

Station 1 – Orientation

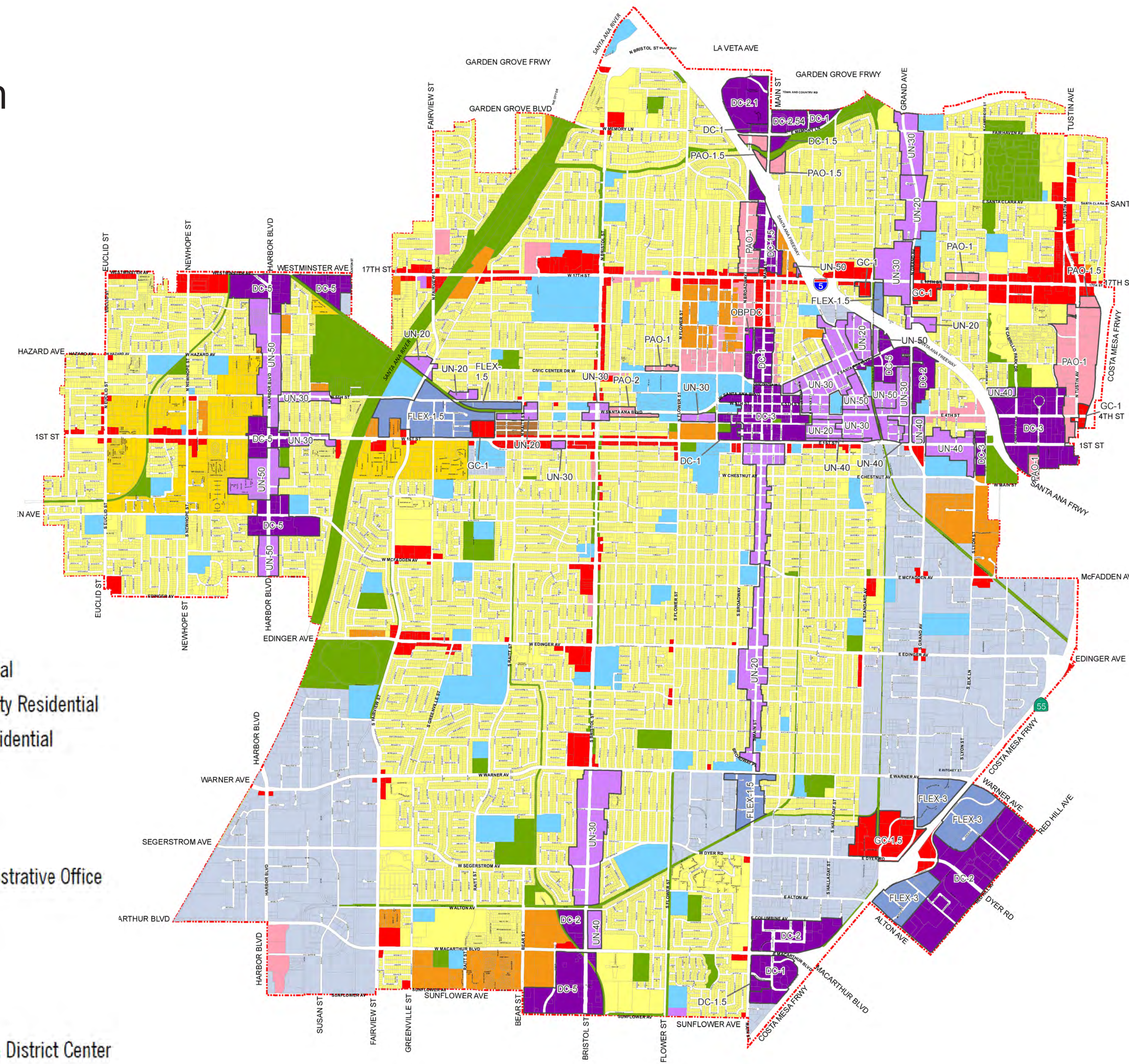
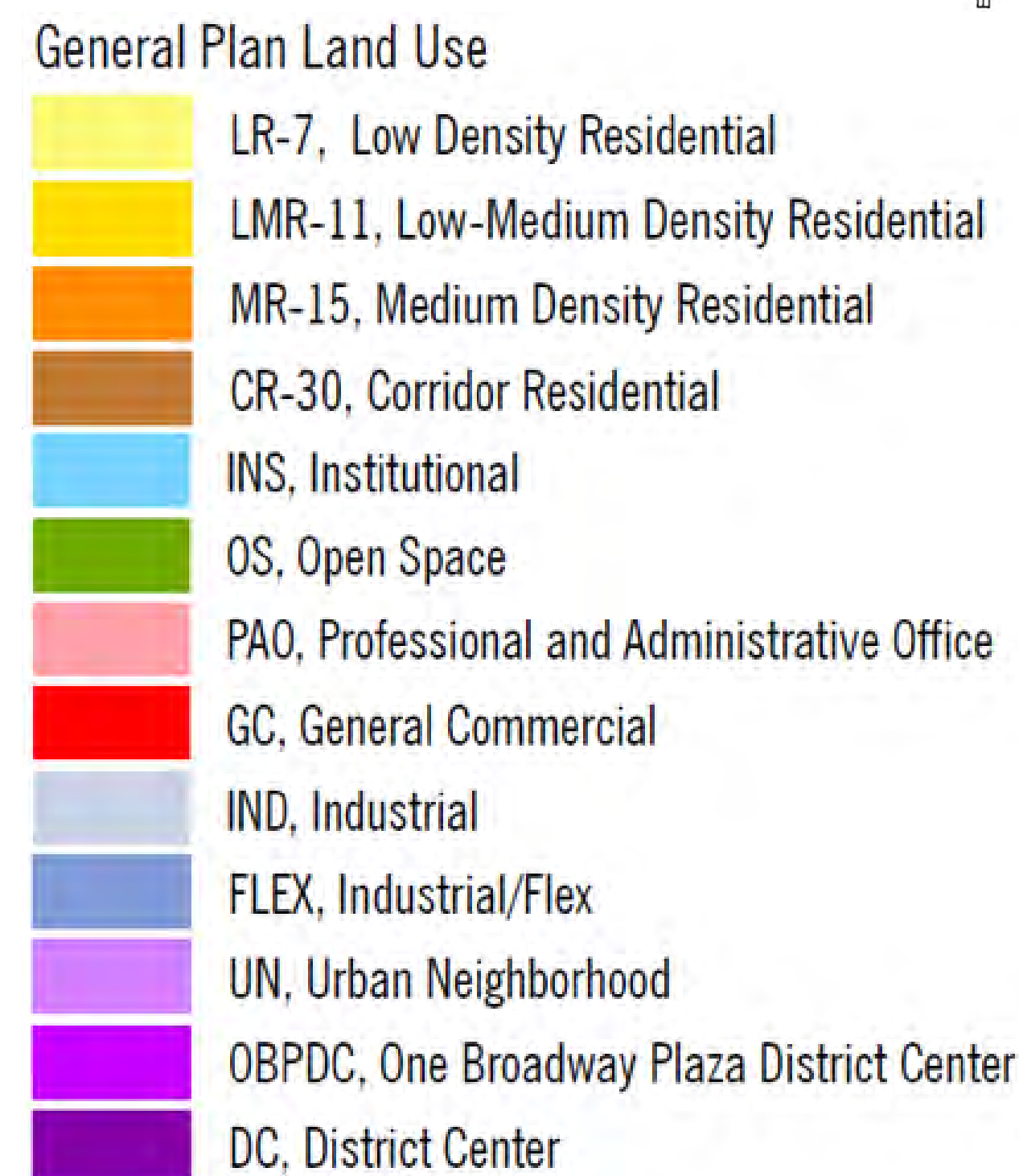


This plan envisions change

The General Plan, adopted in 2022, establishes a vision for the City’s future. This map illustrates the planned uses. Many areas will remain largely as they are today, but change is planned for others.

