1950s retail plaza with many neighborhood-serving businesses as an innovative, community-oriented, urban hub, providing support for existing retail tenants, updating amenity spaces, integrating new affordable housing, and partnering with local nonprofit groups to provide services.

The land use plans for the focus areas build on the unique opportunities within each area to promote redevelopment that is both sensitive to the existing context and reflective of the community’s vision for the future of the city.

▼ Engaging the Community

The City conducted a series of community workshops in the spring of 2019 to present ideas and gather community input about the future of land use in the focus areas. A meeting was held in each focus area, and the feedback received was used to develop the objectives and land use plan for each focus area.

ÁREAS DE ENFOQUE DE USO DE TERRENOS DEL PLAN GENERAL DE LA CIUDAD DE SANTA ANA
Taller Comunitario

Estos talleres reunirán a la comunidad de Santa Ana para examinar y hacer comentarios acerca de los nuevos conceptos de uso de terrenos bajo consideración en cinco áreas claves de la ciudad. Cada taller se enfocará en los conceptos que son específicos para esa área de enfoque. Su participación ayudará a asegurar que el nuevo Plan General realmente refleje la visión de la comunidad para el futuro de Santa Ana.

Áreas de enfoque de uso de terrenos:
 1 South Main Street
 2 Grand Avenue / 17th Street
 3 West Santa Ana Boulevard
 4 55 Freeway / Dyer Road
 5 South Bristol Street

Ayude a dirigir el futuro de la Ciudad de Santa Ana a través de nuestra encuesta comunitaria! Para más información y para completar nuestra encuesta, visite www.santa-ana.org/general-plan

CITY OF SANTA ANA GENERAL PLAN LAND USE FOCUS AREAS Community Workshop

These workshops will bring the Santa Ana community together to review and comment on new land use concepts being considered in five key areas of the City. Each meeting will focus on the concepts that are specific to that Focus Area. Your participation will help ensure that the new General Plan truly reflects the community's vision for the future of Santa Ana.

Land Use Focus Areas:
 1 South Main Street
 2 Grand Avenue / 17th Street
 3 West Santa Ana Boulevard
 4 55 Freeway / Dyer Road
 5 South Bristol Street

Help guide the City of Santa Ana's future by taking the community survey. Visit www.santa-ana.org/general-plan for more information and to complete the **general-plan** online survey.

Đề biết thông tin về hội thảo cộng đồng này, vui lòng truy cập trang web này: www.santa-ana.org/general-plan hoặc email newgeneralplan@santa-ana.org. Xin gọi số (714) 565-2627.

Event Details

- 1 SOUTH MAIN STREET AREA**
TUESDAY, APRIL 9, 2019
6:30 PM – 8:00 PM
Hosted by Pacific Park Neighborhood Association
Roosevelt-Walker Community Center
816 Chestnut Avenue
Santa Ana, CA 92701
- 2 GRAND AVENUE / 17TH STREET AREA**
WEDNESDAY, APRIL 17, 2019
7:00 PM – 8:30 PM
Hosted by Meredith Parkwood/Portola Park Neighborhood Associations
John Muir Fundamental Elementary
1951 North Mabury Street
Santa Ana, CA 92705
- 3 WEST SANTA ANA BOULEVARD AREA**
TUESDAY, APRIL 23, 2019
6:30 PM – 8:00 PM
Hosted by Artesia Pilar Neighborhood Association
Romero Cruz Elementary
2701 West Fifth Street
Santa Ana, CA 92703
- 4 55 FREEWAY / DYER ROAD AREA**
MONDAY, APRIL 29, 2019
4:00 PM – 5:30 PM
Holiday Inn Santa Ana-OC Airport
2726 South Grand Avenue
Santa Ana, CA 92705
- 5 SOUTH BRISTOL STREET AREA**
TUESDAY, APRIL 30, 2019
6:00 PM – 7:30 PM
South Coast Global Medical Center
2701 South Bristol Street
Santa Ana, CA 92704



About the Map. Figure LU-5 shows the locations of the five focus areas, where more detailed land use planning was required to guide future growth and development.



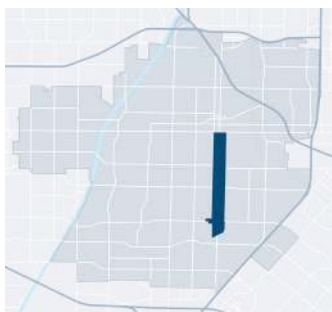
1. South Main Street Focus Area
2. Grand Avenue / 17th Street Focus Area
3. West Santa Ana Boulevard Focus Area
4. 55 Freeway / Dyer Road Focus Area
5. South Bristol Street Focus Area

**FIGURE LU-5
FOCUS AREAS**





SOUTH MAIN STREET



PURPOSE AND INTENT

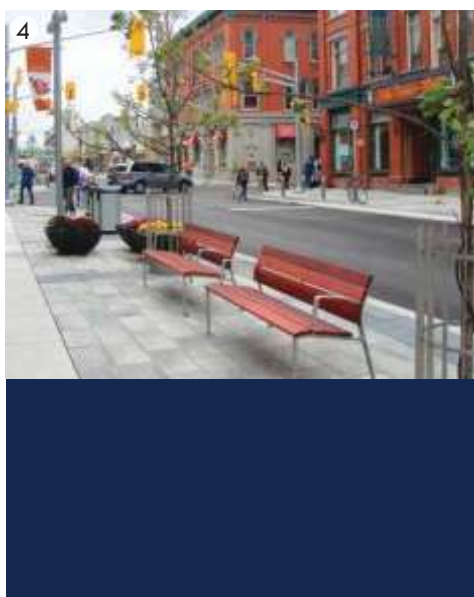
The South Main Street Focus Area introduces the opportunity for greater flexibility and a more dynamic mix of land uses and urban design along the properties fronting Main Street. The intent is to transition an auto-dominated corridor into a transit- and pedestrian-friendly corridor through infill development while respecting the historic past of South Main Street and maintaining compatibility with the surrounding lower density neighborhoods.

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

1. Enhancements to the existing commercial and industrial areas, such as wall murals, are encouraged.
2. New development at key intersections will activate and engage the public realm.
3. The Urban Neighborhood designation along Main Street allows for medium density townhomes in midblock locations that face the sidewalk and improve walking conditions along Main Street.





SOUTH MAIN STREET OBJECTIVES

- » Facilitate redevelopment and property improvements along Main Street
- » Create a more active and dynamic streetscape
- » Realize a low-scale, multistory frontage along the corridor with greater intensity at focus intersections¹
- » Protect established residential and historic neighborhoods
- » Support transit, pedestrian, and nonmotorized travel

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

4. New development will establish and improve public outdoor space.
5. Existing single-family neighborhoods and institutions will be preserved.
6. Expanded uses allowed in the Industrial Flex areas will allow for creative office/"maker spaces," small-scale manufacturing, coworking, and live-work units that will bring new life to the focus area.

1. See the Urban Design Element for the definition, locations, and policies related to focus intersections.



FIGURE LU-6 LAND USE MAP
SOUTH MAIN STREET

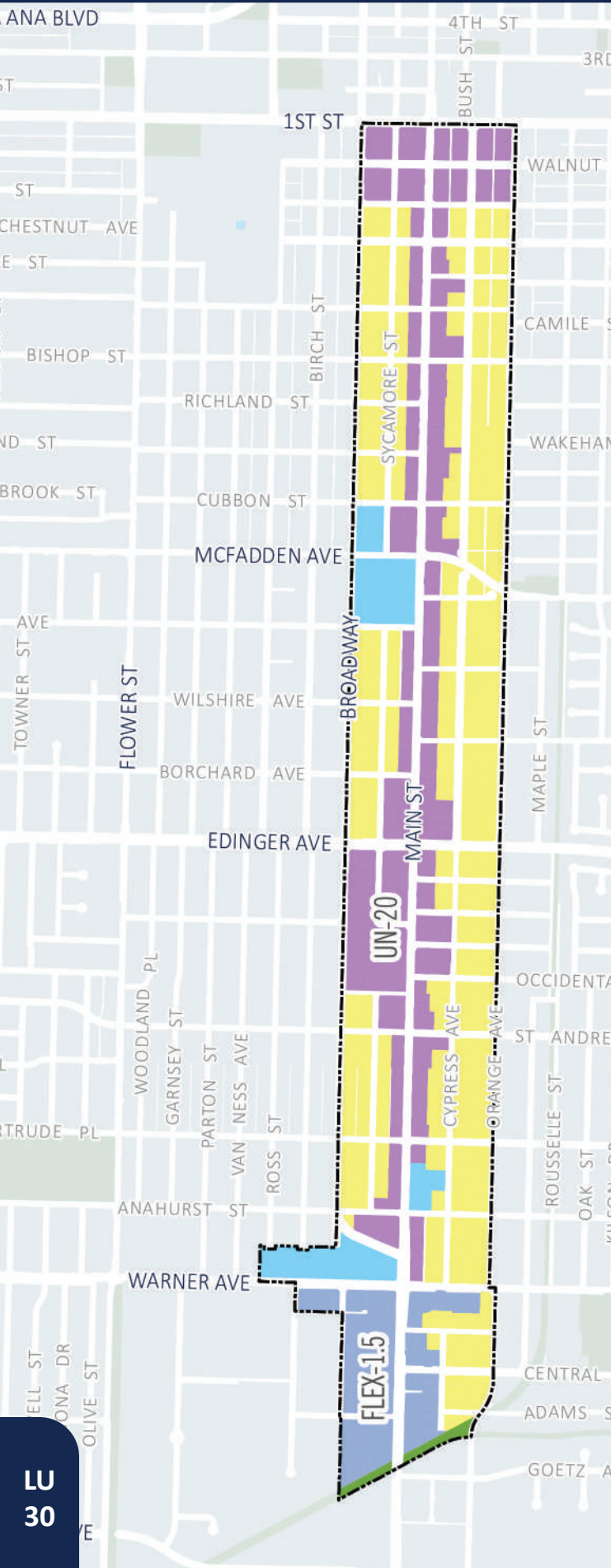







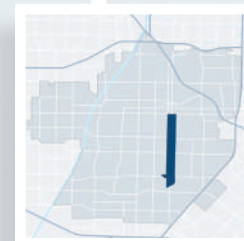
TABLE LU-4. LAND USE DESIGNATIONS
SOUTH MAIN STREET

Designation	Maximum		General Character
	Intensity	Height	
 Low Density Residential	7 du/ac	2 stories	Single family neighborhoods
 Urban Neighborhood -Low	1.0 FAR or 20 du/ac	3 stories	Low 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
 Industrial/Flex-Low	1.5 FAR	3 stories	Office/industrial flex spaces, small-scale R&D, clean manufacturing
 Institutional	2.0 FAR	2 stories	Government facilities, public service facilities, public institutions

Notes:

The focus area also includes a nominal amount of land used by railroad operations and mapped with the  Open Space land use designation.

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



**SOUTH MAIN STREET
LAND USE AND URBAN FORM**

The majority of properties fronting Main Street will be designated Urban Neighborhood, allowing for future development to include commercial uses, low- and medium-density housing, or a combination of both in a vertically mixed-use format. South of Warner Avenue, the Industrial/Flex designation will offer new options for small-scale manufacturing, live-work, and retail opportunities.

New development along Main Street will support improvements that encourage nonmotorized travel and complement expanded transit service. The building and site design will incorporate dynamic spaces that activate and engage the public realm, particularly along the ground floor fronting Main Street and at focus intersections. New development will also establish public and private outdoor space working in tandem to improve the experience of walking and living along and around Main Street.

The balance of the focus area will remain designated for Low Density Residential or Institutional to reflect the existing development patterns and land uses. New buildings and spaces must be sensitive to the surrounding low-density neighborhoods while still emphasizing the creation of active and attractive urban spaces.



▲ **Urban Neighborhood**

The Urban Neighborhood land use district allows for a combination of low- and medium- density housing as well as commercial uses.



▲ **Expanded Transit Service**

OCTA’s 2018 OC Transit Vision, a 20-year plan for enhancing and expanding public transit service in Orange County, identified South Main Street as an opportunity corridor for expanded transit services. *Photo by OCTA*



▲ **Industrial Flex**

The Industrial/Flex land use district south of Warner Avenue offers new opportunities for small-scale manufacturing, live-work, and retail development.



