



Community Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020

A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ **Fiestas Patrias [cover photo]**

On September 14-15, 2015, the City sponsored the 41st Annual Fiestas Patrias, celebrating Mexican Independence Day and Latin culture in the city. Thousands attended the free event and enjoyed two full days of top-level entertainment, delicious food, carnival rides and games, art and culture exhibits, and a variety of vendor booths. On Sunday, a parade for Fiestas Patrias (shown in this image above) made its way through the Downtown.

Photo by City of Santa Ana



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 TO BE PROVIDED IN A FUTURE DRAFT

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DTSA 5K. People of all ages and abilities showed up to participate in the City's annual 5K fun run in downtown Santa Ana (2016 event shown here). After the 5K run, the streets remained closed for the start of the Ciclovía event, when everyone was invited to walk, run or bike while stopping to visit local eateries, stores, and health and wellness booths.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

COMMUNITY

The Community Element reinforces the City’s values of recreation, culture, education, health, and wellness, and cultivates opportunities for improved quality of life for all residents. The goals and policies of this element can be made operational through partnerships with local agencies and organizations on facilities, activities, and events throughout Santa Ana.

This element works in tandem with other elements of the General Plan, such as the Open Space Element, which contains policies related to parks and recreation facilities.



INTRODUCTION

Building and maintaining an active and thriving community requires the careful cultivation and equitable distribution of diverse recreational, cultural, educational, and health and wellness events, facilities, and systems.

Santa Ana is home to a range of cultural amenities, community attractions, and public facilities, including the Downtown, Bowers Museum, Discovery Science Center, and the Santa Ana Zoo. Residents also enjoy access to Santa Ana College and local schools, parks, churches, and community centers. The City sponsors activities year-round, such as biking/running events, holiday parades, festivals, and other opportunities for exercise, social cohesion, and educational programming.

Community members take pride in celebrating diverse cultures and showcasing public art that reflects their heritage and identity. Throughout multiple stages of their life, Santa Ana residents seek lifelong learning experiences and are continuously looking to take an active role to improve the quality of life in their neighborhoods and throughout the City.

Dozens of plans and programs implemented by the City and other agencies and organizations overlap with the goals and policies of the Community Element. One example is the Santa Ana Community Arts and Culture Master Plan, which established goals and strategies on topics including cultural equity, infrastructure for the arts, communitywide access, youth programming, and placemaking.



▲ Garfield Community Center

Through coalition building, the need for a community center in the Lacy neighborhood was created by a partnership between the City of Santa Ana and Santa Ana Unified School District. Garfield Community Center opened in 2014 as a joint-use facility that serves the surrounding Lacy neighborhood, Downtown, and the greater Santa Ana community.

Photo by City of Santa Ana



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous community-related 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 diverse culture and strong sense of community
- ▷ Leverage Downtown
- ▷ Increase community participation
- ▷ Improve educational opportunities for youth
- ▷ Expand senior services
- ▷ Ensure equitable access to programs
- ▷ Promote healthy food options



▲ Santa Ana College

Over 36,000 area residents attend Santa Ana College, with the photo above showing the campus' central walkway and facilities. Santa Ana College provides access and equity in a dynamic learning environment that prepares students for transfer, careers, and lifelong intellectual pursuits.

Photo courtesy of Santa Ana College



▲ Community Input

Residents expressed strong desires to maintain and enhance their quality of life through improved recreation, cultural, and educational programming during all phases of the General Plan preparation, including at events such as the 2018 Fiestas Patrias event (pictured above) and focused input such as the 2017 General Plan Advisory Group meetings.

Photo by City of Santa Ana



POLICY FRAMEWORK

GOAL CM-1: Recreation and Culture

Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana's diverse population.

POLICY CM-1.1 ACCESS TO PROGRAMS

Provide and maintain access to recreational and cultural programs within walking distance of residential areas. Among areas that are underserved or suffer from a lack of access, prioritize the improvement of access for residents living within environmental justice area boundaries.

Eq

POLICY CM-1.2 COMMUNITY INPUT

Engage residents and community facility users to provide input for facility improvements and programming.

Ed

POLICY CM-1.3 EQUITABLE PROGRAMS

Encourage cultural programs and activities of local interest that are inclusive and affordable to all.

Eq

POLICY CM-1.4 SHARED USE

Expand community activities and programs at City facilities and throughout the community through shared use or cooperative agreements.

Eq

POLICY CM-1.5 EQUITABLE RECREATIONAL SPACES

Promote the development and use of municipal buildings, indoor facilities, sports fields, and outdoor spaces for recreation that serve residents throughout the City, with priority given to areas that are underserved and/or within environmental justice area boundaries.

Eq

POLICY CM-1.6 RECREATION ON PRIVATE PROPERTY

Promote the development and use of privately-owned recreation and entertainment facilities that are affordable and meet the needs of Santa Ana residents.

Eq

POLICY CM-1.7 CONNECTIONS TO FACILITIES

Support efforts to connect residents and visitors to local and regional cultural, educational, and natural environments.

C

POLICY CM-1.8 DEVELOPER INVOLVEMENT

Promote developer participation in the provision of community facilities to meet the recreational needs of residents.

Eq

POLICY CM-1.9 ART AND CULTURAL PROGRAMMING

Promote art and cultural programs of local interest to provide educational and cultural awareness opportunities.

C

CONTINUED ON NEXT PAGE >>



<< GOAL CM-1: RECREATION AND CULTURE

POLICY CM-1.10
COMMUNITY ATTRACTIONS

Incorporate placemaking elements and technology into existing and new parks and facilities to encourage use of public spaces, access to educational resources, and community led activities.

S

POLICY CM-1.11
PROGRAM INCENTIVES

Incentivize use of privately owned property to promote recreation, health, wellness, and culture programs.

C H Ed



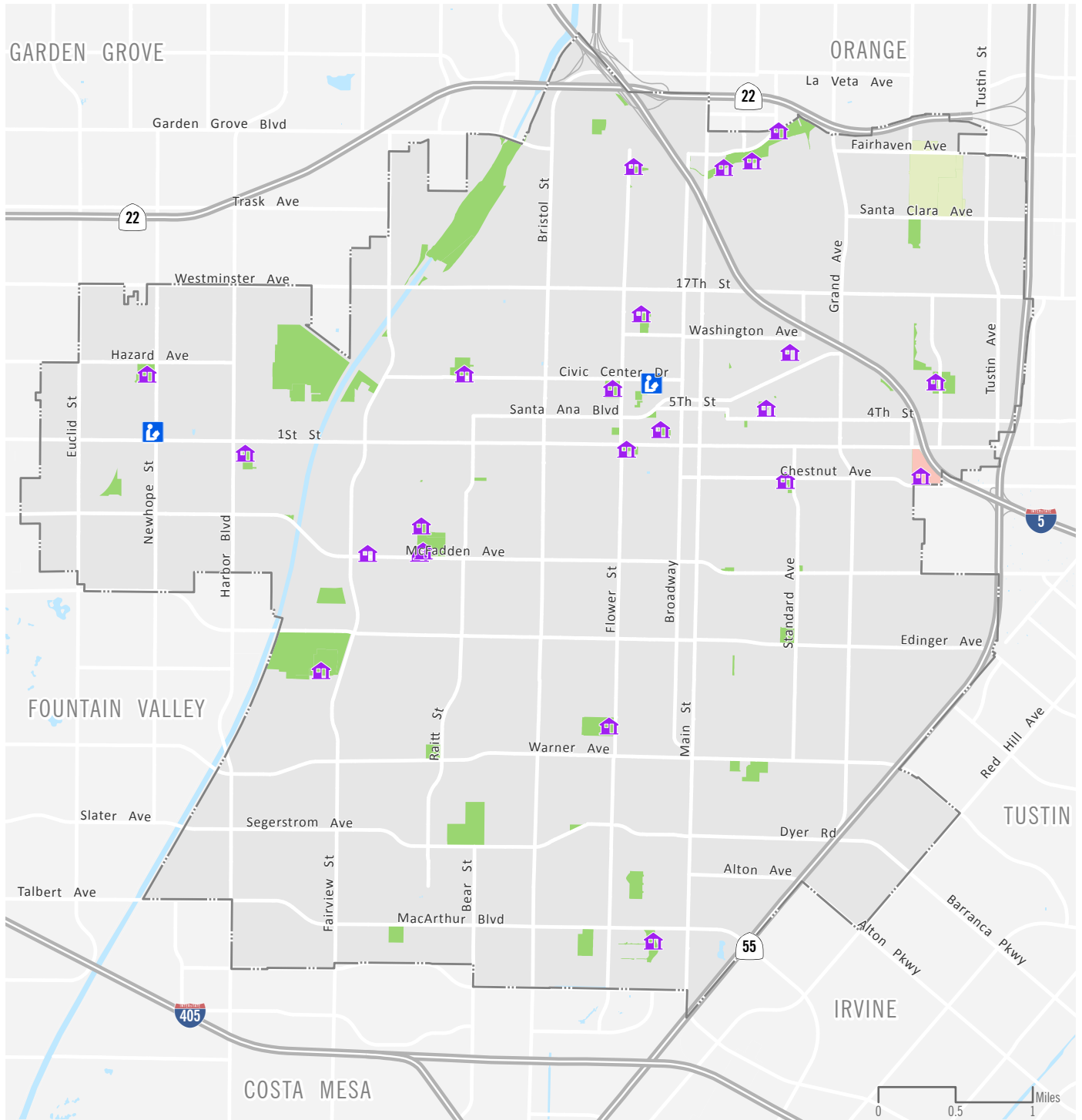
▲ Boca de Oro Festival

The Boca De Oro Festival of Literary Arts & Culture, “mouth of gold” curates diverse and evocative writers, poets, storytellers and artists who present their work through literary readings, workshops, panel discussions, poetry slams, spoken word styles, and visual art experiences. A outgrowth of the First Saturday Art Walk led by Downtown Inc., Boca de Oro is the result of community engagement with Santa Ana’s small businesses through the Santa Ana Business Council in partnership with Santa Ana Unified School District, Santa Ana College, and the City of Santa Ana.






Photo courtesy of Downtown Inc.; poster illustration by Santa Ana illustrator and artist Barbie Godoy



FIGURE CM-1. COMMUNITY FACILITIES



Source: City of Santa Ana 2020 Date Published: 8/3/2020

-  Community Center
-  Parks & Recreation
-  Cemetery
-  Library
-  Santa Ana Zoo



GOAL CM-2: Education

Provide exceptional, accessible, and diverse educational programs and facilities to meet community needs.

POLICY CM-2.1

SUPPORTING ORGANIZATIONS

Collaborate with both private and public organizations that support early childhood education programs to optimize and expand service capacity.

Eq Ed

POLICY CM-2.2

EDUCATIONAL FACILITIES CAPACITY

Partner with local school districts, non-profit organizations, and other educational providers regarding land use and policy changes to ensure available educational facilities.

Eq Ed

POLICY CM-2.3

PARTNERSHIPS WITH SCHOOLS

Strengthen partnerships with local schools to promote safe, supportive, and effective learning environments that foster school and community pride.

Eq Ed

POLICY CM-2.4

PARENT PARTICIPATION

Support education, recreation programs, and after school activities that involve parent participation to increase high school graduation and college attendance rates.

Eq Ed

POLICY CM-2.5

TRAINING OPPORTUNITIES

Promote and partner with local businesses, schools, and non-profits offering education, job training, internship, and apprenticeship opportunities for Santa Ana youth and residents.

Eq Ed

POLICY CM-2.6

EDUCATIONAL FUNDING

Enhance educational opportunities in the community by expanding and maintaining access to libraries, learning centers, and technology through innovative funding sources.

Eq Ed

POLICY CM-2.7

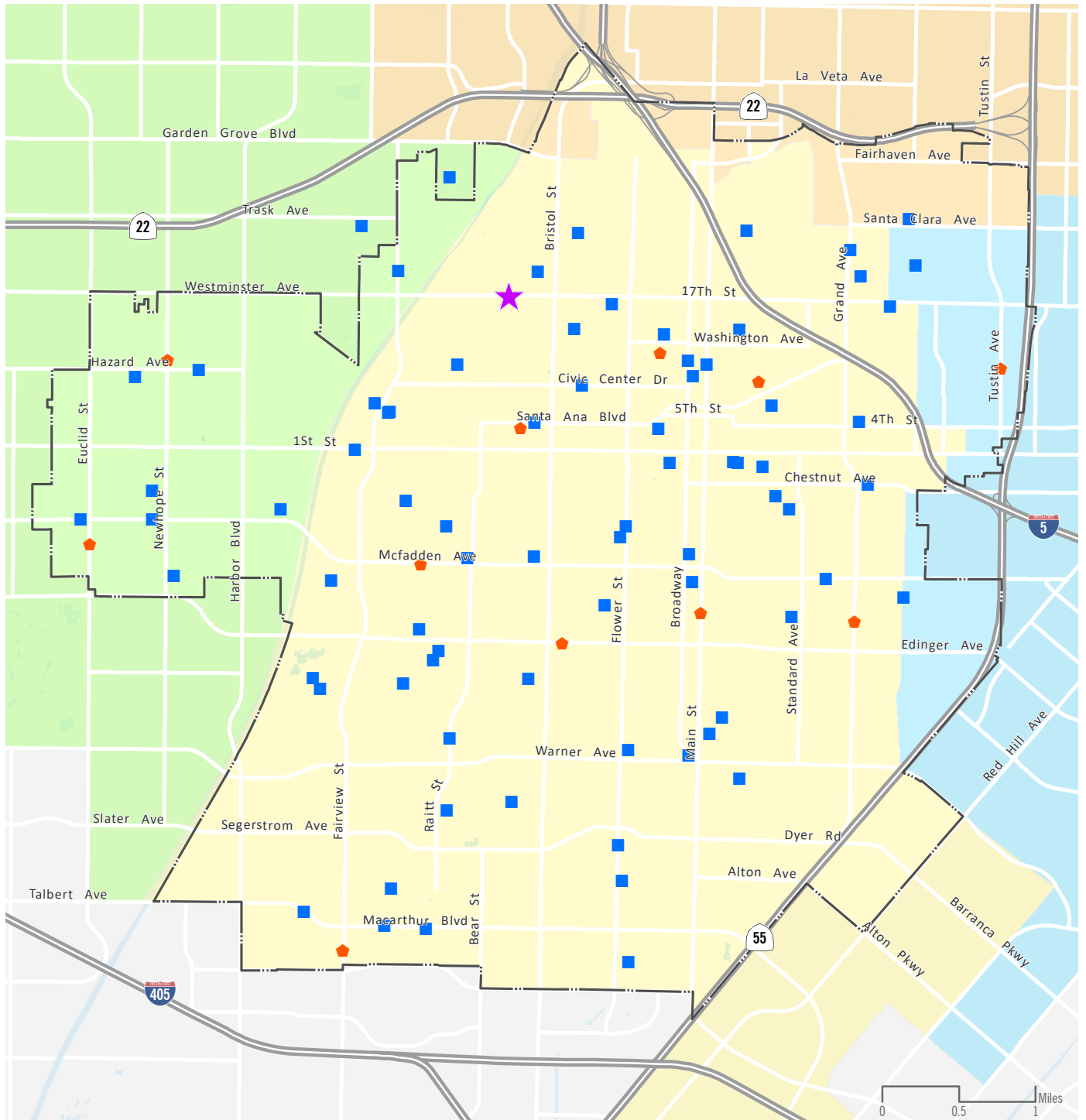
LIFELONG LEARNING

Encourage lifelong learning beyond the traditional classroom environment by promoting lectures, learning circles, self-directed discussion groups, and other educational opportunities at local libraries, historical societies, cultural centers, and public spaces.








Eq Ed



FIGURE CM-2. SCHOOLS AND SCHOOL DISTRICTS



Source: City of Santa Ana 2020 Date Published: 6/4/2020

- | School Type | School District |
|--|--|
|  College |  Santa Ana Unified School District |
|  Primary School |  Garden Grove Unified School District |
|  Other |  Orange Unified School District |
| |  Tustin Unified School District |



GOAL CM-3: Active Living and Well-Being

Promote the health and wellness of all Santa Ana residents.

POLICY CM-3.1

SUPPORTING HEALTH SERVICES

Collaborate with and provide support to organizations engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community. Encourage greater emphasis on expanding or improving health services to underserved areas and populations.

H Eq

POLICY CM-3.2

HEALTHY NEIGHBORHOODS

Continue to support the creation of healthy neighborhoods by addressing public safety, improving the built environment, and maintaining building code standards.

H Eq

POLICY CM-3.3

HEALTHY RESIDENTIAL PROGRAMS

Invest in programs and public improvements that educate residents about opportunities to increase their physical activity and improve their health.

H Eq Ed

POLICY CM-3.4

SAFE MOBILITY

Promote the overall safety of multi-modal streets by developing local and regional programs that educate and inform motorists of non-motorized roadway users.

Eq Ed

POLICY CM-3.5

COMMUNITY SPACES

Encourage positive community interactions and neighborhood pride to create secure communities and promote safe public spaces.

C Eq

POLICY CM-3.6

HEALTHY OPTIONS

Promote access to affordable, fresh, and healthy food options citywide through efforts such as community gardens, culinary classes, and neighborhood farmers markets.

H Eq

POLICY CM-3.7

ACTIVE LIFESTYLES

Support programs that create safe routes to schools and other destinations to promote walking, biking and active lifestyles.

H

POLICY CM-3.8

UNDERUTILIZED SPACES

Promote access to affordable, fresh, and healthy food. Repurpose underutilized spaces and City-owned vacant land as a strategy to improve community health and increase the number and accessibility of opportunities for health and recreation activities. Prioritize the redevelopment of such sites within environmental justice area boundaries that are also underserved by parks and recreation opportunities.

H Eq

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<< GOAL CM-3: ACTIVE LIVING AND WELL-BEING

POLICY CM-3.9

PREVENTION

Coordinate with the County Health Care Agency to promote healthier communities through education, prevention, and intervention programs, and other activities that address the root causes of health disparities and inequities in Santa Ana.

H Eq



▲ Santa Ana Earth Day and Health Fest

The City of Santa Ana provides information and resources to live more sustainably and to enhance personal health, fitness, and active living through events like the 2011 Earth Day and Health Fest at Centennial Park.

Photo by City of Santa Ana



Pacific Electric Park Community Garden. Residents from four neighborhoods (Eastside, Cornerstone Village, Heninger Park, and Madison Park) worked together to advocate for the conversion of underutilized land into the Pacific Electric Park and Community Gardens. Within a year of the park's opening, the garden was already producing fresh produce.

Photo by City of Santa Ana



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 CM-1 lists each Community goal in the far

left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal CM-2, for example, is supported not only by the policies listed in this Element (CM-1.1 through CM-3.7), but also by three policies identified in the Public Services Element (PS) and Policy OS-3.6 in the Open Space Element (OS).

TABLE CM-1. RELATED GENERAL PLAN POLICIES

Community Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
<p>CM-1: Recreation and Culture Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana’s diverse population.</p>	Current Element	CE-3.3 CE-3.5	-	Goal 1 PS-1.3 PS-1.5	-	Goal-1 OS-1.1 OS-1.2 OS-1.7 OS-1.8 OS-1.10 OS-1.12 OS-2.2 OS-2.6 OS-3.1 OS-3.3	-	-	LU-2.3 LU-2.9 LU-3.10 LU-4.9	HE-3.4	-	-
<p>CM-2: Education Provide exceptional, accessible, and diverse educational programs and facilities to meet community needs.</p>	Current Element	-	-	PS-2.4 PS-2.5 PS-2.6	-	OS-3.6	-	-	-	-	-	-
<p>CM-3: Active Living and Well-being Promote the health and wellness of all Santa Ana residents.</p>	Current Element	-	-	-	-	Goal 2 OS-2.4 OS-2.5 OS-3.2	-	-	LU-3.9 LU-4.8	HE-1.3 HE-1.4	-	-

Notes:

CM: Community Element

CE: Circulation 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





大雄寶殿

Bao Quang Temple. Located in west Santa Ana, the temple was founded (and partially built) by Thich Quang Thanh, who was not only the abbot but also a renown local humanitarian and artist. The temple serves as a cultural center, with its interior and exterior grounds filled with statues, artwork, and other artifacts. This image displays some of the temple's ornate interior.

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 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.

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 CM-2. COMMUNITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
Goal CM-1: Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana’s diverse population.		
GOAL CM-2: Provide exceptional, accessible, and diverse educational programs and facilities to meet community needs.		

Note: Implementation to be provided in future draft.



TABLE CM-2. COMMUNITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL CM-3: Promote the health and wellness of all Santa Ana residents.		

Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Circulation Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020

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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 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.

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 level 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.

MOBILITY VISION

Santa Ana envisions a balanced multimodal transportation system that supports community values. These include a vibrant local economy, healthy neighborhoods, health and wellness, and an attractive environment. Our transportation system connects major activity centers with regional labor, education, and goods markets. Context-sensitive design solutions strengthen the livability, vitality, and safety of our neighborhoods, districts, and corridors. Safe and pleasant bicycling and walking options encourage active lifestyles. While building a 21st century transportation system, the City employs best practices to protect our environment, natural resources, health, and safety.



▲ OC Streetcar Visual Simulation [cover photo]

OC Streetcar is the first modern streetcar project to be built in Orange County and will provide improved transit access to important employment, restaurant and retail centers in Santa Ana, Garden Grove, and surrounding areas. The Streetcar will also provide a convenient “last mile” connection between Metrolink trains and other transportation modes at the Santa Ana Regional Transit Center. The route alignment will run along Santa Ana Boulevard and Fourth Street and will use the former path of the old Pacific Electric Railway.

Visual simulation by OCTA



CIRCULATION ELEMENT

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RELATED ITEMS UNDER SEPARATE COVER

 TRAFFIC IMPACT ANALYSIS, JUNE 2020 (APPENDIX K, DEIR)



SOMOS - Sunday on Main Open Streets. In 2014, the City of Santa Ana hosted Orange County's first ever ciclovia, an open streets event where the streets were closed to motorized vehicles and open for people to walk and bicycle. The route connected Santa Ana's vibrant downtown to its historic South Main Corridor, with plenty of family-friendly activities, games, and information booths along the 3-mile route.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

CIRCULATION

This Circulation Element is the City’s blueprint for moving people, goods, and resources throughout the community. Yet more than simply “circulation,” this Element embraces opportunities to improve the quality of life by providing more open space and places to gather, protecting the environment, offering ways to be more active, and conserving our natural resources. So while we plan the City’s transportation system for the 21st century, we are also making our community safer, more affordable, and more livable.



INTRODUCTION

Santa Ana is a city in motion. Santa Ana’s circulation system of over 500 miles of roads keeps this thriving city of 350,000 people on the move. Yet each of us thinks about our transportation choices in very different ways. For youth, it is about walking or biking to a school, a park, or a friend’s home. For adults, it is about getting safely and conveniently around Santa Ana or making sure their children are safe. For commerce, it is about ensuring access to goods, services, and customers to improve business opportunities.

Santa Ana’s circulation system has been a vital part of its history, dating back to 1869 when the City was originally founded. At that time, the circulation system consisted primarily of dirt roads that connected fields to the shops and post office in downtown. In the 1880s, the Southern Pacific Railroad and Santa Fe Railroad brought rail

transportation to the community, opening it to commerce and housing development. Seventy-five years later, freeways were constructed and later expanded, which provided convenient access for Santa Ana residents and business to the greater metropolitan area.

Santa Ana’s circulation system continued to evolve with added commuter rail and transit routes not only offering options for getting around without a car, but also making Santa Ana the transit and rail hub of Orange County. Looking forward, the City will continue to advance mobility through the OC Streetcar and significant investments in bikeways and pedestrian infrastructure.

Other City planning documents related to circulation are the Alternative Transportation, Safe Mobility, Safe Routes to School, and Street Standard plans.



▲ Crossing the Street in the Lacy Neighborhood

A crossing guard helps a family safely cross Brown Street from Garfield Elementary School and its new Wellness Center (opened in 2020), which was housed in a historic Pacific Electric sub-station that once served the Red Car railways system.

Photo by City of Santa Ana



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous circulation 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:

- ▶ Increase the amount of active transportation opportunities
- ▶ Alleviate parking congestion in commercial areas and neighborhoods
- ▶ Improve safety for bicyclists and pedestrians
- ▶ Expand the availability and frequency of transit
- ▶ Address high traffic speeds and congestion



▲ Programs and Activities to Promote Walking and Biking

To make bicycling and walking safer, more fun, and easy to do, the City teams with transit, health, and other local organizations to organize and promote activities such as open streets events, family friendly bike rides, walk-to-school days, winter evening walk and ride events (pictured above at top), food-focused bike rides, female-focused bike rides (pictured above), and walking tours.

Photos by City of Santa Ana



▲ Community Input

Santa Ana's engagement for transportation planning has been a progressive effort, starting in 2012 and extending through 2019. Multiple forums were held throughout the city on a variety of topics that began to set the stage for a transformation in how the City, its residents, and its business community think and plan for transportation. Efforts included a wide range of community open houses, workshops (pictured above), youth bike forum, health fairs, General Plan Advisory Group meetings, and many other venues to hear first-hand the concerns regarding the usability, safety, and desirability of the city's transportation system.

Photo by City of Santa Ana



POLICY FRAMEWORK

GOAL CE-1: Comprehensive Circulation

A comprehensive and multimodal circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community.

POLICY CE-1.1

SAFETY

Achieve zero fatalities from traffic collisions through education, enforcement, and infrastructure design.



POLICY CE-1.2

BALANCED MULTIMODAL NETWORK

Provide a balanced and equitable multimodal circulation network that reflects current and changing needs.



POLICY CE-1.3

TRAFFIC MANAGEMENT SYSTEMS

Utilize technology to efficiently move people and vehicles and manage motor vehicle speeds.



POLICY CE-1.4

MOTOR VEHICLE LEVEL OF SERVICE

Maintain at least a vehicle level of service “D” for intersections of arterial streets, except in areas planned for high intensity development or traffic safety projects.



POLICY CE-1.5

MULTIMODAL LEVEL OF SERVICE

Ensure that new development and City projects maintain or improve the current level of service for all modes of transportation.



POLICY CE-1.6

COMPLETE STREETS

Transform travelways to accommodate all users through street design and amenities, such as sidewalks, trees, landscaping, street furniture, and bus shelters.



POLICY CE-1.7

PROACTIVE MITIGATION

Proactively mitigate potential air quality, noise, congestion, safety, and other impacts from the transportation network on residents and business.



POLICY CE-1.8

ENVIRONMENTAL SUSTAINABILITY

Consider air and water quality, noise reduction, neighborhood character, and street-level aesthetics when making improvements to travelways.



POLICY CE-1.9

REGIONAL CONSISTENCY

Ensure the street network is consistent with standards set in the OCTA Master Plan of Arterial Highways and the Congestion Management Program.



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<< GOAL CE-1: COMPREHENSIVE CIRCULATION

POLICY CE-1.10 INTERGOVERNMENTAL COORDINATION

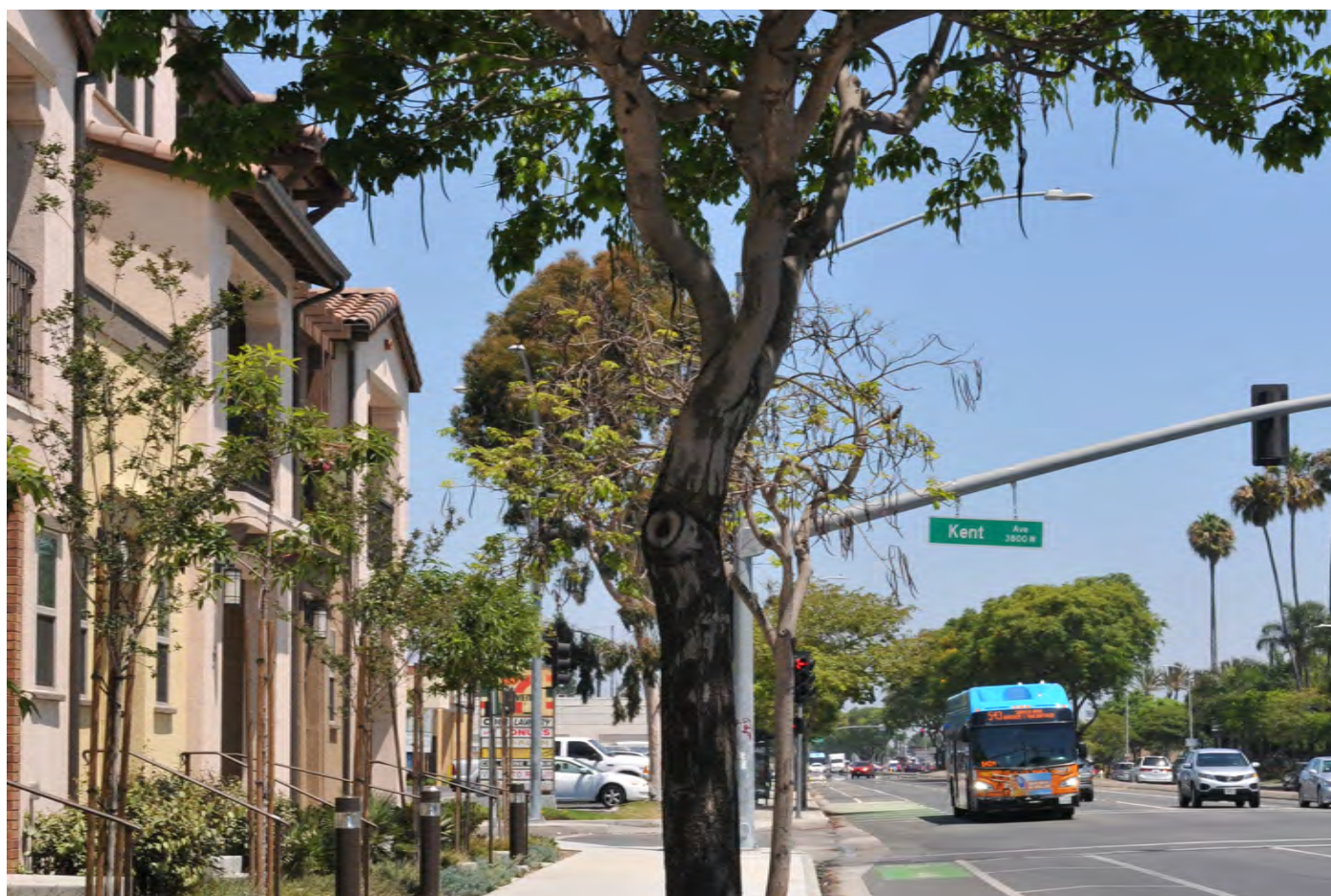
Collaborate with federal, state, SCAG, OCTA, rail authorities, and other agencies to fund and improve the regional transportation system.

S

POLICY CE-1.11 EMERGING SERVICES

Promote the development of innovative and safe travel and delivery services through partnerships with business and industry leaders.

H Eq S

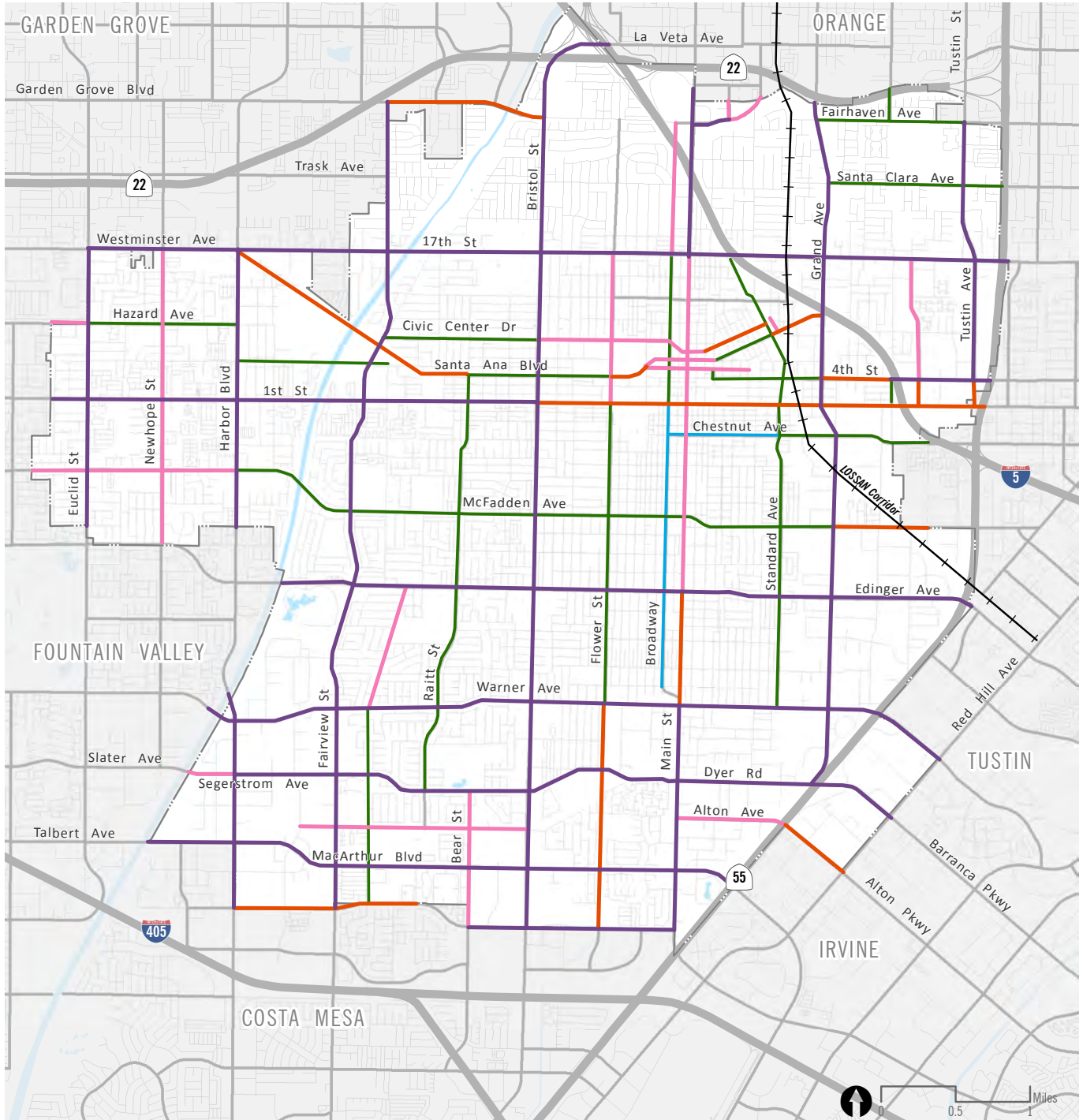


▲ Complete Streets Improvements along Harbor Boulevard

After the Harbor Corridor Specific Plan was adopted in 2014, the City began implementing improvements (painting, striping, and spacing for a Class 4 Cycle Track) and applying streetscape requirements to new development (wide sidewalks with street trees and lighting) to make Harbor Boulevard a more complete street and accommodate vehicles, transit users, bicyclists, and pedestrians in a safe, efficient, and attractive manner.