This plan envisions change – over the next 20+ years – in those areas shown on the map as Industrial/Flex, Urban Neighborhood, and District Center. In the **Industrial/Flex** areas (medium blue color), the goal is to attract clean industries that have limited impacts on nearby residential neighborhoods. **Urban Neighborhood** and **District Center** areas (light and dark purple colors) will evolve to include a mix of housing types and commercial and office uses.

The General Plan sets the direction for how properties will be used and at what densities and intensities. **The Zoning Code update will put the rules in place** to move this vision to reality.

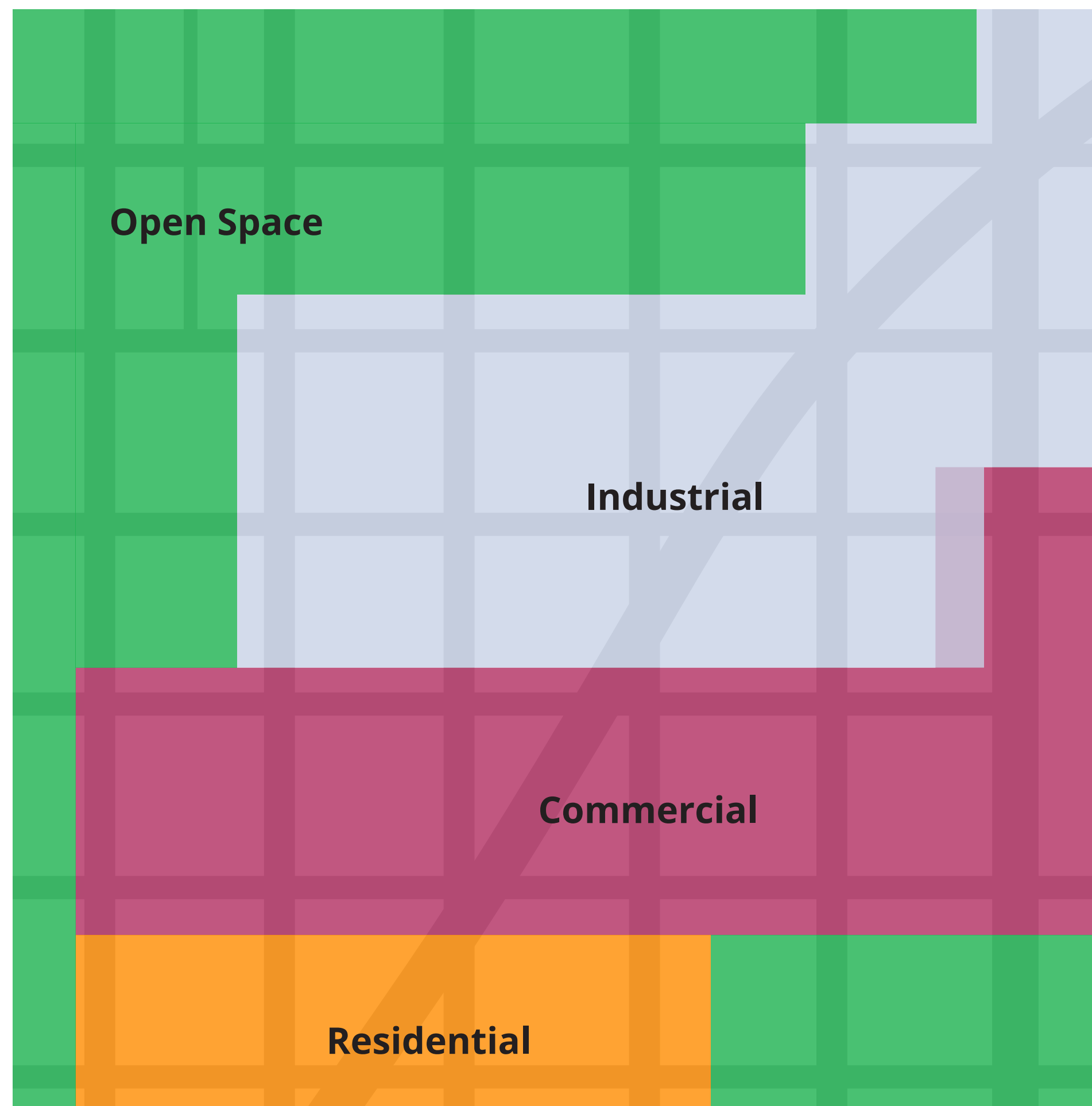


Station 2 – How Zoning Can Transform a Property



What is zoning?

Zoning is a set of rules that define how properties can be used and developed.



Why is Zoning important?

- » Applies throughout Santa Ana and affects every property.
- » Creates neighborhoods and districts that meet residents' needs.
- » Provides places for business to thrive.
- » Establishes rules and performance standards to minimize impacts to neighborhoods.

What does Zoning do?

- » For residents, zoning affects what you can build on your property, such as an additional dwelling unit.
- » For business owners, zoning identifies where various types of commercial and industrial businesses can be located and establishes rules for how they operate.
- » For all community members, zoning shapes the character and form of neighborhoods through establishing rules such as building height, the distance between the street and buildings, and buffers between industrial and residential uses.

How does Zoning work?

- » The General Plan land use plan separates the city into land use categories.
- » The Zoning Code mirrors the General Plan and defines the corresponding zoning districts. Examples include residential, commercial, industrial, and mixed use.
- » Each zoning district has rules for the type, scale/intensity, and design of buildings and properties, as well as the allowed land uses within each district.



LIMITATIONS OF ZONING

Zoning does not and cannot:

- » **Alter General Plan land use designations.** Broad categories of land use such as residential, commercial, industrial, and mixed-use designations are established in the General Plan. The Zoning Code includes rules about what types of specific uses are permitted or not. For example, restaurants and retail stores are often permitted in a commercial area, but a nightclub may or may not be permitted.
- » **Regulate density or intensity (the number of units per acre or size of buildings relative to the size of a lot).** These are established in the General Plan. For more information, ask a planner.
- » **Address street improvements.** These are established in the General Plan and applied when a project is reviewed for approval. For more information, speak with staff from Public Works.
- » **Dictate affordability.** The Zoning Code offers incentives for development of affordable housing and requires developers to build affordable housing or pay in lieu fees for future construction of affordable housing. For more information, talk with staff from the Housing Division. The Housing Division provides technical and financial assistance to ensure the city has quality affordable housing.
- » **Regulate specific “brands” of businesses.** Business owners analyze site characteristics and market data to determine where to locate. For more information, visit staff from Economic Development.

Station 2 – How Zoning Can Transform a Property



Case Study #1:

Main Place Mall, 2800 N. Main Street

Zoning regulations transformed a shopping center into a mixed-use development with residences, retail businesses, and entertainment uses. Existing rules influenced the location of the building on the site, number of parking spaces, and other site characteristics. New rules allowed increased building heights and dictated ample landscaping.

2021



2024



1953



2020



2024



Case Study #2:

First American Title Building, 401 N. Main Street

Existing rules resulted in buildings located adjacent to public sidewalks, private open spaces incorporated into the building, the number of parking spaces, and other site characteristics. In addition, by applying design guidelines, the City was able to influence the design that included preserving the corner historic facade and inspire high-quality architecture. The Zoning Code update will transform design guidelines into standards.

Station 2 – How Zoning Can Transform a Property



Case Study #3:

La Placita Cinco, 2239 W. 5th Street

Prior to 2016, this property supported a small commercial shopping center. New zoning rules were applied to allow taller buildings, shared parking, and reduced setbacks at the front lot line. This center now includes apartments, local shops, and a small park.

2016



2024



2018



2024



Case Study #4: 420 W. Central Avenue

Before 2018, the Zoning Code did not allow cannabis businesses in the City. The City changed zoning regulations that permit cannabis businesses at select locations in Santa Ana.

