

Street Network Concepts

A. Purpose

This chapter identifies the various street types deployed to assemble the street network for the plan area. The guidelines of this section work with the subdivision guidelines to:

1. provide the information with which to modify existing streets,
2. provide the information on with which to maintain existing streets that are not proposed to change.
3. produce new, variable blocks and streets,

The diagram at right identifies the conceptual improvements to the existing thoroughfare network for the Specific Plan area.

B. Street Alignment and Adjustments. This chapter establishes the guidelines for interpreting or modifying the alignments of streets as shown Figure 7-1 (Street Network Concepts). Street alignments may be shifted as follows:

- 1. Lateral Adjustment.** Such adjustments and/or the modification of one end point of a street or street segment are allowed provided that:
 - a. The resulting block(s) complies with the requirements of the Subdivision Guidelines.
 - b. The resulting intersections comply with the city's requirements for intersection alignment;
 - c. Adjustments less than 2 times the streets' r.o.w. width may be approved administratively;
 - d. Adjustments in excess of 2 times the street's r.o.w. width require planning commission approval.

2. Additional Streets. Streets may to be added to the network subject to the administrative approval of the City of Santa Ana as follows:

- a. That the resulting block(s) comply with the City's requirements of the Subdivision Guidelines;
- b. That the additional street(s) is from the conceptual types as identified in Figure 7-1 or a new street type per subsection C below;
- c. That the applicable safety requirements are addressed to the satisfaction of the City of Santa Ana.

C. New Street Types. New street types beyond those identified in Figure 7-1 maybe allowed by the City of Santa Ana if the new street is determined by the City of Santa Ana to be generally consistent with one of the allowed types in Table 7A.

D. Future Development. Any future or planned development adjacent or near the railroad right-of-way shall be planned with the safety of the rail corridor in mind. This includes considering pedestrian circulation/destinations with respect to railroad right-of-way.

Street Light Specifications

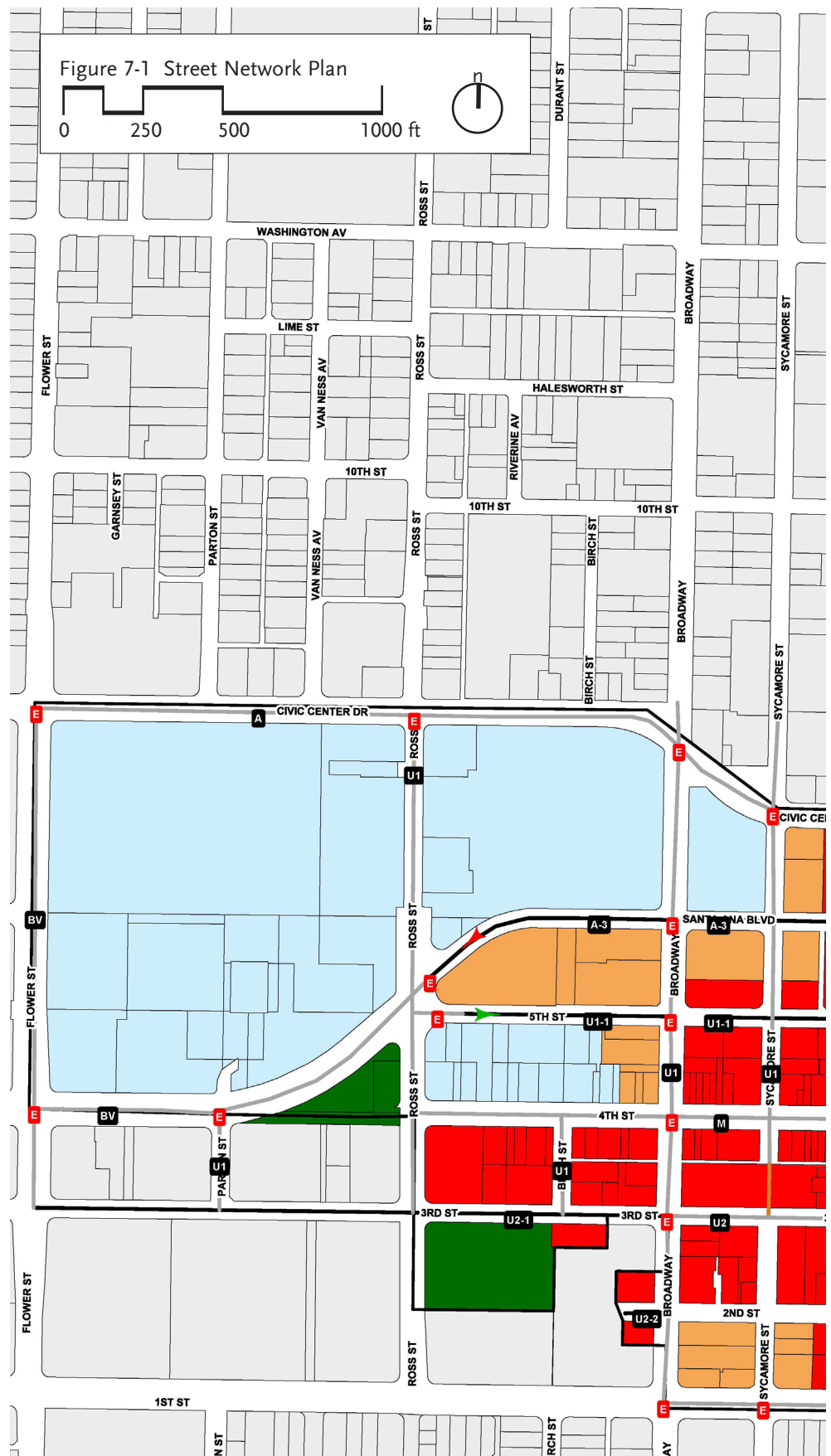
The examples below represent the allowed types of street lights for the plan area and shall be installed per the applicable Public Works Agency standards.