Photo by PlaceWorks

FIGURE CE-1. MASTER PLAN OF STREETS & HIGHWAYS



Source: OCTA Master Plan of Arterial Highways (06/20/2020) and the City of Santa Ana Date Published: 6/29/2020

- Freeway
- Major Arterial
- Primary Arterial
- Secondary Arterial
- Divided Collector
- Collector



TABLE CE-1. STREET CLASSIFICATIONS

Classification	Description	Examples
Major Arterial	A street with six travel lanes and a center median. Typically includes bus transit, pedestrian sidewalks, and bicycle lanes.	Bristol Street, Harbor Boulevard, and Edinger Avenue
Primary Arterial	A street with four travel lanes and a center median. Typically includes pedestrian sidewalks and may include bus transit services and bicycle lanes.	4th Street, east of Grand Avenue and Sunflower Avenue
Secondary Arterial	A street with four travel lanes and no center median. Typically provides pedestrian sidewalks and may include bus transit and bicycle lanes. Serves more local traffic than a Primary Arterial.	Civic Center Drive, Main Street through Downtown, and Santa Clara Avenue
Divided Collector Arterial	A street with two travel lanes and a continuous center two-way left-turn lane, but it may be divided by a raised median as well. Right-of-way typically is 80 feet to accommodate bicycle lanes.	Flower Street south of 1st Street and portions of McFadden Avenue
Collector Street	A street with two travel lanes and no center median. Typically includes pedestrian sidewalks and may include shared bicycle routes.	Broadway south of 1st Street and Flower Street, north of Civic Center
Local Street	A street with two travel lanes serving residences and businesses. Typically includes pedestrian sidewalks and on-street parking. May include shared bicycle routes. Local streets are the most common street type.	Lacy Street, Orange Avenue, Raitt Street, Santa Clara Avenue, Wilshire Avenue

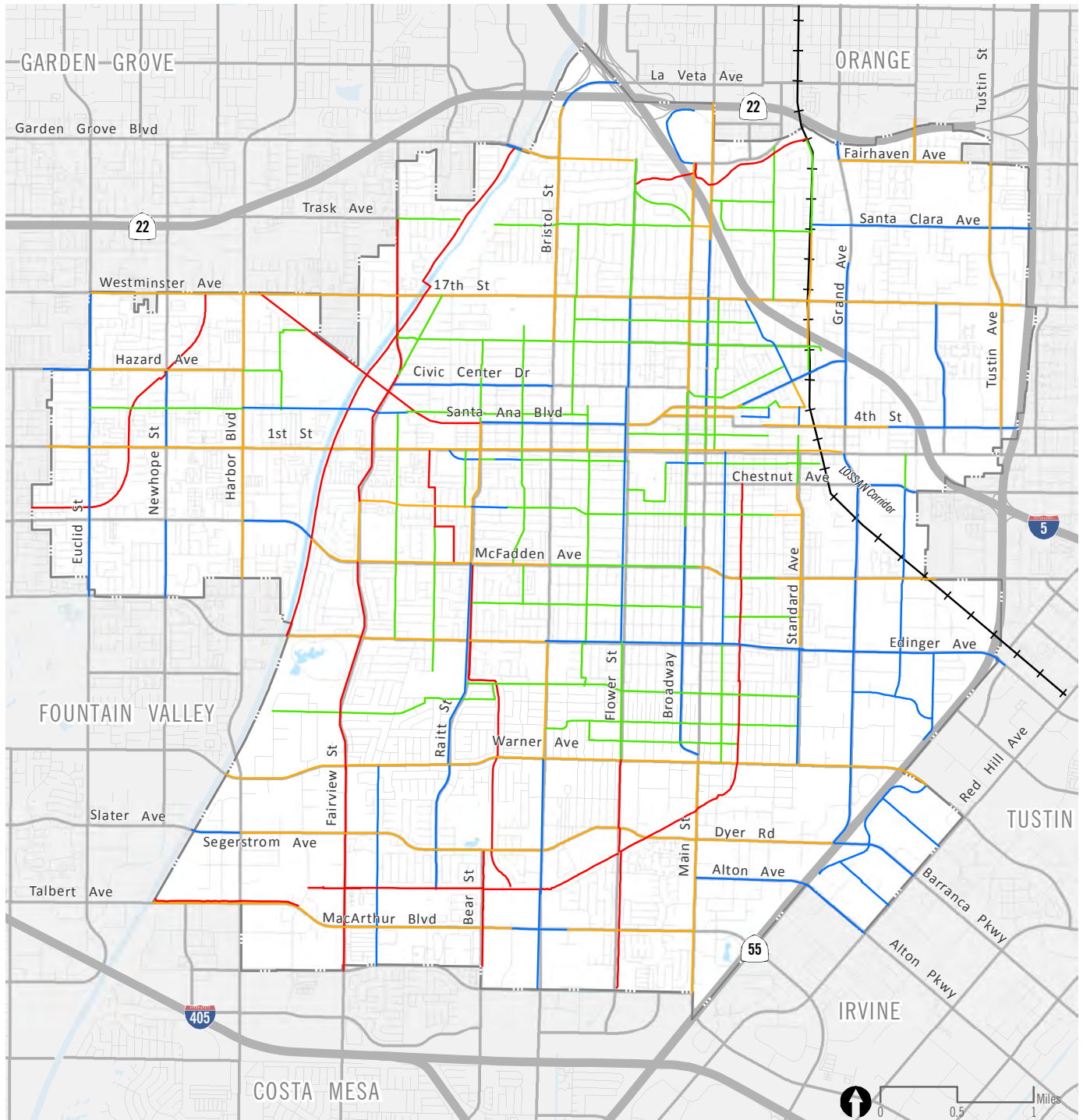


▲ Local Streets in Wilshire Square

Shown here is Russell Avenue at the intersection of Van Ness Avenue in the Wilshire Square neighborhood. Both streets offer two travel lanes, on-street parking, sidewalks, and pedestrian-scaled lighting. Russell Avenue offers wide-canopied street trees while Van Ness Avenue is lined with tall palm trees.

Photo courtesy of Lisandro Orozco

FIGURE CE-2. MASTER PLAN OF BIKEWAYS



Source: City of Santa Ana (2020) Date Published: 7/27/2020

- Class I Path
- Class III Bike Route / Boulevard
- Class II Bike Lane
- Class IV Cycle Track



TABLE CE-2. BIKEWAY CLASSIFICATIONS

Classification	Description	Examples
Class 1 Bicycle Path	Paved rights-of-way for the exclusive use of bicyclists and pedestrians. Physically separated from vehicle traffic and generally built in locations not served by streets or where vehicular cross-flows are minimized.	Santa Ana River Trail and several segments of Alton Avenue/Maple Street, Santiago Creek Trail, Flower Street, Santa Ana Gardens Channel/Bear Street, and MacArthur Boulevard
Class 2 Bicycle Lane	One-way routes denoted by a striped lane on a roadway to delineate the rights-of-way assigned to vehicles and bikes. Can be striped adjacent to the curb where no parking exists or striped to the left side of on-street parking lanes.	Bristol Street, Greenville Street, Memory Lane, and Ross Street
Class 3 Bicycle Route	Bikeways where cyclists share the travel lane with motor vehicles. Typically on low-volume roadways, such as local streets in residential neighborhoods, and may be designated by signage or roadway markings (called sharrows).	Although not always designated by signage, most streets in low-traffic-volume residential neighborhoods are classified as Class 3 routes
Class 4 Cycle Track	Local roads that have been enhanced with treatments that prioritize bicycle travel. These treatments might include wayfinding signage, bollards, and traffic-calming features that facilitate safe and convenient bicycle travel, slow vehicle speeds, and minimize vehicular traffic volumes.	Bristol Street and Harbor Boulevard

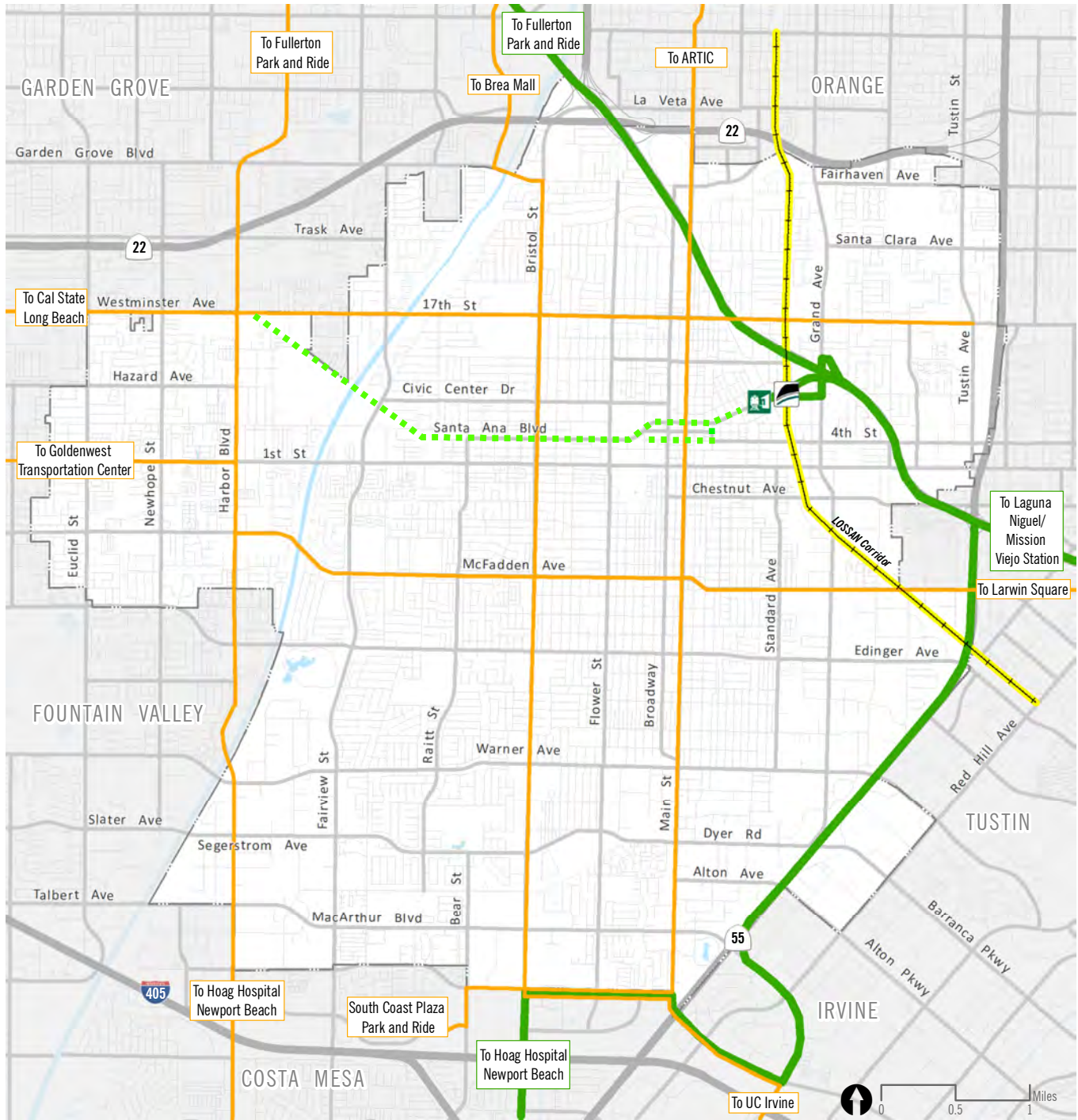


▲ Cycle Track along Bristol Street

As part of the Bristol Street Specific Plan, the City constructed (in 2018) a six-foot wide bike lane, a concrete curb with plantings separating the bike lane from general traffic lanes, and a greenway separating the bike lane from the sidewalk.

Photo by City of Santa Ana

FIGURE CE-3. MASTER PLAN OF TRANSIT



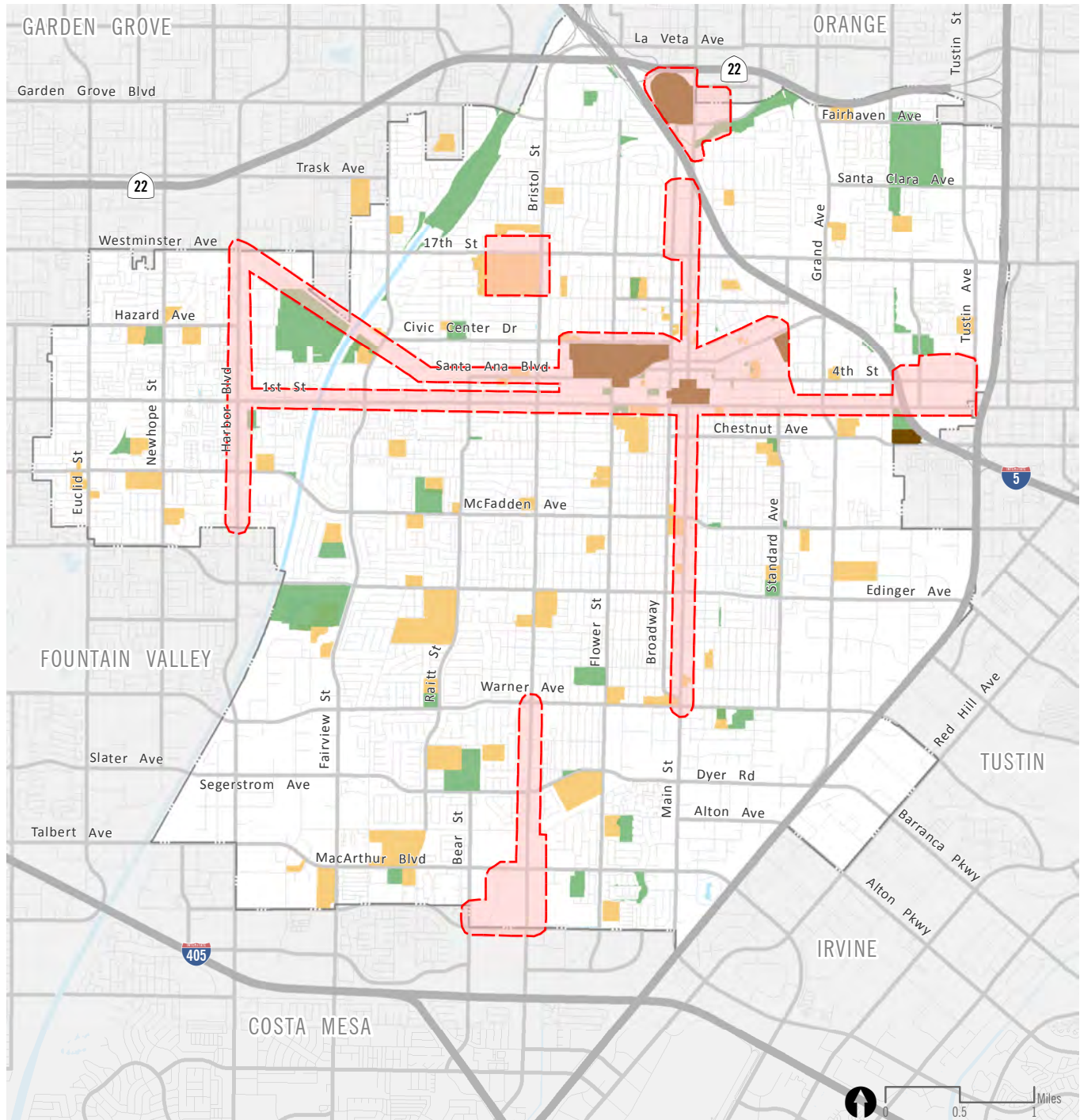
Source: OCTA OCstreetcar Overview, OCTA Transit Vision Plan (June 2020)

Date Published: 6/26/2020

- OCTA Transit Opportunity Corridor
- OCTA Freeway Transit Opportunity Corridor
- - - Future Alignment of OC Street Car
- Metrolink and Amtrack Commuter Rail
- Santa Ana Regional Transportation Center
- Metrolink Station



FIGURE CE-4. PEDESTRIAN OPPORTUNITY ZONES



- Pedestrian Opportunity Zone
- Parks & Recreation
- Landmark
- School

Source: City of Santa Ana 2020 Date Published: 7/1/2020



GOAL CE-2: Regional Mobility

An integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.

POLICY CE-2.1 INTERSTATE FREEWAYS

Support Caltrans and OCTA efforts to modernize and improve freeways by improving safety, capacity, convenience of access, and operational efficiencies, while addressing impacts to neighborhoods.



POLICY CE-2.2 TRANSIT SERVICES

Work with regional and local entities to provide residents, workers and visitors with safe, affordable, accessible, convenient, and attractive transit services.



POLICY CE-2.3 REGIONAL TRANSPORTATION CENTER

Continue to promote and develop the Santa Ana Regional Transportation Center (SARTC) as a major transportation hub linking Amtrak, Metrolink, the OC Streetcar, other regional systems, and first and last mile connections.



POLICY CE-2.4 COMMUTER RAIL

Support the expansion of commuter rail services and Santa Ana's role as a destination along the Los Angeles–San Diego–San Luis Obispo (LOSSAN) rail corridor.



POLICY CE-2.5 OC STREETCAR

Support development and expansion of the OC Streetcar project, connecting neighborhoods, employment centers, and Downtown Santa Ana to activity centers in Orange County.



POLICY CE-2.6 HIGH FREQUENCY TRANSIT CORRIDORS

Work with OCTA to support the improvement of transit opportunity corridors to facilitate high frequency transit (e.g., bus rapid transit and other modes) along designated corridors in Santa Ana.



POLICY CE-2.7 REGIONAL MOBILITY ACCESS

Enhance access to regional transit, including first and last mile connections, to encourage the use of public transit.



POLICY CE-2.8 GRADE SEPARATIONS

Encourage the installation and improvement of grade separations at rail crossings that minimize impacts to adjacent properties and nonmotorized users.



POLICY CE-2.9 GOODS MOVEMENT

Maintain a network of truck routes limited to arterial streets to allow for goods movement and protect residential neighborhoods from adverse impacts.



GOAL CE-3: Active Transportation

A safe, balanced, and integrated network of travelways for nonmotorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.

POLICY CE-3.1

NONMOTORIZED TRAVELWAY NETWORK

Expand and maintain a citywide network of nonmotorized travelways within both the public and private realms that create linkages between neighborhoods, recreational amenities, schools, employment centers, and activity centers.



POLICY CE-3.2

NONMOTORIZED TRAVELWAY AMENITIES

Enhance nonmotorized travelways with amenities such as landscaping, shade trees, lighting, benches, crosswalks, rest stops, bicycle parking, and support facilities that promote a pleasant and safe experience.



POLICY CE-3.3

SAFE ROUTES TO SCHOOL

Lead the development and implementation of safer routes to school by partnering with the school districts, residents, property owners, and community stakeholders.



POLICY CE-3.4

REGIONAL COORDINATION

Coordinate development of the City's active transportation and transit network with adjacent jurisdictions, OCTA, and other appropriate agencies.



POLICY CE-3.5

EDUCATION AND ENCOURAGEMENT

Encourage active transportation choices through education, special events, and programs.



POLICY CE-3.6

TRANSIT CONNECTIVITY

Enhance first and last mile connectivity to transit facilities through safe, accessible, and convenient linkages.



POLICY CE-3.7

COMPLETE STREETS DESIGN

Enhance streets to facilitate safe walking, bicycling, and other nonmotorized forms of transportation through community participatory design.



POLICY CE-3.8

SANTA ANA RIVER AND GOLDEN LOOP

Proactively pursue the improvement and restoration of the Santa Ana River natural habitat and the completion of the Golden Loop to serve as a multi-use recreational amenity.



POLICY CE-3.9

NEIGHBORHOOD TRAFFIC

Develop innovative strategies to calm neighborhood traffic, increase safety, and eliminate collisions.



GOAL CE-4: Transportation, Land Use, and Design

Coordinated transportation planning efforts with land use and design strategies that encourage sustainable development and achieve broader community goals.

POLICY CE-4.1

INTENSE DEVELOPMENT AREAS

Program multimodal transportation and public realm improvements that support new development in areas along transit corridors and areas planned for high intensity development.



POLICY CE-4.2

PROJECT REVIEW

Encourage active transportation, transit use, and connectivity through physical improvements and public realm amenities identified during the City's Development Review process.



POLICY CE-4.3

TRANSPORTATION MANAGEMENT

Coordinate with OCTA, employers, and developers to utilize TDM (transportation demand management) strategies and education to reduce vehicle trips and parking demands.



POLICY CE-4.4

FAIR SHARE IMPACTS

Ensure that all development projects pay their fair share of the system improvements necessary to accommodate the transportation needs of their projects.



POLICY CE-4.5

LAND USE DEVELOPMENT DESIGN

Ensure that building placement and design features create a desirable and active streetscape.



POLICY CE-4.6

ROADWAY CAPACITY ALTERNATIVES

Promote reductions in automobile trips and vehicle miles traveled by encouraging transit use and nonmotorized transportation as alternatives to augmenting roadway capacity.



POLICY CE-4.7

PARKING

Explore and implement a flexible menu of parking options and other strategies to efficiently coordinate the response to parking demands.



POLICY CE-4.8

NOISE MITIGATION

Encourage physical and operational improvements to reduce noise levels around major roads, freeways, and rail corridors, in particular around sensitive land uses.



POLICY CE-4.9

AIR POLLUTION MITIGATION

Consider land use, building, site planning, and technology solutions to mitigate exposure to transportation related air pollution.



GOAL CE-5: Sustainable Transportation Design

A transportation system that is attractive, safe, state-of-the-art, and supports community, environmental, and conservation goals.

POLICY CE-5.1 ENHANCED STREET DESIGN

Improve the beauty, character, and function of travelways with amenities such as landscaped parkways and medians, bike lanes, public art, and other amenities.

H S

POLICY CE-5.2 RAIL CORRIDORS

Coordinate with rail service providers to improve the aesthetics of rail corridors, and reduce noise levels, and mitigate traffic conflicts and other environmental hazards.

H Eq S

POLICY CE-5.3 TRAVEL VIEWS

Promote the undergrounding of utilities and the reduction of visual clutter along travelways.

S

POLICY CE-5.4 GREEN STREETS

Leverage opportunities along streets and public rights-of-way to improve water quality through use of landscaping, permeable pavement, and other best management practices.

S

POLICY CE-5.5 STREET DESIGN

Design and retrofit streets based on their combined land use context and road function to achieve safety objectives.

H Eq S

POLICY CE-5.6 CLEAN FUELS AND VEHICLES

Encourage the use of alternative fuel vehicles and mobility technologies through the installation of supporting infrastructure.

S

POLICY CE-5.7 INFRASTRUCTURE CONDITION

Enhance travelway safety by maintaining streets, alleys, bridges, sidewalks, lighting, and other transportation infrastructure in excellent condition.

S

POLICY CE-5.8 TRAFFIC SAFETY

Prioritize the safety of all travelway users when designing transportation improvement and rehabilitation projects.

H S

Transit Hub. In 1985, the Santa Ana Regional Transportation Center (SARTC) was erected on the site of the former Atchison, Topeka and Santa Fe Railway depot that was built in 1933 and closed in 1982. The SARTC now serves as the hub of Amtrak's Pacific Surfliner and Metrolink's Orange County lines, and shares use of the railroad with the Burlington-Northern Santa Fe and Union Pacific, which serve the city's industrial sector. Santa Ana continues to lead the rail revolution—most importantly, the planned OC Streetcar, set to begin operations in 2022/23

Photo by City of Santa Ana



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 CE-1 lists each Mobility goal in the far left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal CE-2, for example, is supported not only by the policies listed in this Element (CE-1.1 through CE-5.8), but also by Policy CN-3.11 in the Conservation Element (CN), Policy N-1.3 in the Noise Element (N), Policy S-2.3 in the Safety Element (S), and Policy UD-7.5 in the Urban Design Element (UD).

TABLE CE-3. RELATED GENERAL PLAN POLICIES

Circulation Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
<p>CE-1: Comprehensive Circulation A comprehensive and multimodal circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community.</p>	CM-1.1	Current Element	EP-3.4	PS-1.8	CN-1.9 CN-1.10 CN-1.14	OS-1.4 OS-1.11	N-2.1	-	LU-4.5	HE-1.13 HE-1.14 HE-1.8	-	-
<p>CE-2: Regional Mobility An integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.</p>	-	Current Element	-	-	CN-3.11	-	N-1.3	S-2.3	-	-	-	UD-7.5
<p>CE-3: Active Transportation A safe, balanced, and integrated network of travelways for nonmotorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.</p>	CM-3.4 CM-3.7	Current Element	-	-	CN-3.8	OS-3.1 OS-3.2 OS-3.4	-	-	LU-1.7	-	-	UD-3.6 UD-5.4

Notes:

CM: Community Element

CE: Circulation 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



TABLE CE-4. RELATED GENERAL PLAN POLICIES

Circulation Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
<p>CE-4: Transportation, Land Use, and Design Coordinated transportation planning efforts with land use and design strategies that encourage sustainable development and achieve broader community goals.</p>	-	Current Element	-	-	CN-1.10	-	-	-	LU-1.6 LU-2.10 LU-3.6	HE-1.5	-	UD-3.4 UD-3.5
<p>CE-5: Sustainable Transportation A transportation system that is attractive, safe, state-of-the-art, and supports community, environmental, and conservation goals.</p>	-	Current Element	-	-	CN-1.11 CN-1.12 CN-2.4	-	-	-	-	-	-	UD-3.1 UD-3.2 UD-7.2

Notes:

CM: Community Element

CE: Circulation Element

EP: Economic Prosperity Element

PS: Public Services Element

CN: Conservation Element

OS: Open Space Element

N: Noise Element

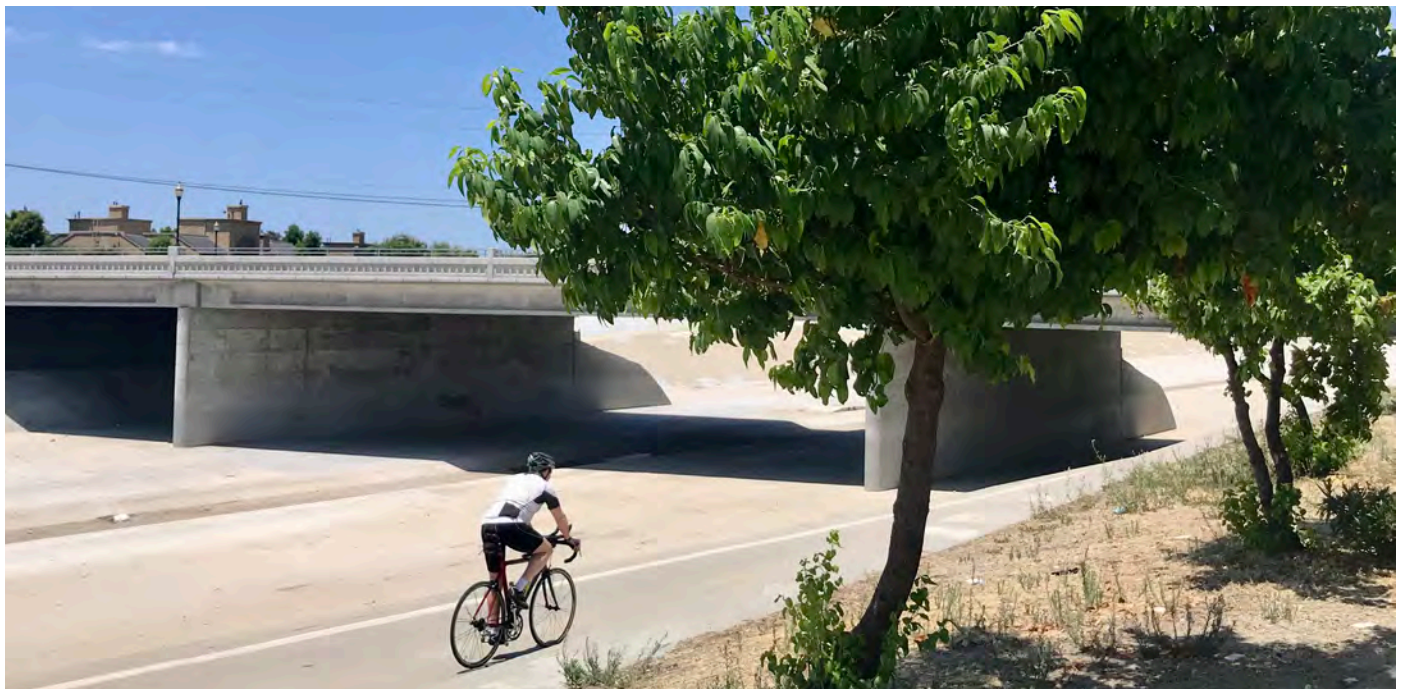
S: Safety Element

LU: Land Use Element

HE: Housing Element

HP: Historic Preservation Element

UD: Urban Design Element



▲ Santa Ana River Trail

Nearly four linear miles of trails run along the Santa Ana River through the City’s western area. The City’s vision for the River includes preserving and restoring natural habitat, acquiring land for improvements, protecting water quality, and promoting the Santa Ana River Trail as a nonmotorized transportation route to serve the region. This photo shows a bicyclist along the trail as it passes under the 1st Street bridge.

Photo by PlaceWorks



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 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.

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 CE-5. CIRCULATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL CE-1: Comprehensive Circulation		
A comprehensive circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community.		
CE-1.1	Coordinate with external agencies to address the impacts of new regional transportation projects on local network and accommodate complete street practices.	PWA Ongoing
CE-1.2	Program Completion of OCTA Master Plan of Arterial Highways that accommodates current and future demand for all users.	PWA 2019-2035
CE-1.3	Update the City's Standard Plans to include complete street design strategies.	PWA 2025
CE-1.4	Minimize parking from arterial streets to reduce vehicular, bicycle, and pedestrian conflicts.	PWA Ongoing
CE-1.5	Prepare the annual Capital Improvement Program that corresponds with the City's general plan goals and implementation actions.	PWA Annually
CE-1.6	Explore the benefits of an Asset Management database to coordinate ongoing maintenance of streets, parkway and the public realm.	PWA 2022
CE-1.7	Continue ITS to provide enhanced safety and efficiency features on the transportation network, including traffic signal synchronization.	PWA Ongoing
CE-1.8	Secure development impact fees and dedications for project-related transportation improvements during City review and approval processes.	PWA 2013-2035
GOAL CE-2: Regional Mobility		
Integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.		
CE-2.1	Work with OCTA and regional transportation agencies on the Long-Range Transportation Plan and to expand bus and rail transit services, particularly transit priority corridors.	PWA/PBA- Ongoing
CE-2.2	Coordinate with OCTA and transportation agencies to identify a Funding, Operation and Maintenance Plan for the OC Streetcar.	PWA Ongoing
CE-2.3	Construct bus turnouts on arterial streets to Orange County Transportation Authority Designed standards.	PWA Ongoing



TABLE CE-5. CIRCULATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
CE-2.4	Participate in Caltrans Advisory Working Groups freeway improvement projects to evaluate benefits and impacts to the Santa Ana local streets.	PWA Ongoing
CE-2.5	Pursue implementation of grade separation between rail crossings and roadways at Santa Ana Boulevard, Seventeenth Street and Grand Avenue.	PWA 2020-2035
CE-2.6	Develop the Santa Ana Regional Transportation Center (SARTC) Master Plan.	PWA/PBA/ CDA 2019-2035
CE-2.7	Refine the City's wayfinding signage program to direct travelers to activity centers, Downtown and Civic Center.	PWA 2020-2025
<p>GOAL CE-3: Active Transportation A safe, balanced, and integrated network of travelways for non-motorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.</p>		
CE-3.1	Develop and pursue implementation of a comprehensive Active Transportation Plan.	PWA 2020-2035
CE-3.2	Close the Golden Loop network between Memory Lane & Santiago Creek and Santiago Park & Lincoln Avenue/ Santiago Street.	PWA/PRCSA Ongoing
CE-3.3	Implement the City ADA Transition Plan to cost effectively enhance pedestrian accessibility, with guidance from the Pedestrian Master Plan Priority List.	PWA Ongoing
CE-3.4	Prepare public realm plans within pedestrian opportunity zones.	PWA/PBA 2019-35
CE-3.5	Develop and pursue implementation of Safe Routes to School Plan.	PWA 2022
CE-3.6	Create a network of public water fountains/bottle fill stations that promote the City's award-winning water, conservation, and substitution of bottled water for affordable public drinking water.	PWA 2022-2025
<p>GOAL CE-4: Transportation, Land Use, and Design Coordinated transportation planning efforts with land use and design strategies that encourage sustainable development and achieve broader community goals.</p>		
CE-4.1	Amend the code to require parking studies to evaluate requests for parking reductions in all development projects.	PBA 2020
CE-4.2	Prepare comprehensive Downtown Transportation and Parking Management Plan that involves Downtown stakeholders and addresses downtown activity, economic growth, and operational improvements.	PWA/PBA/ CDA 2023
CE-4.3	Study the Downtown Parking Structure Facilities, involving Downtown stakeholders, in identifying potential operational improvements and monitor program.	CDA/PWA 2023
CE-4.4	Continue the Residential Permit Parking Program.	PWA Ongoing
CE-4.5	Update the Citywide Design Guidelines to strengthen pedestrian and cyclist linkages to development centers and residential neighborhoods and coordinate on-site landscape with public realm landscaping.	PBA/PWA 2023
CE-4.6	Provide City Interagency Review of physical improvements and related design standards within travelways and the public realm.	PWA Ongoing
CE-4.7	Update the City bike parking ordinance to require new major development to provide long term bike locker parking and amenities, and incentives for inclusion in existing development.	PBA 2023



TABLE CE-5. CIRCULATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
CE-4.8	Utilize the City's Project Review processes to identify and maintain landscaped setbacks along public rights-of-way.	PWA Ongoing
CE-4.9	Continue to evaluate alternative trip reduction program best practices for City employees and implement a program that is cost effective.	PSA Ongoing
CE-4.10	Maintain Vehicle Miles Traveled (VMT) guidelines in compliance with SB 743.	PWA/PBA Ongoing
CE-4.11	Maintain ongoing coordination of land use and transportation impacts through Joint Powers Authority agreements with adjacent jurisdictions.	PWA 2019-2035
CE-4.12	Pursue partnerships with local school districts to improve coordination of review process for new and rehabilitated school facility improvements, to promote safe and aesthetic student pick-up and drop-off.	PWA/SAPD Ongoing
GOAL CE-5: Sustainable Transportation A transportation system that is attractive, safe, state-of-the-art, and supports community, environmental, and conservation goals.		
CE-5.1	Continue design practices which facilitate the safe use of the travelways.	PWA Ongoing
CE-5.2	Participate in State and Regional Transportation Agency forums to affect policies for universal street design standards to ensure standards are user friendly, cost effective and sustainable.	PWA Ongoing
CE-5.3	Incorporate Low Impact Development (LID) strategies to infiltrate, treat, or harvest urban stormwater runoff in street improvement projects.	PWA Ongoing
CE-5.4	Update the City's design standards and municipal codes regarding landscaping and amenities in the public realm and street parkways, to promote aesthetic and sustainable corridors.	PWA 2020
CE-5.5	Re-evaluate the City's Street tree maintenance and preservation programs to ensure long term aesthetic and fiscal sustainability.	PWA 2019-2040
CE-5.6	Develop or update Neighborhood Traffic Management Plans to facilitate traffic calming measures appropriate and reasonable for the area.	PWA Ongoing
CE-5.7	Evaluate parking management strategies, such as parking assessment districts, to facilitate parking in areas programmed for future development.	CDA 2021
CE-5.8	Participate in inter-jurisdictional efforts to promote improvements in air quality and to meet State and Federal mandates through advanced technology and TDM programs.	PBA/PWA 2020-2035
CE-5.9	Coordinate with rail service providers to address aesthetics, safety, and noise concerns along rail corridors.	PWA Ongoing
CE-5.10	Complete construction of medians on major arterial streets.	PWA 2030
CE-5.11	Complete the program to underground utilities on arterial streets.	PWA 2030
CE-5.12	Provide upkeep of the City's transportation network based upon an established maintenance schedule.	PWA Ongoing

Notes:

CDA- Community Development Agency

PBA- Planning and Building Agency

PSA- Personnel Services Agency

PWA- Public Works Agency

RCSA- Recreation & Community Services Agency

SAPD- Santa Ana Police Department





PUBLIC REVIEW DRAFT



Economic Prosperity Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ Downtown Santa Ana at night [cover photo]

Downtown Santa Ana is a gathering place for artists, entrepreneurs, and multiple industries. Multiple partnerships between the City, other local agencies, local businesses, and residents reflect the creation of a tight-knit, thriving community that seeks out a shared vision of economic prosperity. The image above shows nighttime activity looking south along Main Street, with 5th Street in the foreground as a cross street.

Photo by City of Santa Ana



ECONOMIC PROSPERITY ELEMENT

INTRODUCTION EP-02

COMMUNITY CONSIDERATIONS EP-03

POLICY FRAMEWORK EP-04

 GOAL EP-1: JOB CREATION AND RETENTION..... EP-04

 GOAL EP-2: DIVERSE ECONOMIC BASE EP-07

 GOAL EP-3: BUSINESS FRIENDLY ENVIRONMENT EP-09

 GOAL EP-4: ECONOMIC DEVELOPMENT STRATEGIES EP-11

RELATED GENERAL PLAN POLICIES EP-13

IMPLEMENTATION EP-14
TO BE PROVIDED IN A FUTURE DRAFT

TABLES

 TABLE EP-1: RELATED GENERAL PLAN POLICIES..... EP-13

 TABLE EP-2: ECONOMIC PROSPERITY ELEMENT
 IMPLEMENTATION EP-14
 TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

 Additional references forthcoming



Science, education, and commerce. This view of Santa Ana displays the broad range of amenities, assets, and opportunities found across the city. The Discovery Cube (left foreground) provides hands-on exhibits and special programs to bring the wonder of science to people of all ages. The headquarters of Rancho Santiago Community College District can be seen along Broadway, opposite of the Discovery Cube. In the background (far left), the headquarters of Caltrans District 12 and the 15-story Tower 1851 in the Metro East district. Direct access to four major freeways enables businesses to attract customers and workers throughout southern California.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

ECONOMIC PROSPERITY

The purpose of the Economic Prosperity Element is to ensure Santa Ana's local economy, and its role in the broader regional economy, expands, maintains, and enhances job opportunities, attracts and retains a balance of business types, provides sufficient revenue for public services, and contributes to the overall quality of life experienced by the City's residents.



INTRODUCTION

Santa Ana is a unique, historic, urban city with significant opportunities to capitalize on its many assets: a diverse and multicultural community; a great location to live, work, and do business; and high quality public facilities and services.

To thrive, the City must continue to diversify its economy to realize more jobs in the community, more urban renewal, and expanded revenue to support the growing demands on City services.

Key to the City's success is making budget decisions that balance the needs of the community with the City's long-term viability. This will require prioritizing spending through annual City budgets and preparing for increased demands on the City's infrastructure and for more services as this community grows.

The goals and policies of this Element will inform and guide decisions across City government. The City intends that its allocation of resources, the operation of its agencies, and the application of its regulatory authority will grow and diversify the local economy. The City further intends that local economic growth and diversification will reduce and ameliorate poverty, increase overall prosperity, improve health and wellness outcomes, expand housing opportunities, and increase quality of life choices available to City residents.



▲ The growth of a local favorite

Above are small businesses that operate in a commercial center along 17th Street in eastern Santa Ana. One of these businesses is Mariscos El Yaqui, which started as a taco truck in Santa Ana in 2010 and opened a fixed location in 2019. The casual Mexican restaurant continues to operate both locations and is renowned throughout Orange County.

Photo by PlaceWorks



COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous economic 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:

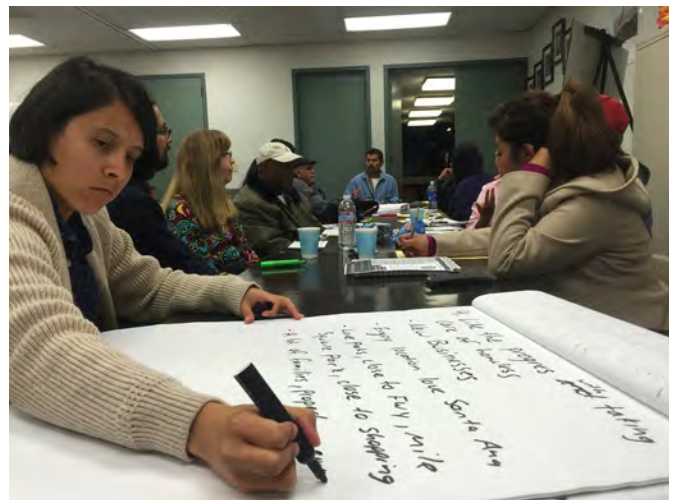
- ▷ Developing local talent and a skilled workforce
- ▷ Broad economic goals
- ▷ Maintain a business-friendly environment
- ▷ Attract industries with living wage jobs
- ▷ Invest in downtown and citywide
- ▷ Highlight the City's unique and attractive qualities
- ▷ Expand employment opportunities for youth
- ▷ Support small businesses



▲ Economic Development Resources

Santa Ana's One-Stop Center offers a range of services associated with employment, job training and counseling for adults and youths. Cooperación Santa Ana offers training, coaching and incubation to low-income residents and families of Santa Ana interested in growing additional income streams and developing their businesses.