Station 3 – Development and Design Standards



Development Standards

The Zoning Code contains *development standards* that establish minimum requirements for building height, setbacks from property lines, parking requirements, landscaping, etc. Preparing a plan for a property using these standards can be challenging. Try it!

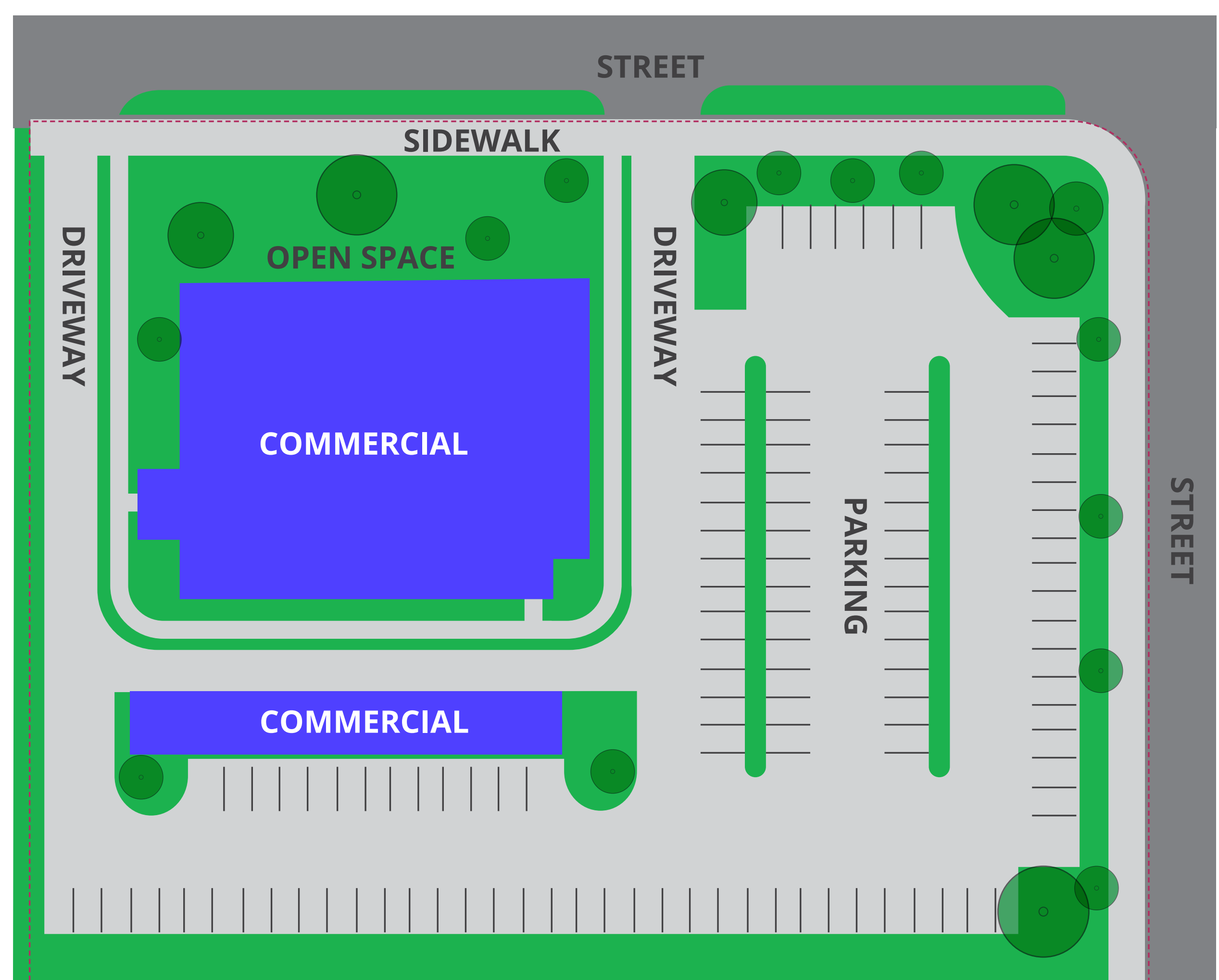
Using the graph paper provided, prepare a site plan (bird's-eye view of the property) for your ideal commercial shopping center and include items typically required by development standards.



Items typically regulated by development standards and things to consider:

- » **Permitted use:** What uses are included (e.g., Retail Store, Restaurant, Office, Medical Office, Bank, Laundromat, etc.)?
- » **Building height:** Determine the height of your building—how many stories is the center?
- » **Setbacks:** How far away from the street or other property lines should the building be?
- » **Operations:** Will businesses be allowed to operate, store goods, or make sales outdoors? What times of the day should the businesses be allowed to operate?
- » **Landscaping:** Should there be landscaped areas? If so, where?

EXAMPLE SITE PLAN



- » **Parking:** How much parking is needed, if at all?
- » **Other travel modes:** Where should bicycle parking be located? How will pedestrians access the site and entryways?
- » **Fences and walls:** Is the site fenced/walled off? If so, how tall are the fences/walls?

DESIGN STANDARDS

Currently, the Zoning Code does not regulate how a building is designed nor does it dictate architectural styles. To guide developers in understanding Santa Ana’s design objectives, the City has adopted a book of Design Guidelines. These guidelines are suggestive, although City staff and the Planning Commission do apply the Design Guidelines when reviewing development applications. This review is focused on providing for quality development for all projects. However, the design review process can be confusing and costly if a developer has not fully understood what is expected and as a result, is required to redesign a project.

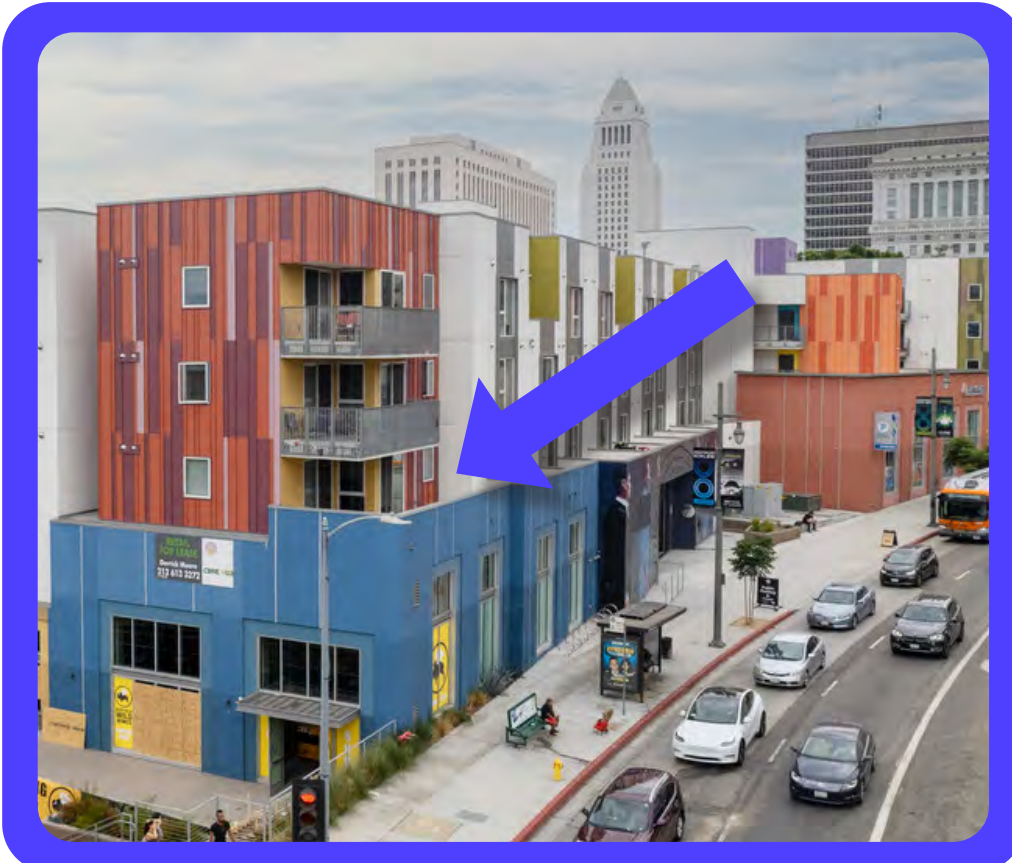
To create greater certainty for both the community and developers regarding design expectations and to streamline the application review process for **residential and mixed-use projects**, the City will incorporate design standards into the Zoning Code. These standards will be clear and objective while providing the flexibility needed to accommodate and create high-quality design. A key goal is to create a more transparent process for reviewing and approving housing development applications.