City of Santa Ana Standard Plan 1126 'I'
14' - 6" height to center of lamp
refer to City specifications for details



City of Santa Ana Standard Plan 1126 'A'
18' - 0" height to center of lamp
refer to City specifications for details

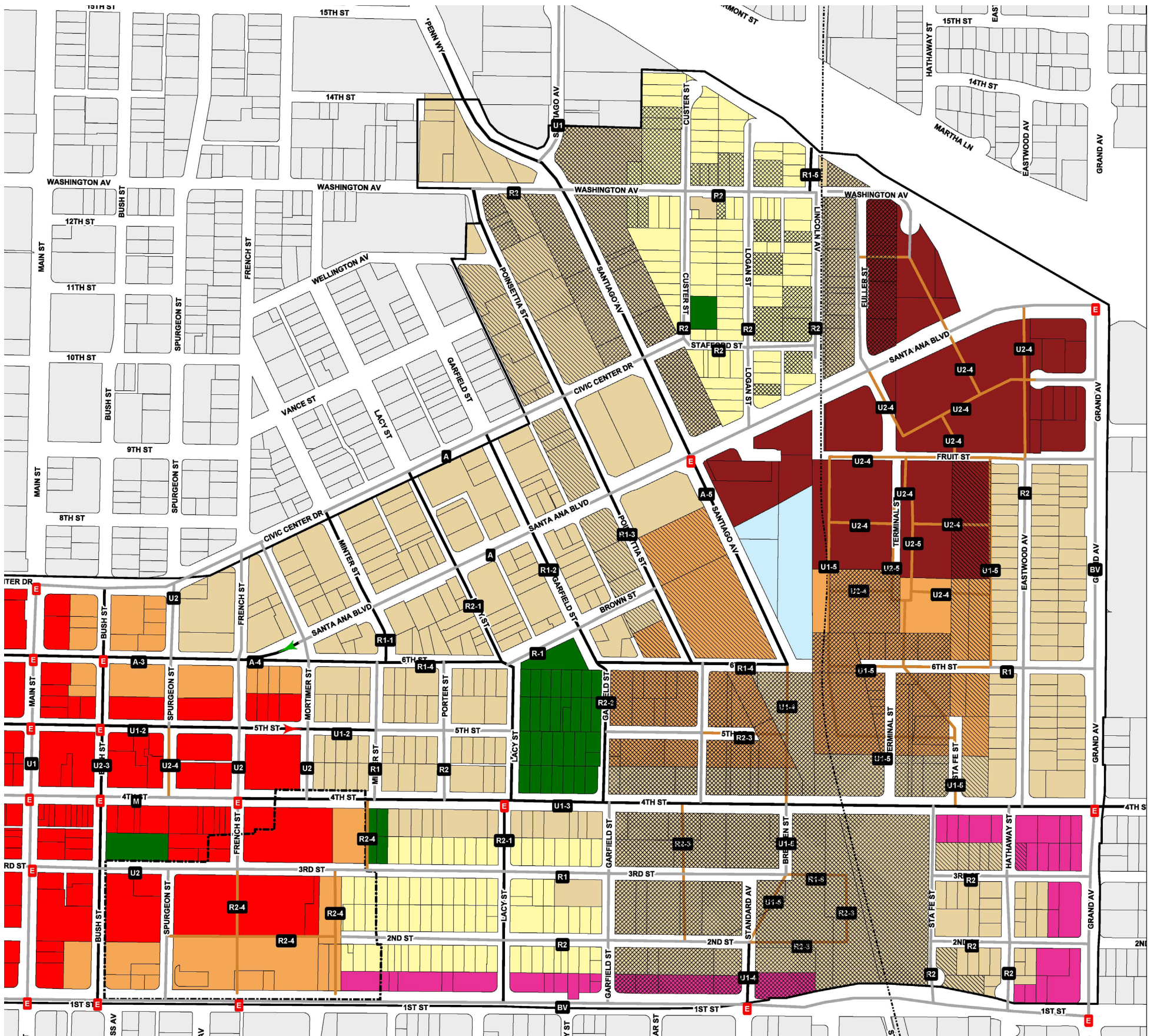


Waste Can
Type: RS-12, 36 gallons (Victor Stanley) or equal as approved by City PBA and PWA.

Bench
Type: CR-138, 4 feet long (Victor Stanley) or equal as approved by



Street Furniture
The above represent the allowed types of street furniture for the Plan area.



Key

Condition/Direction	R.O.W.	Design Speed [1]
Existing - remain	Varies	Varies
Existing - remove	Varies	Varies
Existing - revise	Varies	Varies
New	Varies	Varies
Begin 1-way	Varies	Varies
End 1-way	Varies	Varies

Left: The Circulation Element identifies five types of streets/highways for the City-wide circulation system. Within the Plan area, three types exist: Major Arterials, Primary Arterials, and Secondary Arterials. Local streets occur within each of these types and comprise the balance of the network.

The existing circulation system and pattern of blocks is shown with the direction for implementing the three types of arterials within the Plan area.

Above: The circulation system with the planned improvements and connections to both implement the Circulation Element and respond to the needs and desired contexts throughout the plan area.

Right: The list of street types to be used in the plan area and their cross-reference to the Circulation Element.

Key

Circulation Element Reference	Code	Street Type [2]	R.O.W.
Major Arterial [1]	BV	Boulevard	Varies
Major & Primary Arterial [1]	A	Avenue	Varies
Local Street	M	Main Street	Varies
Primary & Secondary Arterial [1]	U1	Urban Street 1	Varies
Local Street	U2	Urban Street 2	Varies
Local Street	R1	Residential Street 1	Varies
Local Street	R2	Residential Street 2	Varies
	AL	Alley / Driveway	20'
	P	Paseo (conceptual)	Varies
	N	New Traffic Signal	
	E	Existing Traffic Signal	
	BV-1	Section Number	
		Street Type	

[1] As identified in the Circulation Element of the Santa Ana General Plan
 [2] Refer to Table 7A for guidelines regarding specific streets