Images by City of Santa Ana



▲ Community Input

The community expressed their desires to see broader economic and workforce development, job training for local residents, and greater support and economic success for small businesses during all phases of the General Plan preparation, including at events such as a community meeting in 2016 (pictured above) and focused input such as the 2017 General Plan Advisory Group meetings.

Photo by City of Santa Ana



POLICY FRAMEWORK

GOAL EP-1: Job Creation and Retention

Foster a dynamic local economy that provides and creates employment opportunities for all residents in the City.

POLICY EP-1.1

PROTECT INDUSTRIAL

Protect industrial uses that provide quality job opportunities including middle-income jobs; provide for secondary employment and supporting uses; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting.

Eq S

POLICY EP-1.2

ATTRACT BUSINESS

Strengthen and expand citywide business attraction efforts in order to achieve the City's full employment potential.

Eq S

POLICY EP-1.3

LIVING-WAGE EMPLOYMENT

Promote new and retention of existing job-producing businesses that provide living-wage employment opportunities.

Eq S

POLICY EP-1.4

JOB SKILLS

Pursue available financial and tax incentives to improve residents' employment skills and workforce preparation.

Eq Ed

POLICY EP-1.5

ACCESS THROUGH EDUCATION

Support education and employment training on a citywide basis to improve access to higher-wage and emerging occupations.

Eq Ed

POLICY EP-1.6

COMPREHENSIVE APPROACH

Collaborate with chambers of commerce, educational institutions, and other partners to prepare residents to seek and thrive in current and emerging employment environments.

Ed

POLICY EP-1.7

TARGETED RESOURCES

Target business attraction and retention resources to firms with high positive net revenue implications for local government, particularly those engaged in business-to-business taxable sales transactions.

S

POLICY EP-1.8

GROWING TAX BASE

Collaborate with the chambers of commerce to promote fiscal stability and growth of sales tax and employment generating businesses in the City.

S

POLICY EP-1.9

AVOID CONFLICT OF USES

Avoid potential land use conflicts by prohibiting the location of sensitive receptors and noxious land uses in close proximity.

H Eq S

POLICY EP-1.10

CREATIVE CLASS

Target the attraction of arts and culture related industries to create jobs, attract investments, and stimulate the local economy through tourism.

C S





Advances in manufacturing technology. Santa Ana College provides training, certificates, and degrees in manufacturing technology, giving people the job skills to compete in and adapt to industry changes. Jobs in manufacturing provide living wages and economic forecasts continue to project continued growth and demand for high-skilled labor.

Photo courtesy of Santa Ana College

Harveys: retail and manufacturing in one place. What started in a garage in 1998 in Santa Ana is now a burgeoning operation that produces and sells about 60,000 purses a year. A former diesel truck repair yard was converted by Harveys in 2019 into a place where retail sales and manufacturing occur in the same location.

Photo courtesy of Harveys



PUBLIC REVIEW

GOAL EP-2: Diverse Economic Base

Maintain and enhance the diversity and regional significance of the City's economic base.

POLICY EP-2.1

HIGH-GROWTH BUSINESSES

Promote economic development opportunities in high-growth business clusters that match the changing skillset of the City's resident population.

Eq S

POLICY EP-2.2

DELIBERATE INVESTMENT

Pursue business attraction and retention prospects in sectors which broaden and strengthen the local economy.

Eq S

POLICY EP-2.3

COMPLEMENTARY BUSINESSES

Encourage the development of mutually beneficial and complementary business clusters within the community.

Eq S

POLICY EP-2.4

COMMUNITY-LED ECONOMIC DEVELOPMENT

Support community-based economic development initiatives, such as buy-local campaign, marketing strategies, and worker cooperatives.

Eq S Ed

POLICY EP-2.5

SUFFICIENT INDUSTRIAL LAND

Ensure sufficient availability of industrial zoned properties and businesses that provide employment opportunities for the City's resident population.

Eq S

POLICY EP-2.6

SMALL BUSINESS ASSISTANCE

Support and encourage small business development, incubators, and microenterprises through start-up assistance and identification of fiscal resources for entrepreneurship.

Eq S Ed

POLICY EP-2.7

INFRASTRUCTURE AS AN AMENITY

Provide state-of-the-art infrastructure systems with sufficient capacity to attract emerging businesses, encourage efficient public service delivery, and foster a sustainable community.

C S

POLICY EP-2.8

EMERGING BUSINESSES

Pursue and grow emerging business and industry that further fiscal and environmental sustainability of the community.

S

POLICY EP-2.9

ENERGY CONSERVATION

Collaborate with utility providers and regional partners to encourage business and industry to improve performance in energy efficiency, water conservation, and waste reduction.

S

CONTINUED ON NEXT PAGE >>



<< EP-2: DIVERSE ECONOMIC BASE

**POLICY EP-2.10
GREEN BUSINESS**

Support the growth of a diverse green business sector that facilitates and promotes environmental sustainability and creates a competitive advantage for business attraction activities.

H S

**POLICY EP-2.11
GOODS PRODUCING SECTOR**

Support economic development initiatives and land use strategies that preserve and foster an environment that allows the goods producing sector to thrive.

S

**POLICY EP-2.12
RESILIENCY**

Collaborate with governmental agencies and businesses to develop, maintain, and deploy physical and financial strategies that enable businesses of all sizes and their employees to withstand and recover from the acute impacts of flooding, extreme weather events, and public health epidemics or pandemics.

H Eq S



◀ **Buy-Local Campaign**

Locally-owned businesses are the backbone of our local economy and the foundation of Santa Ana's unique culture. Locally-owned businesses are also more likely to recirculate revenue into payments to other local suppliers.

Image by City of Santa Ana

GOAL EP-3: Business Friendly Environment

Promote a business friendly environment where businesses thrive and build on Santa Ana's strengths and opportunities.

POLICY EP-3.1

LEVERAGE HISTORIC AND CULTURAL ASSETS

Market the City's historic and cultural assets to increase the attraction of businesses and their employees to Santa Ana's places and destinations.



POLICY EP-3.2

CITY BRANDING

Promote Santa Ana as a "Smart City" and regional leader in sustainability, equity, innovation, place making, collaboration, and community pride in products made in Santa Ana.



POLICY EP-3.3

MITIGATE IMPACTS

Promote the development of sustainable and equitable new land use plans that proactively mitigates negative impacts on existing residents and businesses.



POLICY EP-3.4

COMPLETE COMMUNITIES

Encourage the development of "complete communities" that provide a range of housing, services, amenities, and transportation options to support the retention and attraction of a skilled workforce and employment base.



POLICY EP-3.5

SIMPLIFY THE PROCESS

Provide a streamlined development process and assist businesses with permit processing.



POLICY EP-3.6

RESPONSIVE TO TRENDS

Maintain flexible and up-to-date land use regulations that are responsive to changing business trends, best practices, technological advancements, and community needs.



POLICY EP-3.7

FACILITATING INVESTMENT

Promote a solution-based customer focus in order to facilitate additional development and investment in the community.



POLICY EP-3.8

COMPREHENSIVE ANALYSIS OF LAND USE

Pursue a balance of fiscal and qualitative community benefits when making land use decisions.



POLICY EP-3.9

CIVIC CULTURE AND COMMUNITY SERVICE

Facilitate a business culture that encourages community service and wellness programs for residents and employees.



CONTINUED ON NEXT PAGE >>



<< EP-3 BUSINESS FRIENDLY ENVIRONMENT

POLICY EP-3.10
RETHINKING STRIP-COMMERCIAL

Promote the creation of distinctive neighborhood serving districts through the renovation or redevelopment of existing strip-commercial development.

S

POLICY EP-3.11
IMPROVE IMAGE

Create vibrant public spaces through arts and culture projects that enhance urban quality of life, expand the tax base, and improve regional and community image.

C H S



▲ Downtown Santa Ana Artwalk

Since 1999, the Downtown Santa Ana Artwalk has been an epicenter of creativity, expression and inspiration for artists, art enthusiasts and those who simply want to engage in a vibrant, living city filled with culture.

Photo courtesy of Downtown Inc.



GOAL EP-4: Economic Development Strategies

Promote strategies that create an economic development mindset integrated throughout City Hall.

POLICY EP-4.1

ECONOMIC DEVELOPMENT RESPONSIBILITY

Promote a spirit in which economic development is the responsibility of each elected official, appointed official, and City employee.

C **Ed**

POLICY EP-4.2

ECONOMIC DEVELOPMENT TRAINING

As financial resources are available, invest in economic development training for staff, elected and appointed officials, and key community stakeholders.

Ed

POLICY EP-4.3

BUSINESS VISITATION

Encourage frequent dialogue between City representatives and owners and managers of businesses operating in Santa Ana.

S **Ed**

POLICY EP-4.4

ECONOMIC DEVELOPMENT STRATEGY

Adopt and regularly update a comprehensive economic development strategic plan, either as a stand-alone plan or as part of the City's Strategic Plan.

C

POLICY EP-4.5

ECONOMIC DEVELOPMENT PARTNERS

Collaborate effectively with regional economic development partners to achieve specific measurable goals for Santa Ana.

Ed

POLICY EP-4.6

PUBLIC-PRIVATE PARTNERSHIPS

Prioritize municipal initiatives and investments in areas in which private sector businesses and property owners are voluntarily providing private funding through special financing districts (such as assessment districts and business improvement districts).

S



◀ Public/Private Partnerships

A unique collaboration between local government agencies, education partners, community organizations and business leaders, the Santa Ana WORK Center is committed to preparing the competitive workforce our local businesses and industries need to thrive, while connecting people to better skills, better jobs, and better lives.

Image by City of Santa Ana





One Broadway Plaza. At 37 stories and reaching almost 500 feet at its peak, the mixed-use tower will become the tallest building in Orange County and an iconic landmark for Santa Ana. Roughly half the building would be residential with the other half designed for professional office.

Image from City of Santa Ana

PUBLIC REVIEW DRAFT

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 EP-1 lists each Economic Prosperity goal in the far

left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal EP-1, for example, is supported not only by the policies listed in this Element (EP-1.1 through EP-4.6), but also by Policy CM-2.5 in the Community Element (CM) and three policies identified in the Land Use Element (LU).

TABLE EP-1. RELATED GENERAL PLAN POLICIES

Economic Prosperity Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
EP-1: Job Creation and Retention Foster a dynamic local economy that provides and creates employment opportunities for all residents in the City.	CM-2.5	-	Current Element	-	-	-	-	-	LU-2.1 LU-2.2 LU-2.7	-	-	-
EP-2: Diverse Economic Base An integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.	-	-	Current Element	-	CN-1.10 CN-1.13	-	-	-	LU-1.8 LU-1.10 LU-2.4 LU-2.6 LU-3.1	-	-	-
EP-3: Business Friendly Environment Promote a business friendly environment where businesses thrive and build on Santa Ana’s strengths and opportunities.	CM-1.6 CM-1.8 CM-1.11	-	Current Element	-	-	-	-	-	LU-2.5 LU-2.8 LU-3.4	HE-2.1	HP-2.5	-
EP-4: Economic Development Strategies Promote strategies that create an economic development mindset integrated throughout City Hall.	-	-	Current Element	-	-	-	-	-	-	-	-	-

Notes:

CM: Community Element

CE: Circulation 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



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 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.

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 EP-2. ECONOMIC PROSPERITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL EP-1: Job Creation and Retention Foster a dynamic local economy that provides and creates employment opportunities for all residents in the City.		
GOAL EP-2: Diverse Economic Base Maintain and enhance the diversity and regional significance of the City’s economic base.		

Note: Implementation to be provided in future draft.



TABLE EP-2. ECONOMIC PROSPERITY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL EP-3: Business Friendly Environment Promote a business friendly environment where businesses thrive and build on Santa Ana’s strengths and opportunities.		
GOAL EP-4: Economic Development Strategies Promote strategies that create an economic development mindset integrated throughout City Hall.		

Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Public Services Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020

A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

S SUSTAINABILITY

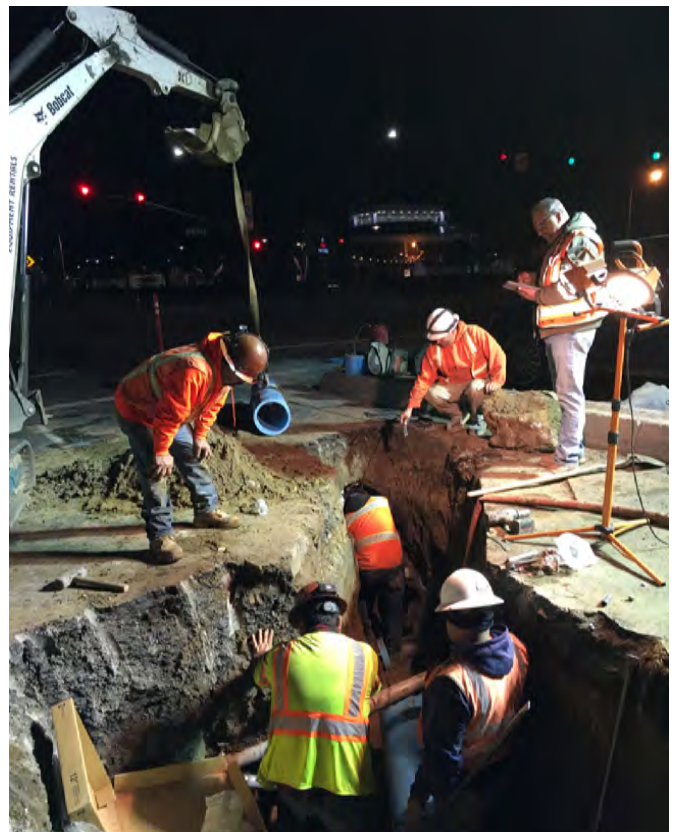
Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all level of the planning process.

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.



▲ **Maintaining utility systems 24-7 [cover photo]**

The City's Public Works Agency is responsible for building and maintaining all storm drains, sewers, and water facilities to ensure our residents enjoy the benefits of a safe and sanitary infrastructure system. This infrastructure system is critically important but is generally unseen as its major components form an expansive system of pipes, channels, tubes, and shafts that run across and underneath the streets and easements in Santa Ana. This image shows repair and maintenance work on utility pipes conducted at 3:30 AM on a Wednesday morning in January 2018.

Photo by City of Santa Ana





PUBLIC SERVICES ELEMENT

INTRODUCTION PS-02

COMMUNITY CONSIDERATIONS PS-03

POLICY FRAMEWORK PS-04

 GOAL PS-1: PUBLIC FACILITIES PS-04

 GOAL PS-2: PUBLIC SAFETY PS-08

 GOAL PS-3: UTILITY INFRASTRUCTURE PS-10

RELATED GENERAL PLAN POLICIES PS-15

IMPLEMENTATION PS-16
TO BE PROVIDED IN A FUTURE DRAFT

FIGURES

 FIGURE PS-1: PUBLIC FACILITIES PS-06

 FIGURE PS-2: SCHOOLS AND SCHOOL DISTRICTS PS-07

 FIGURE PS-3: WATER FACILITIES PS-12

 FIGURE PS-4: WASTEWATER FACILITIES PS-13

 FIGURE PS-5: STORMWATER DRAINAGE FACILITIES PS-14

TABLES

 TABLE PS-1: RELATED GENERAL PLAN POLICIES PS-15

 TABLE PS-2: PUBLIC SERVICES ELEMENT IMPLEMENTATION PS-16
 TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

INFRASTRUCTURE TECHNICAL REPORT FOR
HYDROLOGY, SEWER, WATER, & WATER QUALITY, JUNE
2020 (APPENDIX H-A, DEIR)

WATER SUPPLY DEMAND TECHNICAL REPORT, MAY
2020 (APPENDIX H-B, DEIR)

EXISTING CONDITIONS REPORT FOR FIRE AND POLICE
SERVICES, SEPTEMBER 2019 (APPENDIX J-A, DEIR)

SERVICE PROVIDER QUESTIONNAIRE RESPONSES, VARIOUS
DATES (APPENDIX J-B, DEIR)



Hack for Health: The City's public library system provides venues for activities such as the 2017 Hack for Health program (shown here at the Main Library TeenSpace) that included the construction of a model of Santa Ana to observe the barriers to health in our neighborhoods. The program was initiated by the Alliance for a Healthy OC and executed by Downtown Inc.

Photo courtesy of Startup Santa Ana

OC REVIEW DRAFT

PUBLIC SERVICES

The Public Services Element aims to provide Santa Ana’s diverse population with quality services and infrastructure for the existing and future population of the City. With growth comes the necessity to fulfill community needs and to ensure proper management of those needs. Therefore, it is important that public facilities and services are equitably distributed and maintained at sustainable levels throughout the community.



INTRODUCTION

The basic needs of Santa Ana residents for health, education, welfare, safety, and recreation are met by a city's public facilities, utilities, and services. The City's business and institutional community also rely on resilient and cost-effective utility, safety, and education systems to operate and attract and retain their workforce.

The quality and types of facilities and services is influenced by the community's needs and desires, the short- and long-term costs of providing public services, and the availability of public and private resources.

A wide range of City entities and external agencies work together closely to provide the full spectrum of services and facilities.

The City maintains its own Police Department and contracts with the Orange County Fire Authority to provide public safety services. The City's Parks and Library agencies manage and deliver recreational and educational resources and programming. The Public Works Agency is responsible for building and maintaining all public streets, local storm drainage, sewers, and water facilities.

The City maintains an overall Capital Improvements Program (CIP) to identify, plan for, and fund public service and facility improvement projects for each fiscal year. The CIP informs and is informed by Informed by the master plans and strategic plans associated with each area of public service and responsible agency.



▲ **McFadden Triangle Park**

Leveraging grant funds, the City opened the McFadden Triangle Park in 2012, providing a 0.80-acre pocket park and bike stop along the Santa Ana River Trail while also restoring habitat and providing stormwater management.

Photo by City of Santa Ana

COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous public service 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:

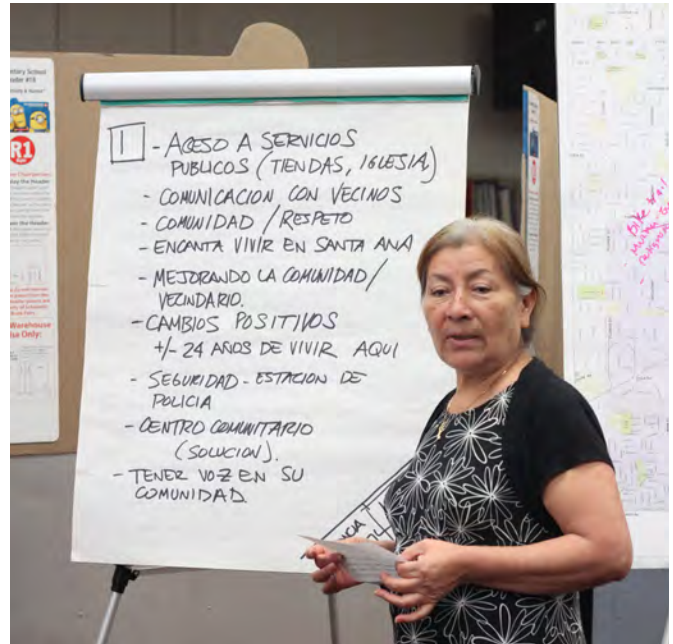
- ▶ Improve public safety through crime reduction and community-oriented policing
- ▶ Enhance ongoing maintenance of public facilities
- ▶ Ensure clean drinking water
- ▶ Augment public services and programs
- ▶ Provide public services in an efficient and cost-effective manner



▲ Ongoing Community Outreach and Engagement

As part of the community oriented policing philosophy, the City's Police Department is expanding partnerships with local organizations and neighborhood association, enhance transparency initiatives, and expand community engagement (shown above is Pizza with Police event).

Photo by City of Santa Ana



▲ Community Input

Residents communicated their needs to feel safer and have access to well-maintained public facilities, while continuing to rely on the efficient provision of public services during all phases of the General Plan preparation, including at events such as community meeting in 2016 (pictured above) and focused input such as the 2017 General Plan Advisory Group meetings.

Photo by City of Santa Ana



POLICY FRAMEWORK

GOAL PS-1: Public Facilities

Provide quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.

POLICY PS-1.1 MAINTENANCE AND DESIGN

Provide and maintain public facilities that reinforce community identity through high quality design.



POLICY PS-1.2 EQUITABLE DISTRIBUTION

Ensure public services and facilities reflect changing population needs and are equitably distributed and accessible, with priority assigned to improving areas that are underserved and/or within environmental justice area boundaries.



POLICY PS-1.3 CULTURAL CENTERS

Support the expansion, creation, and continued operation of cultural institutions and organizations that serve Santa Ana residents.



POLICY PS-1.4 CIVIC CENTER ENHANCEMENTS

Explore opportunities to activate the Civic Center by incorporating social, cultural, entertainment venue programming, and improving infrastructure and connectivity to Downtown and surrounding neighborhoods.



POLICY PS-1.5 COMMUNITY BENEFIT

Collaborate with community stakeholders to expand recreational, educational, cultural opportunities, promote active lifestyles, and maximize community benefit.



POLICY PS-1.6 FACILITY LOCATIONS

Support land use decisions related to community facilities that preserve quality of life for the City's residents and surrounding community.



POLICY PS-1.7 SUSTAINABLE AND RESILIENT PRACTICES

The development or rehabilitation of any public facility or capital improvement shall incorporate site design and building practices that promote sustainability, energy efficiency, and resiliency.



POLICY PS-1.8 ACCESS FOR ALL

Improve Connectivity and ADA accessibility at all public facilities.



CONTINUED ON NEXT PAGE >>



<< PS-1 PUBLIC FACILITIES

POLICY PS-1.9 SUPPORTIVE HOUSING

Collaborate with community stakeholders to identify and encourage the development of suitable sites for housing with support services.

Eq

POLICY PS-1.10 FAIR SHARE

Require that new development pays its fair share of providing improvements to existing or creation of new public facilities and their associated costs and services.

Eq

S

POLICY PS-1.11 SAFETY

Remove actual and perceived safety concerns that create barriers to physical activity by requiring adequate lighting, street visibility, and areas of clear connectivity, especially for new projects or improvements within environmental justice area boundaries.

H

Eq

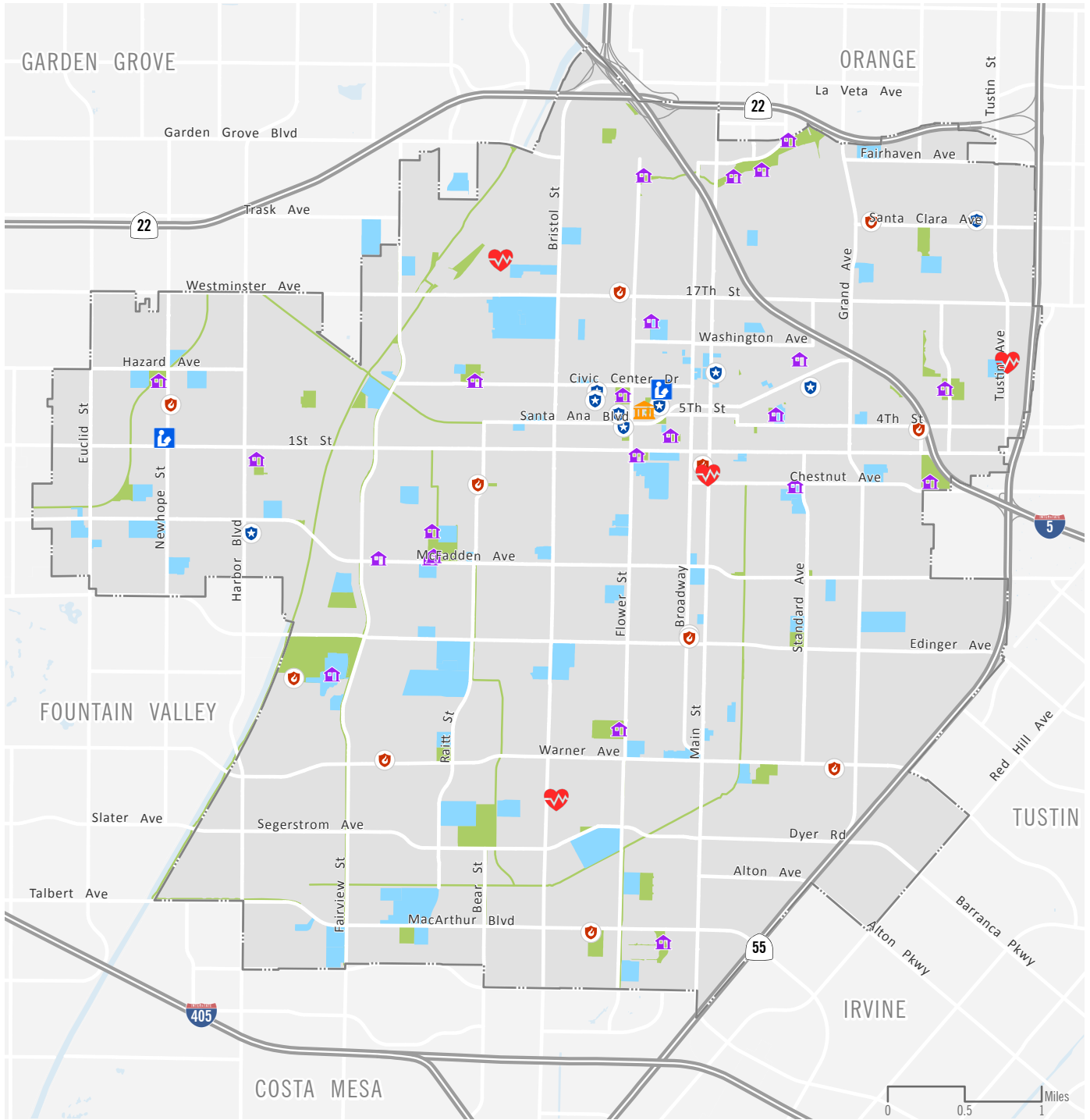


▲ Roosevelt-Walker Community Center

The community center (opened 2018) is a joint-use facility where the City and the Santa Ana Unified School District share space to provide the neighborhood, its students and their families with services. Portions of the center are open during school hours and operated by the City to offer self-enrichment classes to the community, while other areas are open after school hours and on weekends to provide the community with recreational opportunities, a community garden, and educational classes and workshops.

Photo by City of Santa Ana

FIGURE PS-1. PUBLIC FACILITIES



Source: City of Santa Ana 2020, PlaceWorks 2020 Date Published: 7/28/2020

Public Facility









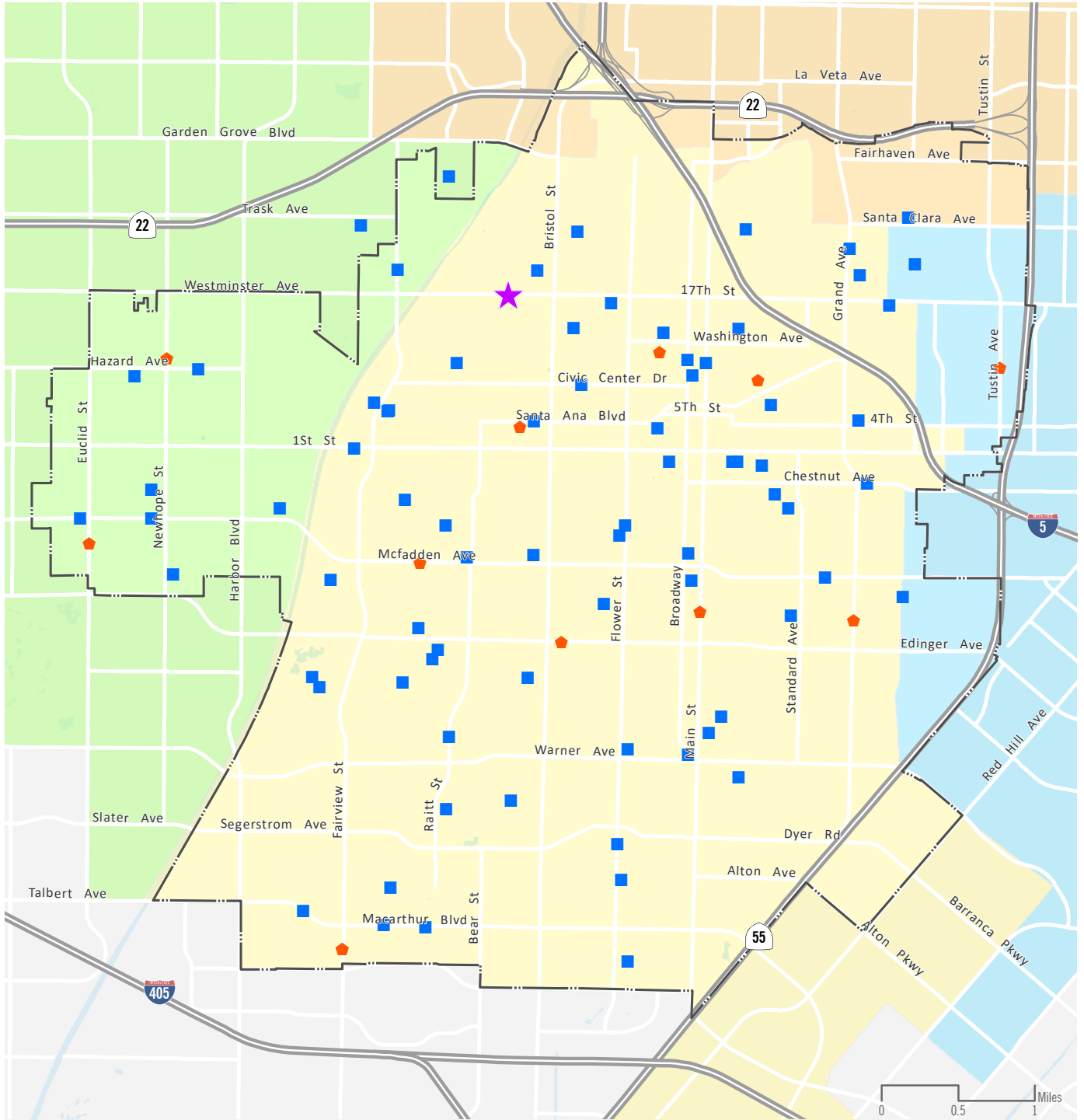







- | | | |
|--|--|---|
|  Civic Center |  Fire Station |  Public Parks/Trails |
|  Library |  Community Center |  School |
|  Medical Center |  Police Station | |



FIGURE PS-2. SCHOOLS AND SCHOOL DISTRICTS



Source: City of Santa Ana 2020 Date Published: 6/4/2020

- | School Type | | School District | |
|---|----------------|---|--------------------------------------|
|  | College |  | Santa Ana Unified School District |
|  | Primary School |  | Garden Grove Unified School District |
|  | Other |  | Orange Unified School District |
| | |  | Tustin Unified School District |



GOAL PS-2: Public Safety

Preserve a safe and secure environment for all people and property.

POLICY PS-2.1 PUBLIC SAFETY AGENCIES

Collaborate with the Police Department and the Fire Authority to promote the implementation of crime prevention through environmental design principles for all development projects.

S **Ed**

POLICY PS-2.2 CODE COMPLIANCE

Require all development to comply with the provisions of the most recently adopted fire and building codes and maintain an ongoing fire inspection program to reduce fire hazards.

Ed

POLICY PS-2.3 CRIME PREVENTION

Coordinate, partner, and build relationships with community members and stakeholders to develop and implement crime prevention strategies through restorative practices that focus on rehabilitation, community service, and public safety.

Eq **Ed**

POLICY PS-2.4 COMMUNITY PARTNERSHIPS

Provide alternative methods to improve police services that support community partnerships, build public trust, and proactively address public safety issues.

Eq **Ed**

POLICY PS-2.5 SAFETY PROGRAMS

Promote early childhood education and prevention programs that improve public safety and maintain ongoing community education opportunities.

Ed

POLICY PS-2.6 SCHOOL SAFETY

Collaborate with local schools to establish and implement comprehensive and coordinated services that enhance the security and safety of students, educators, and administrators on and off campus.

Ed

POLICY PS-2.7 STAFFING LEVELS

Maintain staffing levels for sworn peace officers, fire fighters, emergency medical responders, and civilian support staff to provide quality services and maintain an optimal response time citywide.

Eq

POLICY PS-2.8 EFFICIENCY STANDARDS

Ensure that equipment, facilities, technology, and training for emergency responders are updated and maintained to meet modern standards of safety, dependability, and efficiency.

S

CONTINUED ON NEXT PAGE >>



<< PS-2 PUBLIC SAFETY

POLICY PS-2.9
QUALITY EMPLOYEES

Enhance public safety efforts by actively seeking a diverse and talented pool of public safety candidates who possess the values and skills consistent with those of the community.

Eq **Ed**

POLICY PS-2.10
EMERGENCY MANAGEMENT PLANS

Maintain, update, and adopt an Emergency Operations Plan and Hazard Mitigation Plan to prepare for and respond to natural or human generated hazards.

S

POLICY PS-2.11
RESILIENT FACILITIES AND INFRASTRUCTURE

Coordinate with utilities and public agencies to develop, maintain, relocate, and/or upgrade critical local and regional public facilities and infrastructure systems to ensure their resiliency during times of extreme weather or natural disasters.

S

POLICY PS-2.12
AUTOMATIC MUTUAL AID

Participate in agreements for automatic and mutual aid with other local, state, federal, and nongovernmental emergency service providers to improve protection services and emergency response throughout the region.

S

POLICY PS-2.13
EXTREME HEAT

Maintain an adequate amount and distribution of cooling centers throughout the City, with consideration given to areas with concentrations of those most vulnerable to the dangers of extreme heat.

H **S**

POLICY PS-2.14
VULNERABLE POPULATIONS

Coordinate with and encourage the use of community-based networks to aid vulnerable populations in preparing for emergencies and provide assistance with evacuation and recovery.

Eq **S** **Ed**

POLICY PS-2.15
RECOVERY

Coordinate with the County and other local agencies to reestablish and expedite services to assist affected residents and businesses in the short- and long-term recovery from emergencies and natural disasters.

S



GOAL PS-3: Utility Infrastructure

Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.

POLICY PS-3.1 SERVICE PARTNERSHIPS

Partner with service providers to ensure access to a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, public spaces, and public agencies.

Eq S

POLICY PS-3.2 WASTEWATER SERVICE

Provide and maintain wastewater collection facilities which adequately serve existing land uses and future development projects while maximizing cost efficiency.

Eq S

POLICY PS-3.3 WASTEWATER TECHNOLOGY

Explore new technologies that treat and process wastewater that reduce overall capacity needs of centralized wastewater systems.

S

POLICY PS-3.4 DRAINAGE FACILITIES

Expand and maintain storm drain facilities to accommodate the needs of existing and planned development.

Eq

POLICY PS-3.5 GREEN INFRASTRUCTURE

Incorporate sustainable design and Low Impact Development (LID) techniques for storm water facilities and new development to achieve multiple benefits, including enhancing preserving and creating open space and habitat, reducing flooding, and improving runoff water quality.

S

POLICY PS-3.6 WATER SERVICE

Provide water quality and service that meets or exceeds State and Federal drinking water standards.

H S

POLICY PS-3.7 EMERGENCY CONNECTIONS

Maintain emergency connections with local and regional water suppliers in the event of delivery disruption.

H S

POLICY PS-3.8 CONSERVATION STRATEGIES

Implement cost effective conservation strategies and programs that increase water use efficiency.

S

POLICY PS-3.9 HOUSEHOLD RECYCLING

Expand household recycling services and educational awareness programs.

S Ed

CONTINUED ON NEXT PAGE >>



<< PS-3 UTILITY INFRASTRUCTURE

POLICY PS-3.10
DEVELOPMENT PROJECTS

Encourage new development and reuse projects to incorporate recycling and organics collection activities aligned with state waste reduction goals.

S

POLICY PS-3.11
WASTE COLLECTION

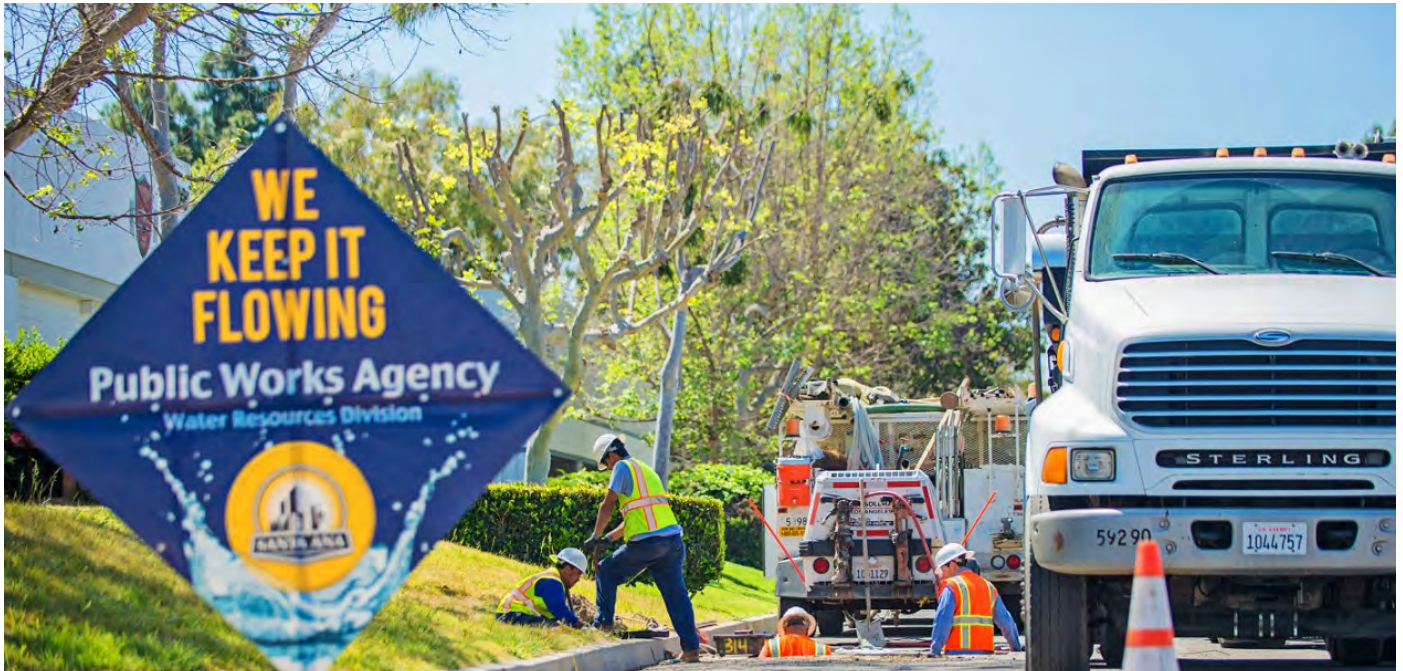
Support infill development projects that provide adequate and creative solutions for waste and recycling collection activities.