The Activity

The adjacent boards show examples of design features that could be addressed by design standards. We would like to know what design features you think most contribute to the quality design of new residential and mixed-use buildings.

Using voting dots, place dots on no more than two design features you think are most important to accomplish good design.

Station 3 – Development and Design Standards



Colors



Materials



Door and Window Treatments



Division of Taller Buildings into Distinct Segments

Others?

Place a note with your ideas.

Station 3 – Development and Design Standards



Wall Plane Offset



Building Stepback



Transition Between Uses



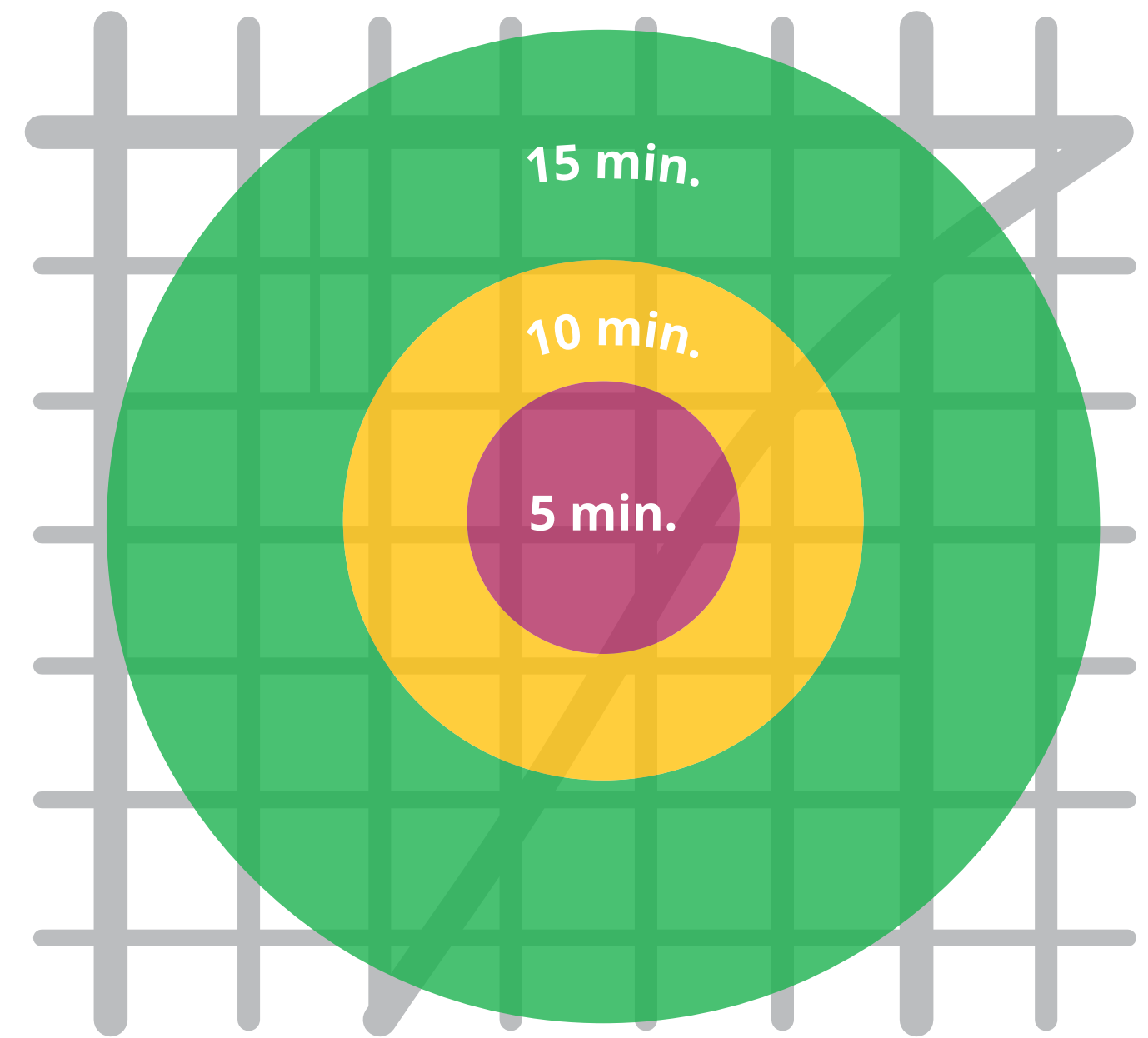
Building Detailing

Others?

Place a note with your ideas.

Complete Neighborhoods and Districts

A complete neighborhood or district is one in which residents can easily access most daily necessities and essential services by walking, riding a bike, or taking transit *all within about 15 minutes* of their homes.



The benefits of complete neighborhoods and districts include:

- » Opportunities for residents to exercise and improve their physical health
- » Creation of places where people are out and about, interacting with neighbors and building community relationships
- » Convenience and time savings



Think about your neighborhood.

Draw a picture indicating where you live, shop, go to school, work, go to the park—common activities you do during the week. What is missing in your neighborhood? Write those down on your picture. And don't forget to include the name of your neighborhood or a few major streets on the map.



The General Plan identifies five focus areas anticipated to create new development opportunities along major travel ways while maintaining and enhancing existing neighborhoods. Using the maps and blocks on the tables, work with partners to define the uses that will make these areas more complete and much more walkable places.

Building Blocks

Townhouses (3 stories)

Apartments/Condos (4 stories)

Stores and Restaurants

Medical Offices

Live/Work

Research & Development / Clean Manufacturing

Community Facilities (Libraries, Community Centers)

Addressing Noxious Uses

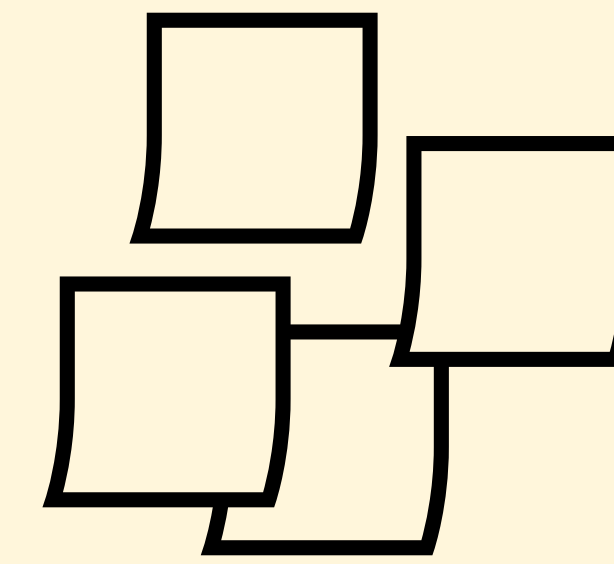
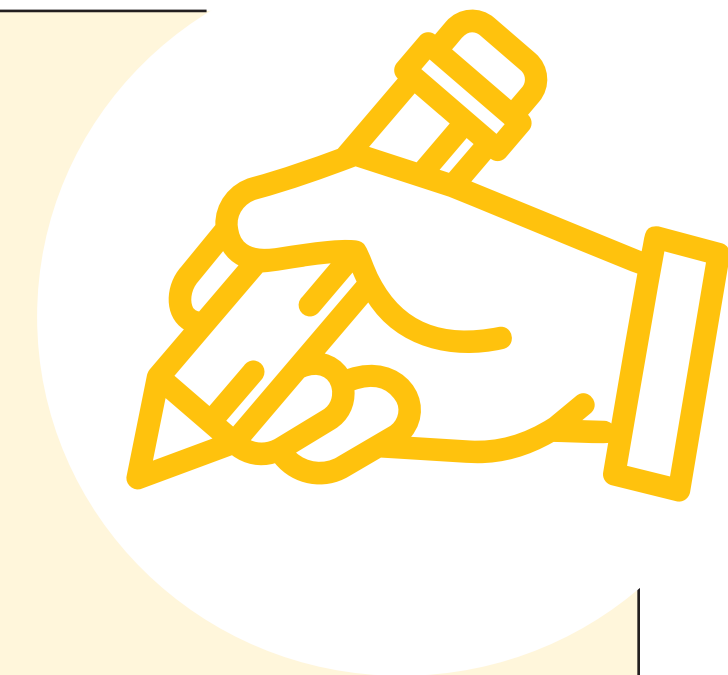


