



Harbor Mixed Use Transit Corridor Specific Plan

A PLACE FOR PEOPLE

OCTOBER 2014



City of
Santa Ana

Harbor Mixed Use Transit Corridor Plan



PREPARED FOR:

City of Santa Ana

20 Civic Center Plaza
Santa Ana, CA 92701-4076
(714) 667-2700

City Council

Miguel Pulido, Mayor
Sal Tinajero, Mayor Pro Tem
Angela Amezcua, Councilmember
David Benavides, Councilmember
Michele Martinez, Councilmember
Roman Reyna, Councilmember
Vincent Sarmiento, Councilmember

City Staff

David Cavazos, City Manager
Karen Haluza, AICP, Acting Executive Director, Planning & Building
Agency and Planning Manager
Sergio Klotz, AICP, Principal Planner
Melanie McCann, AICP, Associate Planner

Special Thanks

City of Santa Ana Development Review Committee

PREPARED BY:

PlaceWorks

3 MacArthur Place
Santa Ana, CA 92707
(714) 966-9220
Contact: Colin Drukker, Project Manager

IBI Group

18401 Von Karman Ave #110
Irvine, CA 92612-8543
(949) 833-5588
Contact: Bill Delo, Traffic and Infrastructure

COMPASS BLUEPRINT PROGRAM:

This is a project for the City of Santa Ana with funding provided by the Southern California Association of Governments' (SCAG) Compass Blueprint Program. Compass Blueprint assists Southern California cities and other organizations in evaluating planning options and stimulating development consistent with the region's goals. Compass Blueprint tools support visioning efforts, infill analyses, economic and policy analyses, and marketing and communication programs.

The preparation of this document has been financed in part through grant(s) from the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) through the U.S. Department of Transportation (DOT) in accordance with the provisions under the Metropolitan Planning Program as set forth in Section 104(f) of Title 23 of the U.S. Code.

The contents of this document reflect the views of the author who is responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of SCAG, DOT, or the State of California.

Harbor Mixed Use Transit Corridor Plan

CONTENTS

Page	Section
1	Vision & Summary
1-1	Vision: A Place for People
1-2	Plan Summary
1-3	Guiding Principles
2	Context
2-1	Regional and Local Context
2-1	Current and Past Planning Efforts
2-4	Existing and Surrounding Land Uses
2-4	Retail and Market Conditions
2-7	Public Outreach
3	Land Use Plan and Development Standards
3-1	Vision: A Place for People
3-1	Guiding Principles
3-1	Land Use Plan
3-3	Permitted Uses
3-4	Development Standards
4	Mobility Plan
4-1	Mobility Plan Objectives
4-1	Mobility Context
4-2	Streets and Parking
4-2	Transit
4-5	Bicycle
4-5	Pedestrian
4-5	Street Sections
5	Infrastructure
5-1	Water Plan
5-1	Sewer Plan
5-1	Drainage Plan
6	Design Guidelines
6-1	Administration
6-1	Building Design
6-3	Facades and Streetwalls
6-4	Open Space
6-5	Circulation and Parking
6-6	Landscaping
6-6	Signage
6-7	Public Art
6-8	Utility, Trash, and Recycling Areas
6-8	Resource Conservation
6-9	Transit Station Areas
6-9	Healthy Design
7	Administration and Implementation
7-1	General Administration
7-2	Definitions
7-6	Related Plans and Programs
7-7	Implementation and Financing

TABLES

Page	Table Title
1-2	1-1. Summary of Existing and Projected Land Uses
2-4	2-1. Summary of Existing Land Use
3-1	3-1. Summary of Potential by Land Use District
3-3	3-2. Permitted Uses
3-4	3-3. Building Type and Form
3-6	3-4. Minimum Floor Height
3-10	3-5. Building Placement
3-10	3-6. Encroachments
3-11	3-7. Off-Street Parking Standards
3-12	3-8. Bicycle Parking
3-13	3-9. Onsite Open Space Requirements
7-9	7-1. Public Realm Improvement Implementation Timetable

FIGURES

Page	Figure Title
2-2	2-1. Regional Context and School District Boundaries
2-3	2-2. Local Context
2-4	2-3. Distribution of Existing Land Uses (2012)
2-5	2-4. Existing Land Uses (2012)
2-6	2-5. Retail Market Trade Areas
2-8	2-6. Outreach Photos and Materials
3-2	3-1. Land Use Plan
4-2	4-1. Existing Street Network
4-2	4-2. Santa Ana Master Plan of Streets and Highways
4-3	4-3. Local Bus Service and Ridership (2011)
4-3	4-4. Existing and Proposed BRT and Fixed Guideway
4-3	4-5. Proposed OCTA BRT Routes
4-4	4-6. Fixed Guideway Project Route Options
4-5	4-7. Existing and Proposed Bicycle Network
4-5	4-8. Intersection and Roadway Safety Changes
4-6	4-9. Conceptual Rendering: Harbor Boulevard at Westminster Avenue Looking South
4-7	4-10. Conceptual Renderings: Harbor Boulevard Looking North
5-2	5-1. Water System
5-3	5-2. Sewer System
5-4	5-3. Storm Drainage System
7-1	7-1. Permitting Process
7-7	7-2. Parcels Suitable for Residential-Only Projects