S

POLICY PS-3.12
SEWER AND WATER

Maintain and upgrade sewer and water infrastructure through impact fees from new development and exploring other funding sources.

H S

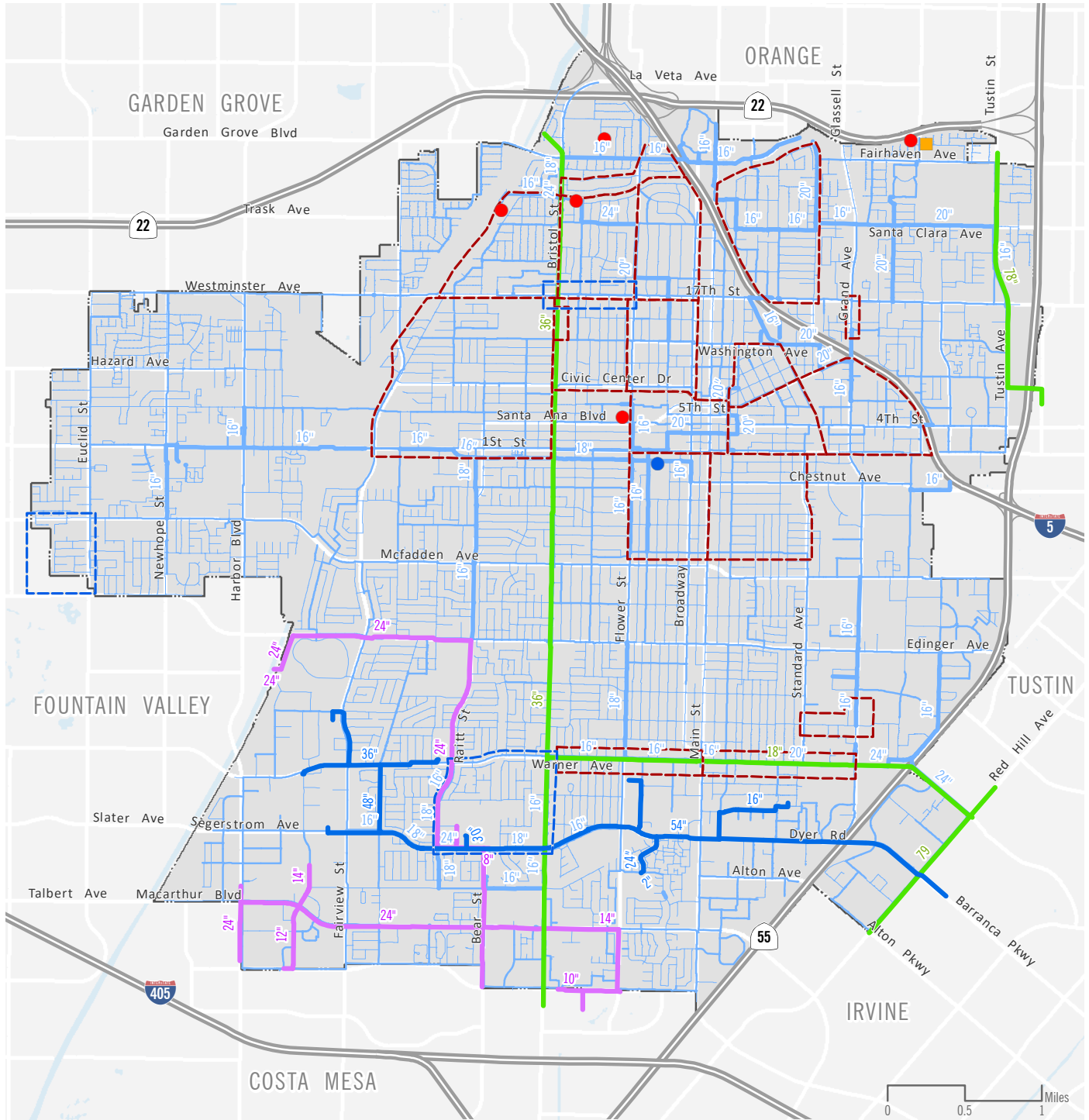


▲ **Water System Maintenance**

The City's Water Resources Division constantly strives to meet the challenges of conservation, environmental compliance, sustainability and community education while serving the needs of all of the City's water users.

Photo by City of Santa Ana

FIGURE PS-3. WATER FACILITIES



Source: Fuscoe 2020 Date Published: 6/3/2020

Other Water Lines

- IRWD Water Lines
- MWD Water Lines
- OCWD Reclaimed Water Lines

Santa Ana Municipal Utilities Water Lines

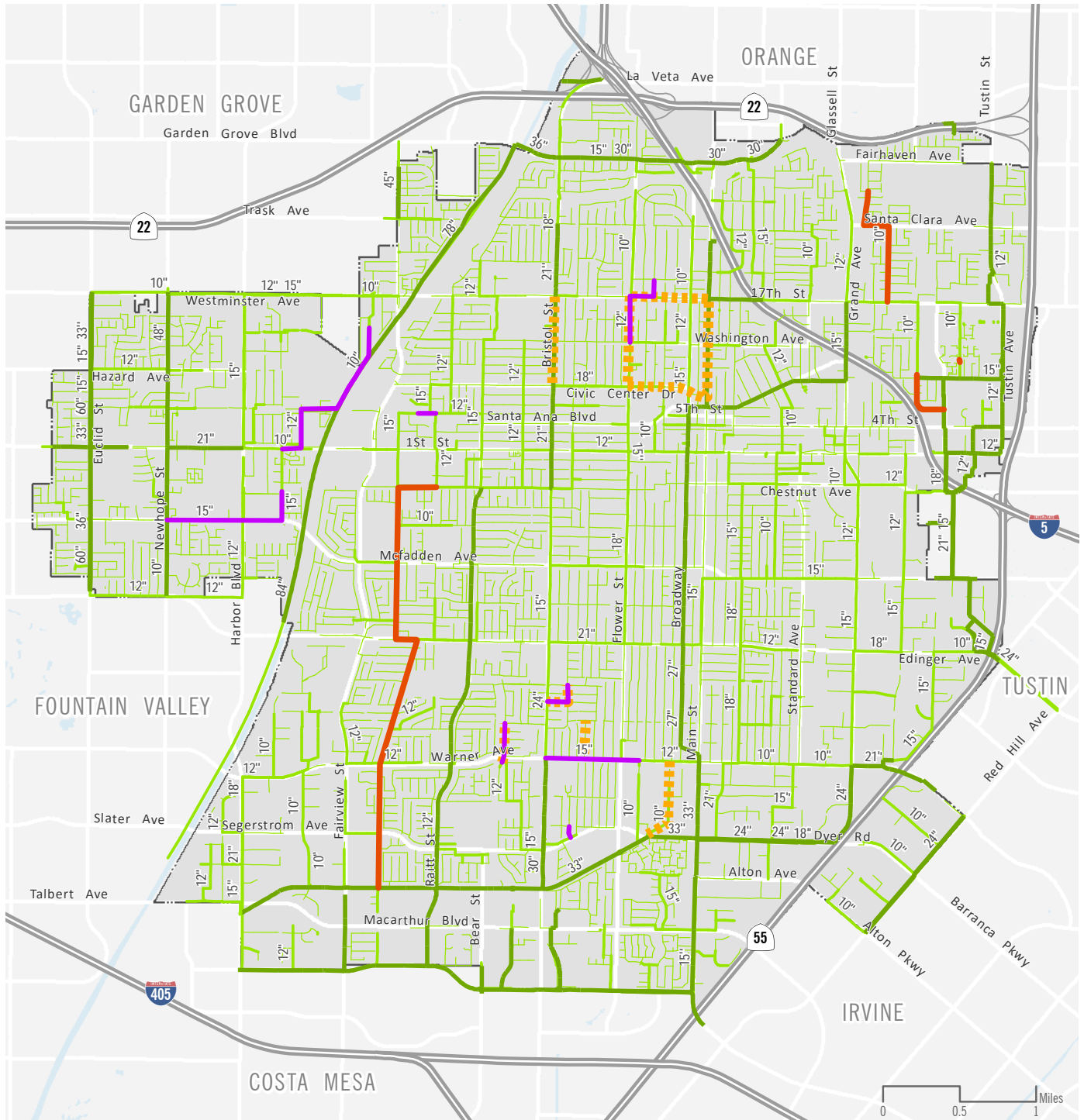
- 15" - 30" in Diameter
- 9" - 14" in Diameter
- 8" and Below in Diameter

Proposed Improvements

- Groundwater Well Improvement Project
- Groundwater Well Improvement Project Completed
- Groundwater Well Improvement Project in City 208/19 CIP



FIGURE PS-4. WASTEWATER FACILITIES

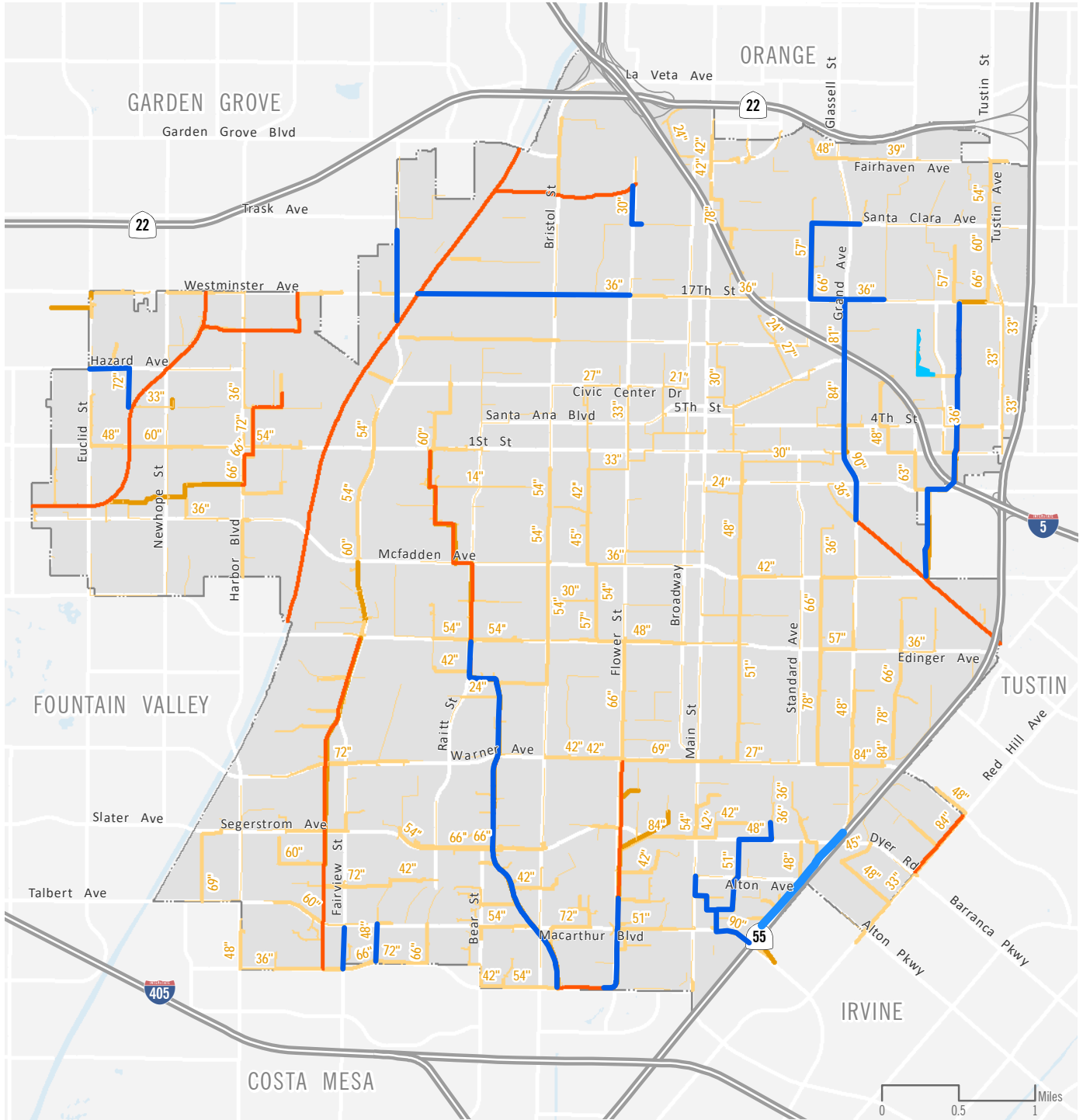


Source: Fuscoe 2020 Date Published: 6/3/2020

- | | | |
|-----------------------------|-----------------------------|---|
| City Sewer Pipelines | OCSD Sewer Pipelines | Proposed Improvements |
| — 9" - 84" in Diameter | — OCSD Sewer Lines | — OCSD Proposed Trunk Line |
| — 8" and Below in Diameter | | — Sewer Master Plan Recommended (City Sewer Facilities) |
| | | — City CIP Project 2018/19 |







FIGURE PS-5. STORMWATER DRAINAGE FACILITIES



Source: Fuscoe 2020 Date Published: 6/3/2020




City Storm Drain Facilities

-  Trapezoidal Channel
-  12"-42" Storm Drain Pipe
-  42"-96" Storm Drain Pipe
-  Storm Drain Pipe (Diameter Undetermined)

OFCFD Facilities

-  Storm Drain Lines

Storm Drain Improvement

-  Master Plan of Drainage Recommended Improvement
-  OCPW 7-Year CIP Project
-  Mabury Park Stormwater Capture Project



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 PS-1 lists each Public Services goal in the far left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal PS-3, for example, is supported not only by the policies listed in this Element (PS-1.1 through PS-3.12), but also by five goals and policies identified in the Conservation Element (CN), two policies identified in the Safety Element (S), and Policy UD-1.7 in the Urban Design Element (UD).

TABLE PS-1. RELATED GENERAL PLAN POLICIES

Public Services Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
PS-1: Public Facilities Provide quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.	CM-1.2 CM-1.4 CM-1.5 CM-1.7 CM-1.8 CM-2.2	CE-3.2 CE-5.7	-	Current Element	CN-3.9	OS-1.11 OS-2.6	-	S-1.4 S-3.1 S-3.3	LU-1.9 LU-4.9	HE-1.5	-	UD-2.10
PS-2: Public Safety Preserve a safe and secure environment for all people and property.	CM-2.1 CM-2.3	-	-	Current Element	-	OS-2.1 OS-2.2	-	-	-	HE-1.8	-	UD-1.4
PS-3: Utility Infrastructure Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.	-	-	-	Current Element	CN-4.3 CN-4.4 CN-4.5 CN-4.6	-	-	S-1.3 S-3.3	-	-	-	UD-1.7

Notes:

CM: Community Element

CE: Circulation 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



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 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.

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 PS-2. PUBLIC SERVICES ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL PS-1: Public Facilities Provide quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.		
GOAL PS-2: Public Safety Preserve a safe and secure environment for all people and property.		

Note: Implementation to be provided in future draft.



TABLE PS-2. PUBLIC SERVICES ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL PS-3: Utility Infrastructure Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.		

Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Conservation Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ A view of the mountains [cover photo]

On a clear day, you can see for miles in all directions, including the surrounding mountains and hills (visible here are the Chino Hills and San Gabriel Mountains). As efforts to improve the region's air quality continue, residents will enjoy not only enhancements to such views but also, and more importantly, a healthier setting for all of life's daily activities.

Photo courtesy of Lisandro Orozco



CONSERVATION ELEMENT

INTRODUCTION CN-02

COMMUNITY CONSIDERATIONS CN-03

POLICY FRAMEWORK CN-05

 GOAL CN-1: AIR QUALITY AND CLIMATE CN-05

 GOAL CN-2: NATURAL RESOURCES CN-8

 GOAL CN-3: ENERGY RESOURCES CN-9

 GOAL CN-4: WATER RESOURCES CN-11

ENVIRONMENTAL JUSTICE COMMUNITIES..... CN-13

RELATED GENERAL PLAN POLICIES CN-16

IMPLEMENTATION CN-17
TO BE PROVIDED IN A FUTURE DRAFT

FIGURES

 FIGURE CN-1: AIR DISTRICT..... CN-07

 FIGURE CN-2: WATERSHEDS CN-12

 FIGURE CN-3: ENVIRONMENTAL JUSTICE COMMUNITIES CN-14

TABLES

 TABLE CN-1: CALENVIROSCREEN SCORES FOR ENVIRONMENTAL JUSTICE
 COMMUNITIES CN-15

 TABLE CN-2: RELATED GENERAL PLAN POLICIES CN-16

 TABLE CN-3: CONSERVATION ELEMENT IMPLEMENTATION..... CN-17
TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

AIR QUALITY AND GREENHOUSE GAS EMISSIONS
MODELING, JUNE 2020
(APPENDIX C, DEIR)

ENERGY WORKSHEET, JUNE 2020
(APPENDIX F, DEIR)

BIOLOGICAL AND NATURAL RESOURCE INVENTORY AND
ASSESSMENT, MAY 2020
(APPENDIX D, DEIR)

ENVIRONMENTAL JUSTICE BACKGROUND & ANALYSIS,
JULY 2020



Water Smart Landscaping. With Southern California continuing to grow and limited water resources, it is more important than ever to conserve the large amount of water normally used to maintain grass lawns. Residents and businesses can help be a part of the solution by replacing grass areas with landscape designs and plants that require less water.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

CONSERVATION

The Conservation Element identifies the community's natural resources and communicates the benefits for retention, enhancement, and development of these reserves towards improving quality of life and the environment as a whole. The Conservation Element will guide the City in its efforts to prioritize sustainability and enhance the environment for current and future generations.



INTRODUCTION

The protection and management of our air, water, and energy resources are essential for a healthy, sustainable, and equitable path forward. Additionally, the preservation of the remaining stretches of undisturbed plant and wildlife environment, such as in Santiago Park, is important to residents.

The City conducts numerous programs and maintains local and regional partnerships to educate people about and incentivize the conservation of natural resources. Additional planning and policy direction is provided in the Santa Ana Climate Action Plan, which represents the City's commitment to a more sustainable future and enhanced quality of life by reducing emissions, water demand, and energy usage.

A special focus of the Conservation Element is the reduction of health hazards due to air pollution, water contamination, or soil contamination. While the City addresses the topic of environmental justice throughout nearly every element of the General Plan, the Conservation Element contains the mapping and tabular identification of the issues affecting and boundaries of environmental justice communities in Santa Ana.



▲ Tree City USA

The City of Santa Ana has been a part of the Tree City USA program for 20 years, since it was first recognized in 1999. The City's urban forest consists of 60,000 healthy and attractive trees that improve the look, feel, and health of our community. For example, the use of an extensive urban forest is proven to reduce the heat island effect, lowering surface and air temperatures during peak summer temperatures.

Photo by City of Santa Ana

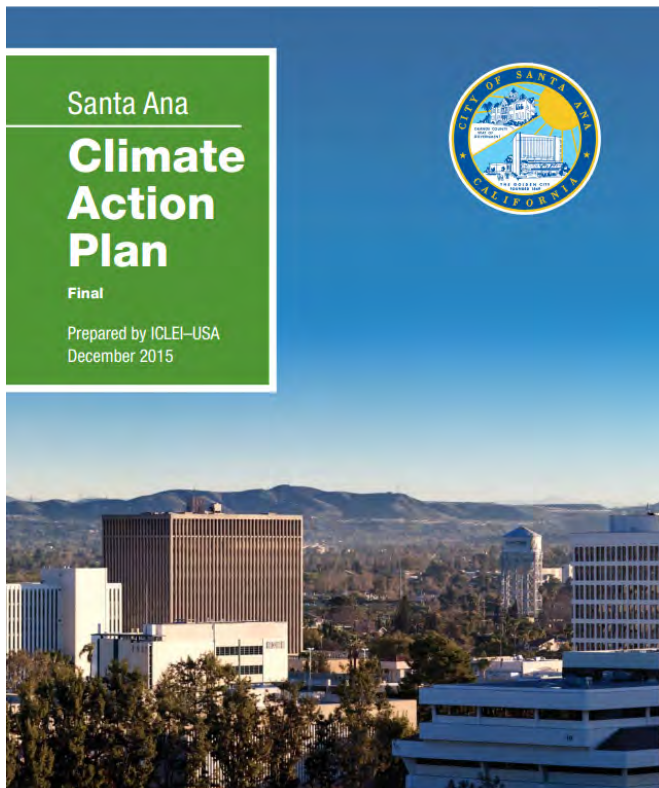


COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous conservation 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:

- ▶ Build and develop in a sustainable manner
- ▶ Ensure healthy air, water, and soil conditions
- ▶ Support renewable resources
- ▶ Preserve the natural environment
- ▶ Maintain a robust urban forest



▲ Climate Action Plan

In 2015, the City adopted a Climate Action Plan to develop and implement strategies aimed at reducing greenhouse gas (GHG) emissions from City operations and the community. GHG emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to climate change. Climate change is increasing the weather-related risks, such as extreme heat waves, which can impact human health and infrastructure, and a less reliable water supply.

Image from City of Santa Ana



▲ Community Input

Residents consistently communicated their desire for clean air, clean water, and a more sustainable approach to living, doing business, planning, and building. This input was received during all stages of the General Plan preparation, including at events such as Art Walk (pictured above in September 2016) and focused input such as the 2017 General Plan Advisory Group meeting.

Photo by City of Santa Ana





Santiago Creek Trail. Santiago Creek trail is a pleasant natural space filled with several species of trees, birds, and plants that connects into the paved multiuse trail that extends 8.5 miles northeast near the Santiago Oaks Regional Park. While on their hike, run, or bike ride, visitors can enjoy a unique view and learn about its history and its inhabitants from various information stands.

Photo by PlaceWorks

POLICY FRAMEWORK

GOAL CN-1: Air Quality and Climate

Protect air resources, improve regional and local air quality, and minimize the impacts of climate change.

POLICY CN-1.1

REGIONAL PLANNING EFFORTS

Coordinate air quality planning efforts with local and regional agencies to meet State and Federal ambient air quality standards in order to protect all residents from the health effects of air pollution.

H **Eq**

POLICY CN-1.2

CLIMATE ACTION PLAN

Consistency with emission reduction goals highlighted in the Climate Action Plan shall be considered in all major decisions on land use and investments in public infrastructure.

H **S**

POLICY CN-1.3

EDUCATION

Promote efforts to educate businesses and the general public about air quality standards, reducing the urban heat island effect, health effects from poor air quality and extreme heat, and best practices they can make to improve air quality and reduce greenhouse gas emissions.

H **Ed**

POLICY CN-1.4

DEVELOPMENT STANDARDS

Support new development that meets or exceeds standards for energy-efficient building design and site planning.

S

POLICY CN-1.5

SENSITIVE RECEPTOR DECISIONS

Consider potential impacts of stationary and non-stationary emission sources on existing and proposed sensitive uses and opportunities to minimize health and safety risks. Apply special considerations and regulations on the siting of facilities that might significantly increase pollution near sensitive receptors within environmental justice area boundaries

H

POLICY CN-1.6

NEW AND INFILL RESIDENTIAL DEVELOPMENT

Promote development that is mixed-use, pedestrian-friendly, transit oriented, and clustered around activity centers.

S

POLICY CN-1.7

HOUSING AND EMPLOYMENT OPPORTUNITIES

Improve the City’s jobs/housing balance ratio by supporting development that provides housing and employment opportunities to enable people to live and work in Santa Ana.

Eq

POLICY CN-1.8

PROMOTE ALTERNATIVE TRANSPORTATION

Promote use of alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs and emerging technologies.

S **Ed**

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<< GOAL CN-1: AIR QUALITY AND CLIMATE

POLICY CN-1.9 PUBLIC INVESTMENT ALTERNATIVE TRANSPORTATION INFRASTRUCTURE

Continue to invest in infrastructure projects that support public transportation and alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs, and emerging technologies.

S

POLICY CN-1.10 TRANSPORTATION MANAGEMENT

Continue to support and invest in improvements to the City's Transportation Management System, including projects or programs that improve traffic flow and reduce traffic congestion.

S

POLICY CN-1.11 PUBLIC INVESTMENT IN LOW- OR ZERO EMISSION VEHICLES

Continue to invest in low-emission or zero-emission vehicles to replace the City's gasoline powered vehicle fleet and to transition to available clean fuel sources such as bio-diesel for trucks and heavy equipment.

S

POLICY CN-1.12 SUSTAINABLE INFRASTRUCTURE

Encourage the use of low or zero emission vehicles, bicycles, non-motorized vehicles, and car-sharing programs by supporting new and existing development that includes sustainable infrastructure and strategies such as vehicle charging stations, drop-off areas for ride-sharing services, secure bicycle parking, and transportation demand management programs.

S

POLICY CN-1.13 CITY CONTRACT PRACTICES

Support businesses and contractors that use reduced-emissions equipment for city construction projects and contracts for services, as well as businesses that practice sustainable operations.

S

POLICY CN-1.14 TRANSPORTATION DEMAND MANAGEMENT

Require and incentivize projects to incorporate Transportation Demand Management (TDM) techniques.

H S Ed

POLICY CN-1.15 COMMUNITY EMISSIONS REDUCTION

Collaborate with the South Coast Air Quality Management District and local stakeholders in advance of designation as a priority community for air monitoring and reduction, and implement measures and strategies identified in other air monitoring and emissions reduction plans that are applicable to and feasible for Santa Ana.

H Eq S

POLICY CN-1.16 INDIRECT SOURCE RULES

Support the development of regional legislation such as the drayage truck rule, advanced clean truck route, and heavy-duty low NOx rule by the South Coast Air Quality Management District.

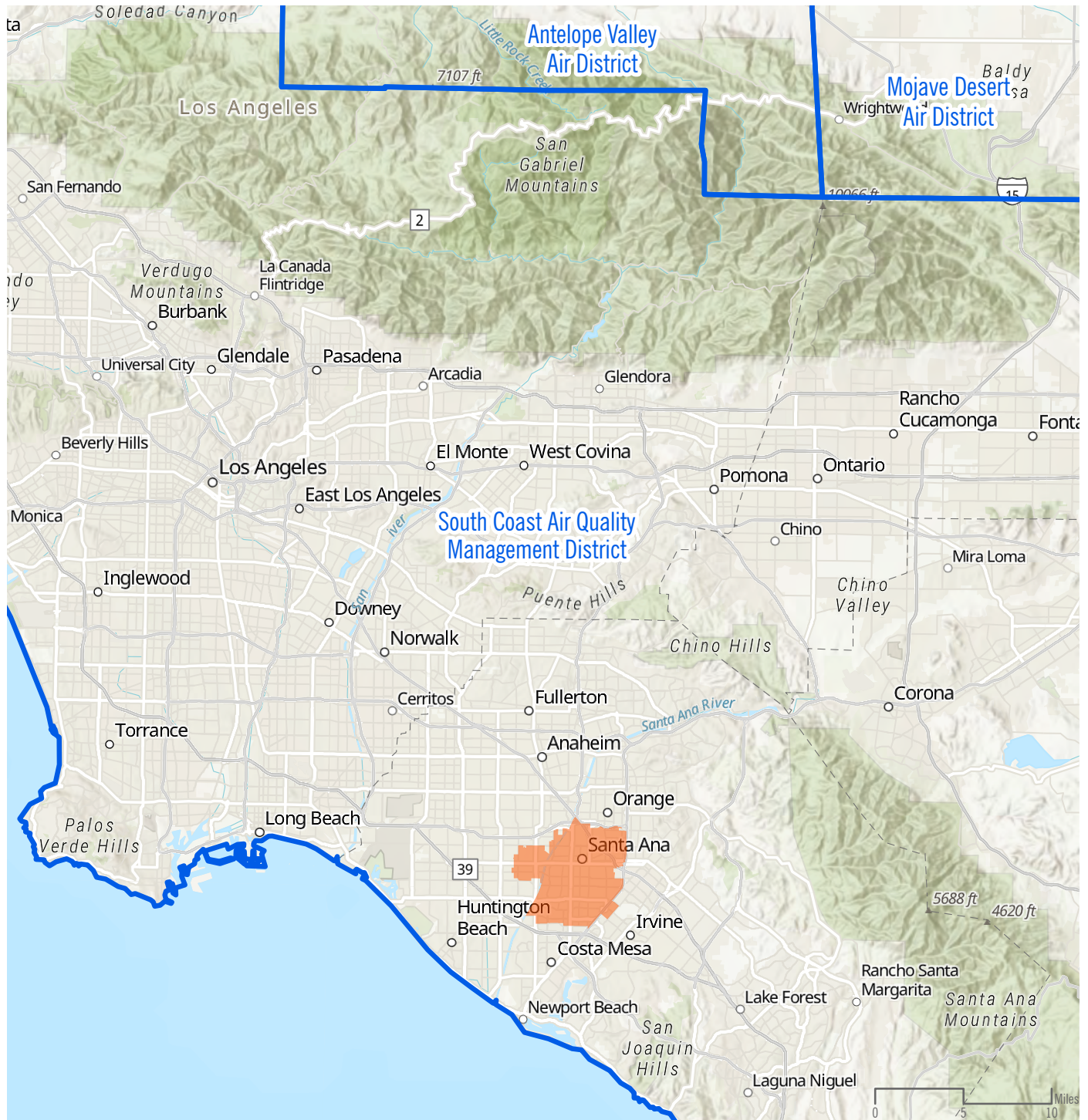
H Eq S

POLICY CN-1.17 INDOOR RECREATION

Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

H Eq

FIGURE CN-1. AIR DISTRICT



Source: CARB 2020 Date Published: 5/18/2020

 Air District



GOAL CN-2: Natural Resources

Preserve and enhance Santa Ana’s natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.

POLICY CN-2.1

NATIVE WILDLIFE HABITAT PROTECTION

Protect and enhance natural vegetation in parks and open spaces for wildlife habitat, erosion control, and to serve as noise and scenic buffers.

S

POLICY CN-2.2

BIODIVERSITY PRESERVATION

Collaborate with State and County agencies to promote biodiversity and protect sensitive biological resources.

S

POLICY CN-2.3

RESOURCE MANAGEMENT

Efficiently manage soil and mineral resource operations to eliminate significant nuisances, hazards, or adverse environmental effects on neighboring land uses.

H S

POLICY CN-2.4

SCENIC LINKAGES

Ensure that development and travelways surrounding key destinations, historic sites, recreational areas, and open space preserve and create scenic linkages.

H S



▲ Santa Ana River

Nearly four linear miles of trails run along the Santa Ana River through the City’s western area. The City’s vision for the River includes preserving and restoring natural habitat, acquiring land for improvements, protecting water quality, and promoting the Santa Ana River trail as a nonmotorized transportation route to serve the region. This photo shows bikers and walkers on the bridge connecting the Santa Ana River Trail, Edna Park, and 17th Street Triangle Park.

Photo by PlaceWorks

GOAL CN-3: Energy Resources

Reduce consumption of and reliance on non-renewable energy, and support the development and use of renewable energy sources.

POLICY CN-3.1 INTERAGENCY COORDINATION

Consult with regional agencies and utility companies to pursue energy efficiency goals and expand renewable energy strategies.

S **Ed**

POLICY CN-3.2 EDUCATION PROGRAMS

Support education programs to provide information on energy conservation and alternatives to non-renewable energy sources.

S **Ed**

POLICY CN-3.3 DEVELOPMENT PATTERNS

Promote energy efficient-development patterns by clustering mixed use developments and compatible uses adjacent to public transportation.

H **S**

POLICY CN-3.4 SITE DESIGN

Encourage site planning and subdivision design that incorporates the use of renewable energy systems.

S

POLICY CN-3.5 LANDSCAPING

Encourage the planting of native and diverse tree species to reduce heat island effect, reduce energy consumption, and contribute to carbon mitigation.

S

POLICY CN-3.6 LIFE CYCLE COSTS

Encourage construction and building development practices that use renewable resources and life cycle costing in construction and operating decisions.

S

POLICY CN-3.7 ENERGY CONSERVATION DESIGN AND CONSTRUCTION

Incorporate energy conservation features in the design of new construction and rehabilitation projects.

S

POLICY CN-3.8 ENERGY-EFFICIENT PUBLIC FACILITIES

Promote and encourage efficient use of energy and the conservation of available resources in the design, construction, maintenance, and operation of public facilities, infrastructure, and equipment.

S

POLICY CN-3.9 ENERGY GENERATION IN PUBLIC FACILITIES

Encourage and support the generation, transmission, use, and storage of locally-distributed renewable energy in order to promote energy independence, efficiency, and sustainability.

S

CONTINUED ON NEXT PAGE >>



<< CN-3 ENERGY RESOURCES

POLICY CN-3.10 ENERGY CONSERVATION IN PUBLIC PROJECTS

Work with businesses and contractors that use energy-efficient practices in the provision of services and equipment for city construction projects.

S

POLICY CN-3.11 ENERGY-EFFICIENT TRANSPORTATION INFRASTRUCTURE

Continue to support public and private infrastructure for public transportation such as bus routes, rail lines, and the OC Streetcar.

S



▲ Fleet Vehicles

The City of Santa Ana uses alternative vehicle to conserve natural resources and lower emissions. The propane-fueled Ford F-550 truck shown here will reduce carbon dioxide emissions by about 55,000 pounds over its lifetime. While minimizing smog-producing hydrocarbons, virtually eliminating particulate matter, the vehicle will lessen noise levels by about 50 percent compared to its diesel counterparts.

Photo courtesy of Roush Clean Tech

GOAL CN-4: Water Resources

Conserve and replenish existing and future water resources.

POLICY CN-4.1

WATER USE

Encourage and educate residents, business owners, and operators of public facilities to use water wisely and efficiently.

S Ed

POLICY CN-4.2

LANDSCAPING

Encourage public and private property owners to plant native or drought-tolerant vegetation.

S Ed

POLICY CN-4.3

RECYCLED WATER SYSTEMS

Continue to coordinate with the Orange County Water District, Orange County Sanitation District, and developers for opportunities to expand use of reclaimed water systems.

S

POLICY CN-4.4

IRRIGATION SYSTEMS

Promote irrigation and rainwater capture systems that conserve water to support a sustainable community.

S Ed

POLICY CN-4.5

WATER SUPPLY

Continue to collaborate with Orange County Water District and Metropolitan Water District to ensure reliable, adequate, and high quality sources of water supply at a reasonable cost.

S

POLICY CN-4.6

WATER QUALITY

Work with public and private property owners to reduce storm water runoff and to protect the water quality percolating into the aquifer and into any established waterway.

S



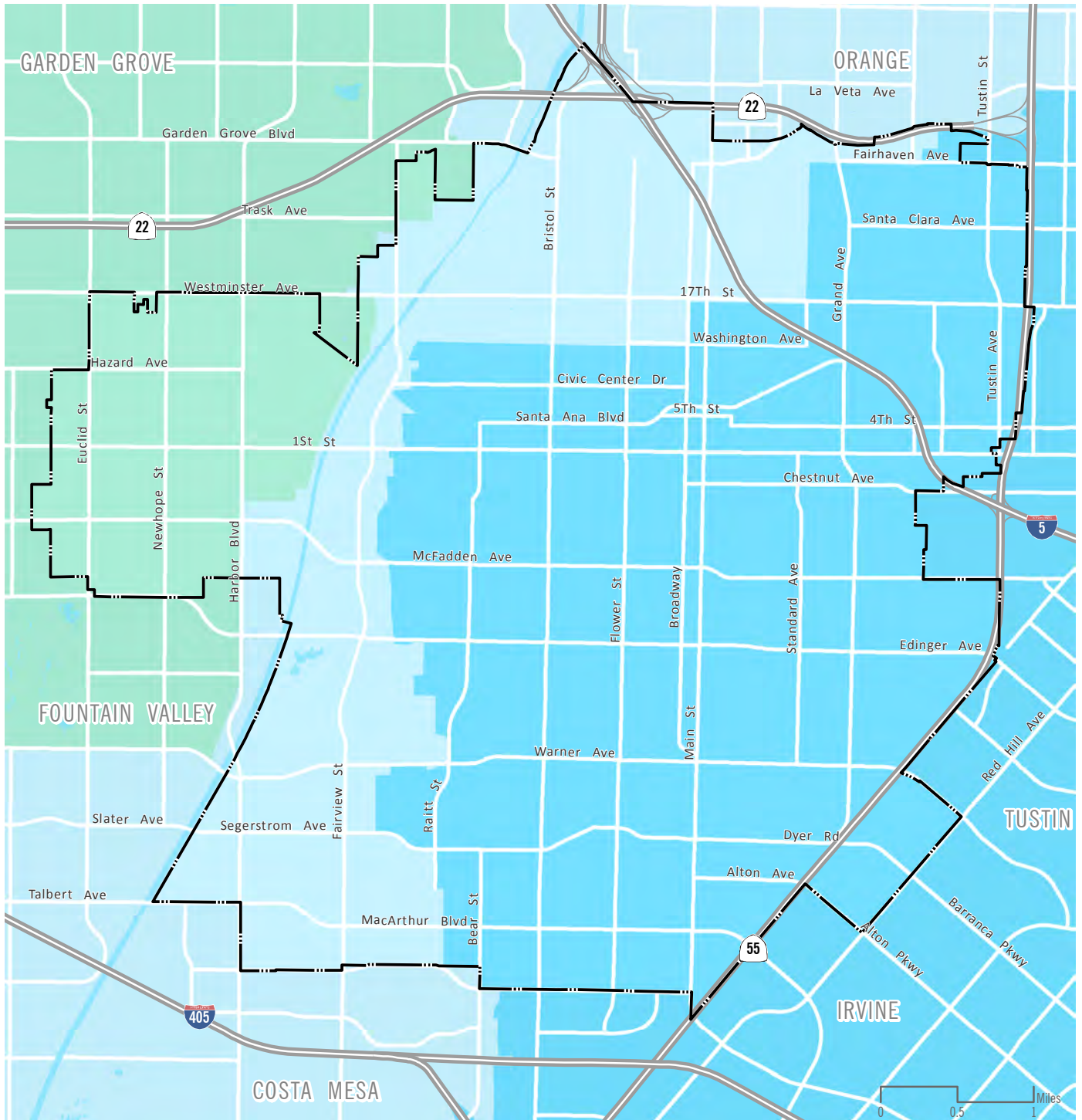
◀ Santa Ana Water Tower

Built in 1928, the historic water tower stands 153 feet tall and is still used today to maintain water pressure for residents. The tower is considered to be a Landmark structure on the Santa Ana Register of Historical Properties (#253).