Noxious uses are businesses that require a permit to handle, store, emit or discharge particulate materials; exhaust emissions; or handle, store, emit or discharge regulated compounds, hazardous materials, chemicals, or substances. Examples include crematories, waste management, and metal plating.

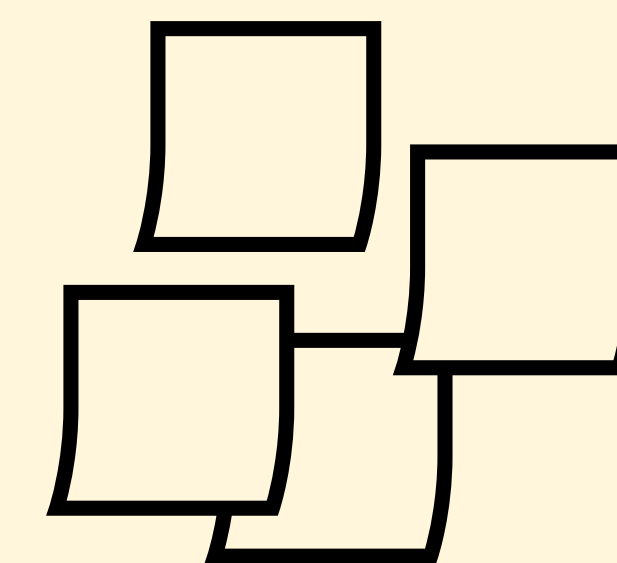
Share any concerns you have about noxious uses in Santa Ana.

Identify:

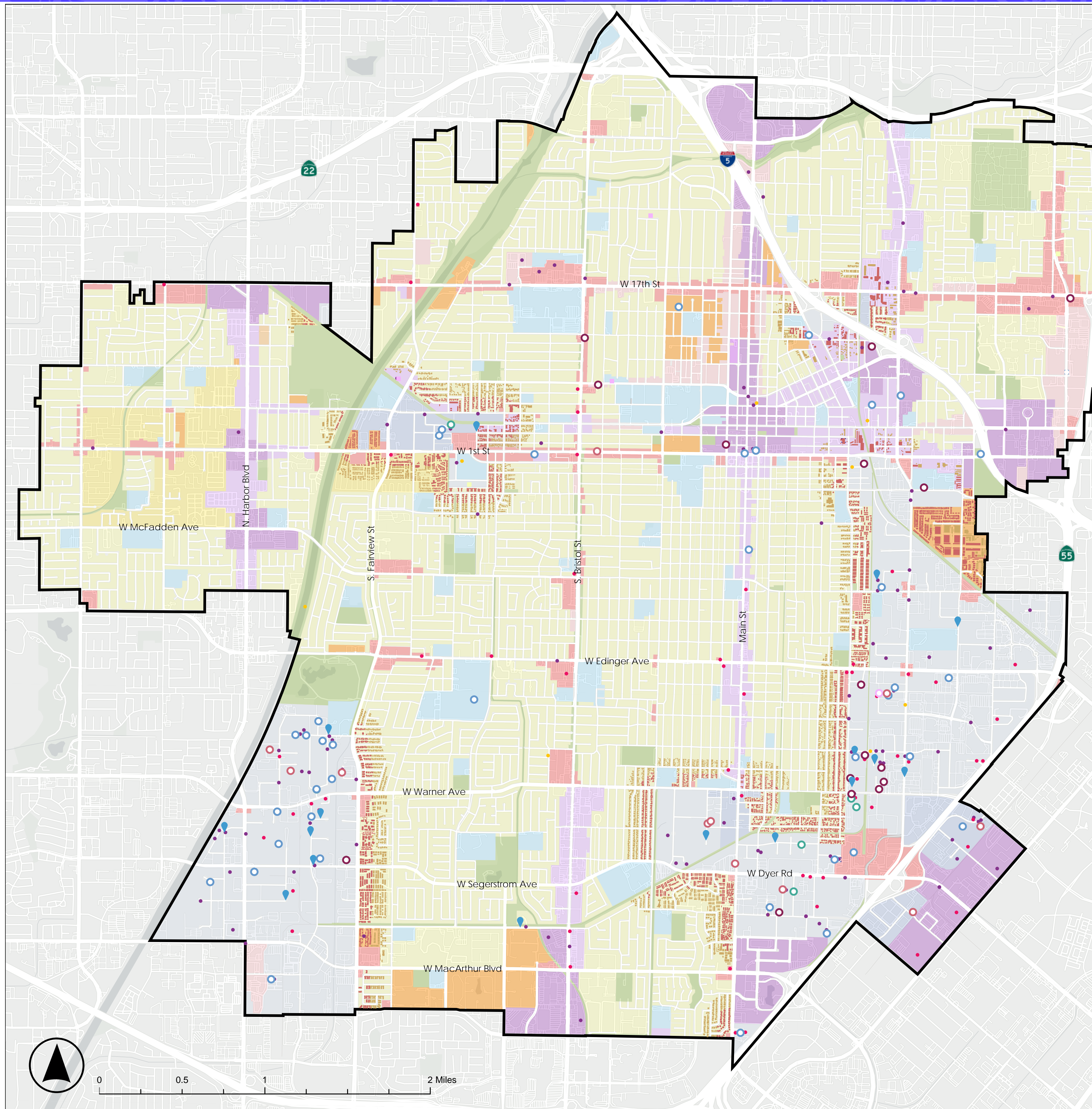
- » What the use is
- » Where the use is located
- » The issues of concern



Share ideas you have for addressing your concerns, with the understanding that some of these businesses might remain in their current locations for several years.



Station 5 – Noxious Uses



Noxious Uses

- Residential Buildings Within 500 ft of Industrial
- Residential Building Within 1000 ft of Industrial

General Plan Land Use

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Corridor Residential
- Institutional
- Open Space
- Professional & Administrative Office
- General Commercial
- Industrial
- Industrial/Flex
- Urban Neighborhood
- One Broadway Plaza District Center
- District Center

Status of Remediation*

Places contaminated with hazardous chemicals and require clean up by the property owners or government.

- High**
 - Active
 - Inactive - Action Required
- Medium**
 - Inactive - Needs Evaluation
- Low**
 - No Action Required
 - No Further Action
 - Certified

Toxic Release Inventory*

Facilities that make or use toxic chemicals can release these chemicals into the air.

- Toxic Release Inventory

Solid Waste Facilities*

Places where household garbage and similar kinds of waste are collected, processed, or stored.

- Solid Waste Facilities

Hazardous Waste*

Facilities that are allowed to treat, store, or dispose hazardous waste.