FIGURE LU-7 ARTIST RENDERING
SOUTH MAIN URBAN NEIGHBORHOOD



1 MEDIUM-DENSITY HOUSING

Human-scaled 2- to 3-story homes serve as a transition to the single-family neighborhoods.

2 PEDESTRIAN-FRIENDLY STREETS

New development along Main Street should encourage walking through building design that fronts the street, careful landscaping, lighting, and other placemaking elements.

3 PUBLIC SPACES

New development will support public outdoor spaces, including landscaping and shade trees that improve the pedestrian experience in the corridor.



FIGURE LU-8 ARTIST RENDERING
SOUTH MAIN URBAN NEIGHBORHOOD AT KEY INTERSECTION



1 MIX OF USES

Vertical mixed-use projects (with residential uses above commercial uses) are encouraged.

2 ENGAGING PEDESTRIANS

A mix of uses that activate the sidewalk are allowed and encouraged around key intersections.

3 ACTIVATE KEY INTERSECTIONS

Dynamic spaces will activate and engage the public realm, particularly along the ground floor fronting Main Street and at key intersections.

4 PUBLIC SPACES

New development supports public and private outdoor spaces, including promenades and enhanced crosswalks.



FIGURE LU-9 ARTIST RENDERING
SOUTH MAIN INDUSTRIAL FLEX ON WARNER AVENUE



1 INDUSTRIAL FLEX

Office / industrial flex spaces will accommodate new opportunities for small-scale R&D, office spaces, and retail opportunities.

2 PUBLIC SPACES

New development will establish public and private outdoor space to improve the experience of walking and living in the focus area.





3

[FIGURE LU-9 CONTINUED]

3 LIVE-WORK

The Industrial Flex zone allows for new types of live-work housing.



BEFORE

SOUTH MAIN INDUSTRIAL FLEX ON WARNER AVENUE



FIGURE LU-10 ARTIST RENDERING
SOUTH MAIN INDUSTRIAL FLEX FACADE IMPROVEMENT



1 ADAPTIVE REUSE

Provides opportunities for existing industrial buildings to be adapted to an expanded list of uses.

2 NEW OPPORTUNITIES

The Industrial/Flex designation will offer new options for small-scale manufacturing, live-work, retail, and dining opportunities.





3 SOFTENING THE EDGE

New development will improve the experience of walking and living in the focus area by providing improvements, such as landscaping that provides a buffer between the sidewalk, parking areas, and industrial uses.

4 NONMOTORIZED TRAVEL

The City's 2019 Active Transportation Plan includes bike lanes along Main Street adjacent to the Industrial/Flex area south of Warner Avenue.





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GRAND AVENUE AND 17TH STREET



PURPOSE AND INTENT

The Grand Avenue and 17th Street Focus Area will foster the development of an urban mixed-use corridor connecting to the city's downtown and transit core. The intent is to create opportunities for a new mix of land uses and design to transition Grand Avenue from a series of auto-oriented shopping plazas to a series of community-serving, dynamic urban spaces.

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

1. The building and site design will incorporate dynamic spaces that enhance walkability throughout the public and private realm.
2. Ground-floor architecture and details will be human scaled, and new projects will engage the sidewalk to create an inviting walking experience.
3. New mixed-use projects, encouraged in the District Center and Urban Neighborhood land use districts, will activate the urban street with commercial uses on the ground floor and residential above.





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GRAND AVENUE AND 17TH STREET OBJECTIVES

- » Create mixed-use corridors and urban villages
- » Realize a more intense, multistory frontage along the corridor
- » Promote infill development while respecting established neighborhoods
- » Foster community spaces and neighborhood-serving amenities
- » Develop opportunities for live-work, artist spaces, and small-scale manufacturing
- » Maintain compatible nodes of commercial activity

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

4. Proximity of the Regional Transportation Center allows for an intense mix of uses in the District Center land use district south of Interstate 5.
5. New development throughout the focus area will establish public and private outdoor space.
6. Community amenities and temporary installations, like sidewalk gardens, street festivals, and farmers markets, will contribute to the sense of community in the new urban villages.
7. Mixed-use housing projects, up to 4 stories tall, are encouraged in the Urban Neighborhood land use district.



FIGURE LU-11 LAND USE MAP
GRAND AVENUE AND 17TH STREET

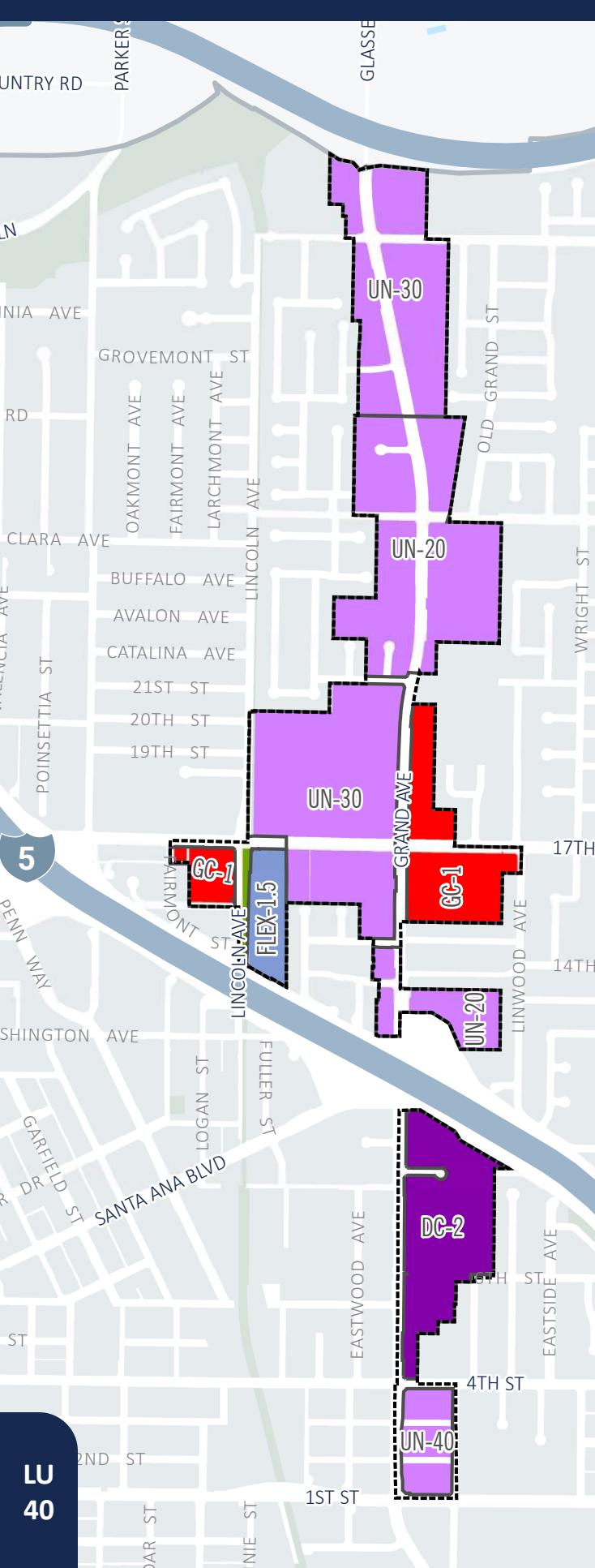


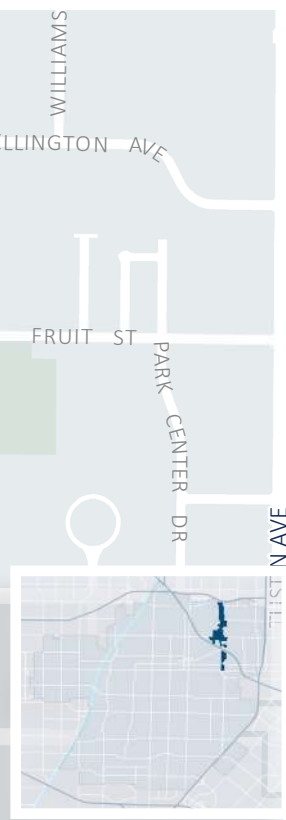
TABLE LU-5. LAND USE DESIGNATIONS
GRAND AVENUE AND 17TH STREET

Designation	Maximum		General Character
	Intensity	Height	
DC-2 District Center -Medium	2.0 FAR or 90 du/ac	6 stories	Transit-oriented urban village with a wide range and mix of residential, live-work, commercial, and employment-generating uses
UN-20 Urban Neighborhood -Low	1.0 FAR or 20 du/ac	3 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
UN-30 Urban Neighborhood -Medium Low	1.5 FAR or 30 du/ac	4 stories	
UN-40 Urban Neighborhood -Medium	1.5 FAR or 40 du/ac	5 stories	
FLEX-1.5 Industrial/Flex -Low	1.5 FAR	3 stories	
CC-1 General Commercial -Medium	1.0 FAR	35 feet	Shopping, restaurants, entertainment, service commercial

Notes:

The focus area also includes a nominal amount of land used by railroad operations and mapped with the Open Space land use designation.

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



GRAND AVENUE AND 17TH STREET LAND USE AND URBAN FORM

The majority of land is planned for Urban Neighborhood or District Center land use designations, which will allow a blend of residential and commercial uses to develop simultaneously, as market conditions allow. An intense mixed-use area is envisioned adjacent to the Santa Ana Regional Transportation Center, along the east side of Grand Avenue south of Interstate 5. This part of the focus area will support larger, more visually dynamic buildings and urban spaces that complement and benefit from the adjacent regional transit center.

North of Interstate 5, the buildings and spaces must be sensitive to the surrounding low-density neighborhoods while still emphasizing the creation of active and attractive urban spaces. A mix of residential, retail, and office will be interspersed along the frontage of Grand Avenue, with a concentrated node of commercial and mixed-use residential uses at Grand Avenue and 17th Street. A small portion of the focus area is designated for Industrial/Flex and General Commercial to support small-scale manufacturing, live-work, and retail opportunities.

The building and site design will incorporate dynamic spaces that activate and engage the public realm, particularly along the ground floor fronting Grand Avenue, the intersection of Grand Avenue and 17th Street, and near the Santa Ana Regional Transportation Center. New development will also establish public and private outdoor space that works in tandem to improve the experience of walking and living along and around Grand Avenue.



▲ Urban Neighborhood

The Urban Neighborhood land use districts allow for a blend of residential and commercial uses and provide a transition between existing neighborhoods and the commercial corridor.



▲ Industrial Flex

The Industrial Flex land use district allows for a variety of development types, including live-work units.



▲ District Center

The District Center land use district encourages the development of dynamic spaces that activate and engage the public realm, particularly along the ground floor fronting key activity centers.



FIGURE LU-12 ARTIST RENDERING
GRAND AND 17TH DISTRICT CENTER

1 PUBLIC SPACES

New development will establish public and private outdoor space that improve the experience of walking and living along and around Grand Avenue.

2 URBAN VILLAGE

Four-story buildings should be compatible with the surrounding single-family neighborhoods.

3 HUMAN-SCALE

Human-scale landscaping and ground-floor architecture improve the pedestrian experience and activate the street.



FIGURE LU-13 ARTIST RENDERING

VIEW OF 4-STORY GRAND AND 17TH URBAN NEIGHBORHOOD FROM ADJACENT NEIGHBORHOOD



1 ACTIVATE KEY INTERSECTIONS

Commercial uses may wrap around the corner, transitioning from more urban areas to lower-density homes.

2 LANDSCAPE SCREENING

Careful landscaping provides a transition between single family homes and adjacent urban neighborhood lots.

3 HEIGHT & MASSING

Step-backs in taller buildings transition between existing low-density neighborhoods and new higher-density development.



FIGURE LU-14 ARTIST RENDERING
GRAND AND 17TH URBAN NEIGHBORHOOD AT MAJOR INTERSECTION



MIXED USE

Commercial uses on the ground floor with residential above.

ENGAGING DESIGN

The building and site design will be human scale and incorporate dynamic spaces that activate and engage the public realm.