Photo by Chet Frohlich



FIGURE CN-2. WATERSHEDS



Source: Fuscoe 2020 Date Published: 8/3/2020

Watershed

- Anaheim Bay-Huntington Harbour
- Santa Ana River
- Newport Bay



ENVIRONMENTAL JUSTICE COMMUNITIES

Our Core Values reinforce the City’s commitment to enable all persons to enjoy equal access to healthy environments, healthy foods, parks and recreational facilities, and civic engagement opportunities. However, the City recognizes that throughout our communities, some bear a disproportionate burden of pollution and associated health risks.

ENVIRONMENTAL JUSTICE

The concept of environmental justice seeks to correct this inequity by reducing pollution and increasing public investments in these communities, while also ensuring their input is considered in decisions that affect them.

State law enacted through Senate Bill 1000 (2016) requires all cities and counties to update public policies to address environmental justice. The City has opted for an “environmental justice in all policies” approach to ensure the topic is present alongside the multitude of issues and topics that affect our communities.

It should be noted that the goals, policies, and implementation actions presented in the General Plan build upon the important work that Santa Ana residents and stakeholders have already started to improve conditions for residences, childcare centers, schools, medical facilities, senior care centers, and parks & recreation facilities throughout the city.

ENVIRONMENTAL JUSTICE COMMUNITIES

An environmental justice community is an area of the City where residents have the highest risk of exposure to pollution in the air, water, and soil. This pollution may be caused by passing vehicles (cars and trucks) or by the daily activities of businesses and institutions. Residents in these areas also tend to be burdened by socioeconomic and health issues, such as higher rates of language barriers, poverty, and asthma. Such areas also tend to experience lower rates of investment and improvements from individuals, private companies, and public agencies. All of these factors can lead to unequal opportunities to lead a healthy and prosperous life.

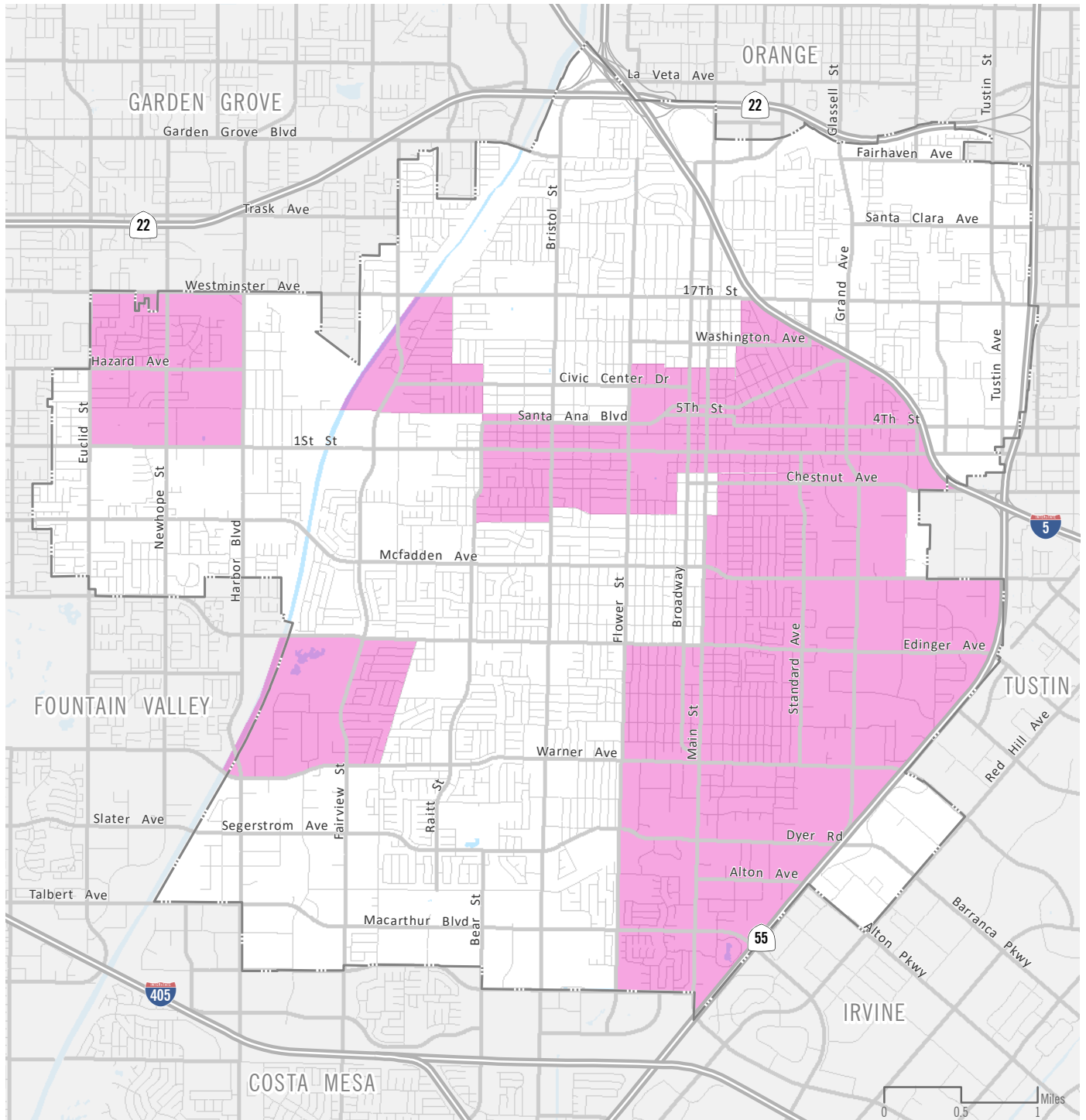
The City uses a mapping tool from CalEPA called CalEnviroScreen (CES) to identify the most vulnerable and disadvantaged areas in Santa Ana. The CES tool measures 20 indicators for every census tract in California related to people’s exposure to pollution and quality of life. The results for each census tract are combined and measured against every other census tract, producing a composite score that ranks census tracts from the least impacted to the most impacted.

Those ranked in the top 25%—shown with values between 75 and 100 percent—are considered to be a disadvantaged or environmental justice community. This top 25th percentile score is also referred to as an upper quartile score. Figure CN-3 maps those areas of Santa Ana that are considered to be environmental justice communities. Table CN-1 provides more detail on the neighborhoods that overlap the environmental justice areas.

The mapped environmental justice communities represent the areas where the City’s policies will emphasize and prioritize improving existing environmental conditions, expanding access to public facilities and resources, and augmenting opportunities for civic engagement.



FIGURE CN-3. ENVIRONMENTAL JUSTICE COMMUNITIES



Source: City of Santa Ana 2020 Date Published: 5/21/2020

 Environmental Justice Community



TABLE CN-1. CALENVIROSCREEN SCORES FOR ENVIRONMENTAL JUSTICE COMMUNITIES

Census Tract	Neighborhood(s)	Low Income	Percentile Score & Quartile Rank			Variables in the Upper Quartile	
			Composite	Pollution	Population	Pollution	Population
6059074003	Delhi	No	91	97	67	AQ TD CS GW HZ SW	LB
6059074300	Delhi, Madison Park	Yes	86	87	74	AQ CS GW HZ	LB ED LI
6059074200	Delhi, Madison Park, Memorial Park	Yes	80	81	69	AQ CS GW	ED POV HB
6059089004	Riverview West	Yes	86	76	84	AQ	LB ED LI POV
6059089001	Riverview West	Yes	83	75	79	AQ	ED LI POV HB
6059074403	Cornerstone Village, Lyon St	Yes	86	95	62	AQ DPM TD CS GW HZ SW	ED LI POV HB
6059074406	Lyon St, Saddleback View	Yes	84	90	67	AQ DPM TD CS HZ SW	ED LI POV HB
6059074602	Madison Park, Pacific Park	Yes	83	80	75	AQ CS HZ	ED LI POV HB
6059074502	Cedar Evergreen, Madison Park	Yes	82	75	77	AQ CS GW HZ	LB ED LI POV
6059074501	Cornerstone Village, Pacific Park	Yes	77	79	66	AQ DPM CS HZ	ED LI POV HB
6059074405	French Court, French Park, Lacy, Logan, Pacific Park	Yes	89	91	75	AQ DPM TD CS HZ SW	LB ED LI POV HB
6059075002	Downtown, French Park, Heninger Park, Lacy, Pacific Park, Willard	Yes	80	78	71	AQ CS HZ SW	LB ED LI POV
6059074901	Flower Park, Heninger Park, Pico Lowell	Yes	77	54	84	AQ CS	LB ED LI POV
6059075201	Artesia Pillar	Yes	77	80	65	AQ CS HZ SW	LB ED POV
6059074801	Artesia Pilar, Central City	Yes	79	77	70	AQ CS SW	ED
6059074004	Sandpointe	Yes	81	86	66	AQ CS HZ	LB
6059074108	Centennial Park	Yes	80	75	73	AQ CS HZ	LB ED LI

Rankings

Quartile 1 = Good	Quartile 2 = Moderate	Quartile 3 = Poor	Quartile 4= Challenged (Upper)
-------------------	-----------------------	-------------------	--------------------------------

Variable in the CES model:

Pollution Exposure	Environmental Effects	Sensitive Population	Socioeconomic Factors
AQ = Air Quality (incl. Ozone, PM2.5, Toxic Releases)	CS = Toxic Cleanup Sites	LB = Low Birth Weight	LI = Linguistic Isolation
DPM- Diesel Particulate Matter	GW: Groundwater Threats		POV = Poverty
TD = Traffic Density	HZ = Hazardous Waste		HB = Housing Burden
	SW = Solid Waste Sites/Facilities		ED = Educational Attainment

Note: Indicators not ranked in upper quartile: air quality (ozone); air quality (PM2.5); drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease; unemployment.



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 CN-2 lists each Conservation goal in the far left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal CN-2, for example, is supported not only by the policies listed in this Element (CN-1.1 through CN-3.11), but also by Policy M-3.8 in the Mobility Element (M), two policies identified in the Open Space Element (OS), Policy LU-4.4 in the Land Use Element (LU) and Policy UD-3.7 in the Urban Design Element (UD).

TABLE CN-2. RELATED GENERAL PLAN POLICIES

Conservation Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
CN-1: Air Quality and Climate Protect air resources, improve regional and local air quality, and minimize the impacts of climate change.	-	CE-1.8 CE-4.9	EP-2.10	-	Current Element	OS-2.3	-	S-2 S-2.1 S-2.2 S-2.3 S-2.4 S-2.5 S-2.6	LU-3.8 LU-3.9 LU-4.3	-	-	UD-2.10
CN-2: Natural Resources Preserve and enhance Santa Ana’s natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.	-	CE-3.8	-	-	Current Element	OS-2.4 OS-3.6	-	-	LU-4.4	-	-	UD-3.7
CN-3: Energy Resources Reduce consumption of and reliance on non-renewable energy, and support the development and use of renewable energy sources.	-	CE-5.6	EP-2.9	PS-1.7	Current Element	OS-1.6	-	-	LU-4.3	-	-	UD-2.11
CN-4: Water Resources Conserve and replenish existing and future water resources.	-	CE-1.8 CE-5.4	EP-2.9	PS-3.6 PS-3.8	Current Element	OS-1.6	-	-	LU-4.3	-	-	-

Notes:

CM: Community Element

CE: Circulation 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



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 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.

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 CN-3. CONSERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL CN-1: Air Quality and Climate Protect air resources, improve regional and local air quality, and minimize the impacts of climate change.		
GOAL CN-2: Natural Resources Preserve and enhance Santa Ana’s natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.		

Note: Implementation to be provided in future draft.



TABLE CN-3. CONSERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL CN-3: Energy Resources Reduce consumption of and reliance on non-renewable energy, and support the development and use of renewable energy sources.		
GOAL CN-4: Water Resources Conserve and replenish existing and future water resources.		

Note: Implementation to be provided in future draft.



Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Open Space Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020

A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ Pacific Electric Park and Community Gardens [cover photo]

Four Santa Ana neighborhoods (Cornerstone Village, Eastside, Heninger Park, and Madison Park) came together and asked the City to build a unique park adjacent to the old Pacific Electric train right of way. The 1.39-acre park, shown above, opened in 2018 and includes a playground, exercise equipment, community garden, restroom, drinking fountain, park benches, trees, native plants and shaded areas.

Photo by City of Santa Ana



OPEN SPACE ELEMENT

INTRODUCTION OS-02

COMMUNITY CONSIDERATIONS OS-03

POLICY FRAMEWORK OS-05

 GOAL OS-1: PARKS, OPEN SPACE, AND RECREATION OS-05

 GOAL OS-2: PUBLIC HEALTH AND SAFETY OS-10

 GOAL OS-3: CORRIDORS AND PATHWAYS OS-11

RELATED GENERAL PLAN POLICIES OS-12

IMPLEMENTATION OS-13
TO BE PROVIDED IN A FUTURE DRAFT

FIGURE

 FIGURE OS-1: OPEN SPACE OS-07

 FIGURE OS-2: WALKING DISTANCE TO PARK FACILITIES OS-08

TABLE

 TABLE OS-1: RELATED GENERAL PLAN POLICIES OS-12

 TABLE OS-2: OPEN SPACE ELEMENT IMPLEMENTATION OS-13
TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

 BIOLOGICAL AND NATURAL RESOURCE INVENTORY AND ASSESSMENT,
 MAY 2020 (APPENDIX D, DEIR)



Madison Park. Children and adults alike had fun playing at Madison Park during the Summer Night Lights program (shown here in July 2019). The Summer Night Lights program was held in partnership with the Madison Park Neighborhood Association.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

OPEN SPACE

The purpose of the Open Space Element is to identify and preserve open space areas that provide value to the community and enrich the quality of life. Such lands or waters provide value in the form of recreation, health, biodiversity, wildlife conservation and aesthetics. Additionally, open spaces are used for climate change mitigation and adaption, flood risk reduction, managed natural resources production, agricultural production, and protection from hazardous conditions. The Open Space Element will guide the City in its efforts to plan for open space lands in what is largely a built-out, urban environment.



INTRODUCTION

Open space is a limited and valuable resource, providing multiple benefits to those living and working in Santa Ana. Open space provides a place of relaxation and reprieve from the urban environment. Open space also offers a place to gather, celebrate, learn, or exercise, whether one is alone, with friends or family, or with other members of the community. Open space is so important that its presence (or absence) can profoundly shape physical, social, mental, and economic health and well-being of our communities.

The City boasts dozens of parks and joint use facilities, hundreds of recreational programs and classes, and miles of off-street trails weaving through neighborhoods and along the Santa Ana River. These varied resources provide hundreds of acres for public open space and recreation.

The City continues to explore ways to provide more open space and a more equitable distribution across our many communities. The demands for new open space and the pressures upon existing open space will rise alongside planned growth along our corridors and around current and future activity centers.

To create more open space in an urban environment where nearly every parcel is developed requires new approaches, creative solutions, and strong partnerships. A Parks Master Plan is underway to better define and guide the City's strategies and investments in the coming years. The City will also continue to engage with regional partners to expand the public use and connectivity of the Santa Ana River Parkway.



▲ Party in the Park (Memorial Park)

In partnership with the City of Santa Ana, Santa Ana Unified School District, and County of Orange, Active Learning created and leads Party in the Park (held annually at Memorial Park) to promote healthy and active lifestyles through games, activities, dance classes, and more.

Photo courtesy of Active Learning



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous open space 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/or community strengths:

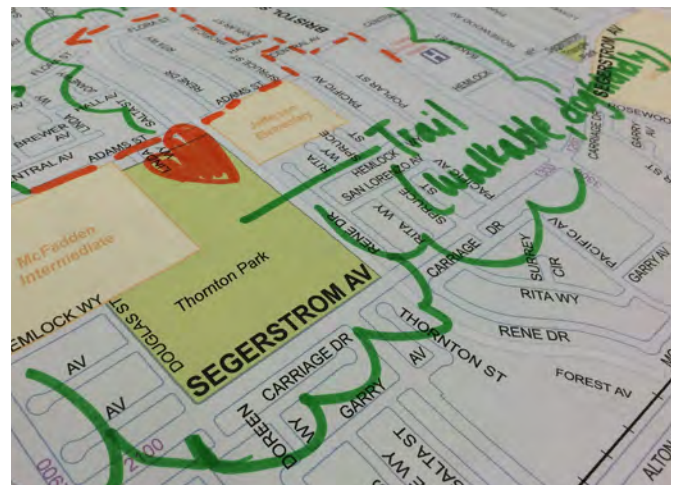
- ▶ More open space and community centers
- ▶ More equitable distribution of open space
- ▶ Improve park safety and accessibility
- ▶ Enhance facility maintenance
- ▶ Increase public events and programming
- ▶ Expand senior services



▲ Centennial Skatepark

The Skatepark at Centennial Park offers street skaters large area with several banks of stairs, rails, ledges, fun boxes, and a number of other obstacles. The park's design and layout ensure that every level of skater can have fun and challenge themselves.

Photo by City of Santa Ana



▲ Community Input

Residents consistently expressed their desire to increase the amount of parks, open space, and programming during all stages of the General Plan preparation, including youth outreach events (map above from June 2016 event), and focused input such as the 2017 General Plan Advisory Group meeting.

Photo by City of Santa Ana





Santiago Park. One of the City's largest parks, the 34.4-acre community park provides a wide range of open spaces and recreational facilities. Shown above is the Santiago Creek Bike Trail that runs through the park and northeast over 8 miles through the cities of Orange and Villa Park, until it connects into the Santiago Oaks Regional Park. Santiago Park also contains many other features, such as sports facilities, an archery range, hiking trail, and wildlife and watershed interpretive center.

Photo by City of Santa Ana

POLICY FRAMEWORK

GOAL OS-1: Parks, Open Space, and Recreation

Provide a safe, accessible, sustainable, and diverse park and facility system with recreational opportunities accessible to all residents.

POLICY OS-1.1

PARK MASTER PLAN

Create and maintain a Santa Ana parks master plan that incorporates data on need, demographics, and health outcomes.

H **Eq** **S**

POLICY OS-1.2

PARKS AND RECREATION NETWORK

Support a comprehensive and integrated network of parks, open space, and recreational facilities that maintains and provides a variety of active and passive recreational opportunities that meets the needs of all Santa Ana residents, regardless of age, ability, or income.

H **Eq** **S**

POLICY OS-1.3

PARK STANDARD

Achieve a minimum park standard of two acres per 1,000 residents in the city.

H **Eq** **S**

POLICY OS-1.4

PARK CONNECTIVITY

Establish and enhance options for residents to access existing and new park facilities through safe walking, bicycling, and transit routes.

H **Eq** **S**

POLICY OS-1.5

DEVELOPMENT AMENITIES

Ensure all new development provides open space and effectively integrates pedestrian and multi-modal travelways to promote a quality living environment.

H **Eq** **S**

POLICY OS-1.6

SUSTAINABLE LANDSCAPE

Promote citywide use of drought tolerant landscape and development practices for wise water use and energy consumption.

S

POLICY OS-1.7

COMMUNITY BUILDING

Ensure that park facilities and programs reflect the priorities of residents in the surrounding neighborhoods, with attention to place-making elements that foster social interaction and community pride such as art, landscape, monuments, murals, play equipment, and seating.

C **Eq**

POLICY OS-1.8

CREATIVE SOLUTIONS

Develop creative and flexible solutions to create infill parks in neighborhoods where traditional pocket, neighborhood, and community parks are not feasible.

H **Eq** **S**

POLICY OS-1.9

FUNDING SOURCES

Explore and pursue all available funding for the acquisition of parkland, the development of park facilities, programming, and maintenance of existing and new parks, including nontraditional funding sources.

H **Eq**

CONTINUED ON NEXT PAGE >>



<< GOAL OS-1: PARKS, OPEN SPACE, AND RECREATION

POLICY OS-1.10

SHARED USE

Collaborate with school districts, faith-based communities, and community serving organizations to expand shared use facilities through cooperative agreements, as well as pursuing multiple use strategies of publicly owned land.

H Eq

POLICY OS-1.11

ACCESSIBILITY

Design new and renovated existing parks, recreation facilities, and trails to provide access to residents of all physical abilities.

H Eq

POLICY OS-1.12

NEIGHBORHOOD NEEDS

Consider unique neighborhood needs in the development of open spaces and programs.

H Eq

POLICY OS-1.13

INDOOR RECREATION

Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

H Eq

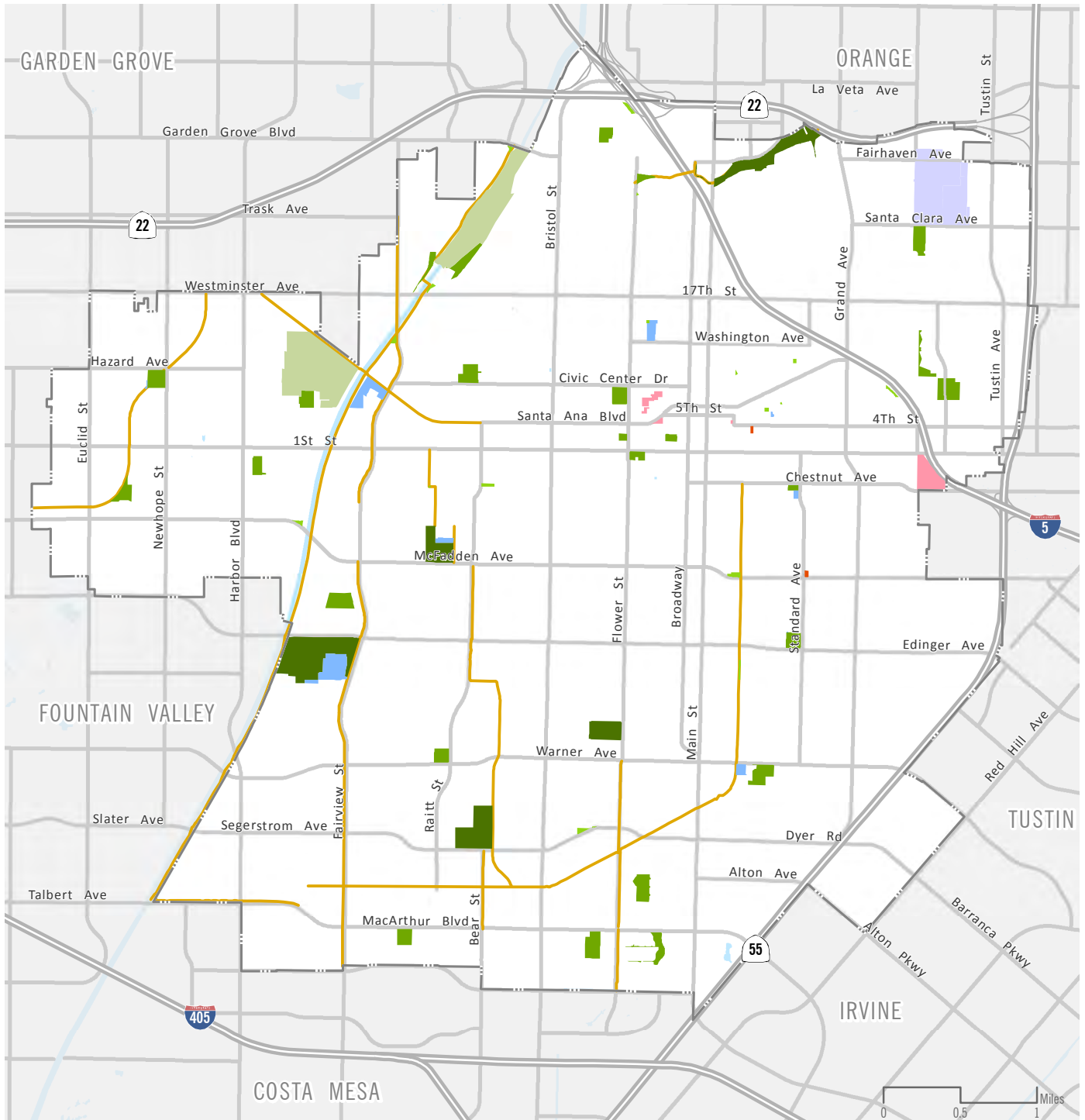


▲ Santa Ana Zoo

Over 270,000 people visit the Santa Ana Zoo each year, with City residents able to visit the Zoo for free on the third Sunday of each month. This photo shows a multi-species exhibit designed to mimic the Pampas Grasslands of South America, with a Rhea visible on the left and a Guanaco laying down under the tree's shade on the right.

Photo by City of Santa Ana

FIGURE OS-1. OPEN SPACE



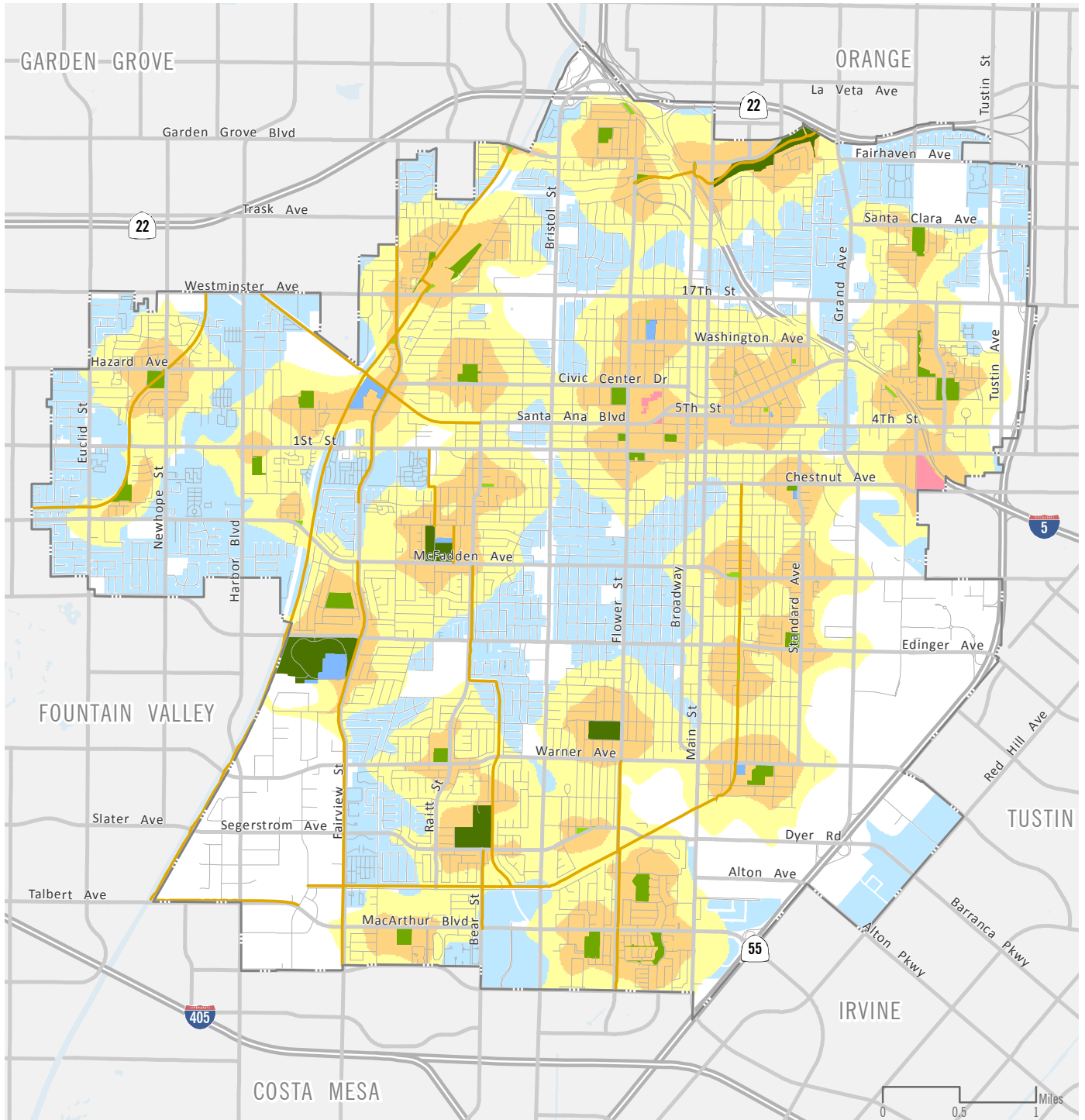
Source: City of Santa Ana 2020 Date Published: 8/3/2020

Open Space Type

- Community Park
- Neighborhood Park
- Small Park
- Specialty Park
- Joint-use School
- Private Park
- Golf Course
- Cemetery
- Class 1 Bikeway/Trail (Existing & Planned)



FIGURE OS-2. WALKING DISTANCE TO PARK FACILITIES



Source: City of Santa Ana 2020 Date Published: 8/3/2020

Park Type

- Community Park
- Neighborhood Park
- Small Park
- Specialty Park
- Joint-use Park
- Class 1 Bikeway/Trail (Existing & Planned)

Walking Distance From Existing or Proposed Park

- 1/4 Mile
- 1/2 Mile
- Current or Future Residential Area more than 1/2 Mile Walking Distance from an Existing or Planned Park Facility





Mariposa Park. Completed in 2019, the 0.42-acre neighborhood park include a vibrant playground, a 2,500 skate bowl, picnic benches, areas with shade, a rock bioswale, and water wise landscaping. The site was formerly three vacant homes, which were acquired by the City of Santa Ana, demolished, and redeveloped as open space to provide more outdoor recreation opportunities for the Lacy Neighborhood community.

Photo by City of Santa Ana

GOAL OS-2: Public Health and Safety

Provide a system of parks, open spaces, and community centers that are well-maintained, safe, and healthy environments for all users.

POLICY OS-2.1

SAFETY

Create a safe environment through implementation of crime prevention through environmental design (CPTED) principles in public spaces.

H

POLICY OS-2.2

NEIGHBORHOOD ENGAGEMENT

Encourage residents, neighborhood groups, businesses, schools, organizations, and public agencies to partner in the creation and maintenance of safe and well maintained publicly-owned park and recreation facilities.

H Eq Ed

POLICY OS-2.3

HAZARDOUS MATERIALS

Reduce or eliminate, as feasible, the use of pesticides and herbicides that negatively impact human health at park facilities and publicly accessible open spaces.

H S

POLICY OS-2.4

URBAN FOREST

Maintain, preserve, and enhance the city's urban forest as an environmental, economic, and aesthetic resource to improve residents' quality of life.

H S

POLICY OS-2.5

URBAN AGRICULTURE

Expand urban agriculture opportunities in private development and public spaces, including home gardens, community gardens, and urban farms.

H

POLICY OS-2.6

FACILITY MAINTENANCE

Ensure all park facilities and open spaces are well maintained.

H Eq

► Jerome Park Community Garden

The City of Santa Ana's Community Garden Program offers youth and their families the training and motivation to adopt healthy food habits.

The workshops are free and open to the public at all community garden locations. Workshop topics include the essentials of urban gardening, growing food, transplanting seedlings, crop rotation, composting, water conservation methods and much more.

Photo by City of Santa Ana



GOAL OS-3: Corridors and Pathways

Preserve, expand, and create additional open space areas and linkages throughout the City to protect the natural and visual character of the community, and to connect to local and regional activity centers.

POLICY OS-3.1

RECREATIONAL CORRIDORS

Establish and maintain an integrated recreational and multi-modal commuter corridor network linking open spaces, housing, community services, and employment centers.

H **Eq** **S**

POLICY OS-3.2

LINKING DEVELOPMENT

Promote bicycle and pedestrian linkages and amenities throughout new and existing development to promote use of alternative modes of transportation and active lifestyles.

H **S**

POLICY OS-3.3

PUBLICLY OWNED LAND

Maintain and explore options for publicly owned land for the creation of open space pathways and corridors.

H **Eq** **S**

POLICY OS-3.4

GREENWAY CORRIDORS

Coordinate with government and private sector to explore opportunities to incorporate pedestrian, multi-modal, and landscape amenities along the OC Streetcar route, flood control channels, and other underutilized sites.

H **Eq** **S**

POLICY OS-3.5

VISUAL CORRIDORS

Protect visual corridors of and adjacent to public open spaces from intrusive and incompatible development.

S

POLICY OS-3.6

NATURALIZING THE SANTA ANA RIVER

Explore opportunities to reintroduce natural habitat along the Santa Ana River to provide natural habitat and educational and recreational opportunities.

S



◀ Maple/Occidental Exercise Park

In 2012, the City transformed what used to be a wide patch of dirt along the Pacific Electric Bicycle Trail into a 0.41-acre linear exercise park. Set in the Madison Park Neighborhood, the park is filled with native plants and outdoor workout equipment.

Photo by City of Santa Ana

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 OS-1 lists each Open Space goal in the far left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal OS-1, for example, is supported not only by the policies listed in this Element (OS-1.1 through OS-3.6), but also by six goals and policies identified in the Community Element (CE), five goals and policies in the Public Service Element (PS), four policies identified in the Land Use Element (LU), and four policies identified in the Urban Design Element (UD).

TABLE OS-1. RELATED GENERAL PLAN POLICIES

Open Space Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
OS-1: Parks, Open Space, and Recreation Provide a safe, accessible, sustainable, and diverse park and facility system with recreational opportunities accessible to all residents.	CM-1 CM-1.1 CM-1.3 CM-1.4 CM-1.5 CM-1.10	-	-	PS-1 PS-1.2 PS-1.3 PS-1.4 PS-1.5	-	Current Element	-		LU-1.3 LU-2.3 LU-2.9 LU-4.9	-	-	UD-1.5 UD-4.3 UD-4.5 UD-4.6
OS-2: Public Health and Safety Provide a system of parks, open spaces, and community centers that are well-maintained, safe, and healthy environments for all users	CM-3 CM-3.2 CM-3.3 CM-3.5 CM-3.6	-	-	PS-1.8	-	Current Element	-		LU-3.9	HE-1.3 HE-1.4	-	UD-1.4 UD-3.11
OS-3: Corridors and Pathways Preserve, expand, and create additional open space areas and linkages throughout the City to protect the natural and visual character of the community, and to connect to local and regional activity centers.	-	CE-3.1 CE-3.8	-	-	CN-2.1 CN-2.4	Current Element	-		-	-	-	UD-3 UD-3.1 UD-3.2 UD-3.6 UD-3.7

Notes:

CM: Community Element

CE: Circulation 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

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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 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.

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 OS-2. OPEN SPACE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
Goal OS-1: Parks, Open Space, and Recreation Provide a safe, accessible, sustainable, and diverse park and facility system with recreational opportunities accessible to all residents.		
GOAL OS-2: Public Health and Safety Provide a system of parks, open spaces, and community centers that are well-maintained, safe, and healthy environments for all users.		

Note: Implementation to be provided in future draft.



TABLE OS-2. OPEN SPACE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL OS-3: Corridors and Pathways Preserve, expand, and create additional open space areas and linkages throughout the City to protect the natural and visual character of the community, and to connect to local and regional activity centers.		

Note: Implementation to be provided in future draft.



Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Noise Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



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

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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.



▲ Santa Ana Freeway [cover photo]

As southern California grew, so did the traffic and roadways. Now, many live along arterials and freeways where thousands of cars and trucks pass by every day, creating noise that permeates into the surrounding neighborhoods. The City of Santa Ana is surrounded by four major freeways that carry hundreds of thousands of cars and trucks into and through the City every day. While soundwalls help mitigate some of the noise, nearby homes, schools, and parks must deal with the persistent presence of traffic noise. Shown above is a view of the Santa Ana Freeway looking southeast toward the Caltrans District 12 headquarters and Xerox Centre.