- Hazardous Waste Generator

Groundwater Threat Sites*

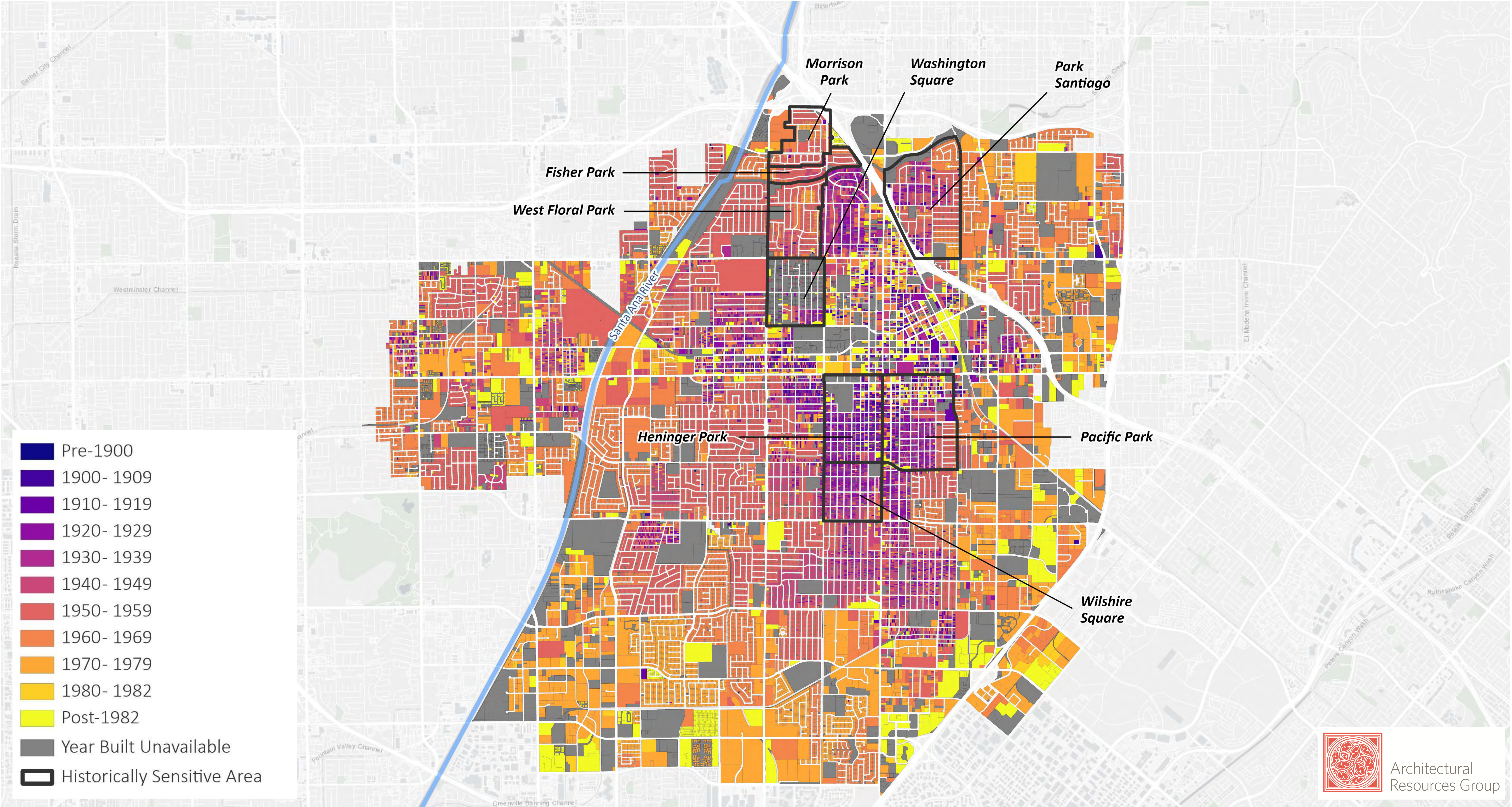
Hazardous chemicals are often stored in containers on land or in underground storage tanks.

- Groundwater Threat Sites

Source: City of Santa Ana
 * data from CalEnviroScreen 4.0 (from OEHHA)



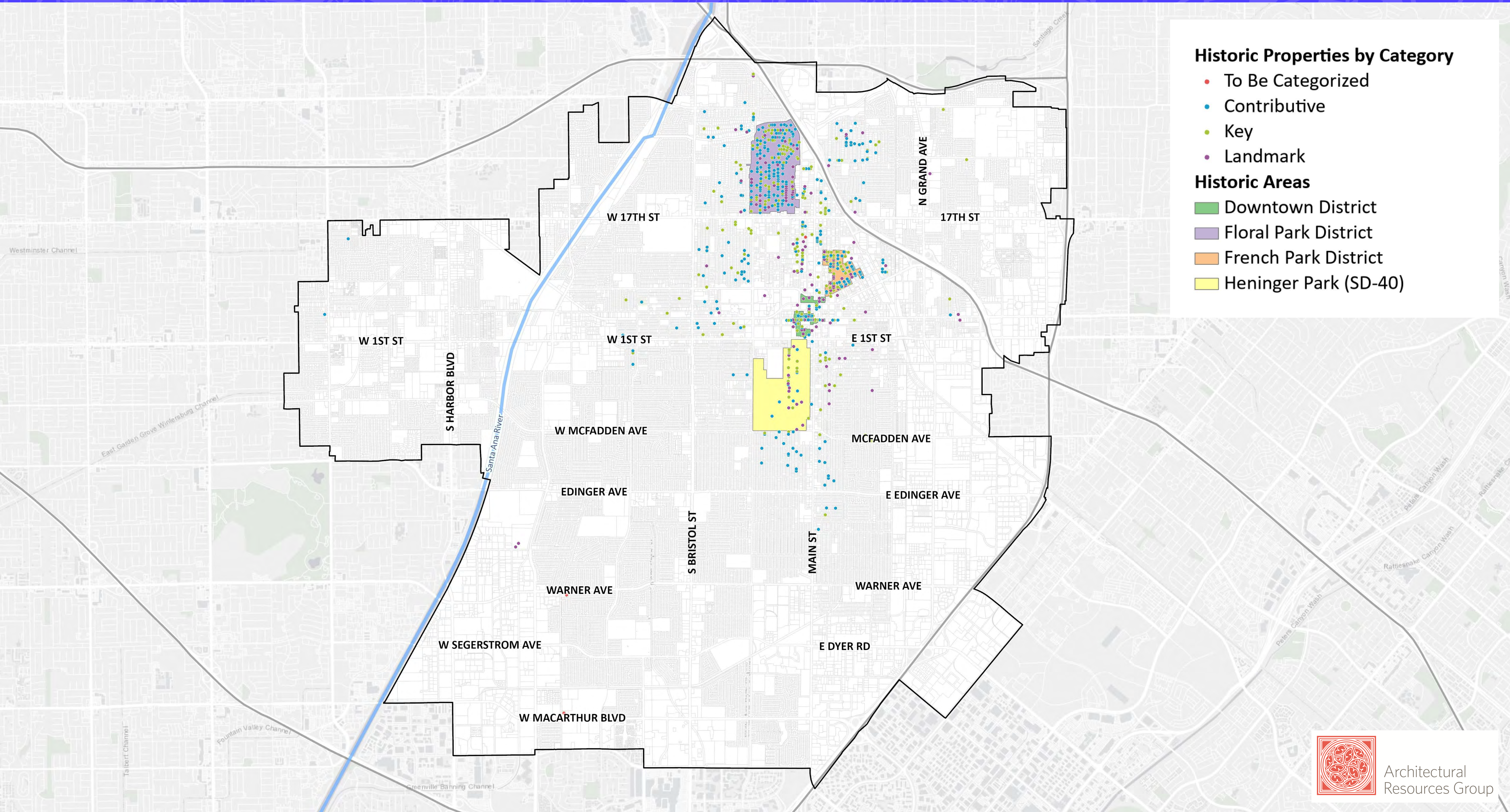
Development Chronology



- Pre-1900
- 1900- 1909
- 1910- 1919
- 1920- 1929
- 1930- 1939
- 1940- 1949
- 1950- 1959
- 1960- 1969
- 1970- 1979
- 1980- 1982
- Post-1982
- Year Built Unavailable
- Historically Sensitive Area