COMPLETE STREETS

Complete streets for multimodal transportation.

KEY INTERSECTIONS

New development may encourage enhancement of the public realm, such as crosswalks and landscaping.

PUBLIC SPACES

New development will establish dynamic public and private outdoor space.





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WEST SANTA ANA BOULEVARD



PURPOSE AND INTENT

The West Santa Ana Boulevard Focus Area connects the Harbor Mixed Use Transit Corridor and Downtown Santa Ana, with the OC Streetcar Project improvements creating the physical transit link in 2022. The intent is to transition a group of auto-oriented neighborhoods, businesses, and institutions into a series of transit-oriented neighborhoods that support and benefit from future streetcar stops.

▲ Envisioned Character

The images above are illustrative, intended to describe the envisioned character for the focus area:

1. The existing industrial portion of the focus area will be designated for Industrial/Flex to promote new opportunities, including dining operations.
2. The Industrial/Flex designation in the existing industrial portion of the focus area will allow for creative maker spaces.
3. Future streetcar service will give residents and visitors a way to travel to key places in the city without a car.



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WEST SANTA ANA BOULEVARD OBJECTIVES

- » Develop multistory housing and mixed-use opportunities near streetcar stations
- » Promote infill development while respecting established neighborhoods
- » Buffer industrial land uses and residential neighborhoods
- » Create opportunities for clean industrial/maker-type spaces

▲ Envisioned Character

The images above are illustrative, intended to describe the envisioned character for the focus area:

4. Beautification of existing buildings and public art installation is encouraged.
5. The Industrial/Flex designation is intended to foster new clean manufacturing and maker-type spaces that are more compatible with the surrounding residential areas than traditional industrial uses.
6. The urban neighborhood and corridor residential designations promote medium and medium-high density urban housing to serve as a transition between single-family neighborhoods and more intense development around streetcar stations.
7. Adaptive reuse of historic industrial uses and the introduction of new uses will activate Industrial/Flex areas.



FIGURE LU-15 LAND USE MAP
WEST SANTA ANA BOULEVARD

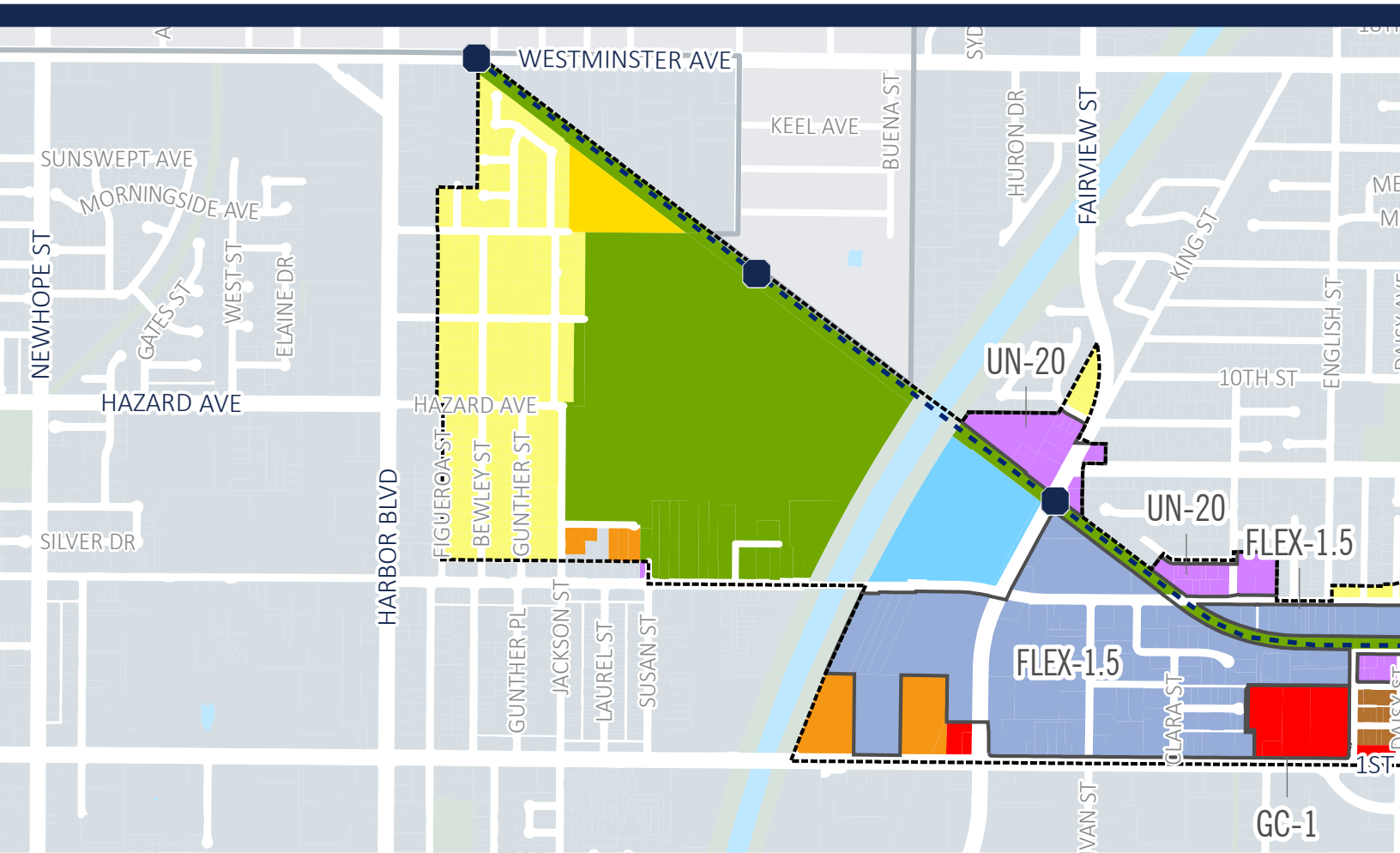
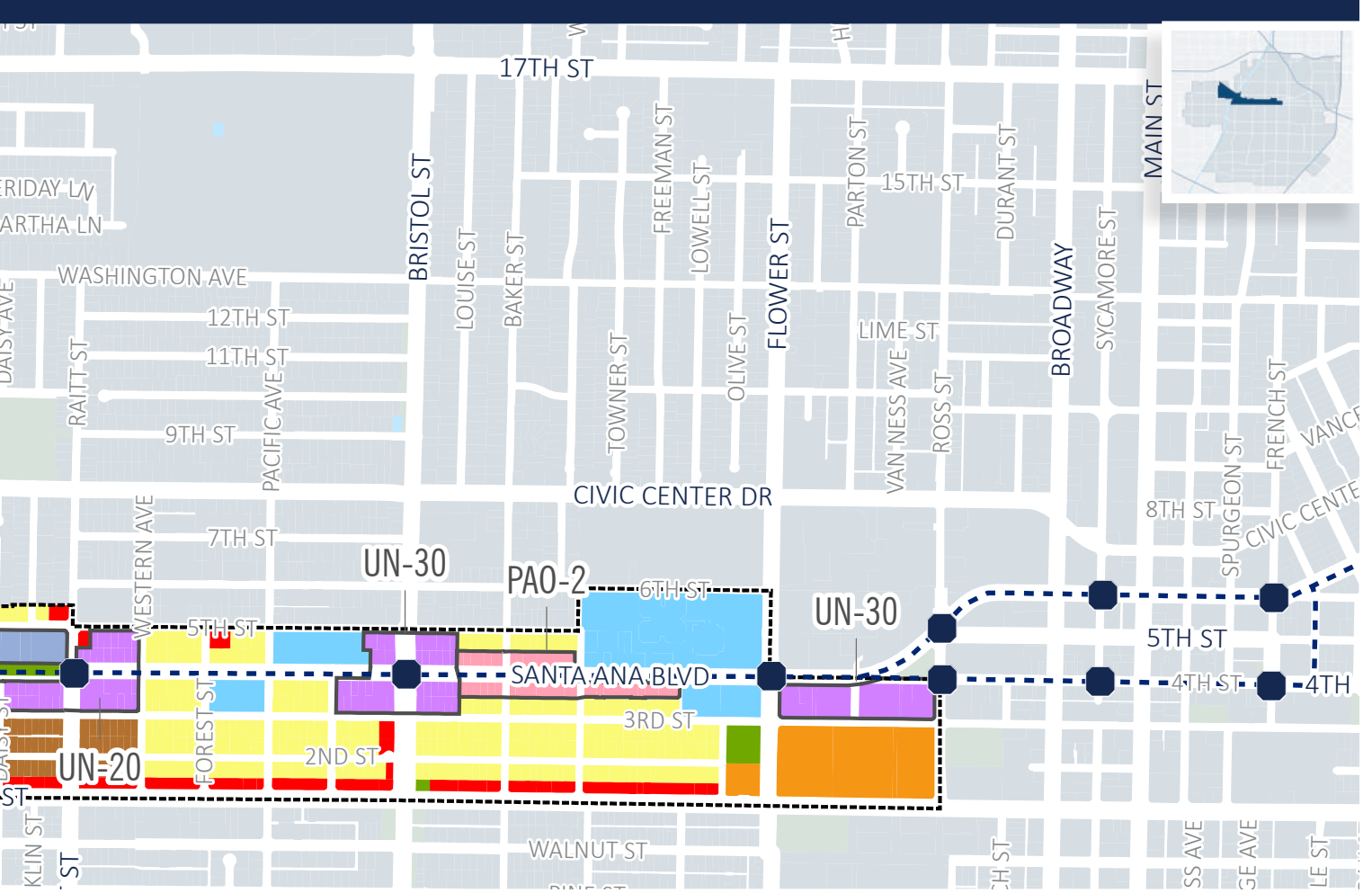


TABLE LU-6. LAND USE DESIGNATIONS WEST SANTA ANA BOULEVARD

Designation	Maximum		General Character
	Intensity	Height	
Low Density Residential	7 du/ac	2 stories	Low-rise single-family neighborhoods
Low-Medium Density Residential	11 du/ac	2 stories	Single-family homes, duplexes, small-lot subdivisions, and mobile-home parks
Medium Density Residential	15 du/ac	3 stories	A mix of low- and medium-rise neighborhoods with single and multifamily housing, including small lot subdivisions, townhomes, live/work units
Corridor Residential	30 du/ac	3 stories	Medium density urban housing, such as attached townhomes and apartments, along corridors or adjacent to areas designated General Commercial, Urban Neighborhood, or District Center
UN-20 Urban Neighborhood -Low	1.0 FAR or 20 du/ac	3 stories	Medium density urban neighborhoods with a mix of attached single- and multifamily housing; mixed-use residential with ground-floor retail, services, and restaurants; cultural uses; and public and open spaces
UN-30 Urban Neighborhood -Medium Low	1.5 FAR or 30 du/ac	4 stories	





Designation	Maximum		General Character
	Intensity	Height	

CC-1	General Commercial -Medium	1.0 FAR	35 feet	Shopping, restaurants, entertainment, and service commercial
CC	General Commercial	0.5 FAR	35 feet	Shopping, restaurants, entertainment, and service commercial
PAO-2	Professional & Administrative Office-High	2.0 FAR	3 stories	Professional and administrative office and supporting service commercial and restaurants
FLEX-1.5	Industrial/Flex -Low	1.5 FAR	3 stories	Office/industrial flex spaces, small-scale R&D, clean manufacturing, live-work
Institutional	Institutional	2.0 FAR	2 stories	Government facilities, public service facilities, and public institutions
Open Space	Open Space	n/a	2 stories	Recreational and green space, commercial open space, public infrastructure, and rail facilities

— ● — OC Street Car (planned line / station)

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



▲ **Industrial Flex**

In addition to clean industrial and maker-type spaces, the Industrial/Flex land use district allows for a wider range of uses, including retail and dining options, in existing industrial areas.



▲ **Corridor Residential**

Medium and medium-high density residential uses, clustered around the planned street car station at Raitt Street, will provide a transition between the existing neighborhoods and the more intense development planned around the station.



▲ **Urban Neighborhood**

Urban Neighborhood districts that allow a mix of medium and medium-high density residential, commercial, public, and cultural uses are located around each streetcar station.