Photo by PlaceWorks



NOISE ELEMENT

INTRODUCTIONN-02

COMMUNITY CONSIDERATIONSN-03

POLICY FRAMEWORKN-04

 GOAL N-1: LAND USE COMPATIBILITYN-04

 GOAL N-2: NOISE GENERATORSN-07

 GOAL N-3: AIRPORT AND LAND USE ENVIRONS.....N-08

NOISE STANDARDSN-10

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TO BE PROVIDED IN A FUTURE DRAFT

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 TABLE N-2: RELATED GENERAL PLAN POLICIESN-11

 TABLE N-3: NOISE ELEMENT IMPLEMENTATIONN-12
 TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

 NOISE EXISTING CONDITIONS REPORT, JULY 2019 (APPENDIX I-a, DEIR)

 INFRASTRUCTURE TECHNICAL, JUNE 2020 (APPENDIX H-a, DEIR)



Music & Art. A band warms up before playing at the Santa Ana Art Walk in March 2017. The Artwalk is like a free carnival happening across downtown Santa Ana, with outdoor festival areas, art shows and performances, and live music. However, the festivities must come to an end at 10:00 pm to comply with the City's current Noise Ordinance.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

NOISE

The purpose of the Noise Element is to appraise noise levels in the community, prepare noise contours to guide land use decisions, and establish measures that address current and future noise impacts. This element works to ensure that the City limits the exposure of the community to excessive noise levels in noise-sensitive areas and at noise-sensitive times of day.

This element works in tandem with other elements of the General Plan, such as the Circulation Element, which contains policies related to the mitigation of transportation-related noise.



INTRODUCTION

Noise is defined as unwanted sound—anything from a barking dog to the clatter of a jackhammer—and can disrupt the way people live and work. Many sources of such noise—such as freeways—also produce excessive vibration, which can adversely affect health and well-being. Based on the known effects of noise and vibration, local, state, and federal government agencies have established noise thresholds to protect public health and safety.

The greatest source of noise throughout Santa Ana is vehicle traffic on the I-5, I-405, SR-22, and SR-55 freeways and the City’s large streets. Other major noise sources are Amtrak and Metrolink trains, aircraft departing from and arriving at John Wayne Airport, stationary equipment at commercial and industrial uses, and parks with active sports fields.

Certain land uses are more sensitive to higher levels of noise and vibration. Residential uses, schools, health care centers, libraries, churches, senior homes, and recreational areas are much more sensitive to noise than commercial and industrial uses. Siting new development of any of these sensitive receptors in the vicinity of substantial traffic or noise-intensive industrial uses can adversely affect sensitive receptors and is considered a land use conflict.

The California Building Code and the Santa Ana Noise Ordinance are the City’s primary tools with which it can regulate activity and land uses to maintain a healthy noise environment. John Wayne Airport is regulated by the noise requirements of the Federal Aviation Administration and noise standards under the California Code of Regulations.



▲ **Industrial uses near residential neighborhoods**

Some neighborhoods in Santa Ana must contend with the impacts of living nearby industrial districts, including noise from the daily operations of uses such as trash sorting facilities, auto service and salvage businesses, and metal processing facilities.

Photo by PlaceWorks



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous noise-related 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:

- ▶ Traffic noise
- ▶ Noise from overcrowded residential structures
- ▶ Noise generated by industrial facilities
- ▶ Noise generated by commercial businesses



▲ Santa Ana Regional Transportation Center

The City's primary transit center generates noise through the arrivals and departures of Amtrak (Pacific Surfliner shown above) and Metrolink trains, as well as Greyhound and OCTA buses.

Photo by City of Santa Ana



▲ Community Input

Residents expressed a desire to maintain quiet neighborhoods and reduce noise related to traffic and excessively loud businesses during all phases of the General Plan preparation, including at events such as the 2016 community workshop (pictured above) and focused input such as the 2017 General Plan Advisory Group meeting.

Photo by City of Santa Ana



POLICY FRAMEWORK

GOAL N-1: Land Use Compatibility

Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.

POLICY N-1.1 NOISE STANDARDS

Utilize established Citywide Noise Standards and guidelines to inform land use decisions and guide noise management strategies.

Eq Ed

POLICY N-1.2 SOUND DESIGN

Encourage functional and attractive designs to mitigate excessive noise levels.

H Ed

POLICY N-1.3 REGIONAL NOISE IMPACTS

Collaborate with local and regional transit agencies and other jurisdictions to minimize regional traffic noise and other sources of noise in the City.

H Eq

POLICY N-1.4 SENSITIVE USES

Protect noise sensitive land uses from excessive, unsafe, or otherwise disruptive noise levels.

H Eq

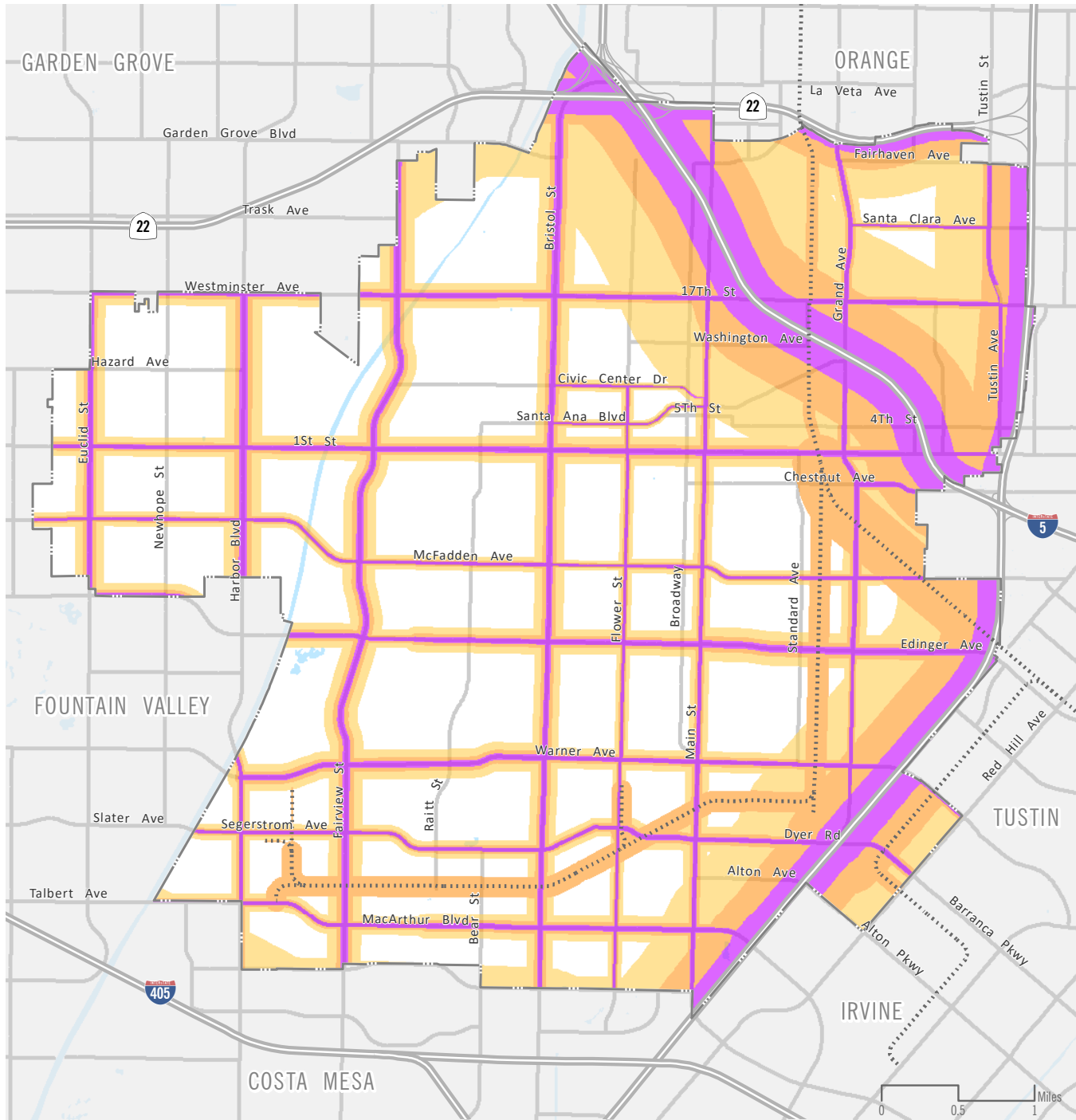


▲ Vibrant Restaurants, Bars, & Dance Clubs

The City contains many lively places to eat, drink, dance, and listen to live music. Some parts of the City, like Downtown, are more compatible with businesses that stay open late and host live music, while other areas prefer to remain quieter neighborhoods.

Photo by City of Santa Ana

FIGURE N-4. EXISTING NOISE CONTOURS



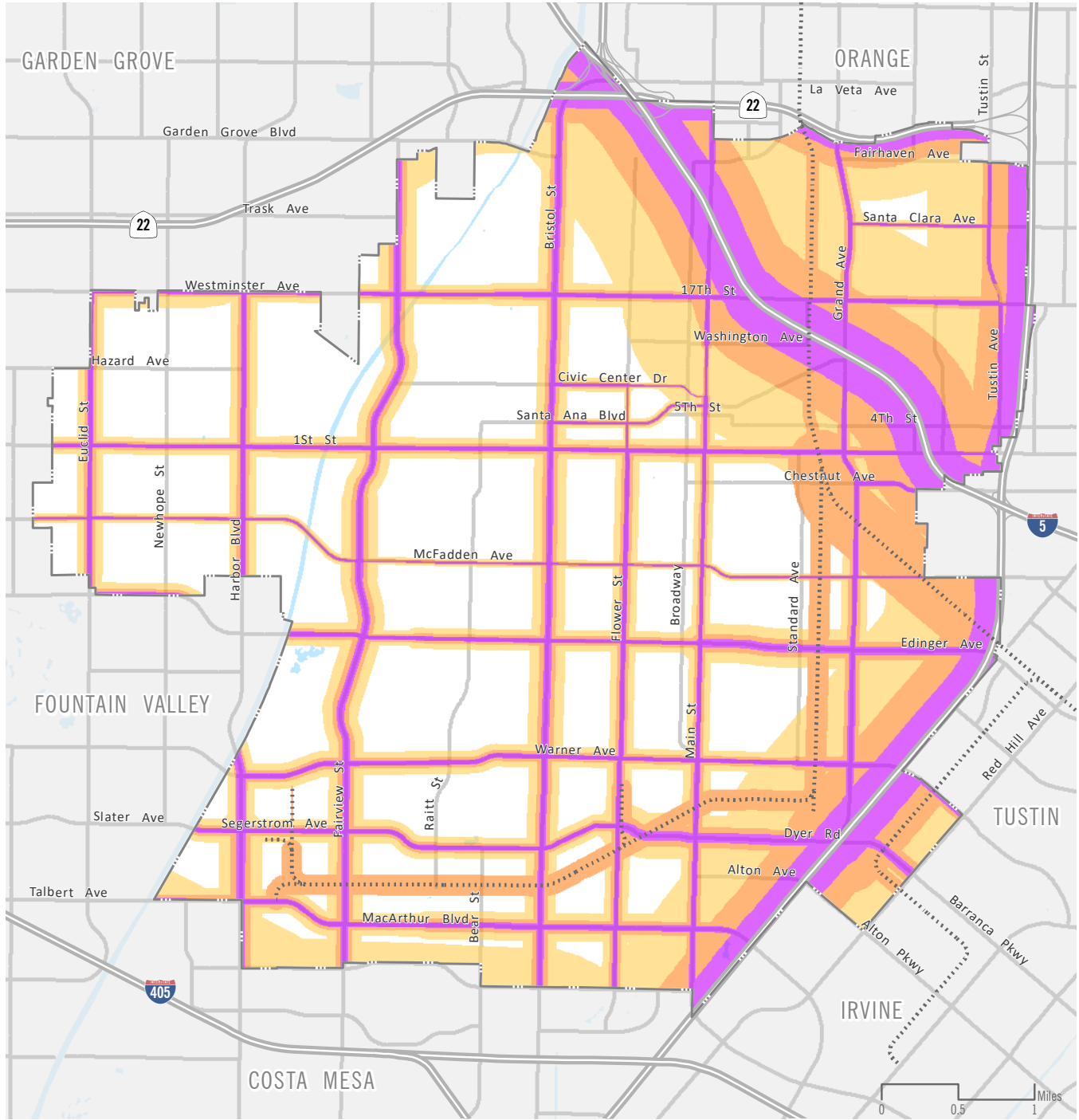
Source: PlaceWorks 2020 Date Published: 6/29/2020

Existing Noise Contours

- 70+ dBA
- 65 dBA
- 60 dBA
- Railway



FIGURE N-5. FUTURE NOISE CONTOURS



Source: PlaceWorks 2020 Date Published: 6/29/2020

Future Noise Contours

- 70+ dBA
- 65 dBA
- 60 dBA
- Railway



GOAL N-2: Noise Generators

Reduce the impact of known sources of noise and vibration.



▲ Fixing the Sidewalk

The sounds generated by construction activity, such as heavy equipment and power tools, are often generated in short bursts over long periods of time. The City's Noise Ordinance restricts construction, repair, remodeling, and grading activities to ensure they cannot take place between 8 pm and 7 am.

Photo by City of Santa Ana

POLICY N-2.1

TRANSPORTATION RELATED NOISE

Reduce noise generated from traffic, railroads, transit, and airports to the extent feasible.

H Eq

POLICY N-2.2

STATIONARY RELATED NOISE

Minimize noise impacts from commercial and industrial facilities adjacent to residential uses or zones where residential uses are permitted.

H Eq

POLICY N-2.3

TEMPORARY AND/OR NUISANCE NOISE

Minimize the effects of intermittent, short-term, or other nuisance noise sources.

H Eq Ed

GOAL N-3: Airport and Land Use Environs

Protect sensitive land uses from airport related noise impacts.

POLICY N-3.1

RESIDENTIAL DEVELOPMENT

Residential development within the John Wayne Airport (JWA) 65 dB(A) CNEL Noise Contour or greater is not supported.

Eq

POLICY N-3.2

FLIGHT PATHS

Advocate that future flight path selection be directed away from existing noise sensitive land uses.

H Eq

POLICY N-3.3

RESIDENTIAL MITIGATION

Require all residential land uses in 60 dB(A) CNEL or 65 dB(A) CNEL Noise Contours to be sufficiently mitigated so as not to exceed an interior standard of 45 dB(A) CNEL.

H Eq Ed

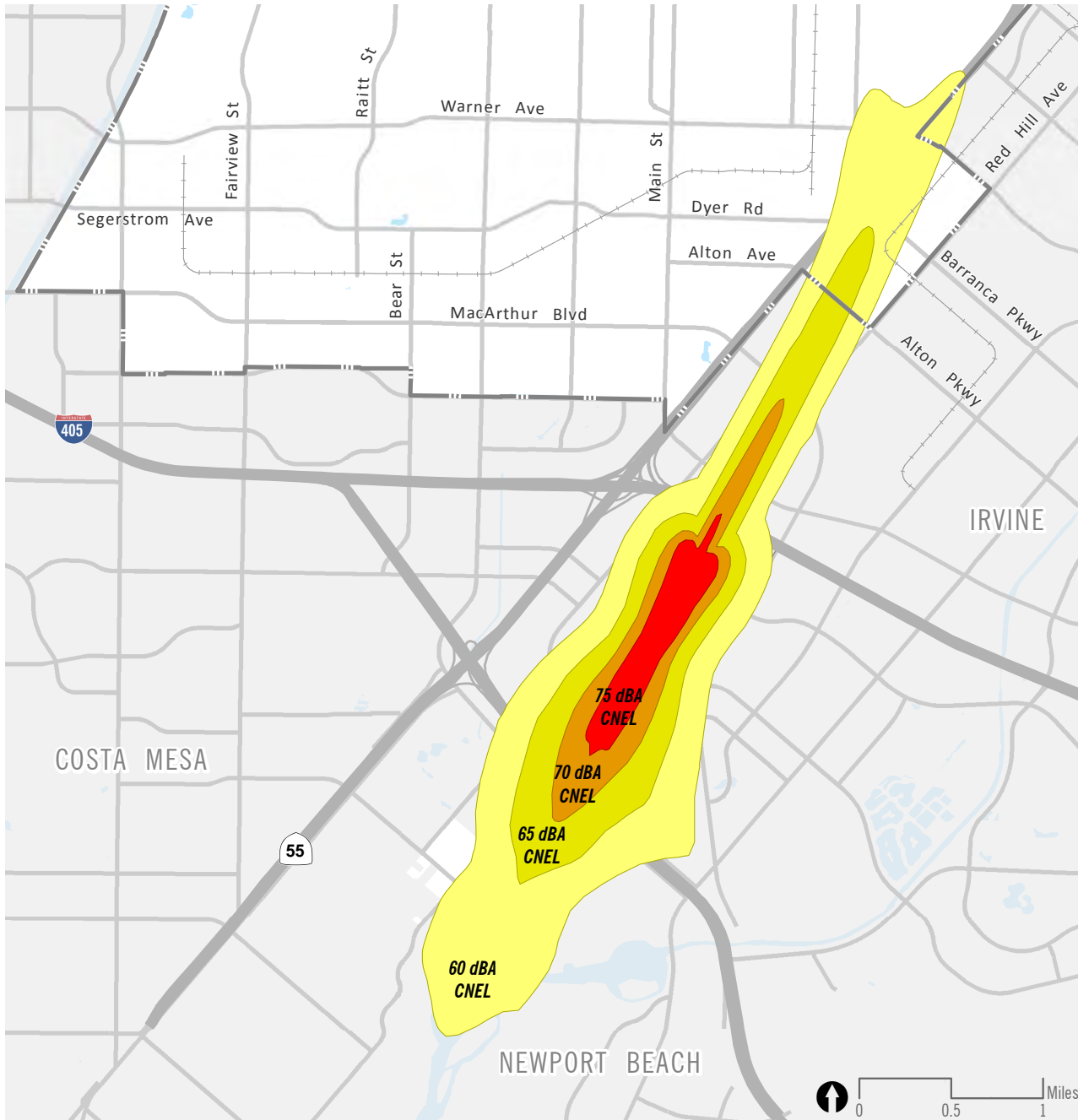


▲ Approaching John Wayne Airport

The City advocates for flight paths to avoid residences and other sensitive land uses. Shown above is a plane flying over the Metro East Mixed-Use Overlay Zone, which permits a variety of residential, office, institutional, and commercial land uses.

Photo by Ken Lund, CC BY-SA 2.0

FIGURE N-6. AIRPORT NOISE CONTOURS



Santa Ana Airport 2012 Annual Noise Contours

Source: Recreated from Orange County Airport Land Use Commission, Airport Environs Land Use Plan for Santa Ana Airport, 2008. Date Published: 6/30/2020

- 60 dBA CNEL
- 65 dBA CNEL
- 70 dBA CNEL
- 75 dBA CNEL
- Freeway
- City Boundary



NOISE STANDARDS

The City’s primary focus is to minimize noise problems in areas sensitive to noise because the majority of land in Santa Ana is fully established. The City emphasizes mitigation measures to deal with existing noise problems, prevention of new noise problems through proper arrangement of noise sensitive land uses in relationship to circulation systems, and establishment of appropriate noise emission or insulation standards for the various land uses.

The City adopts the standards and guidelines for noise levels for land uses as displayed in Table N-1. All residential uses should be protected with sound insulation over and above that provided by normal building construction when constructed in areas exposed to greater than 60 dB CNEL (community noise equivalent level).

TABLE N-1. INTERIOR AND EXTERIOR NOISE STANDARDS

Categories	Land Use Categories	Interior ¹	Exterior ²
Residential	Single-family, duplex, multi-family	45 dB CNEL ³	65 dB CNEL
Institutional	Hospital, school classroom/ playground	45 dB CNEL	65 dB CNEL
	Religious facility, library	45 dB CNEL	--
Open Space	Parks	--	65 dB CNEL

Notes:

1. Interior areas (to include but are not limited to: bedrooms, bathrooms, kitchens, living rooms, dining rooms, private offices, and conference rooms).
2. Exterior areas shall mean: private yards of single family homes, park picnic areas, school playgrounds, common areas. Private open space, such as atriums on balconies, shall be excluded from exterior noise requirements provided sufficient common area is included within the project.
3. Interior noise level requirements contemplate a closed window condition. Mechanical ventilation system or other means of natural ventilation shall be provided per Chapter 12 of the Uniform Building Code, as necessary.



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.

Goal N-1, for example, is supported not only by the policies listed in this Element (N-1.1 through N-3.3), but also by Policies LU-1.1, 3.8, and 4.3 in the Land Use Element (LU).

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

TABLE N-2. RELATED GENERAL PLAN POLICIES

Noise Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
N-1: Land Use Compatibility Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.	-	-	-	-	-	-	Current Element	-	LU-1.1 LU-3.8 LU-4.3	-	-	-
N-2: Noise Generators Reduce the impact of known sources of noise and vibration.	-	CE-1.8 CE-4.8 CE-5.2	-	-	-	-	Current Element	-	-	-	-	-
N-3: Airport and Land Use Environs Protect sensitive land uses from airport related noise impacts.	-	-	-	-	-	-	Current Element	-	LU-1.1 LU-3.8	-	-	-

Notes:

CM: Community Element

CE: Circulation 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



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 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.

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 N-3. NOISE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
Goal N-1: Land Use Compatibility Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.		
GOAL N-2: Noise Generators Reduce the impact of known sources of noise and vibration.		

Note: Implementation to be provided in future draft.



TABLE N-3. NOISE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL N-3: Airport and Land Use Environs Protect sensitive land uses from airport related noise impacts.		

Note: Implementation to be provided in future draft.



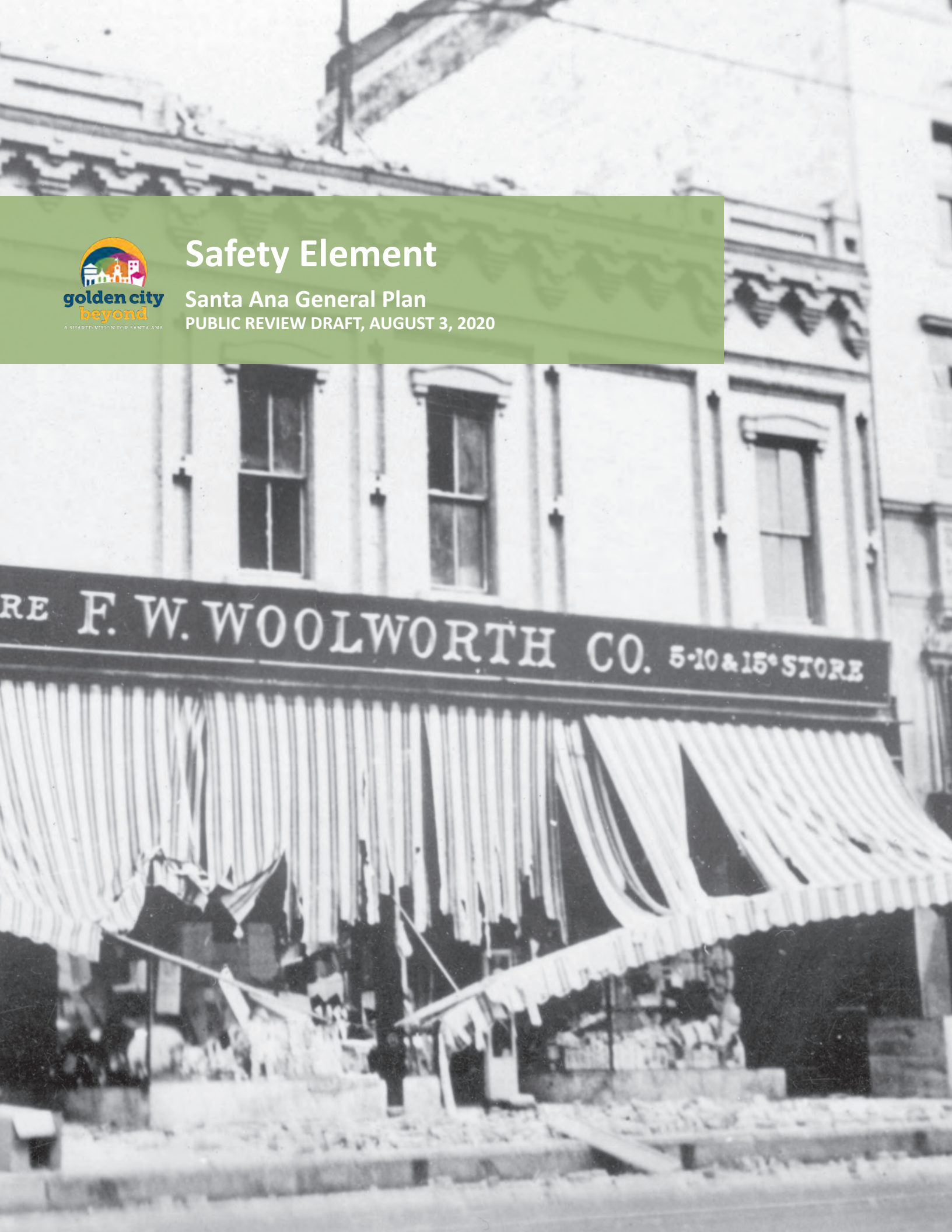


PUBLIC REVIEW DRAFT



Safety Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ **F. W. Woolworth Co. Store [cover photo]**

In the early evening hours on March 10, 1933, the Newport-Inglewood fault ruptured, jolting the local citizenry just as the evening meals were being prepared. The magnitude 6.4 earthquake caused extensive damage (roughly \$50 million in 1933 dollars) throughout the City of Long Beach and surrounding communities. The City of Santa Ana suffered extensive damage, including the old Woolworth's building on 4th Street shown on the cover.

Photo courtesy of Santa Ana Public Library, image taken in 1933



SAFETY

ELEMENT

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COMMUNITY CONSIDERATIONS S-03

POLICY FRAMEWORK S-05

 GOAL HP-1: FLOOD SAFETY S-05

 GOAL HP-2: HAZARDOUS MATERIALS S-07

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TO BE PROVIDED IN A FUTURE DRAFT

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TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

 Geological Background Technical Report, May 2020 (Appendix G-a, DEIR)

 Infrastructure Technical Report, June 2020 (Appendix H-a, DEIR)

 Existing Conditions Report for Fire and Police Services, September 2019 (Appendix J-a, DEIR)



Preparing for winter storms. The City of Santa Ana Public Works Agency makes sandbags available to City residents and businesses during winter storms or rain events. Up to ten sandbags are available per Santa Ana residence location or Santa Ana business location.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

SAFETY

The purpose of the Safety Element is to eliminate and minimize risks associated with natural and human-generated hazards such as floods, earthquakes, and hazardous materials. By assessing and preparing for levels of risk, the City can endure the range of safety hazards and adapt to changes over time.

This element works in tandem with other elements of the General Plan, such as the Public Services Element, which contains goals and policies related to police, fire, and health services, as well as emergency planning and resiliency.



INTRODUCTION

Public health and safety and protection from the risks of natural and human-induced disasters, emergencies, and hazards are vital in establishing a safe and healthy environment for Santa Ana’s residents, visitors, and workers.

An interconnected system of channels and basins and other stormwater management facilities protect the city from flooding. The City provides local stormwater management while the Orange County Flood Control District is responsible for regional flood control. The Federal Emergency Management Agency (FEMA) administers and maintains Flood Insurance Rate Maps, which map areas according to their risk of flooding, such as 100-year or 500-year flood zones.

The Orange County Fire Authority (OCFA) serves as the City’s hazardous materials response team. The County of Orange maintains an inventory of hazardous materials stored, handled, and used within its jurisdiction to ensure all emergency response agencies can respond safely and appropriately in the event of a major emergency.

While there are no known active fault lines running through the City, all of southern California is a seismically active area, and shaking from nearby faults could result in significant damage. Other geologic hazards can occur during seismic or flood events, such as subsidence or liquefaction. The City enforces state building codes and other local and state regulations to ensure the risks of earthquakes and other seismic events are minimized.



▲ HAZMAT Response

The Orange County Fire Authority HazMat Team responds to investigate illegally dumped Mercury, working in tandem with the Santa Ana Police Department as a Joint Hazard Assessment Team.

Photo courtesy of OCFA



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous safety 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:

- ▶ Mitigation of environmental vulnerabilities
- ▶ Responsible use and disposal of hazardous materials
- ▶ Planning and protection from flooding and seismic hazards



▲ 4th Street after the 1933 Earthquake

Buildings in Santa Ana experienced substantial structural damage from the 1933 Long Beach Earthquake. Shown here are storefronts along 4th Street, including the Spurgeon Building.

Photo courtesy of Orange County Archives, image taken in 1933



▲ Community Input

People of all ages and backgrounds expressed confidence in the City's ability to continue planning for and protecting residents from the natural environmental hazards during all phases of the General Plan preparation, including at events such as the 2016 Ciclovía event (pictured above) and focused input such as the 2017 General Plan Advisory Group meeting.

Photo by City of Santa Ana





Marbury Park Stormwater Project. Completed in 2019, the project included the construction of a 7,000-square foot bio-retention basin designed to capture and infiltrate approximately 27,000 cubic feet of stormwater during a significant storm. The bio-retention basin will capture stormwater runoff and use natural filtering through the soil to remove pollutants before it is released into the City's storm drain system. This project was the first regional stormwater infiltration best management practice (aka BMP) in the City of Santa Ana.

Photo by City of Santa Ana

POLICY FRAMEWORK

GOAL S-1: Flood Safety

Protect life and minimize property damage, social and economic disruptions caused by flood and inundation hazards.

POLICY S-1.1

REGIONAL COLLABORATION

Continue to consult with agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with regional, state, and federal standards.

S

POLICY S-1.2

CLIMATE CHANGE

Evaluate the need to expand the capacity of flood control facilities to minimize flood hazards to people, property, and the environment based on changing weather conditions associated with climate change.

S

POLICY S-1.3

STORM DRAIN INFRASTRUCTURE

Update the Drainage Master Plan to prioritize improvements to existing system deficiencies, and plan for infrastructure needs that support the General Plan land use vision.

S

POLICY S-1.4

CRITICAL INFRASTRUCTURE

Design, construct, and retrofit critical public facilities and utilities located in flood-prone areas to maintain their structural and operational integrity during floods.

S

POLICY S-1.5

FLOOD AWARENESS

Promote education of flooding hazards and bring awareness to resources and programs that assist property owners, residents, and businesses to protect their homes and property from flood damage.

Ed

POLICY S-1.6

ALTERNATIVE FLOOD CONTROL METHODS

Explore and encourage natural flood control infrastructure and techniques that create new open areas to capture storm water, recharge aquifers, prevent flooding, and that expand recreation opportunities.

S

POLICY S-1.7

SURFACE WATER INFILTRATION

Encourage site drainage features that reduce impermeable surface area, increase surface water infiltration, and minimize surface water runoff during storm events on private and public developments.

S

POLICY S-1.8

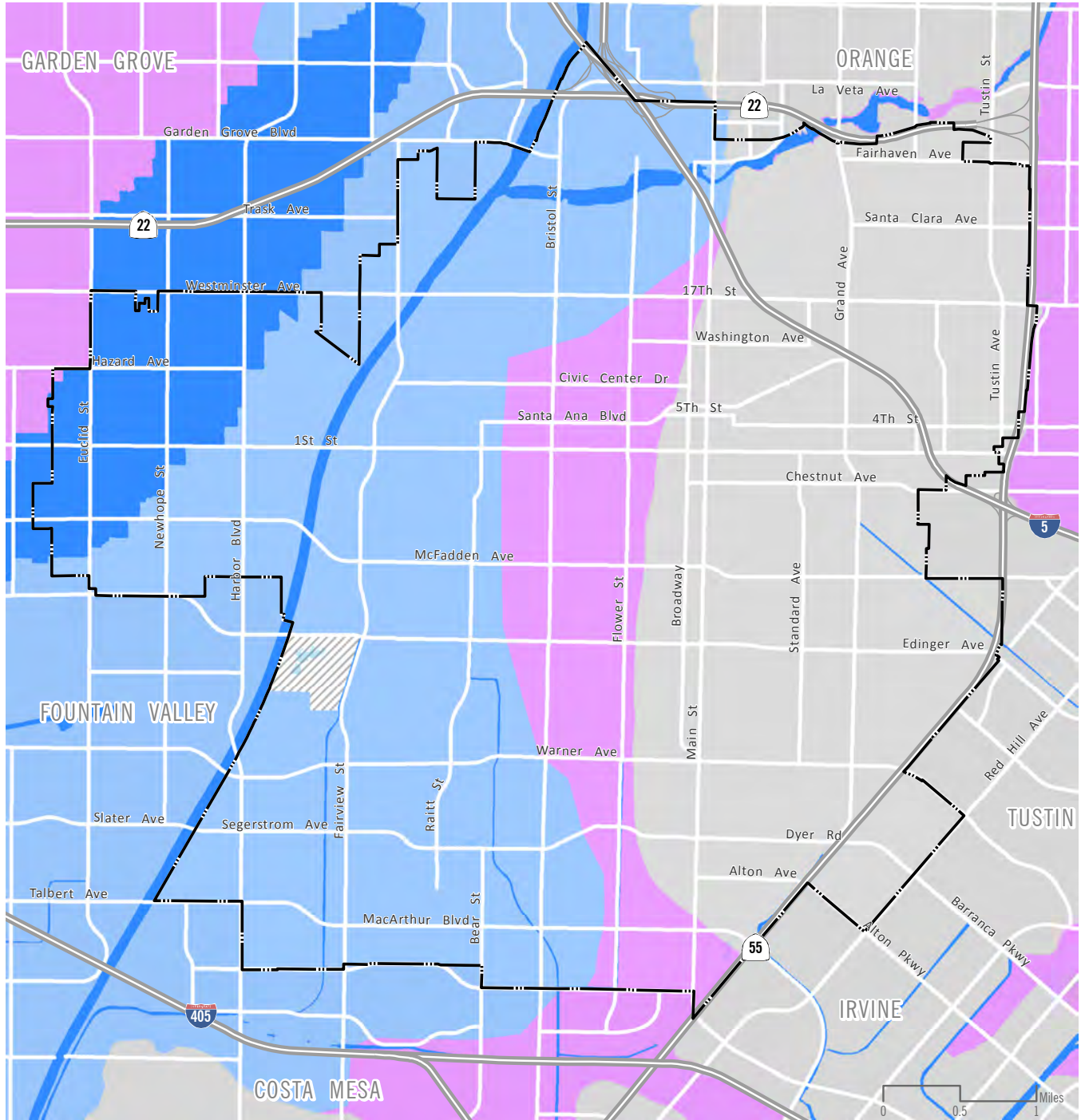
DEVELOPMENT IN FLOOD ZONE

Continue to implement federal, state, and regional requirements related to new construction in flood plain areas to ensure that future flood risks to life and property are minimized.

H S



FIGURE S-1. FLOOD HAZARDS



Source: Fuscoe 2020 Date Published: 8/3/2020

FEMA Flood Zones

- Zone A, AE, AH, & AO 1% Annual Chance Flood Hazard (100-Year Flood)
- Zone X, Area with Reduced Flood Risk Due to Levee
- Zone X, 0.2% Annual Chance Flood Hazard (500-Year Flood)
- Zone X, Area of Minimal Flood Hazard
- Zone D, Area of Undetermined Flood Hazard



GOAL S-2: Hazardous Materials

Protect residents and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, production, storage, transport, and disposal of hazardous materials.

POLICY S-2.1

REGIONAL COLLABORATION

Consult and collaborate with federal, state, and regional agencies to identify and regulate the disposal and storage of hazardous materials, prevent the illegal transportation and disposal of hazardous waste, facilitate the cleanup of contaminated sites, and facilitate the cleanup of contaminated sites.

H S

POLICY S-2.2

HAZARDOUS WASTE GENERATORS

Collaborate with appropriate agencies to identify and inventory all users and handlers of hazardous materials to proactively mitigate potential impacts.

H S

POLICY S-2.3

TRANSPORTATION AND STORAGE

Coordinate with the County of Orange, the California Department of Transportation, and other relevant parties to enforce state and local laws regulating the storage and transport of hazardous materials within the City of Santa Ana, and limit truck routes through the City to arterials streets away from natural habitats and sensitive land uses.

Eq

POLICY S-2.4

PLANNING AND REMEDIATION

Determine the presence of hazardous materials and/or waste contamination prior to approval of new uses and require that appropriate measures be taken to protect the health and safety of site users and the community.

H Eq

POLICY S-2.5

EDUCATION AND BEST PRACTICES

Promote public awareness of best practices for and participation in household hazardous waste management and disposal.

Ed

POLICY S-2.6

EXISTING SENSITIVE USES

Partner and collaborate with property owners, businesses, and community groups to develop strategies to protect and minimize risks from existing hazardous material sites to existing nearby sensitive uses, with priority given to uses within environmental justice area boundaries.

Eq Ed



GOAL S-3: Geologic and Seismic Hazards

Provide a safe environment for all Santa Ana residents and workers while minimizing risk of injury, loss of life, property damage, and social and economic impacts caused by geologic and seismic hazards.

POLICY S-3.1

HAZARD IDENTIFICATION

Explore opportunities to identify and encourage the upgrade of structures and facilities that are at risk from seismic hazards.



POLICY S-3.2

SEISMIC AND GEOTECHNICAL STANDARDS

Ensure that all new development abides by the current city and state seismic and geotechnical requirements and that projects located in areas with potential for geologic or seismic hazards prepare a hazards study.



POLICY S-3.3

KEY PUBLIC FACILITIES AND SYSTEMS

Coordinate with relevant utility service providers to ensure that major utility systems remain resilient in the event of a major earthquake and are seismically upgraded.



POLICY S-3.4

MULTIAGENCY EDUCATION CAMPAIGN

Develop cooperative partnerships and strengthen communication among public agencies, residents, nonprofit organizations, and businesses to promote sharing of educational information regarding seismic and geologic hazards and safety.