Historic Resources



Historic Properties by Category

- To Be Categorized
- Contributive
- Key
- Landmark

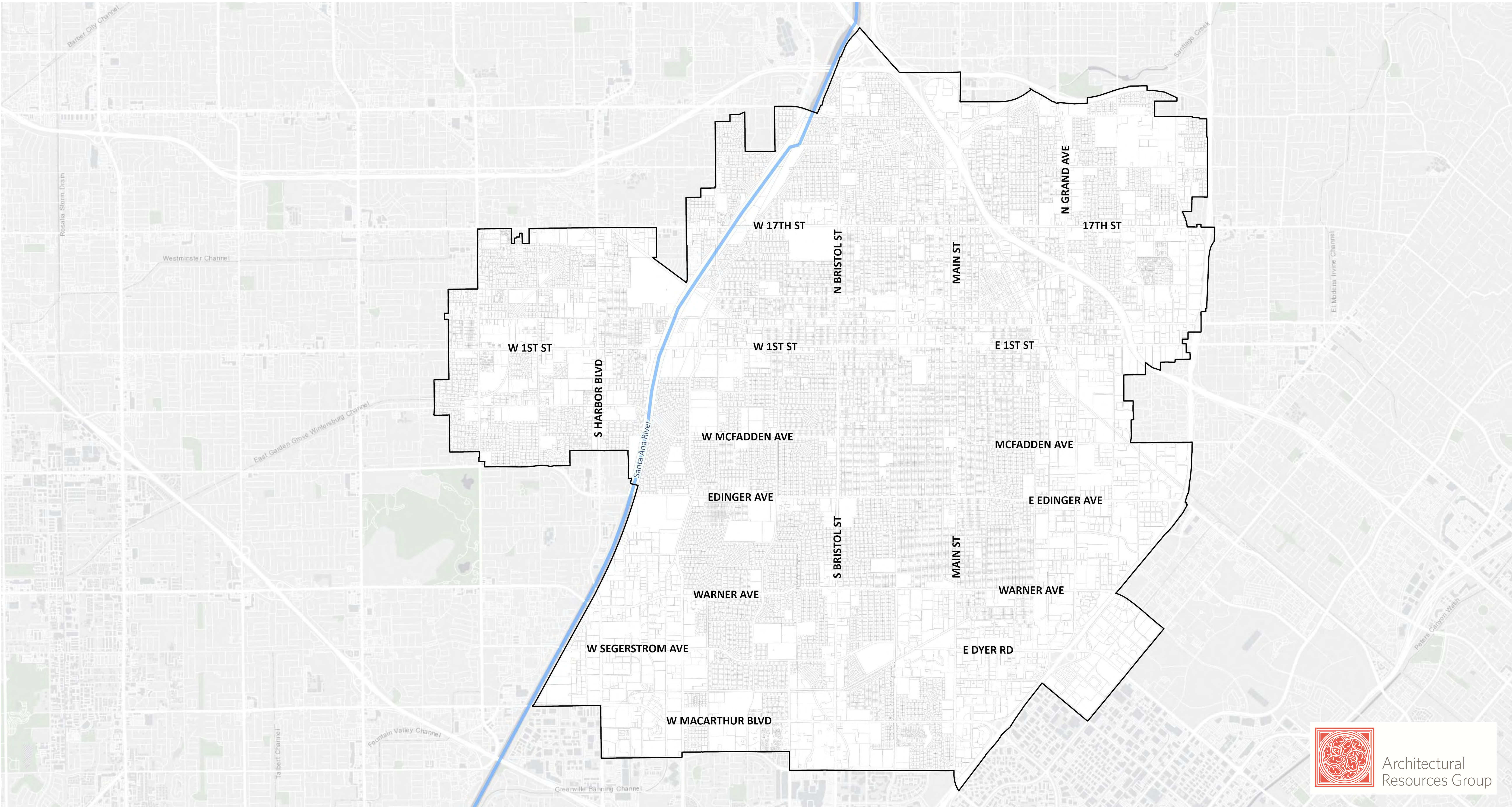
Historic Areas

- Downtown District
- Floral Park District
- French Park District
- Heninger Park (SD-40)

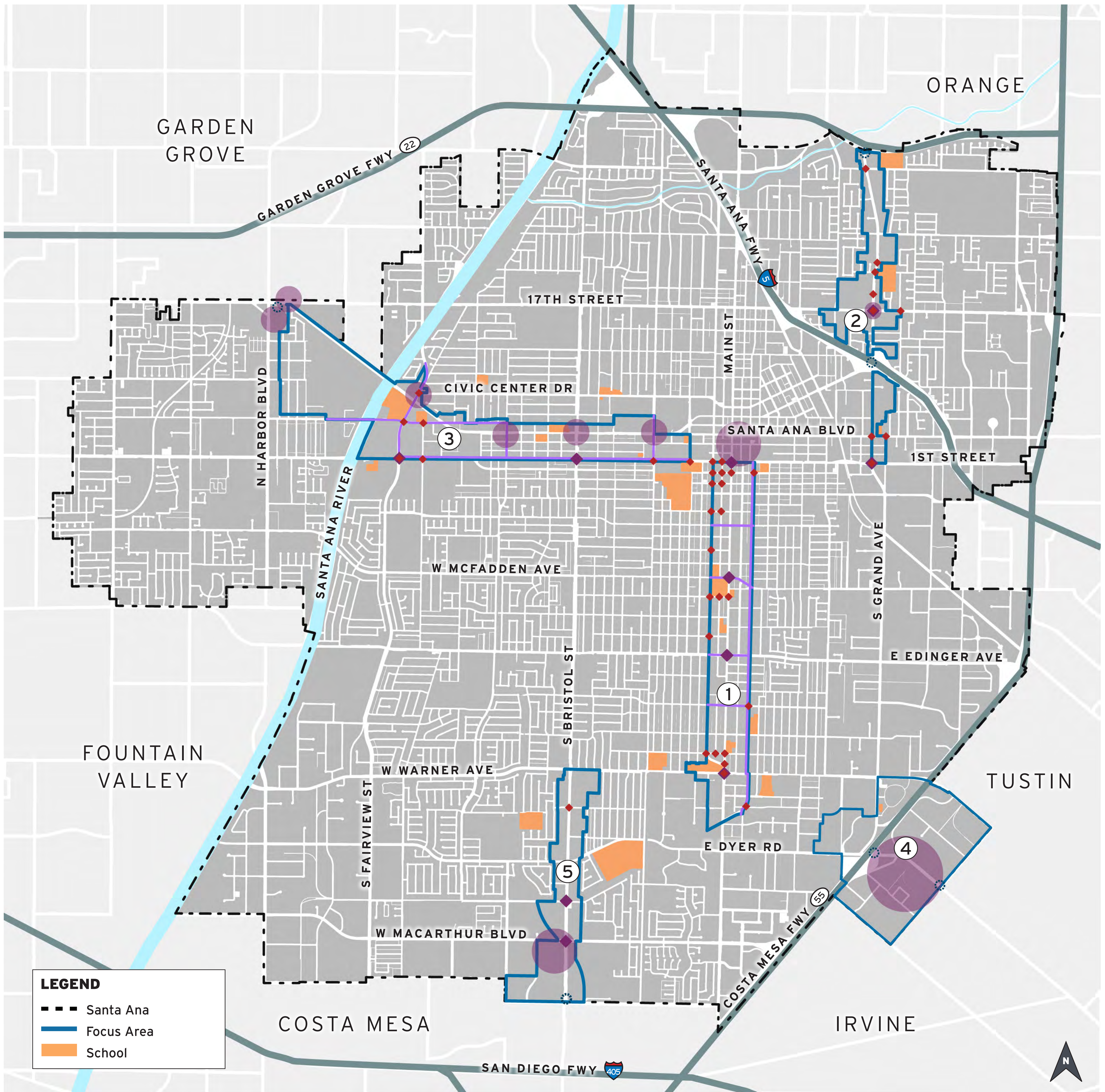


Architectural
Resources Group

Stakeholder Identified Historic Resources



Public Realm Plans General Plan Focus Areas



URBAN DESIGN ELEMENTS

- Focus Intersection
- Activity Node
- Gateway
- Complete Street Improvement
- Safe Routes to School

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

What is the Public Realm?