WEST SANTA ANA BOULEVARD LAND USE AND URBAN FORM

The Urban Neighborhood land use designation will allow for more mixed-use and transit-oriented development near future streetcar stops. Near the Raitt streetcar stop, the Corridor Residential land use designation will facilitate additional opportunities for higher density residential development. Similarly, the existing industrial portion of the focus area will be designated for Industrial/Flex to promote small-scale manufacturing, live-work, and retail opportunities.

Both the Urban Neighborhood and Corridor Residential designations will serve as a transition between the low density residential neighborhoods and the areas planned for industrial uses or streetcar stops. Much of the focus area will remain planned for low density residential, general commercial, open space, and key institutional uses. New buildings and spaces must be sensitive to the surrounding low density neighborhoods while still incorporating building and street designs consistent with transit-oriented urban form and active and attractive urban spaces.



FIGURE LU-16 ARTIST RENDERING
WEST SANTA ANA BLVD INDUSTRIAL/FLEX (ADAPTIVE REUSE)



1 MIX OF USES

Commercial uses on the ground floor with residential or office uses above.

2 ADAPTIVE REUSE

Existing industrial buildings may be renovated to include a mix of new uses, including restaurants, coworking spaces, and other programming that activates urban areas.

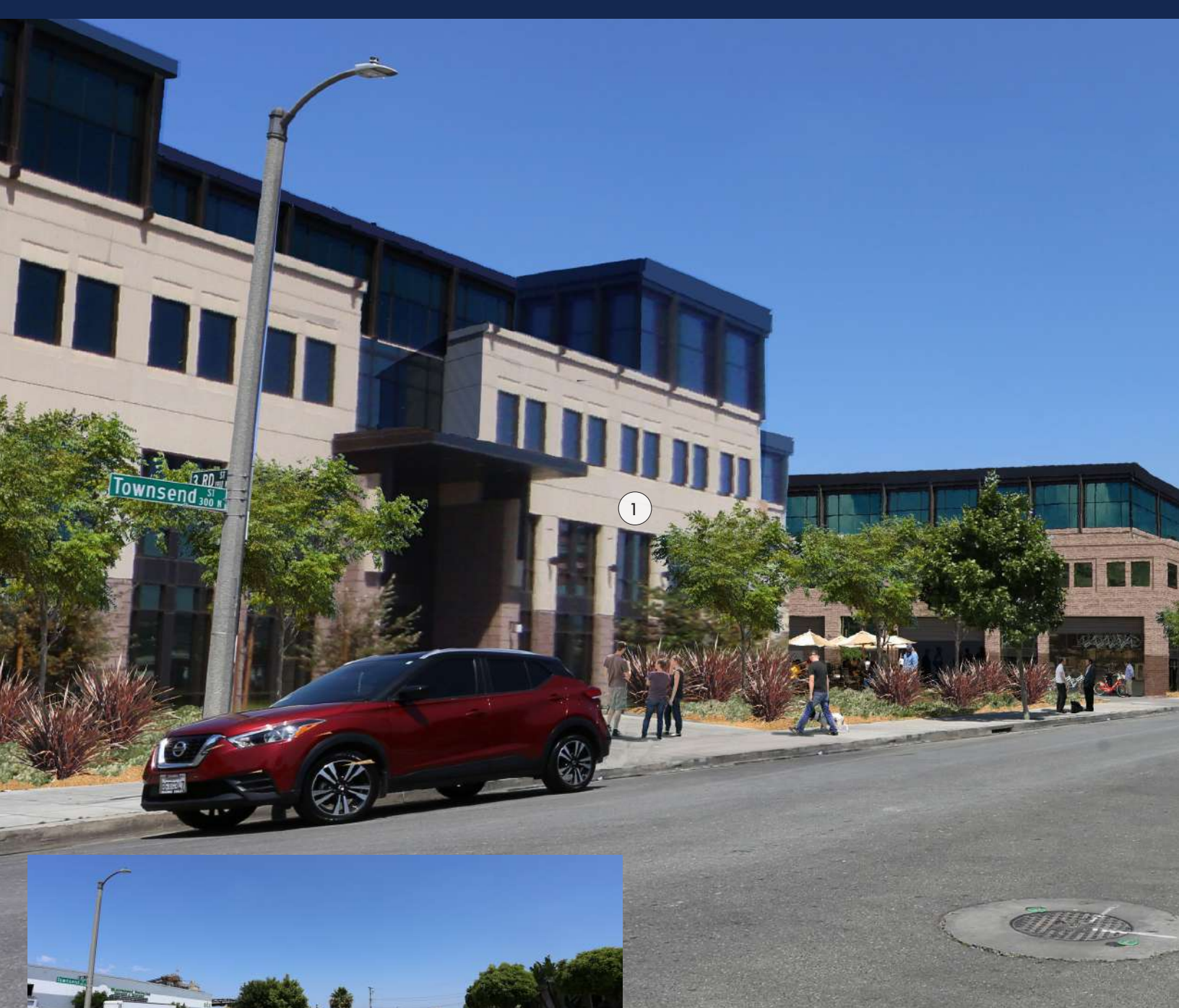
3 RECLAIMING PUBLIC SPACES

Nontraditional public spaces may provide permanent and/or temporary open spaces that improve the experience of living and visiting the focus area.



FIGURE LU-17 ARTIST RENDERING

WEST SANTA ANA BLVD INDUSTRIAL FLEX (NEW DEVELOPMENT) AND URBAN NEIGHBORHOOD



1 INDUSTRIAL FLEX

Low-rise office buildings, limited R&D, and light manufacturing are encouraged uses in the Industrial/Flex districts in the focus area.





WEST SANTA ANA BLVD INDUSTRIAL FLEX (NEW DEVELOPMENT) AND URBAN NEIGHBOOD
[FIGURE LU-17 CONTINUED]

2 OC STREETCAR

This focus area allows for more mixed-use and transit-oriented development near future streetcar stops.

3 MEDIUM-DENSITY URBAN HOUSING

A range of medium and medium-high density urban housing opportunities serve as a transition between the low density residential neighborhoods and the areas planned for industrial uses or streetcar stops.



55 FREEWAY AND DYER ROAD



PURPOSE AND INTENT

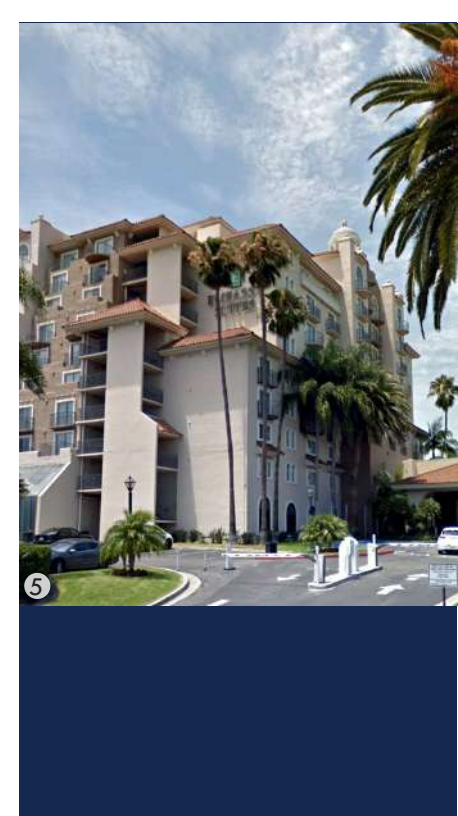
The 55 Freeway and Dyer Road Focus Area will transition from a portion of the city that is almost exclusively focused on professional office jobs to one that supports a range of commercial, industrial/flex, and mixed-use development. The intent is to create opportunities for a truly urban lifestyle with easy access to Downtown Santa Ana, multiple transit options, and the new investments and amenities in adjacent communities.

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

1. Large mixed-use development with urban-scale residential uses will provide housing and activate the focus area outside of business hours.
2. Mixed-use projects may include retail and dining options on the ground floor with residential uses above.





55 FREEWAY AND DYER ROAD OBJECTIVES

- » Provide housing opportunities at an urban level of intensity at the city's edge
- » Enhance opportunities for large, multistory office and industrial space
- » Attract economic activity into the city from surrounding communities
- » Protect industrial and office employment base
- » Maintain hotel and commercial uses

▲ Envisioned Character

The images above are illustrative, intended to describe the envisioned character of new development envisioned for the focus area:

3. New development will be well designed and create a people-oriented district with landscaping, lighting, street furniture, wayfinding, and other elements of a lively mixed-used district.
4. Office buildings up to 10 stories may be developed on the outskirts of the focus area in the Industrial/Flex land use district, protecting the existing employment base and creating opportunities for new corporate offices.
5. Existing hotel uses will be maintained.



FIGURE LU-18 LAND USE MAP
55 FREEWAY AND DYER ROAD

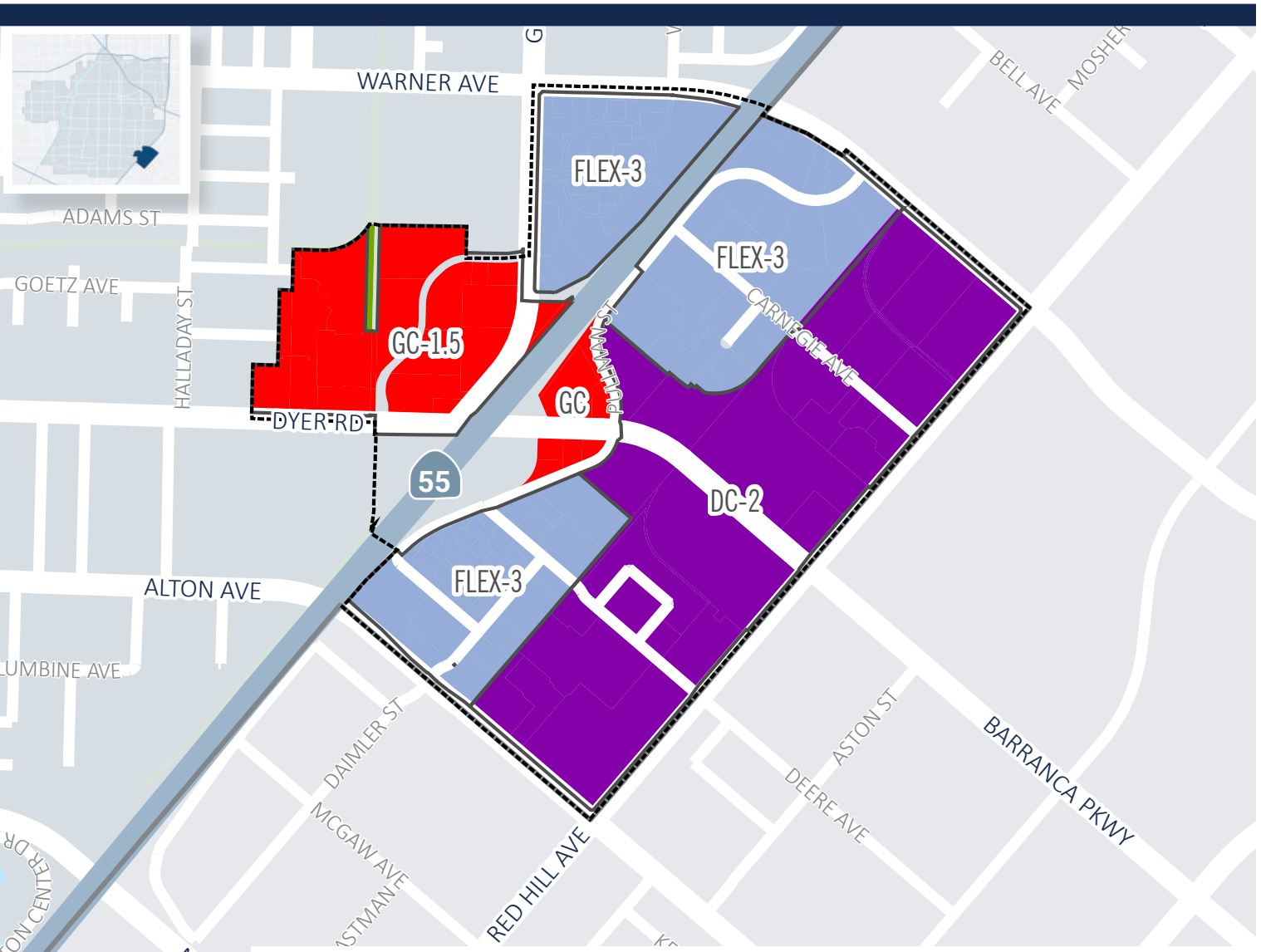







TABLE LU-7. LAND USE DESIGNATIONS
55 FREEWAY AND DYER ROAD

Designation	Maximum		General Character
	Intensity	Height	
 DC-2 District Center -Medium	2.0 FAR or 90 du/ac	6 stories	High density urban villages consisting of visually stunning and vibrant buildings and spaces with a wide range and mix of residential, live-work, commercial, hotel, and employment-generating uses.
 FLEX-3 Industrial/Flex -Medium	3.0 FAR	10 stories	Office/industrial flex spaces, R&D, clean manufacturing, corporate headquarters and campuses. Live-work units are not permitted.
 GC-1.5 General Commercial -Medium High	1.5 FAR	35 feet	Shopping, restaurants, entertainment, service commercial.
 GC General Commercial	0.5 FAR	35 feet	Shopping, restaurants, entertainment, service commercial.