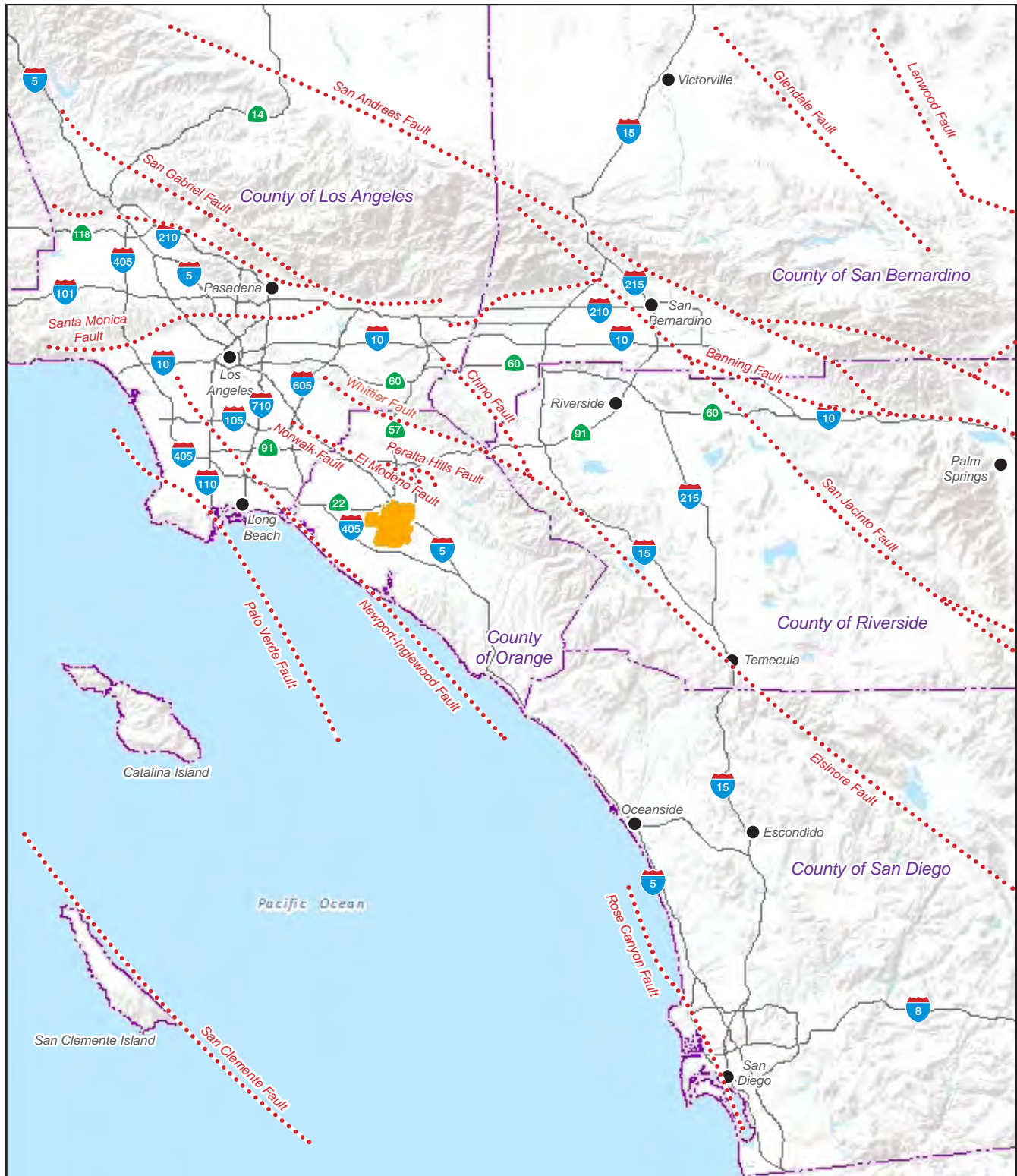


▲ 1994 Northridge Earthquake

The most recent serious earthquake in southern California took place in 1994, with an epicenter about 60 miles northwest of Santa Ana. Many roads, including bridges and elevated highways were damaged by the 6.7 magnitude earthquake. The initial movement lasted upwards of 20 seconds and resulted in the death of 57 people, injuries for over 8,700 people, and over \$20 billion in property damage.

Photo by FEMA, image taken in January 1994

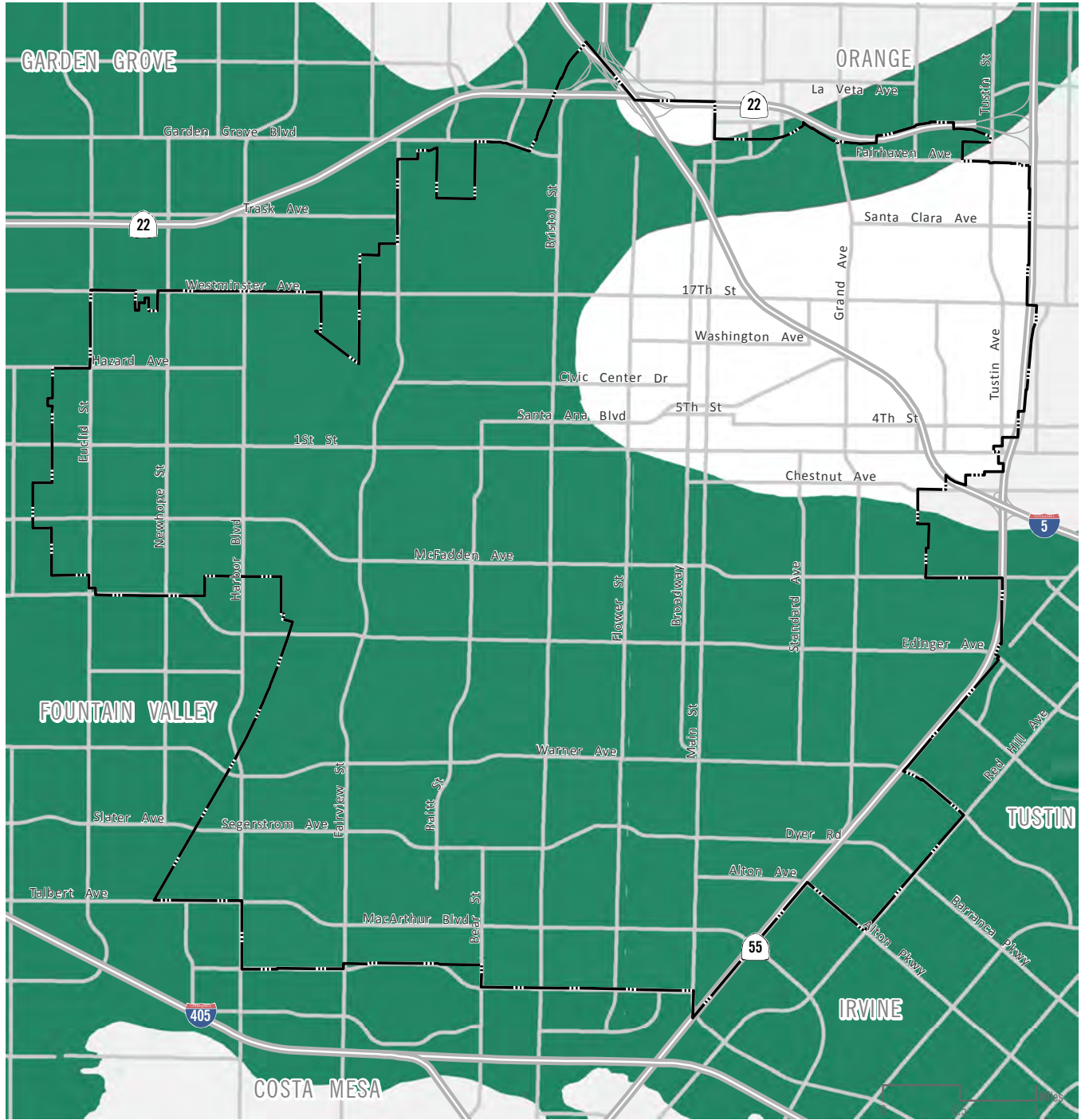
FIGURE S-2. REGIONAL EARTHQUAKE FAULTS



- City of Santa Ana
- Fault Line



FIGURE S-3. LIQUEFACTION ZONES



Source: CGS 2020 Date Published: 8/3/2020

Liquefaction Zone
 Liquefaction Zone



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 S-1 lists each Safety goal in the far left column

and, in columns to the right, identifies related policy numbers from other Elements.

Goal S-1, for example, is supported not only by the policies listed in this Element (S-1.1 through S-3.4), but also by Policy PS-3.4 and Policy PS-3.5 in the Public Service Element (PS).

TABLE S-1. RELATED GENERAL PLAN POLICIES

Safety Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
S-1: Flood Safety Protect life and minimize property damage, social and economic disruptions caused by flood and inundation hazards.	-	-	-	PS-3.4 PS-3.5	-	-	-	Current Element	-	-	-	-
S-2: Hazardous Materials Protect residents and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, production, storage, transport, and disposal of hazardous materials.	-	CE-1.7 CE-2.9	-	-	CN-1 CN-1.1 CN-1.2 CN-1.3 CN-1.5 CN-1.10	OS-2.3	-	Current Element	LU-3.8 LU-3.9 LU-4.3	-	-	-
S-3: Geologic and Seismic Hazards Provide a safe environment for all Santa Ana residents and workers while minimizing risk of injury, loss of life, property damage, and social and economic impacts caused by geologic and seismic hazards.	-	-	-	-	-	-	-	Current Element	-	-	-	-

Notes:

CM: Community Element

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EP: Economic Prosperity Element

PS: Public Services Element

CN: Conservation Element

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N: Noise Element

S: Safety Element

LU: Land Use Element

HE: Housing Element

HP: Historic Preservation Element

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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 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.

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 S-2. SAFETY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
Goal S-1: Flood Safety Protect life and minimize property damage, social and economic disruptions caused by flood and inundation hazards.		
GOALS-2: Hazardous Materials Protect residents and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, production, storage, transport, and disposal of hazardous materials.		

Note: Implementation to be provided in future draft.



TABLE S-2. SAFETY ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL S-3: Geologic and Seismic Hazards Provide a safe environment for all Santa Ana residents and workers while minimizing risk of injury, loss of life, property damage, and social and economic impacts caused by geologic and seismic hazards.		

Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Land Use Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



PUBLIC REVIEW DRAFT

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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 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 units of 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 vibrant mixed-use district with up to 1,900 multi-family units integrated into an urban village setting of entertainment, shopping, professional office, commercial recreation, hotel and experiential learning uses.

Photo by City of Santa Ana



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COMMUNITY CONSIDERATIONS LU-03

LAND USE PLAN LU-04

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 GRAND AVENUE & 17TH STREET.....LU-30

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- GRAND AVENUE & 17TH STREET

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- WEST SANTA ANA BOULEVARD

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- 55 FREEWAY & DYER ROAD

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BUILDOUT METHODOLOGY, JUNE 2020 (APPENDIX B-a, DEIR)



Downtown Santa Ana. 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 US Courthouse seen rising tall in the background. In the surrounding area lay a wide range of unique residential neighborhoods and, to the east, the Santa Ana Regional Transportation Center.

Photo courtesy of Lisandro Orozco

PUBLIC REVIEW DRAFT

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. In the past 151 years, 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 (both 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 new and creative projects have infused new life and investment into the City.

The City has expanded beyond its historic role as the civic center of Orange County and is emerging as the county's cultural and economic hub.

This Land Use Element serves as an overall guide for continued growth that expands opportunities while protecting and enhancing our existing communities and quality of life.

The element's key components are: the land use plan, including the land use map and designations; the detailed descriptions and standards for the focus areas; and the goals and policies.

The broad land use planning direction in this element is implemented by local ordinances, such as the Santa Ana Municipal Code, specifically Chapter 41 (Zoning Code). Additionally, a number of specific plans and special zoning tools 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 cafés and sit-down restaurants make it a destination for visitors and residents. The recent and planned addition of dynamic commercial and office space promise to breathe even more life into the local and regional economic engine.

Photo by City of Santa Ana



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:

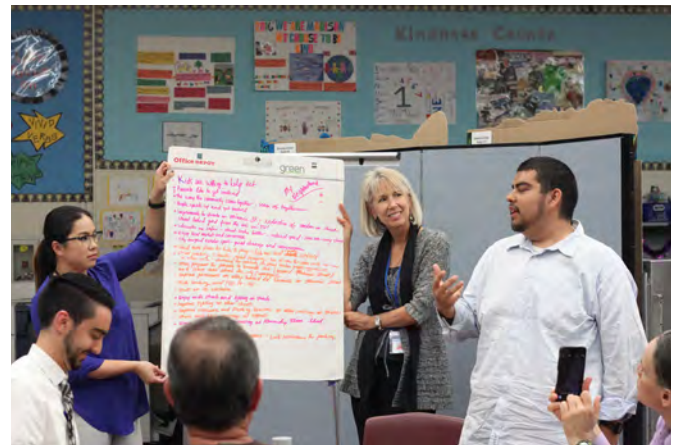
- ▶ Maintain a strong sense of community
- ▶ Enhance quality of life with new development
- ▶ Increase recreational public open space
- ▶ Create linkages to transportation options
- ▶ Leverage established local attractions
- ▶ Increase opportunities to expand affordable housing and reduce the cost of 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 located next to the Artists Village Apartments (built in 1990, renovated in 2015).

Photo by City of Santa Ana



▲ 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, and 2019 Focus Area workshops.

Photo by City of Santa Ana



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; ensures equitable outcomes and land use distributions; protects and enhances our cultural and community assets; and provides opportunities for growth and prosperity. Additionally, land, especially in Santa Ana, is a finite and valuable resource, and its use dictates the City’s economic and fiscal future.

LAND USE COMPONENTS

The City’s 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 that are permitted in Santa Ana, while 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 communicates the fundamental pattern of land use, while Table LU-1 estimates the reasonable long-term buildout potential that could be generated by implementing the overarching growth strategy, and Table LU-2 describes the standards for development intensity and density.

Figure LU-2 displays the boundaries of special planning areas for parts of Santa Ana that require more detailed land use planning, either through this General Plan (focus area) or a zoning tool (overlay zone or specific plan) including, the five focus areas and seven planning areas that represent specific plans and other special zoning areas adopted prior to this General Plan.

It should be noted that the maps do not display the City’s limited unincorporated sphere of influence, as the land is entirely within the public realm of 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.

There are seven planning areas that represent specific plans and other special zoning areas that were adopted prior to this General Plan and still have remaining development capacity.

- 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 Devt (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 located 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 multi-use 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-1 reflects the reasonable long-term buildout potential for housing units, nonresidential building square footage, and jobs that could be generated by implementing 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-1 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 the assumptions and methodology used to generate the estimates in Table LU-1.

TABLE LU-1. 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
Main Place 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 area is based on the forecasted 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 represents 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 (five 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.



MEASURING 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, including zoning standards contained in the City's municipal code are met.

MEASURING NONRESIDENTIAL INTENSITY

Floor area ratio (FAR) is an expression used to indicate 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.

While higher FARs generally indicate larger buildings and/or more stories, the graphic below illustrates that the size and height of the building can vary a great deal within the same FAR standard.

FLOOR AREA RATIO (FAR)

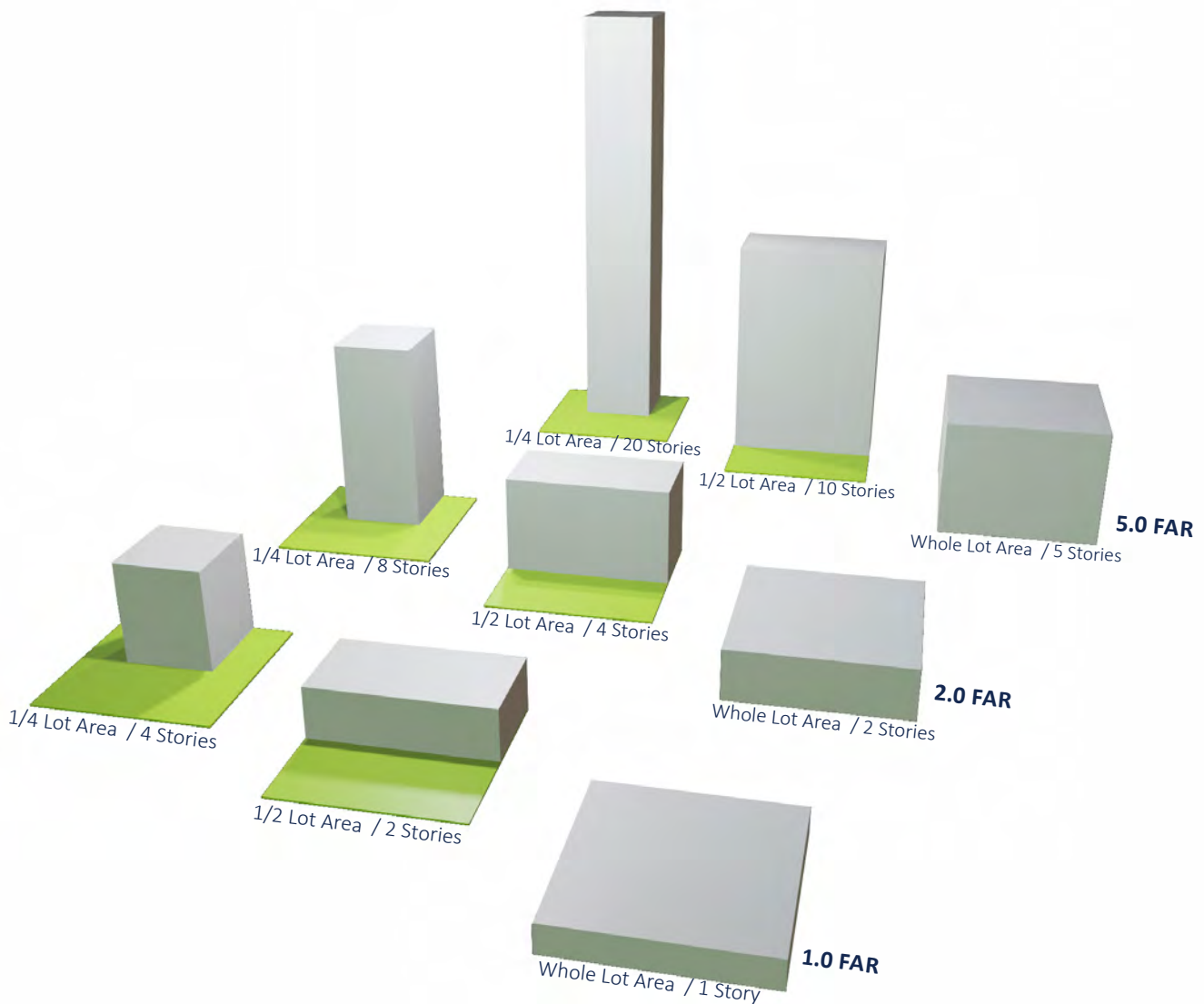
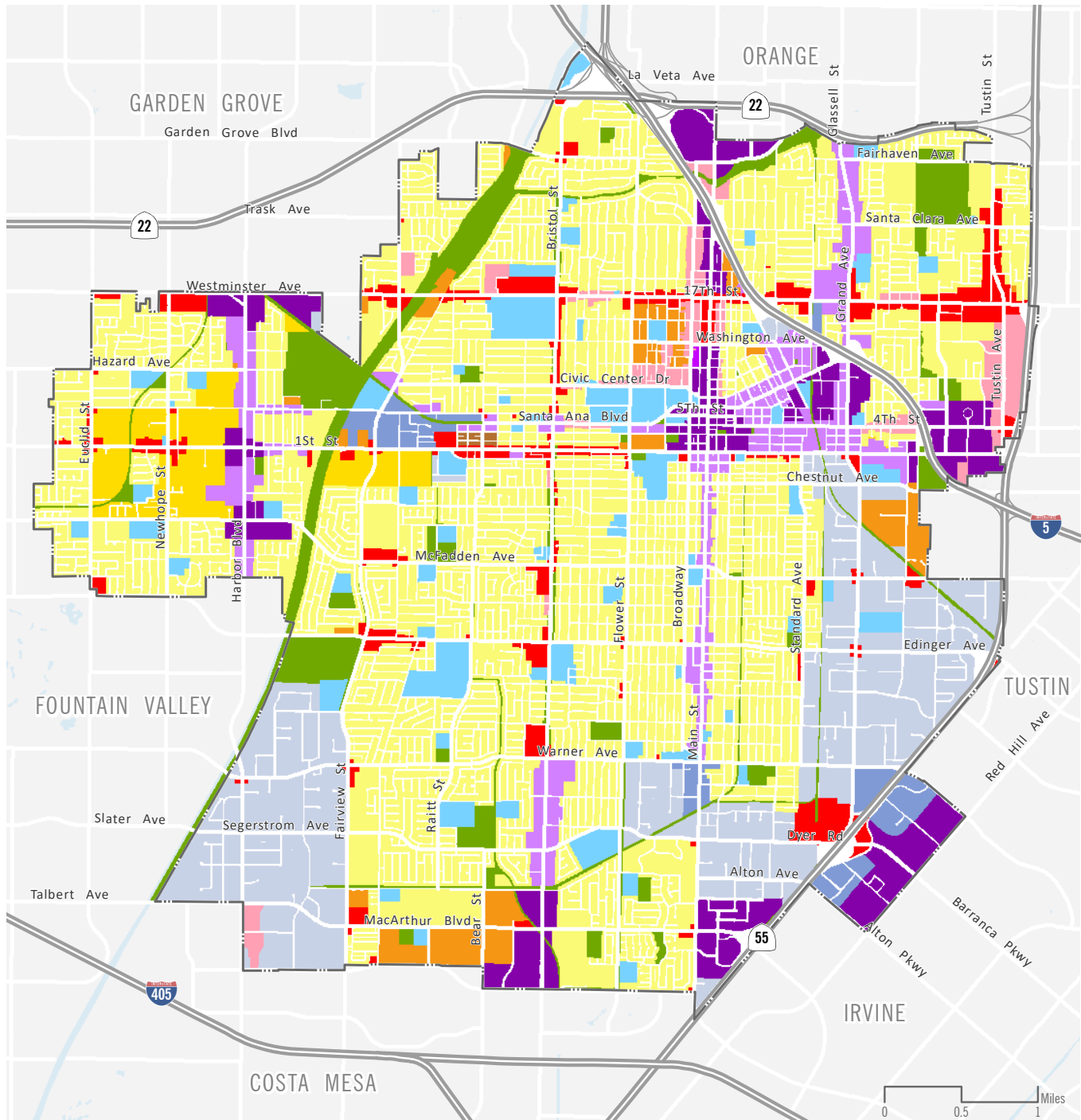


FIGURE LU-1. LAND USE MAP



Source: City of Santa Ana 2020 Date Published: 6/25/2020

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 | |



DENSITY AND INTENSITY STANDARDS

As listed in Table LU-2, the General Plan provides the maximum density or intensity for each land use designation. The City’s Zoning Code will further refine these standards along with other regulations that affect a building’s form, character, and use.

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 Center) both building intensity and residential density is regulated by floor area ratio and the zoning

development standards. In focus areas (Table LU-3–Table LU-7) residential densities identified for Urban Neighborhood and District Center designations apply to residential-only projects.

While all of the General Plan policies must be considered when evaluating a project, the Urban Design Element has the most direct connection to the Land Use Element and Zoning Code, providing general direction on site, project, and building design for development projects.

TABLE LU-2. DENSITY AND INTENSITY STANDARDS

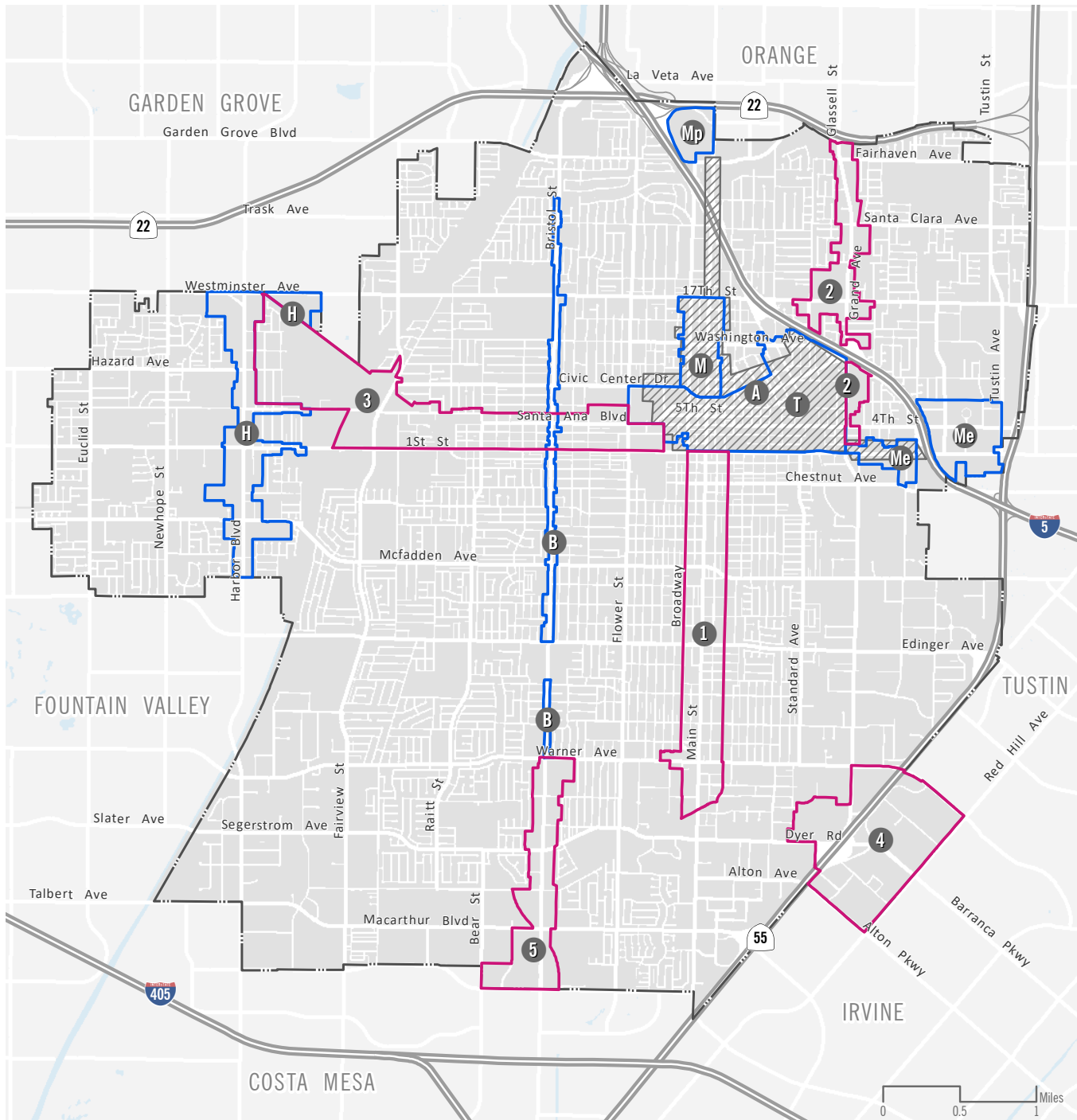
Designation	Maximum Density/ Intensity
LR-7, Low Density Residential	7 du/ac
LMR-11, Low-Medium Density Residential	11 du/ac
MR-15, Medium Density Residential	15 du/ac
CR-30, Corridor Residential	30 du/ac
INS, Institutional	0.5 – 5.0 FAR ¹
OS, Open Space	0.2 FAR
PAO, Professional and Administrative Office	0.5 – 1.5 FAR ¹
GC, General Commercial	0.5 – 1.0 FAR ¹
IND, Industrial	0.45 – 0.72 FAR ¹
FLEX, Industrial/Flex	1.5 – 3.0 FAR ¹
UN, Urban Neighborhood	0.5 – 3.0 FAR ¹
OBPDC, One Broadway Plaza District Center	2.9 FAR
DC, District Center	1.0 – 5.0 FAR ¹

Notes:

1. *Maximum Intensity Ranges.* Figures shown reflect the maximum intensities permitted in each category, consistent with adopted zoning. The first number is the maximum base density, with additional density allowed up to the second number with special development zoning or other special zoning mechanism. For land within focus area boundaries, Table LU-3 – Table LU-7 identify the maximum intensity and density standards.



FIGURE LU-2. SPECIAL PLANNING AREAS



Source: City of Santa Ana 2020 Date Published: 5/12/2020

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

- A. 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





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 in the City, while also allowing for new housing through accessory dwelling units.

Maximum Density: 7 du/acre

Typical Building Height: 1-2 stories

◀ Single-Family in Floral Park Neighborhood

Low Density Residential, the largest land use designation in the City, includes most single-family neighborhoods, like the home shown here.



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: 11 du/acre

Typical Building Height: 1-3 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.

MEDIUM DENSITY RESIDENTIAL (MR-15)

The Medium Density Residential designation applies to residential areas characterized by a mix of single-family and multi-family 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: 15 du/acre

Typical Building Height: 1-3 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: 30 du/acre

Typical Building Height: 2-3 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.



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, public transit centers.

Maximum Intensity: 0.5 – 5.0 FAR¹

Typical Building Height: 1-2 stories¹

◀ 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: 0.2 FAR

Typical Building Height: 1 story

◀ Tree-Lined Trails in Santiago Park

Areas like Santiago Park, a community park in the City, 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, as well as 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. Intensity range reflects the maximum intensities permitted, consistent with adopted zoning. The first number is the maximum base density, with additional density allowed up to the second number with special development zoning or other special zoning mechanism. For land within focus area boundaries, Table LU-3 – Table LU-7 identify the maximum intensity and density standards. Typical building height reflects expected height for the maximum base density.



PROFESSIONAL & ADMINISTRATIVE OFFICE (PAO)

The Professional and Administrative Office designation allows for a variety of office and office-related uses including professional and administrative office parks, professional uses including 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: 0.5 – 1.5 FAR¹

Typical Building Height: 1-2 stories¹

◀ Professional Office Space

Medical office and service businesses, such as this grouping of businesses along Tustin Avenue, are often found in one- or two-story buildings near commercial corridors.



GENERAL COMMERCIAL (GC)

The General Commercial designation provides highly visible and accessible shopping opportunities along arterial corridors and also 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: 0.5 – 1.0 FAR¹

Typical Building Height: 1-2 stories¹

◀ Existing Retail Center

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

1. Intensity range reflects the maximum intensities permitted, consistent with adopted zoning. The first number is the maximum base density, with additional density allowed up to the second number with special development zoning or other special zoning mechanism. For land within focus area boundaries, Table LU-3 – Table LU-7 identify the maximum intensity and density standards. Typical building height reflects expected height for the maximum base density.





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: 0.45 – 0.72 FAR¹

Typical Building Height: 1-2 stories¹

◀ 515 Dyer Road

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



INDUSTRIAL / FLEX (FLEX)²

The Industrial/Flex designation 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 use. 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, as well as multi-level corporate offices, commercial retail, artist galleries, craft maker spaces, and live/work units. Building form and height should reflect the existing context and, if inside a focus area, communicate the envisioned character for the area.

Maximum Intensity: 1.5 – 3.0 FAR¹

Typical Building Height: 2-3 stories¹

◀ Open-Floor, Creative Office

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

1. Intensity range reflects the maximum intensities permitted, consistent with adopted zoning. The first number is the maximum base density, with additional density allowed up to the second number with special development zoning or other special zoning mechanism. For land within focus area boundaries, Table LU-3 – Table LU-6 identify the maximum intensity and density standards. Typical building height reflects expected height for the maximum base density.
2. Focus area descriptions include more detail about the Industrial/Flex designation specific to each area (Table LU-3 – Table LU-6).





URBAN NEIGHBORHOOD (UN)¹

The Urban Neighborhood designation allows for the development of semi-urban 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, and garden- or motor-court homes, as well as neighborhood serving commercial. Mixed-use projects are allowed in both horizontal, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above, configurations.

Maximum Intensity: 0.5 – 3.0 FAR²

Typical Building Height: 2-3 stories²

◀ 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 (OBPCD)

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: 2.9 FAR

Typical Building Height: 37 stories

◀ One Broadway Plaza

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

1. Focus area descriptions include more detail about the Urban Neighborhood designation specific to each area (Table LU-3 –Table LU-7).
 2. Intensity range reflects the maximum intensities permitted, consistent with adopted zoning. The first number is the maximum base density, with additional density allowed up to the second number with special development zoning or other special zoning mechanism. For land within focus area boundaries, Table LU-3 – Table LU-7 identify the maximum intensity and density standards. Typical building height reflects expected height for the maximum base density.





DISTRICT CENTER (DC)¹

The District Center land use designation is provides for distinctly urban retail, residential mixed-use, and employment centers that are well connected to public transportation and 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, multi-level corporate offices, retail, commercial services, cultural, education, recreation, and entertainment uses. Mixed-use projects are allowed in both horizontal, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above, configurations.

Maximum Intensity: 1.0 – 5.0 FAR²

Typical Building Height: 1-3 stories²

◀ City Place

One of the most established planned mixed-use districts in the City, City Place sits adjacent to one of the large employment centers in the City 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. Focus area descriptions include more detail about the District Center designation specific to each area (Table LU-4, Table LU-6, and Table LU-7).
2. Intensity range reflects the maximum intensities permitted, consistent with adopted zoning. The first number is the maximum base density, with additional density allowed up to the second number with special development zoning or other special zoning mechanism. For land within focus area boundaries, Table LU-4, Table LU-6, and Table LU-7 identify the maximum intensity and density standards. Typical building height reflects expected height for the maximum base density.





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.

Photo from MainPlace Specific Plan

REVIEW DRAFT

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 land uses in these areas were re-imagined to facilitate the type of development desired and address the topics, areas of concern, and community strengths identified during the community engagement process and reflected in the City’s vision and core values.

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, re-imagine 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 non-profit 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 within 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

Áyude 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 online survey.

Để 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



FIGURE LU-3. FOCUS AREAS

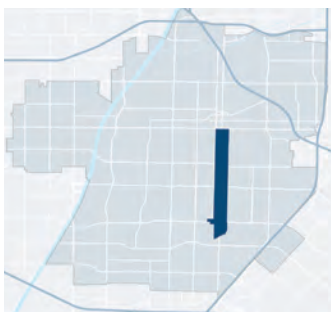


1. South Main Street Focus Area
2. Grand Avenue & 17th Street Focus Area
3. West Santa Ana Boulevard Focus Area
4. 55 Freeway & Dyer Road Focus Area
5. South Bristol Street Focus Area





SOUTH MAIN STREET



PURPOSE AND INTENT

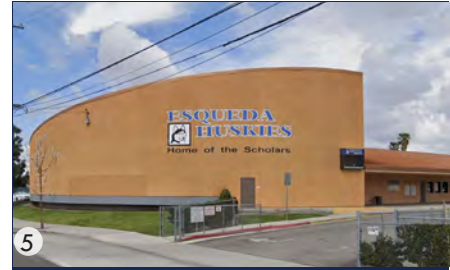
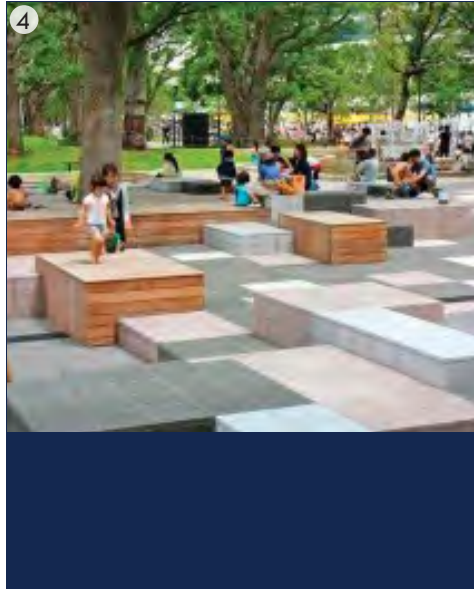
The South Main Street Focus Area introduces the opportunity for greater flexibility and a more dynamic mix of land uses and urban design along the properties fronting Main Street. The intent is to transition an auto-dominated corridor into a transit- and pedestrian-friendly corridor through infill development without disrupting 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 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 mid-block 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 more intense, multi-story frontage along the corridor with greatest intensity at focus intersections¹
- » Protect established residential neighborhoods
- » Support transit, pedestrian, and non-motorized travel

▲ Envisioned Character

These images are illustrative, intended to convey the desired 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 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-4. LAND USE MAP
SOUTH MAIN STREET

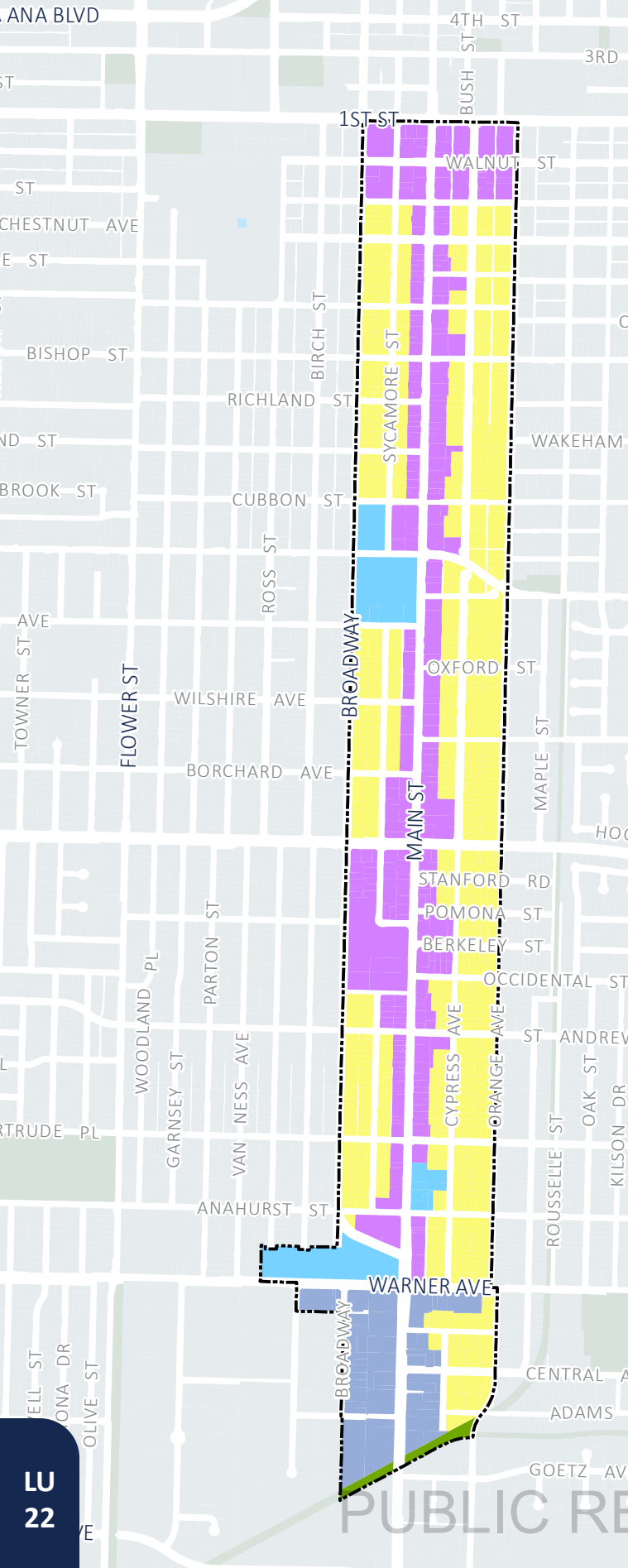







TABLE LU-3. LAND USE DESIGNATIONS
SOUTH MAIN STREET

Designation	Maximum		General Character
	Intensity	Height	
 Low Density Residential	7 du/ac	2 stories	Single family neighborhoods
 Urban Neighborhood	1.0 FAR or 20 du/ac	3 stories	Low density urban neighborhoods with a mix of single and multi-family housing; mixed-use residential with ground floor retail, services, and restaurants; cultural uses; and public and open spaces.
 Industrial/Flex	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-8. 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 as 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 non-motorized 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-5. ARTIST RENDERING
SOUTH MAIN URBAN NEIGHBORHOOD



MEDIUM-DENSITY HOUSING

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

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.