The public realm consists of all of the public spaces and places where we have shared encounters each day. Sidewalks, streets, parks, and plazas are the areas where we can come together, socialize, intermingle and experience the city. The physical surroundings that define our public realm contribute to creating a sense of place and a quality of life that is unique to Santa Ana.



Public Realm Plans General Plan Focus Areas



Focus Areas. The purpose and intent, objectives, and land uses for each Focus Area were defined in the General Plan to reimagine these areas and further embody Santa Ana's core values.



South Main Street

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.



Grand Ave & 17th Street

The Grand Ave & 17th Street Focus Area will foster the development of an urban mixed-use corridor connecting to the City's downtown and transit core.



West Santa Ana Boulevard

The West Santa Ana Boulevard Focus Area connects the Harbor Mixed Use Transit Corridor and Downtown Santa Ana with the OC Streetcar Project improvements to foster and support transit-oriented neighborhoods.



55 Freeway & Dyer Road

The 55 Freeway & Dyer Road Focus Area will transition from a portion of the city that is almost exclusively focused on industrial and office jobs to one that supports a range of commercial, industrial/flex, and mixed-use development.



South Bristol Street

The South Bristol Street Focus Area represents Santa Ana's southern gateway and is a part of the successful South Coast Metro area with opportunities to incorporate a mix of high intensity office and residential living.

Focus Intersections, Gateways and Activity Nodes.



Focus intersections are prominent areas at the crossroads of two major streets where the design of buildings, streetscape elements, and roadways can establish or reinforce the identity of the City.



Gateways are well-designed, prominent points of entry that define boundaries, establish a sequence of arrival, enhance the City's identity, and contribute to creating a sense of place.



Activity nodes are strategic destinations in the City with a clear sense of place where activity is concentrated, or should be concentrated when development occurs.



Complete Streets. Complete Streets are roadways that are designed for everyone. They enable safe, comfortable and attractive access for users of all ages and abilities. Not only do Complete Streets create safer and more attractive spaces, they naturally improve social interaction and the community's economic and environmental health.

Some Complete Streets improvements include:

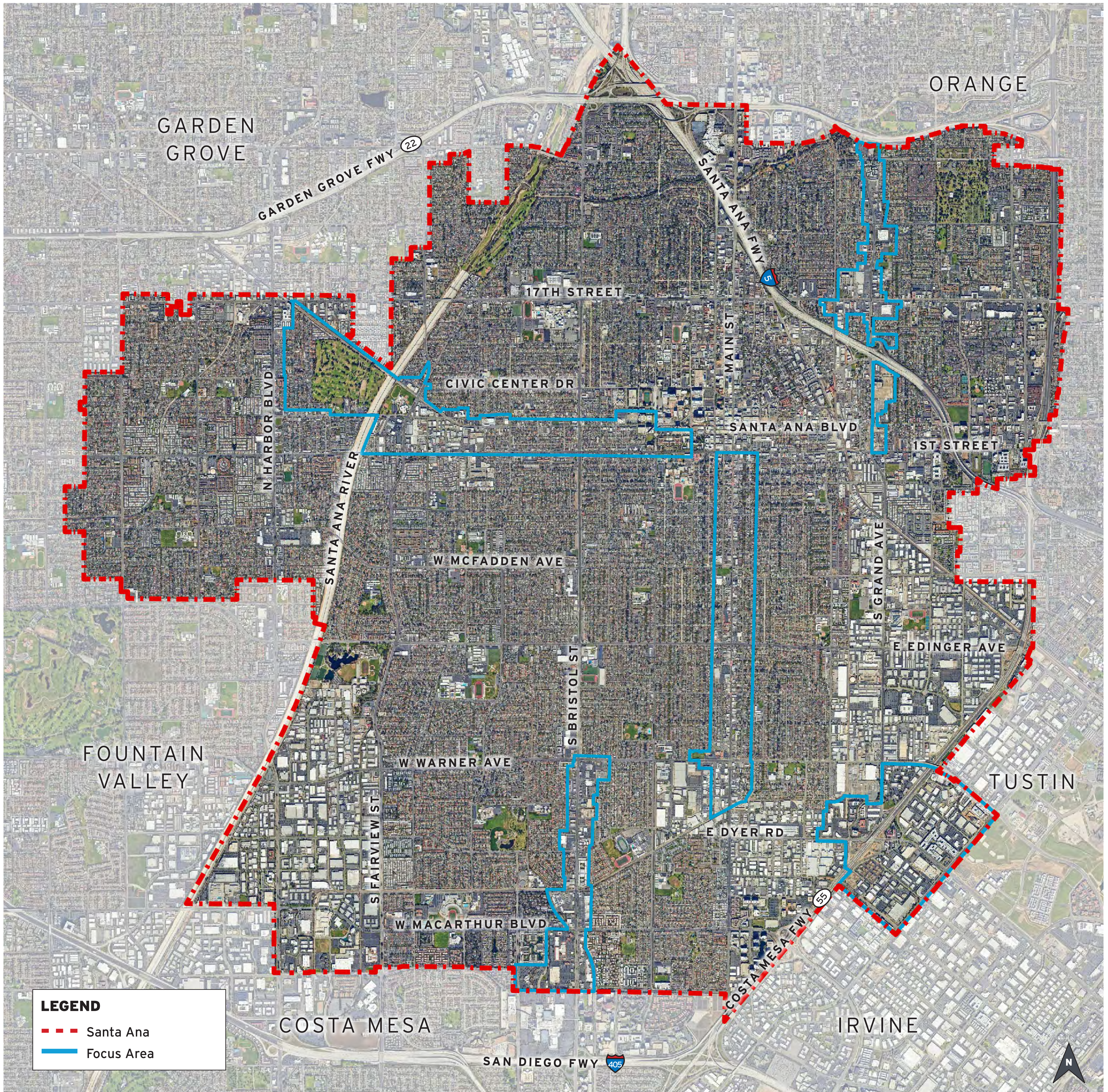
- Bicycle lanes and separated bikeways;
- Speed tables and raised crosswalks;
- Pedestrian refuges and curb extensions;
- Generous sidewalks and shade trees; and
- Parklets and public art.



Safe Routes to School (SRTS). SRTS is an international movement to both increase the number of students using active modes of transportation to get to and from school, and to improve pedestrian and bicycle travel around schools. The City has developed a suite of SRTS improvements aimed to remove barriers that prevent students from walking and biking to school. They include:

- New and improved sidewalks;
- High visibility crosswalks;
- New and improved bicycle lanes and separated bikeways;
- Improved street lighting; and
- Bus shelters and traffic signals.

Public Realm Plans What's working? What isn't?



SHOW US ON THE MAP!

Place a dot to let us know where and how you interact with the Public Realm.

Do you work or go to school within a Focus Area? In Santa Ana?

Where do you find it difficult to cross the street within the Focus Areas? In Santa Ana?

Where do you enjoy walking within the Focus Areas? In Santa Ana?

Where have you encountered public art within the Focus Areas that you like? In Santa Ana?

Let us know what you think! What other elements are important to you for us to consider when re-imagining the public realm?