Notes:

The focus area also includes a nominal amount of land used by railroad operations and mapped with the  Open Space land use designation.

Hotels are permitted in the Industrial/Flex land use designation at Brookhollow Specific Development (SD) Plan No. 8.

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



55 FREEWAY AND DYER ROAD LAND USE AND URBAN FORM

The overall scale and experience of the focus area along the freeway and city boundary will reflect an urban intensity and design, with inspiring building forms and public spaces. At the southeastern edge, the District Center land use designation will facilitate large residential mixed-use developments in remarkable structures that incorporate high density housing, hotels, and complementary expansions of commercial uses. Adjacent to the 55 freeway, the Industrial/Flex land use designation will promote large-scale office-industrial flex spaces, multilevel corporate offices, and research and development uses in beautiful and creative buildings and spaces.

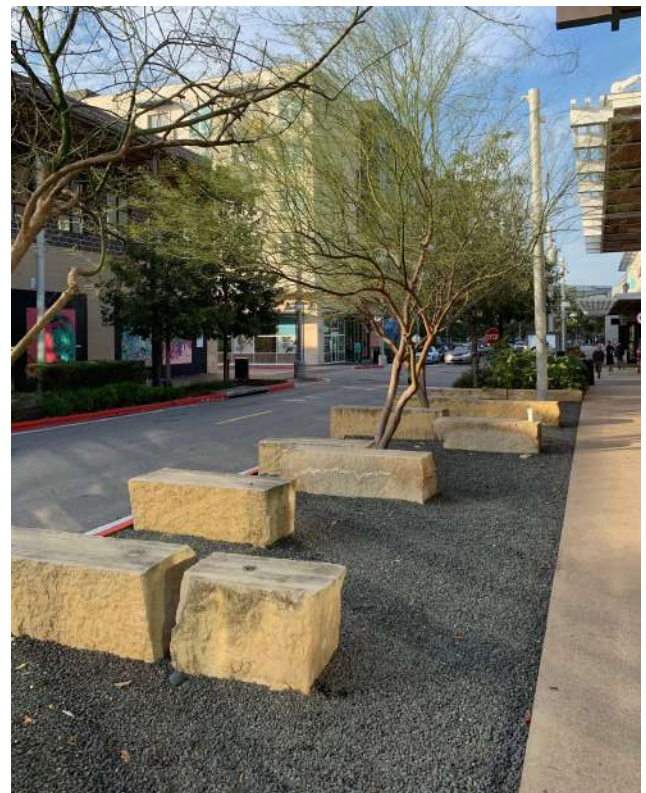
Each new development will contribute to the creation of activated and people-oriented spaces, accessible and visible through roadways and pedestrian networks designed to connect projects internally and throughout the focus area.

The node surrounding the freeway interchange will remain as currently planned for General Commercial uses, with new improvements introducing highly functional and attractive development, spaces that complement the existing examples, and elements that exemplify dynamic urban design and architecture.



▲ Industrial/Flex

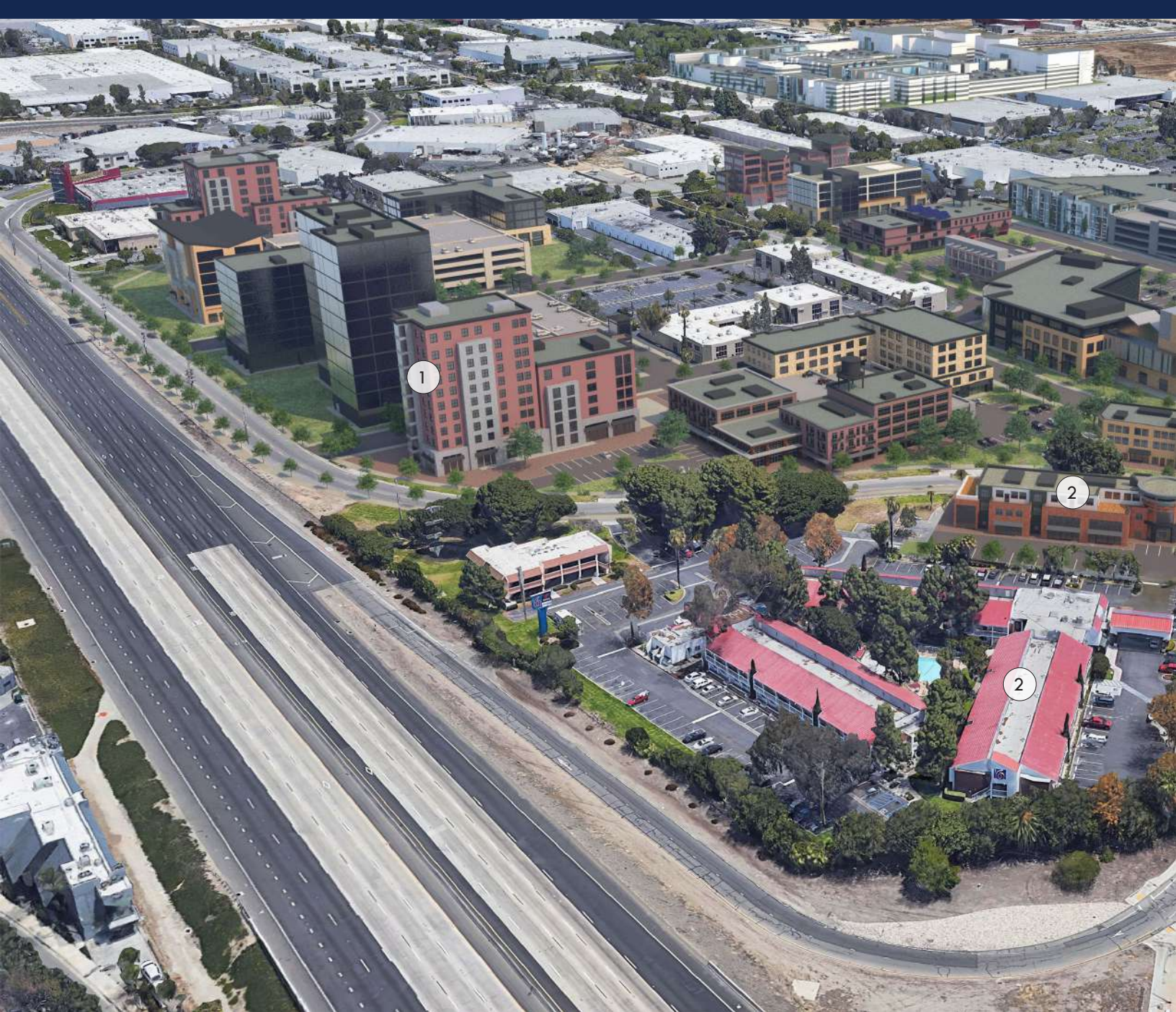
The Industrial / Flex land use district allows for the development of a variety of office and industrial spaces, including multilevel corporate offices.



▲ People-Oriented Spaces

Each new development will contribute to and create people-oriented spaces within the focus area through the use of careful design, with particular care given to ground-floor architectural articulation, landscaping, lighting, public art, street furniture, and public outdoor spaces.

FIGURE LU-19 ARTIST RENDERING
55 FREEWAY AND DYER ROAD



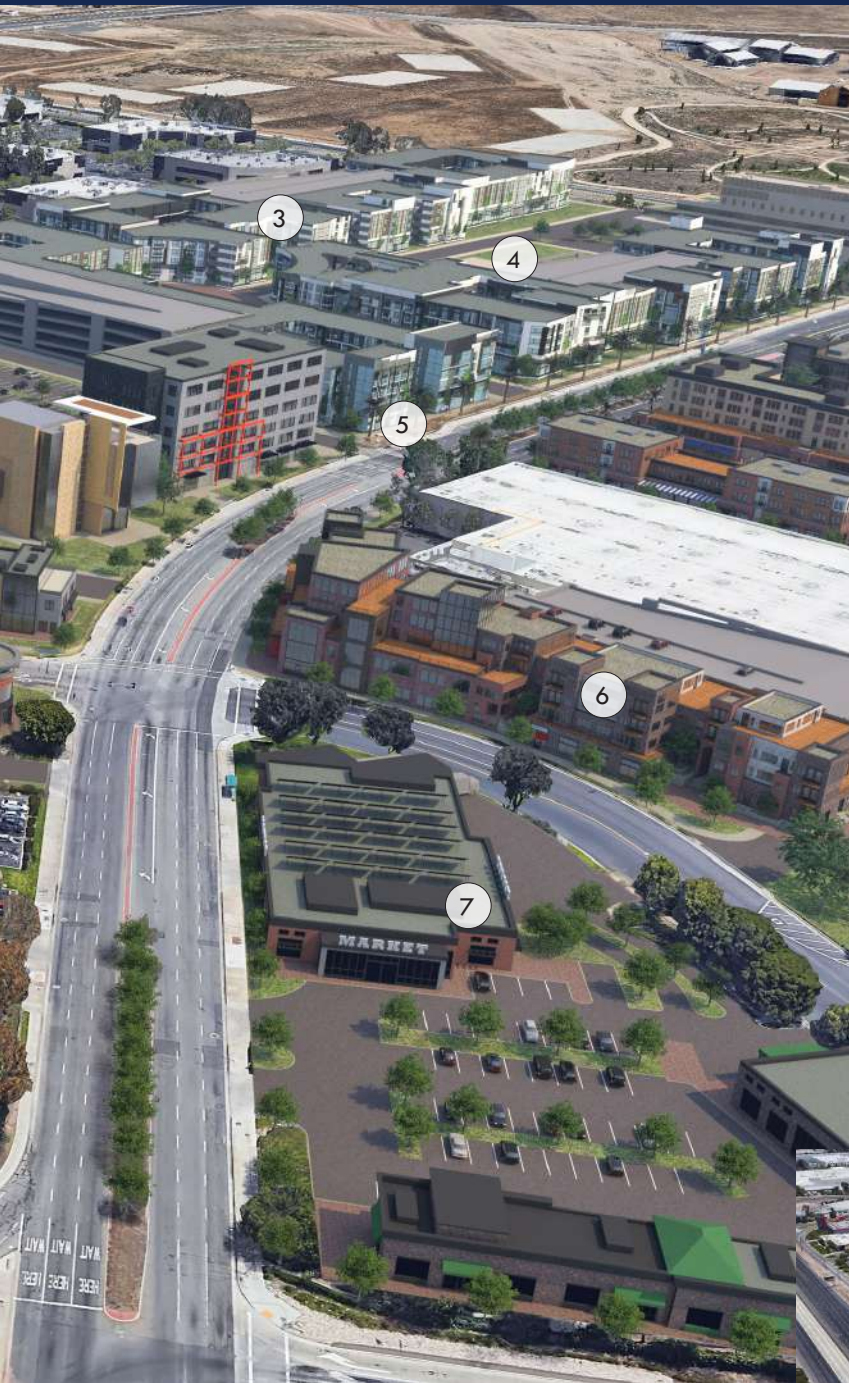
1 INDUSTRIAL FLEX

Adjacent to the 55 freeway, the Industrial/Flex designation envisions beautiful and creative buildings up to 10 stories tall that house office/industrial flex spaces, R&D, clean manufacturing, and corporate headquarters and campuses.

2 GENERAL COMMERCIAL

The area surrounding the freeway interchange remains as General Commercial, allowing for existing hotel uses on both sides of the 55 freeway to remain and promoting new commercial development.





[FIGURE LU-19 CONTINUED]

3 DISTRICT CENTER

Large residential mixed-use developments in remarkable structures that incorporate high density housing, hotels, and expansions of commercial uses are envisioned in the District Center designation.

4 OPEN SPACE AND RECREATION

Open space and recreation amenities for residents include exterior open space recreation area, open space plazas, courtyards, and roof decks.

5 PLACEMAKING

Placemaking elements like lighting, street trees, landscaping, and continuous sidewalks make the District Center areas pedestrian friendly.

6 MIXED-USE BUILDINGS

Five- to six-story buildings with retail and dining on the ground floor and residential uses above are allowed in the District Center designation.

7 GENERAL COMMERCIAL

New improvements in the General Commercial areas introduce highly functional and attractive development.



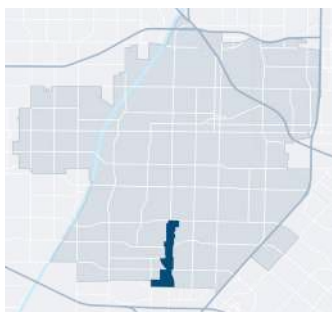
BEFORE

55 FREEWAY AND DYER ROAD





SOUTH BRISTOL STREET



PURPOSE AND INTENT

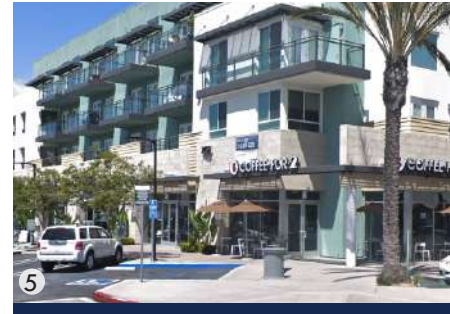
The South Bristol Street Focus Area represents Santa Ana’s southern gateway and is a part of the successful South Coast Metro area. Between Sunflower and Alton Avenues, the District Center land use designation will create opportunities to transform auto-oriented shopping plazas to walkable, bike-friendly, and transit-friendly urban villages that incorporate a mix of high intensity office and residential living with experiential commercial uses.

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

1. New development will establish vibrant public outdoor space appropriately scaled to the size and type of project.
2. Building design should be dynamic and strong, creating a distinct impression.
3. Office and mixed-use spaces of similar scale to those south of Sunflower are envisioned between Sunflower and MacArthur.





SOUTH BRISTOL STREET OBJECTIVES

- » Capitalize on the success of the South Coast Metro area
- » Introduce mixed-use urban villages and encourage experiential commercial uses that are more walkable, bike friendly, and transit oriented
- » Realize an intense, multistory presence along the corridor
- » Provide for mixed-use opportunities while protecting adjacent, established low density neighborhoods

▲ Envisioned Character

The images above are illustrative, intended to convey the desired design and character of new development, improvements to the public realm, and general atmosphere envisioned for the focus area:

4. The Urban Neighborhood designation between Alton and Warner allows for residential and mixed-use projects up to 3 stories tall in order to provide a transition between surrounding single-family neighborhoods and the Bristol corridor.
5. Intense buildings and spaces should emphasize a strong relationship to the street and an activated ground floor. *Top photo from fifthandb.com.*
6. New projects in the District Center land use districts will include structures set in and around vibrant spaces accessible to future occupants and the general public.



FIGURE LU-20 LAND USE MAP
SOUTH BRISTOL STREET

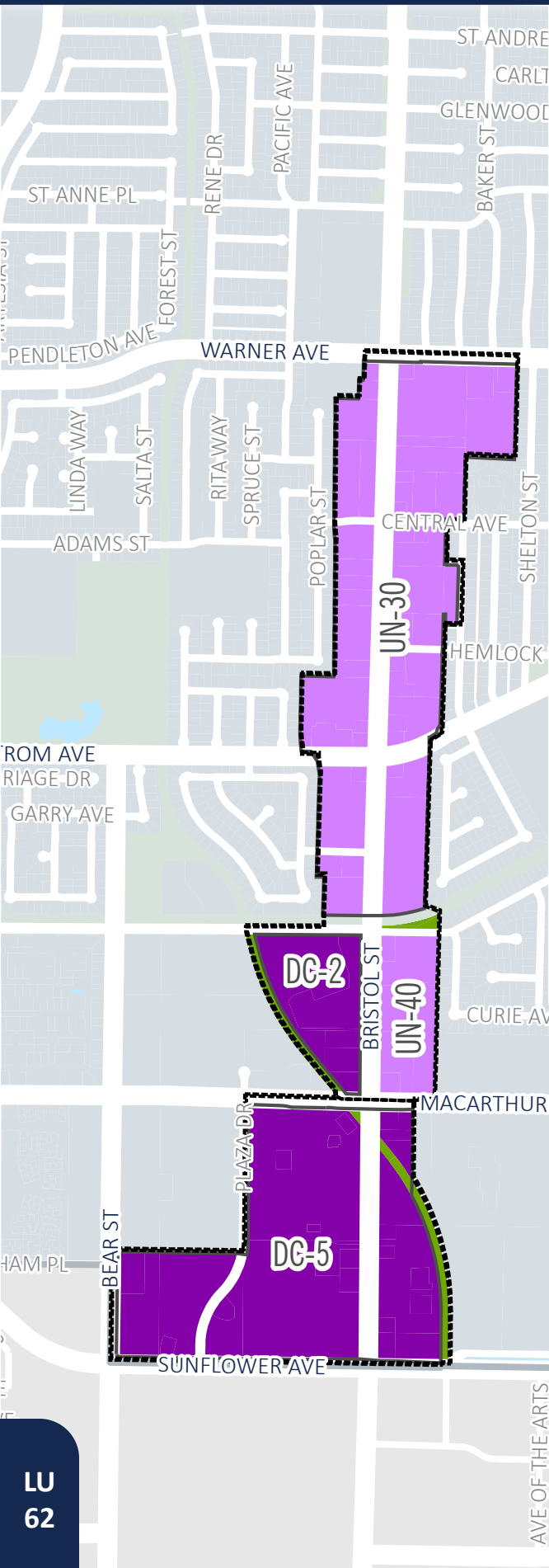



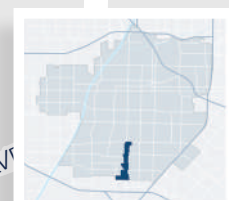
TABLE LU-8. LAND USE DESIGNATIONS
SOUTH BRISTOL STREET

Designation	Maximum		General Character
	Intensity	Height	
DC-2 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
DC-5 District Center -High	Between MacArthur & Sunflower 5.0 FAR or 125 units/acre	25 stories	
UN-30 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
UN-40 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.



**SOUTH BRISTOL STREET
LAND USE AND URBAN FORM**

The form and intensity of development south of MacArthur Boulevard are intended to be dynamic and substantial, drawing inspiration from and even eclipsing the current South Coast Plaza Town Center area south of Sunflower Avenue. Between MacArthur Boulevard and Alton Avenue, the form and intensity will scale down but remain distinctly urban. The redevelopment of the auto-oriented commercial plazas will result in the construction of landmark buildings and structures set in and around vibrant spaces accessible to future occupants and the general public.

The majority of the corridor north of MacArthur Boulevard is planned with the Urban Neighborhood land use designation, allowing for commercial and residential projects, frequently in a mixed-use format, to develop in accordance with market fluctuations. The buildings and spaces in this part of the focus area must be sensitive to the surrounding low density neighborhoods while still emphasizing the creation of active and attractive urban spaces.



▲ Urban Neighborhood

The Urban Neighborhood land use district between Warner and MacArthur allows medium- to medium-high density housing as well as commercial and cultural projects up to three (UN-30) and five (UN-40) stories tall along the Bristol corridor.



▲ District Center (between MacArthur and Alton)

The District Center land use district between MacArthur and Alton encourages urban development and landmark buildings up to 10 stories tall. New projects would provide a mix of residential, commercial, and office uses as well as public spaces.



▲ District Center (between MacArthur and Sunflower)

The District Center land use district between MacArthur and Sunflower encourages large-scale urban development up to 25 stories tall. New projects will complement or eclipse the existing buildings in the South Coast Plaza Town Center south of Sunflower.



FIGURE LU-21 ARTIST RENDERING

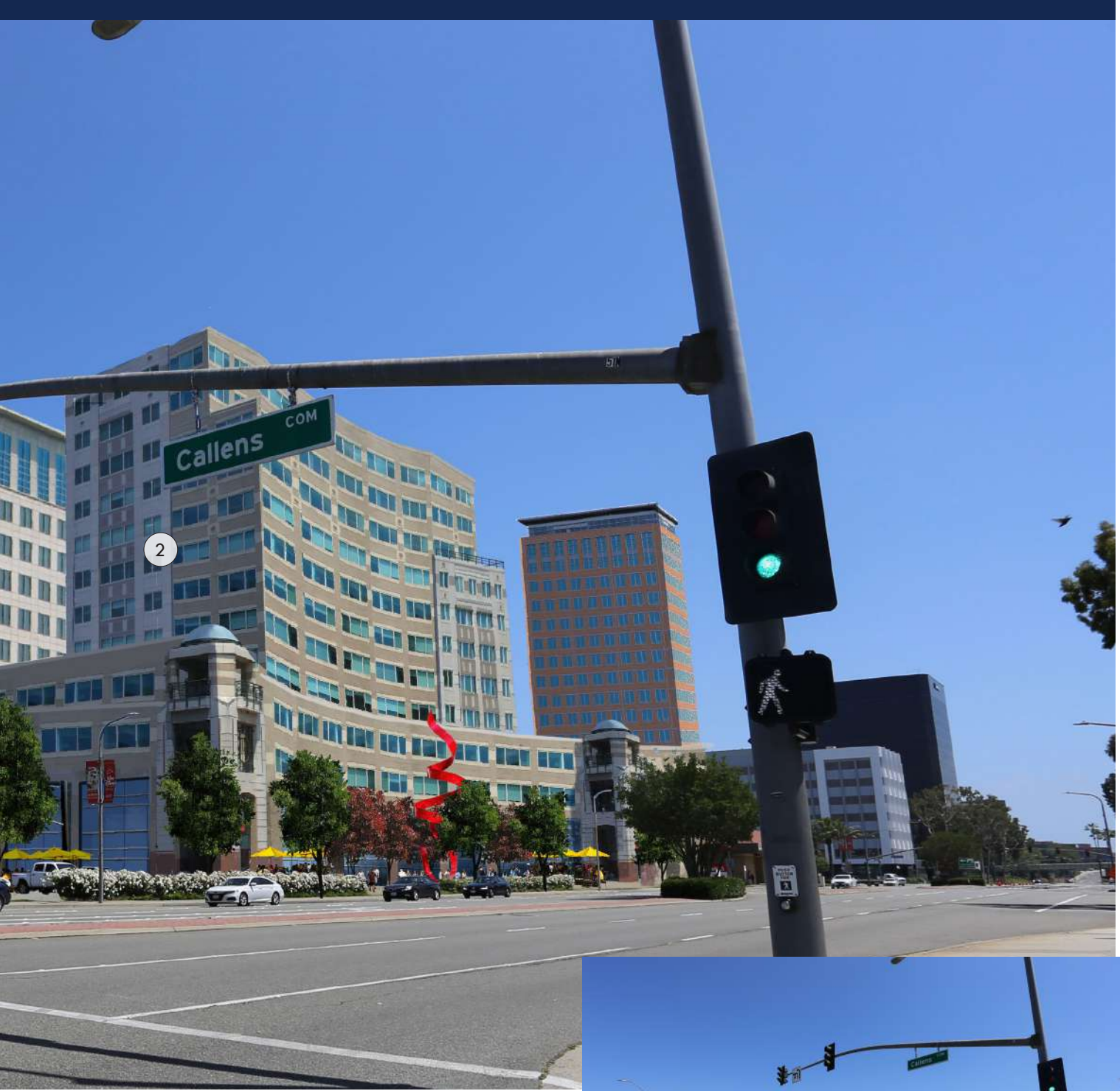
SOUTH BRISTOL DISTRICT CENTER BETWEEN MACARTHUR AND SUNFLOWER



① RESIDENTIAL USES

Medium-density residential uses may complement more substantial development.





[FIGURE LU-21 CONTINUED]

2 DISTRICT CENTER

Buildings are intended to be dynamic and substantial, drawing inspiration from the current South Coast Plaza Town Center area south of Sunflower.



BEFORE

SOUTH BRISTOL DISTRICT CENTER BETWEEN
MACARTHUR AND SUNFLOWER



FIGURE LU-22 ARTIST RENDERING

SOUTH BRISTOL DISTRICT CENTER BETWEEN MACARTHUR AND ALTON



1 URBAN NEIGHBORHOOD

North of Alton, buildings up to three stories will buffer the surrounding single-family neighborhoods.

2 PUBLIC SPACES

New structures will be set in and around vibrant spaces accessible to future occupants and the general public.

3 MIX OF USES

Projects may include retail and dining on the ground floor with residential or office uses above.



4

[FIGURE LU-22 CONTINUED]

4 **LANDMARK ARCHITECTURE**

Form and intensity of redevelopment will result in the construction of landmark buildings.



BEFORE
SOUTH BRISTOL DISTRICT CENTER BETWEEN
MACARTHUR AND SUNFLOWER



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.



IMPLEMENTATION

An implementation plan is a coordinated series of actions the City desires to take in the future that are intended to advance, over the long term, the City’s Shared Vision, Core Values, and the General Plan goals and policies. An implementation plan is thus a follow-up measure for this element. Taken as a whole, these programs represent the City’s best thinking today on what actions should be taken to address the considerations and concerns of the community and make sure that the plan’s aspirations are achieved.

Implementation is in large part contingent upon adequate funding. Many of these actions can be pursued through initiatives already underway.

Other programs will require additional resources. As such, the exact mix and timing of programs the City may pursue will in part be opportunity driven, dependent on the availability of funding, staffing, and other necessary resources. The Time Frame in the Implementation Table below is the target for completion of the Action.

This element may be implemented by amendments to existing plans, ordinances, development standards, and design guidelines; capital investments/projects; and interagency/interjurisdictional coordination. The following table identifies the implementation action, the responsible City agency, and targeted timeline for accomplishment.

TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
GOAL LU-1: Growing Responsibly Provide a land use plan that improves quality of life and respects our existing community.		
1.1	Development Code Update. Prepare a comprehensive update to the zoning code to ensure that the City's zoning regulations align with the General Plan's goals and policies. Update the Metro East Mixed-Use Overlay District to remove the portion within the 17th Street and Grand Avenue Focus Area. Update the Midtown Specific Plan.	PBA 2022-2027
1.2	Community benefits. Require new development projects proposing a general plan amendment and/or a zone change to include as part of the development proposal, a community benefit and implementation plan providing a net community benefit as desired by the City and neighborhoods through public outreach. Examples of community benefits may include, but is not limited to public realm improvements, dedication of park and open space for public use, expanded economic development opportunities, job opportunities, new community serving businesses and services, and removal of blight and incompatible land uses. Assess capital costs and ongoing operations and maintenance costs; conduct a financial feasibility analysis to determine the impacts of community benefits on the feasibility of desired types of development.	PBA/CDA 2022 & Ongoing
1.3	Retail business potential. Conduct and annually update a retail market study for the city's District Centers and Urban Neighborhoods to identify types of businesses that can be supported; conduct outreach to local businesses to inform them of potential business opportunities in these areas.	CDA 2022
1.4	Affordable infill housing. Prepare an inventory of affordable housing opportunity sites of publicly held land as well as land owned by nonprofit organizations and churches.	CDA 2022
1.5	Universal access. Evaluate the feasibility of developing standards that require a percentage of units in new residential development projects to incorporate universal design principles.	PBA 2023



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
1.6	ADUs. Develop accessory dwelling unit standard plans to facilitate quality site and architectural design while reducing costs and expediting City review and approvals.	PBA 2022
1.7	Civic Center. Explore zoning options that could support residential, mixed-use, and additional facilities that could activate Santa Ana’s Civic Center and complement zoning for Downtown.	CMO/PBA 2028
GOAL LU-2: Land Use Needs Provide a balance of land uses that meet Santa Ana’s diverse needs.		
2.1	Periodic evaluation. Review and, if necessary, update the General Plan every five years to affirm its vision remains consistent with the community’s values.	PBA 2027
2.2	Annual review. Prepare a general plan status report annually. Review the General Plan land use objectives and map to ensure they continue to support the community’s long-term land use vision. Amend the text, goals, policies, and map as necessary to address new concerns, legislation, and changing conditions.	PBA Annually April 1st
2.3	Projections. Review and adjust population assumptions and forecasts annually in conjunction with the Department of Finance, SCAG, and the County of Orange/Center for Demographic Research to adequately plan for the growth of housing and jobs.	PBA 2022 & Ongoing
2.4	School sites. Coordinate with local school districts and community colleges serving Santa Ana residents on the need for new sites as well as plans for surplus property.	CMA/PBA Annually
2.5	Developer outreach. Conduct an annual workshop with residential, mixed-use, commercial, and industrial real estate developers to discuss developing projects in Santa Ana; identify challenges that discourage quality development in the city; identify cost implications that impact affordability; implement a plan to address such challenges.	PBA/CDA 2023 & Ongoing
2.6	Fee assessment. Conduct a periodic review of developer fees and assessment districts to ensure fees are adequate to provide services and mitigate impacts of development, with consideration given to feasibility concerns of building new development.	PWA/PBA 2023
2.7	Fiscal impact model. Develop a fiscal impact analysis model that incorporates the appropriate mix of land uses to achieve fiscal sustainability, or at a minimum, fiscal neutrality to make informed land use decisions. Require the completion of this analysis in mixed-use land use designations and in proposed conversion of commercial uses to residential or mixed-use projects.	PBA/CDA 2022
2.8	City-owned land. Coordinate future disposition of City-owned property and remnant parcels, consistent with the Surplus Land Act.	PWA/CDA Ongoing
2.9	High-density housing. Collaborate with Orange County jurisdictions to prepare and distribute public information to explain the need and value of high-density housing in Santa Ana, combat misinformation about high-density housing, and clarify where high-density housing is planned and where it is prohibited.	PBA 2024
2.10 ^{EU}	Open space requirements. Evaluate public open space and park requirements in the zoning code for residential and nonresidential uses. Consider requirements and/or incentives to aggregate public open space areas required by two or more uses to form larger and more usable areas and facilities.	PBA/PRCSA 2022-2027
2.11	Antidisplacement strategies. Collaborate with community organizations and residents to identify, evaluate, and implement effective and appropriate antidisplacement strategies to address the unintended displacement of vulnerable tenants and property owners due to the introduction of new development.	PBA/CDA 2022 & Ongoing
2.12	Distinctive districts. Develop and adopt a specific plan or corridor plan for each of the land use focus areas to establish regulations and design standards with consideration of the character, history and uniqueness of existing corridors and neighborhoods.	PBA/ CDA 2022-2027



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
2.13	Housing Trust Fund. Coordinate and support applications by developers to the Orange County Housing Finance Trust for affordable housing rehabilitation projects in Santa Ana.	CDA Ongoing
2.14	Local preference. Require a first priority preference for Santa Ana residents and workers in tenant selection policies for affordable housing projects that receive financial assistance from the City or project that qualify for a density bonus.	CDA Ongoing
2.15	Community Serving Commercial Retail & Service Diversity Impact Analysis. Implement a requirement for mixed-use projects or proposals to convert commercial and other non-residential uses to residential or mixed-use projects to complete a community serving commercial retail & service diversity impact analysis to inform the decision making process and to ensure availability and diversity of commercial retail and service uses in Santa Ana as part of the development proposal.	PBA/CDA 2022
GOAL LU-3: Compatibility of Uses Preserve and improve the character and integrity of existing neighborhoods and districts.		
3.1	CEQA review. Continue to evaluate land use compatibility through required environmental clearance of new development projects.	PBA Ongoing
3.2 EJ	Design guidelines and standards. Update the zoning code's development and operational standards for industrial zones to address incompatibility with adjacent uses, including minimum distance requirements to buffer heavy industrial uses from sensitive receptors. Conduct a study to evaluate and establish appropriate minimum distances and landscape buffers between polluting industrial uses from sensitive receptors such as residences, schools, day care, and public facilities.	PBA 2022-2027
3.3 EJ	Healthy lifestyles. Collaborate with residents and industry stakeholders to create a program to incentivize and amortize the removal of existing heavy industrial uses adjacent to sensitive uses.	PBA 2022
3.4 EJ	Funding for air filtration. Seek funding from South Coast Air Quality Management District and other regional sources for the installation of high-efficiency air filtration systems in buildings, homes, and schools located in areas with high levels of localized air pollution, especially for those within environmental justice area boundaries.	PBA 2022
3.5 EJ	Business incentive. Explore economic development incentives and grant funding to encourage existing or draw new business investments in the industrial zones to incorporate more environmentally sustainable practices.	CDA Ongoing
3.6 EJ	Lead paint abatement. Coordinate with County of Orange Health Care Agency and community organizations to strengthen local programs and initiatives to eliminate lead-based paint hazards, with priority given to residential buildings located within environmental justice area boundaries.	CDA/PBA 2021 & Ongoing
3.7	Building massing. Update the Citywide Design Guidelines to incorporate best practices addressing transitions in building height and bulk for new development adjacent to lower density neighborhoods.	PBA 2022-2027
3.8	Signage. Update the sign ordinance to incorporate measures that reduce visual clutter.	PBA 2022-2027
3.9	Parking. Through City Interagency collaboration, develop parking management strategies to support the Land Use Plan and reduce dependency on single-passenger vehicles, considering the parking needs for existing development and future activity nodes, changes in automotive technologies and car usage trends, and options for City-operated facilities. Explore parking strategies through pilot projects.	PBA/ PWA 2022
3.10	Code enforcement. Continue aggressive code enforcement programs and activities to maintain community pride and promote reinvestment in Santa Ana neighborhoods.	PBA Ongoing
3.11	Neighborhood aesthetics. Partner with neighborhood associations to provide educational materials to residents regarding the front yard, parkway, landscape, and fence requirements.	PBA 2022 & Ongoing



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.12	Adaptive reuse. Update the Adaptive Reuse Ordinance to clarify the areas of opportunity for conversion to new housing.	PBA 2022-2027
3.13	Growth in focus areas. Develop incentives to promote development within identified focus areas.	PBA/CDA 2022
3.14 ^{EJ}	Sunshine ordinance. Update City Sunshine Ordinance, incorporating best practices for outreach in environmental justice areas in Santa Ana.	CMO 2022
3.15 ^{EJ}	Communication tools. Explore tools for communication with residents and sensitive receptors when new industrial uses are proposed in their areas.	PBA 2022-2024
3.16 ^{EJ}	Health in corridors. Require a Health Risk Assessment to identify best practices to minimize air quality and noise impacts when considering new residential uses within 500 feet of a freeway.	PBA 2022-2027
3.17 ^{EJ}	Training for safe practice. Pursue the EPA Renovate Right Program to train local residential contractors for certification as lead renovators to promote safe work practices and prevent lead contamination.	PBA 2022
3.18 ^{EJ}	Renovations and lead prevention. Evaluate the feasibility of requiring contractor training and/or certification for safe work practices to conduct residential renovations for pre-1978 structures that may contain existing lead paint.	PBA & CDA Ongoing
3.19 ^{EJ}	Promote health. Partner with local organizations (e.g., OC Health Care Agency, Latino Health Access, Santa Ana Unified School District, Garden Grove Unified School District, Orange County Environmental Justice, and the Coalition of Community Health Centers) to increase blood lead testing, outreach, education, and referral services through a ‘promotora’ or community peer outreach model that addresses the root causes of elevated blood lead levels impacting Santa Ana residents, with special focus in environmental justice communities and for children living in pre-1978 housing.	PBA 2022 & Ongoing
3.20 ^{EJ}	Safe housing. Require all residential rehabilitation projects that use local, or HUD federal funds to comply with the Lead Safe Housing Rule, to remove lead paint hazards, depending on the nature of work and the dollar amount of federal investment in the property.	CDA Ongoing
3.21 ^{EJ}	Prevention education. Collaborate with local organizations such as Orange County Health Care Agency, State Environmental Protection Agency, and community-based environmental justice organizations to identify funds and create a Santa Ana Prevent Lead Poisoning Education Program, with special focus on disadvantaged communities and pre-1978 housing stock.	PBA 2022 & Ongoing
3.22 ^{EJ}	Public health outcomes. Support the Orange County Health Care Agency in their role in investigating public complaints regarding unsafe lead work practices and lead hazards wherein children are present, through enforcement of local housing standards to assure healthy outcomes, including for individuals and households presenting with concerns about lead exposure and/or with confirmed lead levels of >3.5 ug/dL, which the Centers for Disease Control and Prevention indicates as the threshold for follow-up and case management in children.	PBA 2022 & Ongoing
3.23 ^{EJ}	Agency permits. Work with South Coast Air Quality Management District and Orange County Health Care Agency to evaluate existing special permit process and criteria for approval, and identify potential policy changes to minimize issuance of special permits with potential health impacts.	PBA 2022
3.24 ^{EJ}	Public health. Partner with Orange County Health Care Agency and community serving organizations to evaluate best practices and benefits of preparing a Public Health Plan to address environmental hazards in Santa Ana, with special focus in environmental justice communities. Conduct public meetings to gather information and present preliminary findings.	PBA 2022-2024



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
3.25 ^{EJ}	Engage EJ communities. Work with community serving organizations, neighborhood leaders, and residents to form an Environmental Justice Action Committee to develop ongoing EJ Community Engagement programs for existing and new disadvantaged EJ communities, including multilingual communication protocols. Host quarterly Roundtable meetings with local stakeholders to guide and evaluate implementation of environmental justice policies.	PBA 2022
3.26 ^{EJ}	Health conditions. Work with state agencies including the Department of Toxic Substances Control and South Coast Air Quality Management District, Orange County Health Care Agency and local stakeholders including Orange County Environmental Justice and UC Irvine Public Health to identify baseline conditions for soil and air contamination in Santa Ana, routinely monitor indicators of such contamination, and measure positive outcomes. Collaborate with these organizations to secure grant funds for soil and air testing, remediation (e.g., bioremediation, covering, removing, air filtration), and prevention activities for residential properties in proximity to sites identified with high levels of soil pollution (including sites identified with soil lead levels of 80 ppm or higher) and air pollution, with a focus on communities disproportionately affected by soil contamination.	PBA Ongoing
3.27 ^{EJ}	Groundwater practice. Coordinate with the State Department of Toxic Substances Control (DTSC) to monitor the Santa Ana Southeast Groundwater Clean Up Project and identify measurable progress to remediate groundwater contamination. Share information with the community on the City’s Environmental Quality web page.	PBA Ongoing
3.28 ^{EJ}	Tenant protections. Provide information to residential tenants regarding Landlord Tenant Laws in the State, such as AB 1481, and Santa Ana’s Just Cause for Tenant Eviction and Rent Stabilization ordinance that provide protections against evictions for those who seek action to improve substandard housing and hazardous conditions.	PBA 2022 & Ongoing
3.29 ^{EJ}	Development site history. Update the City’s Development Review application process to require developers to provide information regarding the prior use of the site and history of hazardous materials on the property, in order to identify potential for site contamination from hazardous materials or soil lead contamination to be remediated.	PBA 2022

GOAL LU-4: Complete Communities
Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.

4.1	Complete communities. Create an inventory of neighborhoods that are underserved by essential retail stores and services, identify sites that could accommodate the development and operation of essential retail stores and services, and market these sites to brokers and developers.	PBA 2024
4.2	Housing opportunity. Monitor the effectiveness of the Housing Opportunity Ordinance and provide options for City Council consideration on the requirements, including but not limited to requiring new affordable housing units on site and a mix of housing types at various price points.	CDA 2022
4.3	Public improvements in activity nodes and focus areas. Create a public realm plan for each activity node and focus area to establish a unified vision for long-term improvements to streets, sidewalks, plazas, other public spaces, and placemaking elements. Identify public improvement priorities and pilot projects for each focus area and include them in the City’s Capital Improvement Program.	PBA/ PWA 2022 & Ongoing
4.4	Public/private open space. Develop and adopt standards that require the provision and maintenance of publicly accessible usable open space within new multifamily, commercial, office, government, and mixed-use development projects. Ensure long-term fiscal sustainability of publicly accessible open space.	PBA/ PWA/ PRCSA 2022-2027
4.5	Open space acquisition funds. Partner with community organizations to identify opportunities for and pursue grants to fund the acquisition of additional open space and community space in underserved areas, as identified in the parks needs assessment / parks master plan.	PRCSA 2023



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
4.6 ^{EJ}	Fireworks and environmental pollution. Study the data available to understand to health effects and environmental exposure, including air quality and noise impacts, from airborne sources such as fireworks shows and displays, with special focus on environmental justice areas.	PBA/CMO/PD 2022-2024
4.7 ^{EJ}	Construction improvements. Identify best practices and communication tools to monitor mitigation measures and oversight of private and public construction improvements to protect the health and safety of health of the community, with focus on environmental justice areas.	PWA/PBA Ongoing
4.8	Mixed Use Lifestyles. Establish and implement thresholds in the Zoning Code to require minimum percentage of commercial uses to be included in mixed-use land use designations and in proposed conversion of commercial uses to residential or mixed use projects.	PBA 2022-2027
4.9	Collaboration with railroad companies. Collaborate with rail road right-of-way owners and operators to renovate the walls between communities and rail lines that provide the maximum protection for the community and public health, including strategies to reduce air and noise pollution.	PBA 2022 & Ongoing

Notes:

CDA - Community Development Agency

CMO- City Manager's Office

HR- Human Resources Department

PBA- Planning and Building Agency

PWA - Public Works Agency

PRCSA - Parks, Recreation and Community Services Agency

PD - Police Department

^{EJ} associated with environmental justice policies



APPENDIX A

TABLE LU-A-1. INTERIM DEVELOPMENT STANDARDS

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 this table 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.

General Plan Desig.	Max Intensity and Height	Interim Devt Standards	Additional Clarification
SOUTH MAIN STREET FOCUS AREA			
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories 2. SD-40 shall remain the regulatory zoning for areas currently zoned SD-40
Flex 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged 2. Standalone residential is not permitted 3. Uses per Table 2 Interim Industrial Flex Uses
GRAND AVENUE AND 17TH STREET FOCUS AREA			
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac
UN-40	40 du/ac 5 stories	SD-84 CR MEMU NT	1. The SD-84 and MEMU maximum stories may be exceed, but shall be a maximum height of 5 stories
DC-2	90 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lined Block, and Stacked Dwelling building type maximum height shall be 6 stories
Flex 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged 2. Standalone residential is not permitted 3. Uses per Table 2 Interim Industrial Flex Uses
WEST SANTA ANA BOULEVARD FOCUS AREA			
CR-30	30 du/ac 3 stories	R2 SD-84 CR SP2 NT	N/A
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac
FLEX 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged 2. Standalone residential is not permitted 3. Uses per Table 2 Interim Industrial Flex Uses
55 FREEWAY AND DYER ROAD FOCUS AREA			
DC-2	90 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lined Block and Stacked Dwellings building type maximum height shall be 6 stories
Flex 3.0	zero du/ac 10 stories	M1	1. Live-work units are not permitted 2. Uses in Table 2 Interim Industrial Flex Uses
General Plan Designations: CR-30 Corridor Residential UN-20 Urban Neighborhood-Low UN-30 Urban Neighborhood-Medium Low UN-40 Urban Neighborhood-Medium Flex-1.5 Industrial Flex-Low Flex-3.0 Industrial Flex Flow-Medium DC-2 District Center-Medium DC-5 District Center-High		Interim Development Standards: SD-40: Specific Development No. 40 SD-84: Specific Development No. 84 - Transit Zoning Code; UN-2: Urban Neighborhood 2; CR: Corridor; DT: Downtown; TV: Transit Village SP2: Harbor Mixed-Use Transit Corridor Specific Plan; NT: Neighborhood Transitional; TN-S: Transit Node South; TN-N: Transit Node North MEMU: Metro East Mixed-Use Overlay Zone; NT: Neighborhood Transitional; AU: Active Urban M1: Light Industrial R2: Two Family Residence	



APPENDIX A

TABLE LU-A-1. INTERIM DEVELOPMENT STANDARDS

General Plan Desig.	Max Intensity and Height	Interim Devt Standards	Additional Clarification
SOUTH BRISTOL STREET FOCUS AREA			
UN-30	30 du/ac 3 stories	SD-84, UN-2 SP2 NT	N/A
DC-2	90 du/ac 10 stories	SD-84 DT SP2, TN-N	N/A
DC-5	125 du/ac 25 stories	SD-84, TV SP2 TN-N MEMU AU	N/A
General Plan Designations:		Interim Development Standards:	
CR-30 Corridor Residential		SD-40: Specific Development No. 40	
UN-20 Urban Neighborhood-Low		SD-84: Specific Development No. 84 - Transit Zoning Code; UN-2: Urban Neighborhood 2; CR: Corridor; DT: Downtown; TV: Transit Village	
UN-30 Urban Neighborhood-Medium Low		SP2: Harbor Mixed-Use Transit Corridor Specific Plan; NT: Neighborhood Transitional; TN-S: Transit Node South; TN-N: Transit Node North	
UN-40 Urban Neighborhood-Medium		MEMU: Metro East Mixed-Use Overlay Zone; NT: Neighborhood Transitional; AU: Active Urban	
Flex-1.5 Industrial Flex-Low		M1: Light Industrial	
Flex-3.0 Industrial Flex Flow-Medium		R2: Two Family Residence	
DC-2 District Center-Medium			
DC-5 District Center-High			

TABLE LU-A-2. INTERIM INDUSTRIAL FLEX USES USING M-1 LIGHT INDUSTRIAL ZONE

Examples of Clean Industrial Uses	Examples of Uses with Potential Air Pollution, Noise or other Nuisances:
<ul style="list-style-type: none"> The compounding, processing, or treatment of raw or previously treated materials into a finished or semi-finished product. The manufacture of products from raw or previously treated materials. The assembly of products from raw or previously treated materials. The packaging or distribution of previously prepared products or materials. Wholesale establishments where the primary trade is business to business sale of products, supplies, and equipment. Storage of previously prepared goods, products or materials for eventual distribution or sales where the goods, products or materials are the property of the owner or operator of the building or structure. Warehousing. Movie, photography, musical or video production studios. Bulk products sales (twenty-five (25) cubic feet or greater) when such products are the primary sales activity. Blueprinting, photoengraving, screen printing and other reproduction processes. Home improvement warehouse store. Sales of industrial products, supplies and equipment used for final product manufacture. 	<ul style="list-style-type: none"> Machine shop or other metal working shops. Impound yards (storage only) with no office or dispatching operations. Laundry and dry cleaning establishments in conjunction with plant operation for such establishment on the premises. Drive through eating establishments. Research laboratories that do not generate hazardous waste materials. Service stations with no more than two thousand (2,000) square feet of the gross floor area devoted to non-automotive related product sales. Truck, boat and heavy equipment sales, rental, and service. Public utility structures. Wholesale nursery and plant storage. Contractor’s yard. Automotive repair and service, including body and fender repair, painting, and engine replacement. Lumberyard, including mill and sash work if conducted entirely within an enclosed building. Recycling facilities not in excess of forty-five thousand (45,000) gross square feet. Adult entertainment businesses. Storage and distribution of hazardous materials. Passenger transportation services.