PUBLIC SPACES

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



FIGURE LU-6. ARTIST RENDERING
 SOUTH MAIN URBAN NEIGHBORHOOD AT KEY INTERSECTION



MIX OF USES

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

ENGAGING PEDESTRIANS

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

ACTIVATE KEY INTERSECTIONS

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

PUBLIC SPACES

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



FIGURE LU-7. ARTIST RENDERING
SOUTH MAIN INDUSTRIAL FLEX ON WARNER AVENUE



INDUSTRIAL FLEX

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

PUBLIC SPACES

New development will establish public and private outdoor space to improve the experience of walking and living within the Focus Area.





[FIGURE LU-7 CONTINUED]

LIVE / WORK

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



BEFORE

SOUTH MAIN INDUSTRIAL FLEX ON WARNER AVENUE



FIGURE LU-8. ARTIST RENDERING
SOUTH MAIN INDUSTRIAL FLEX FACADE IMPROVEMENT



ADAPTIVE REUSE

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

NEW OPPORTUNITIES

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





SOFTENING THE EDGE

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

NON-MOTORIZED TRAVEL

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





1

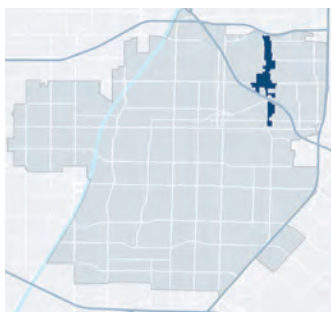


2



3

GRAND AVENUE & 17TH STREET



PURPOSE AND INTENT

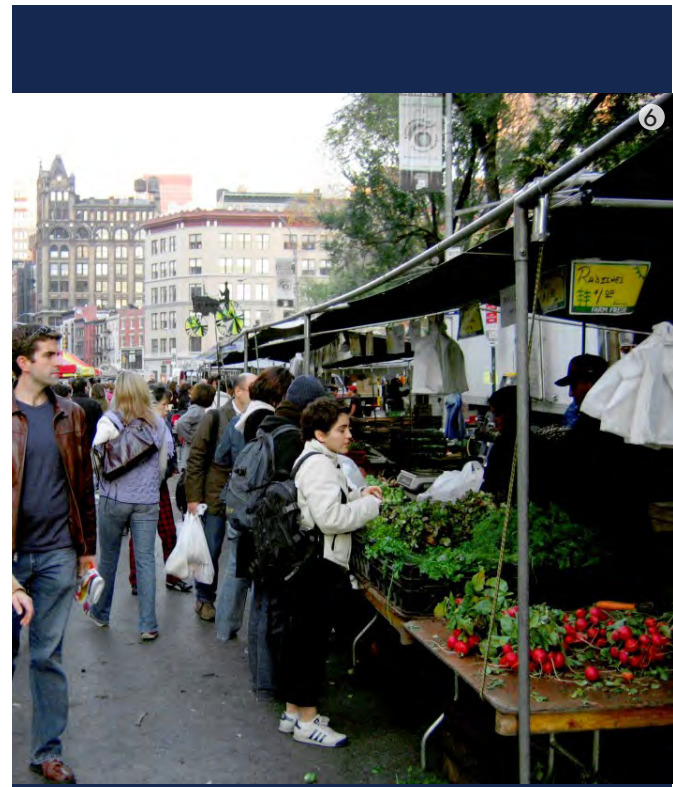
The Grand Avenue & 17th Street Focus Area will foster the development of an urban mixed-use corridor connecting into the City’s downtown and transit core. The intent is to create opportunities for a new mix of land uses and design to transition Grand Avenue from a series of auto-oriented shopping plazas 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 land use district, with commercial uses on the ground floor and residential above will flank a lively, multi-modal urban street.





GRAND AVENUE & 17TH STREET OBJECTIVES

- » Create mixed-use corridors and urban villages
- » Realize a more intense, multi-story 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

These images are illustrative, intended to convey the desired 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. Urban amenities, and temporary installations, like farmers markets, will contribute to the sense of community within the new urban villages.
7. Mixed-use housing projects, up to 4 stories tall, are encouraged in the Urban Neighborhood land use district.



**GRAND AVENUE & 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 working 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-10. ARTIST RENDERING
GRAND & 17TH DISTRICT CENTER

PUBLIC SPACES

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

URBAN VILLAGE

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

HUMAN-SCALE

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



FIGURE LU-11. ARTIST RENDERING

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



ACTIVATE KEY INTERSECTIONS

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

LANDSCAPE SCREENING

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

HEIGHT & MASSING

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



FIGURE LU-12. ARTIST RENDERING
GRAND & 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 multi-modal transportation.

KEY INTERSECTIONS

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

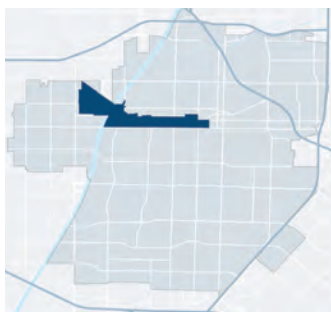
PUBLIC SPACES

New development will establish dynamic public and private outdoor space





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 provide residents and visitors a way to travel to key places in the City without getting in a car.



4



5



6



6



5



7

WEST SANTA ANA BOULEVARD OBJECTIVES

- » Develop multi-story 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:

1. Beautification of existing buildings and public art installation is encouraged.
2. 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.
3. 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.
4. Adaptive reuse of historic industrial uses and the introduction of new uses will activate Industrial/Flex areas.



FIGURE LU-13. LAND USE MAP
WEST SANTA ANA BOULEVARD

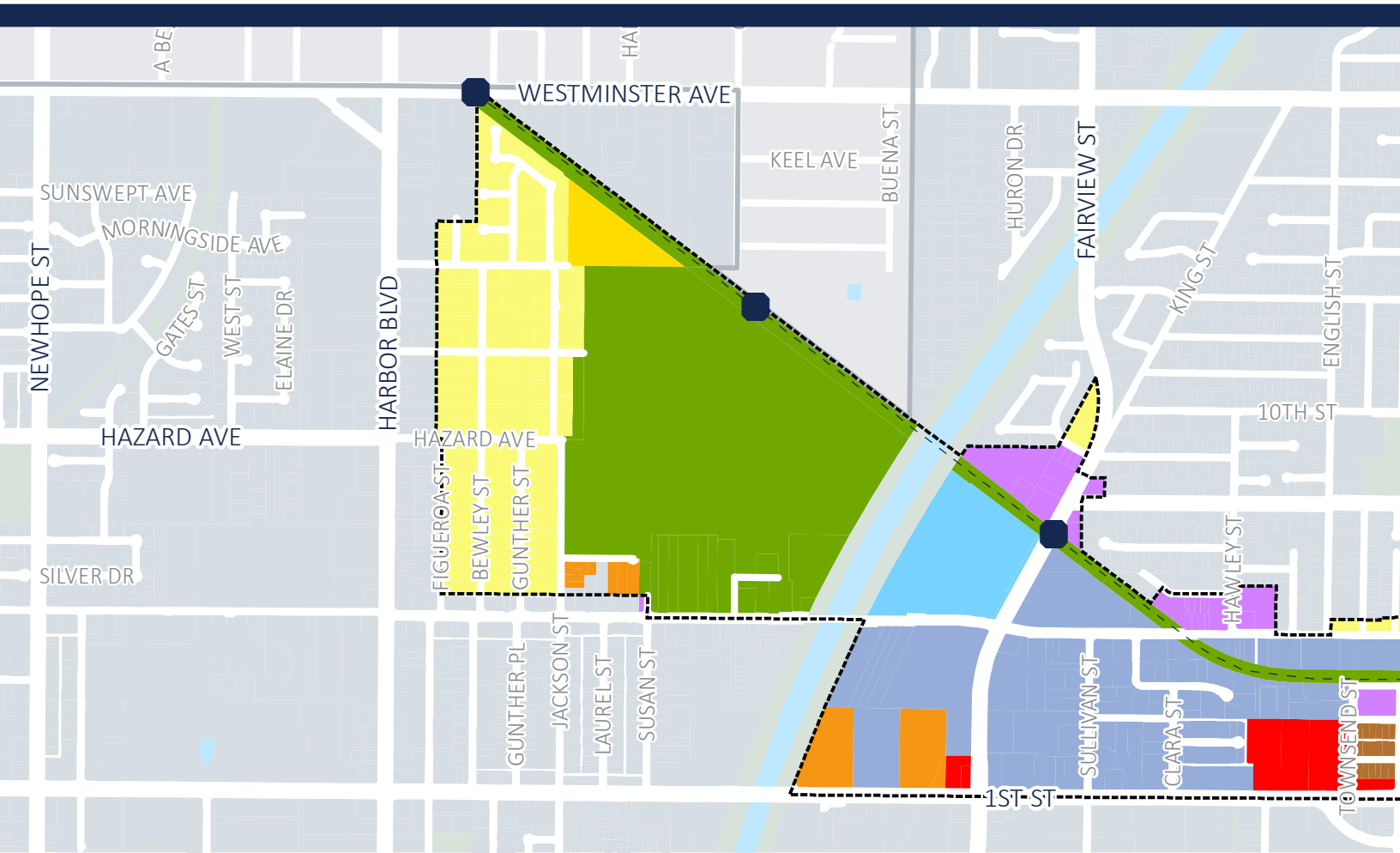





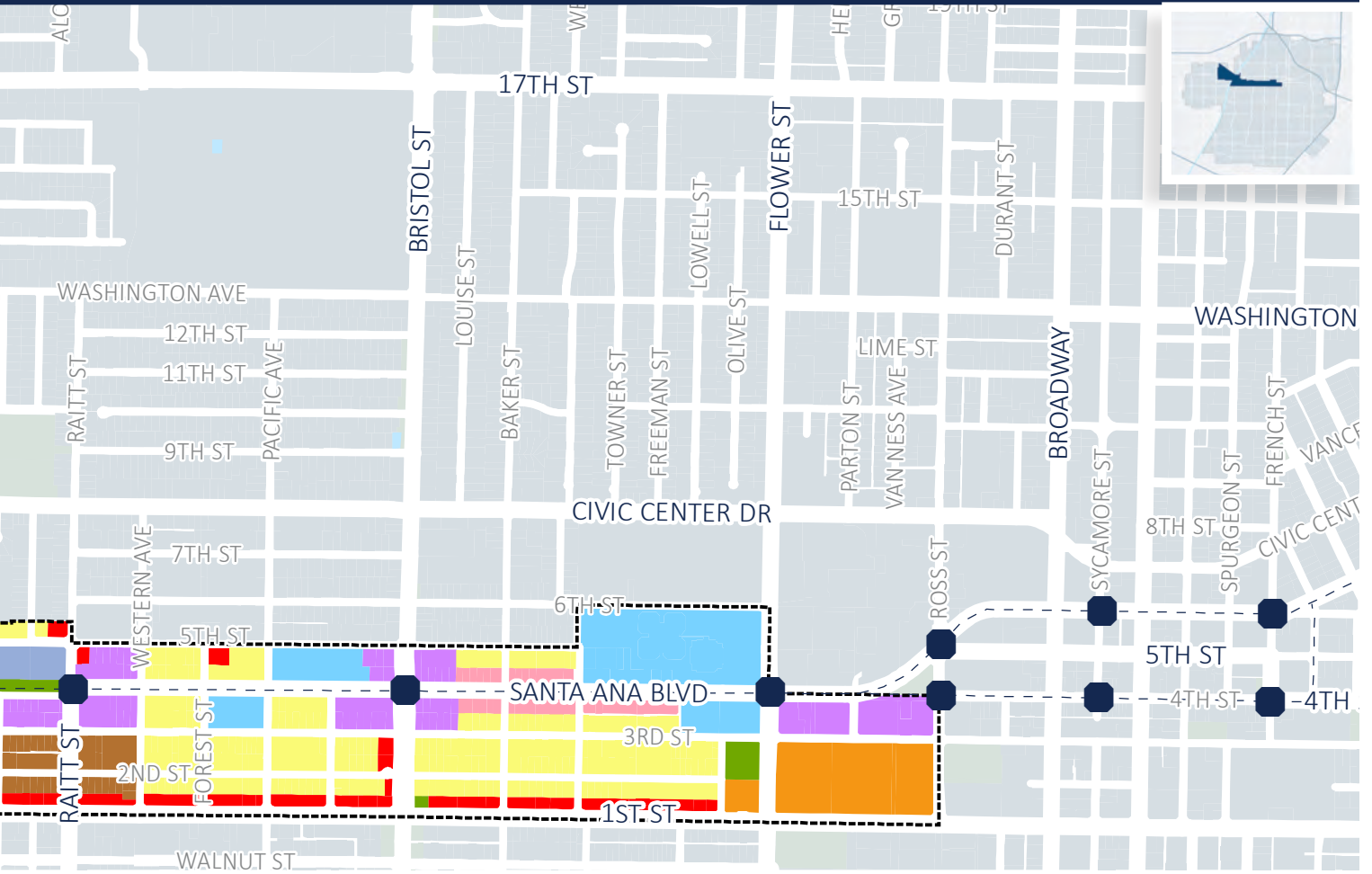


TABLE LU-5. LAND USE DESIGNATIONS
WEST SANTA ANA BOULEVARD

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 multi-family housing, including small lot subdivisions, townhomes, live/work units
 Corridor Residential	30 du/ac	3 stories	Medium urban density housing such as attached townhomes and apartments along corridors or adjacent to areas designated as General Commercial, Urban Neighborhood, or District Center
 Urban Neighborhood	1.5 FAR or 30 du/ac	3 stories	Medium density urban neighborhoods with a mix of attached single and multi-family housing; mixed-use residential with ground floor retail, services, and restaurants; cultural uses; and public and open spaces





Designation	Maximum		General Character
	Intensity	Height	
General Commercial	1.5 FAR	2 stories	Shopping, restaurants, entertainment, and service commercial
Professional & Administrative Office	2.0 FAR	3 stories	Professional and administrative office and supporting service commercial and restaurants
Industrial/Flex	1.5 FAR	3 stories	Office/industrial flex spaces, small-scale R&D, clean manufacturing, live/work
Institutional	2.0 FAR	2 stories	Government facilities, public service facilities, and public institutions
Open Space	N/A	2 stories	Recreational and green space, public infrastructure, and rail facilities

OC Street Car (planned line / station)

Note: See Table LU-8. Notes for All Focus Area Designations for notes.





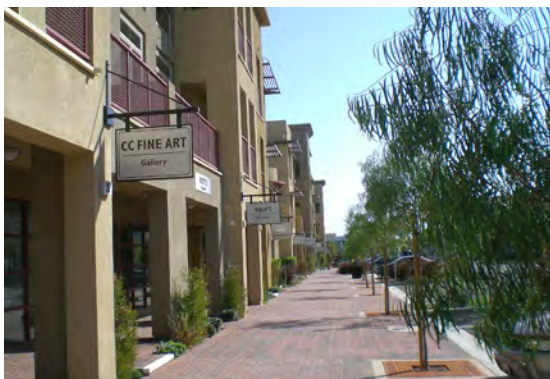
▲ **Industrial Flex**

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 to occur 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-14. ARTIST RENDERING
 WEST SANTA ANA BLVD INDUSTRIAL/FLEX (ADAPTIVE REUSE)



MIX OF USES

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

RECLAIMING PUBLIC SPACES

Non-traditional public spaces may provide permanent and/or temporary open spaces that improve the experience of living and visiting the Focus Area.

ADAPTIVE REUSE

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



FIGURE LU-15. ARTIST RENDERING

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



BEFORE

INDUSTRIAL FLEX

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





WEST SANTA ANA BLVD INDUSTRIAL FLEX (NEW DEVELOPMENT) & URBAN NEIGHBORHOOD
[FIGURE LU-15 CONTINUED]

OC STREETCAR

This Focus Area allows for more mixed-use and transit-oriented development to occur near future streetcar stops.

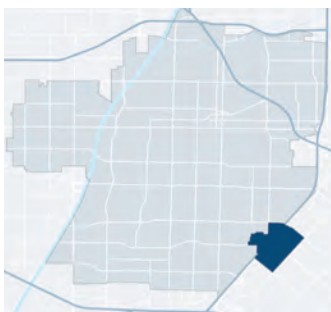
MEDIUM-DENSITY URBAN HOUSING

A range 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 & DYER ROAD



PURPOSE AND INTENT

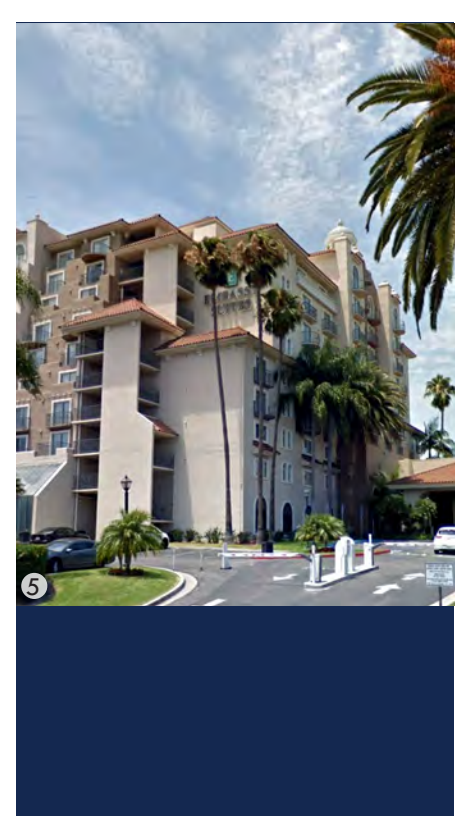
The 55 Freeway & Dyer Road Focus Area will transition from a portion of the City that is almost exclusively focused on professional office jobs to one that supports a range of commercial, industrial/flex, and mixed use development. The intent is to create opportunities for a truly urban lifestyle with 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 & DYER ROAD OBJECTIVES

- » Provide housing opportunities at an urban level of intensity at the City's edge
- » Enhance opportunities for large, multi-story 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 including 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-16. LAND USE MAP
55 FREEWAY & DYER ROAD

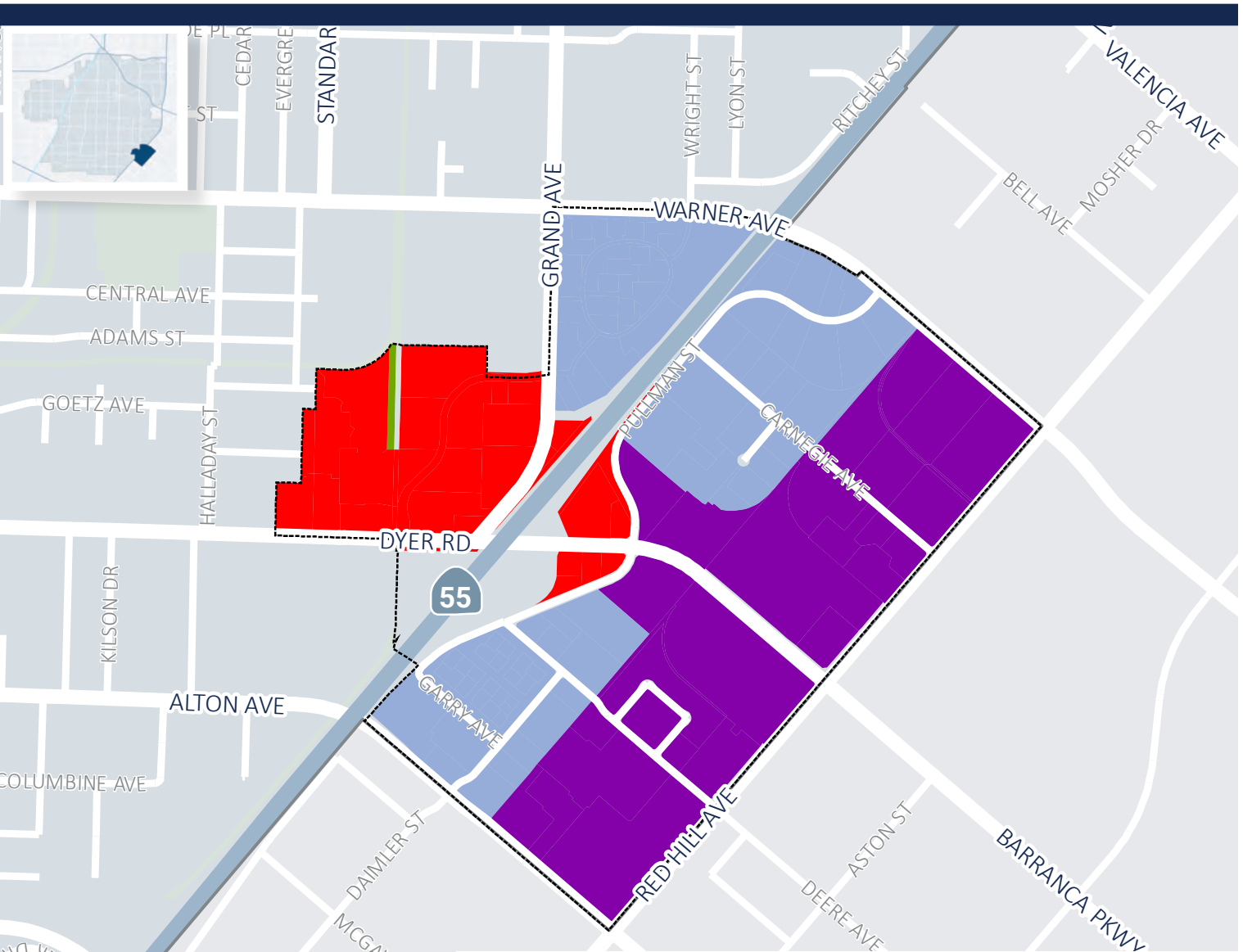






TABLE LU-6. LAND USE DESIGNATIONS
55 FREEWAY & DYER ROAD

Designation	Maximum		General Character
	Intensity	Height	
 District Center	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
 Industrial/Flex	3.0 FAR	10 stories	Office/industrial flex spaces, R&D, clean manufacturing, corporate headquarters and campuses
 General Commercial	1.5 FAR	2 stories	Shopping, restaurants, entertainment, service commercial

Note:

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-8. Notes for All Focus Area Designations for additional notes.

**55 FREEWAY & 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, multi-level corporate offices, and research and development uses in beautiful and creative buildings and spaces.

Each new development will bring or 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 and spaces that complement the existing examples and elements that exemplify dynamic urban design and architecture.



▲ Industrial/Flex

The Industrial / Flex land use districts allows for the development of a variety of office and industrial spaces including multi-level 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-17. ARTIST RENDERING
55 FREEWAY & DYER ROAD



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, corporate headquarters and campuses.

GENERAL COMMERCIAL

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





OPEN SPACE & RECREATION

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

PLACEMAKING

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

MIXED-USE BUILDINGS

5-6 story buildings with retail and dining on the ground floor and residential uses above are allowed in the District Center designation.

GENERAL COMMERCIAL

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

[FIGURE LU-17 CONTINUED]

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.



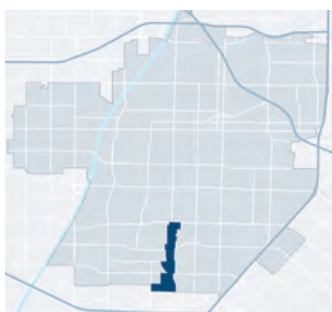
BEFORE

55 FREEWAY & 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, multi-story 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.
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-18. LAND USE MAP
SOUTH BRISTOL STREET

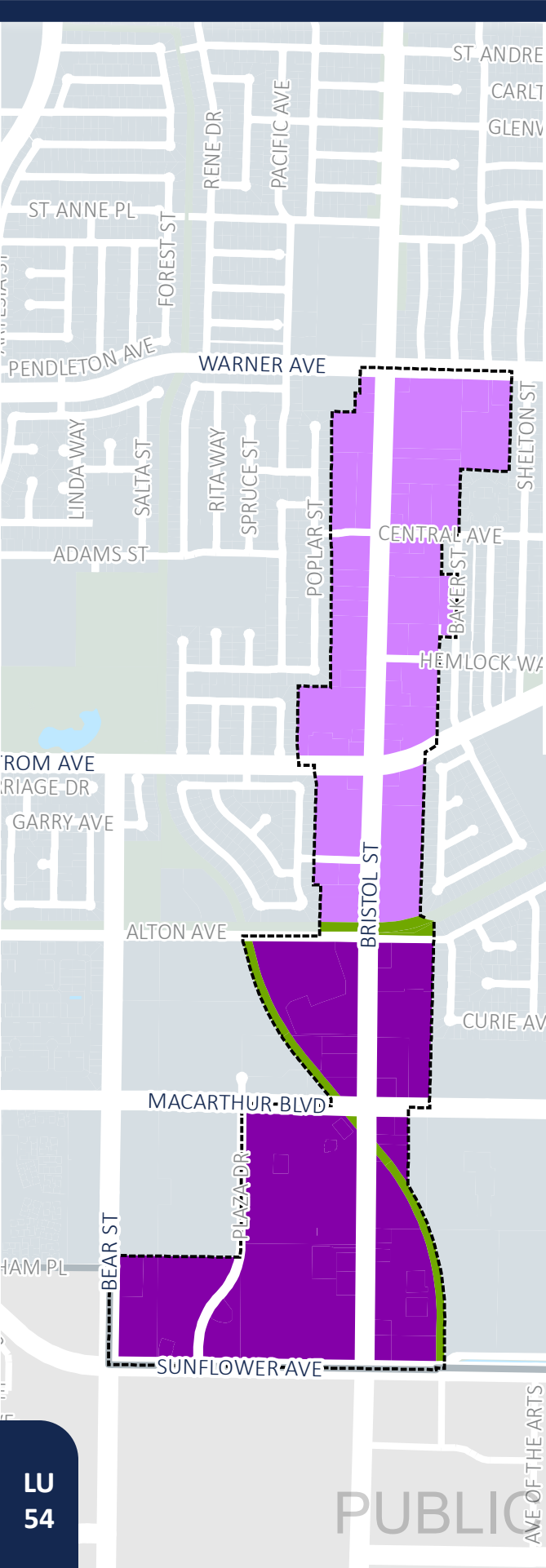


TABLE LU-7. LAND USE DESIGNATIONS
SOUTH BRISTOL STREET

Designation	Maximum		General Character
	Intensity	Height	
District Center	Between MacArthur & Alton		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
	2.0 FAR or 90 units/acre	10 stories	
Between MacArthur & Sunflower			
Urban Neighborhood	5.0 FAR or 125 units/acre	25 stories	Medium density urban neighborhoods with a mix of single and multi-family housing; mixed-use residential with ground floor retail, services, and restaurants; cultural uses; and public and open spaces
	1.5 FAR or 30 du/ac	3 stories	

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-8. 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 in nature. 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 corridor north of Alton Avenue 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 Alton allows medium-density housing as well as commercial, and cultural projects up to 3 stories tall along the Bristol corridor.



▲ **District Center (between MacArthur & 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 & 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-19. ARTIST RENDERING

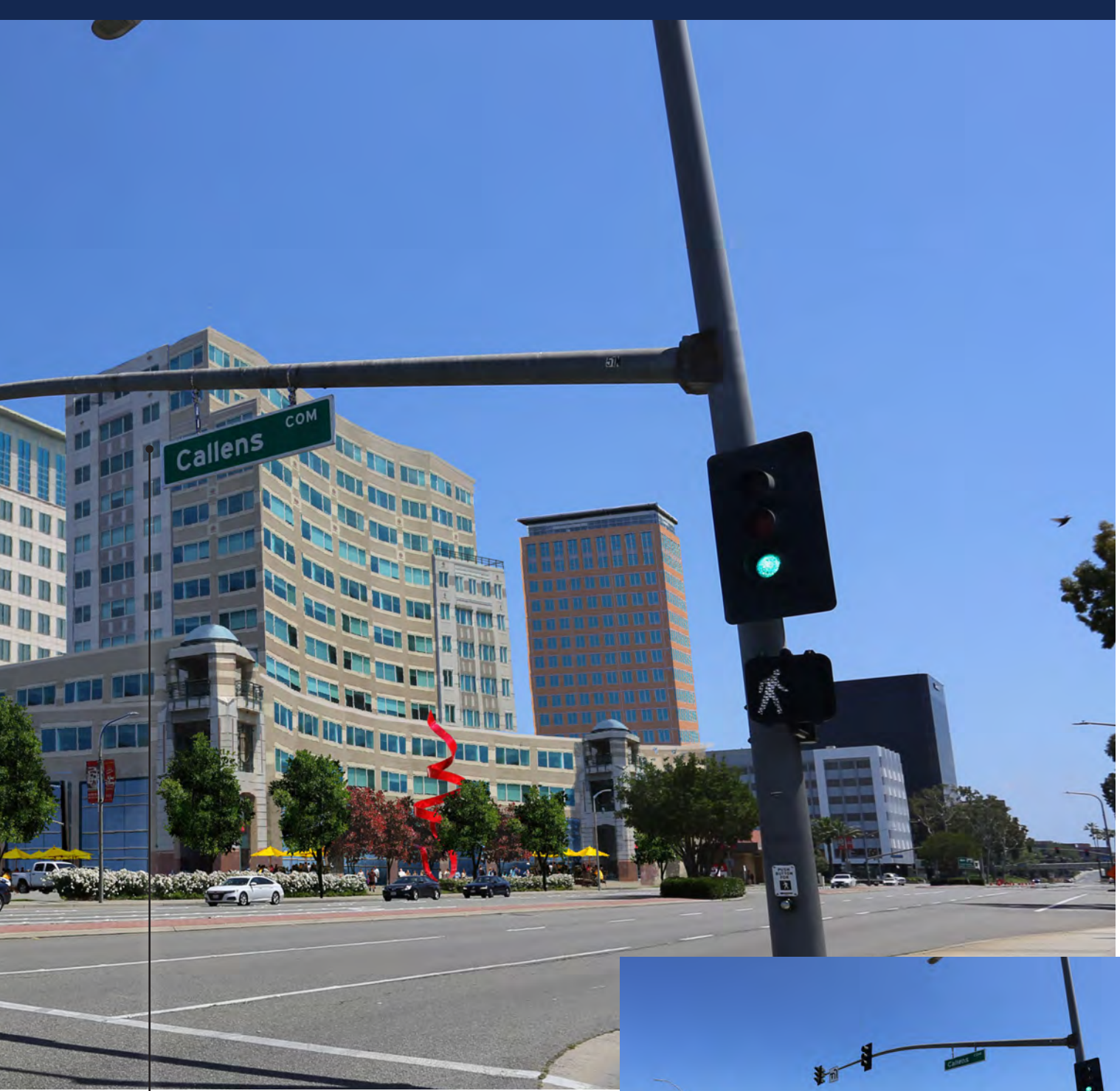
SOUTH BRISTOL DISTRICT CENTER BETWEEN MACARTHUR & SUNFLOWER



RESIDENTIAL USES

Medium-density residential uses may complement more substantial development.

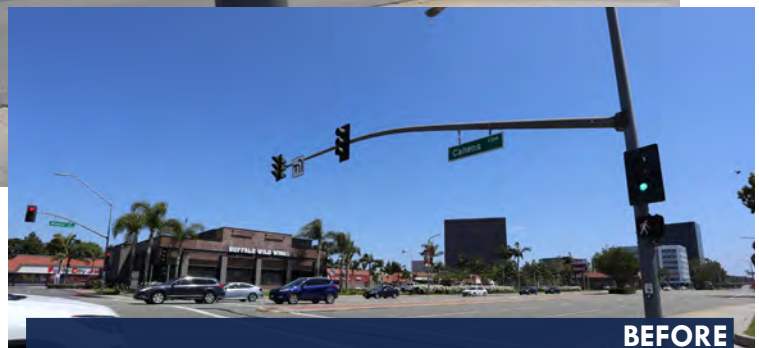




[FIGURE LU-19 CONTINUED]

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 & SUNFLOWER



FIGURE LU-20. ARTIST RENDERING

SOUTH BRISTOL DISTRICT CENTER BETWEEN MACARTHUR & ALTON



URBAN NEIGHBORHOOD

North of Alton, buildings up to 3-stories will provide a buffer for the surrounding single-family neighborhoods.

PUBLIC SPACES

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

MIX OF USES

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





[FIGURE LU-20 CONTINUED]

LANDMARK ARCHITECTURE

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



BEFORE
SOUTH BRISTOL DISTRICT CENTER BETWEEN MACARTHUR & SUNFLOWER

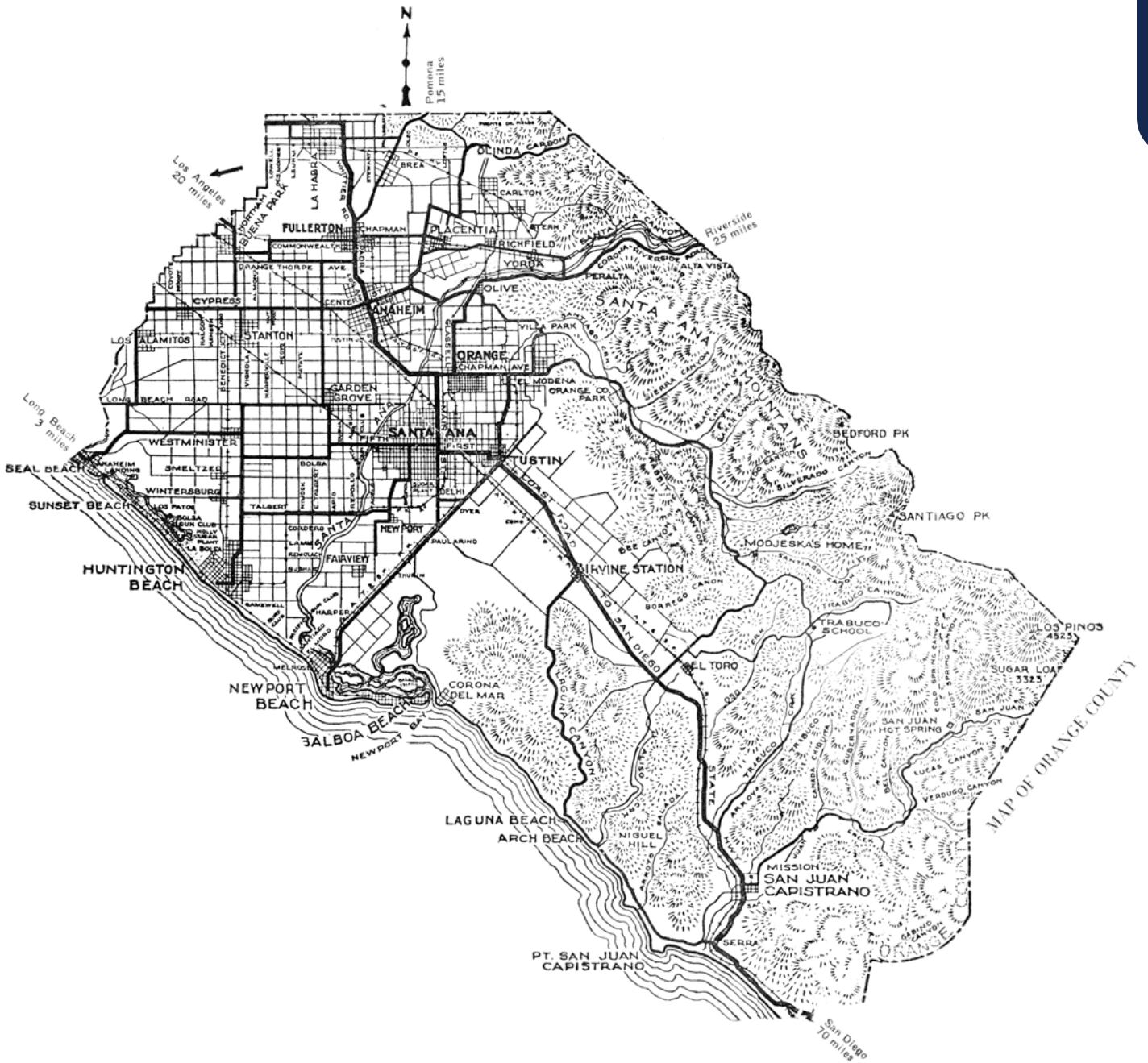


TABLE LU-8. NOTES FOR ALL FOCUS AREA DESIGNATIONS

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 is 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 square footage, except for parking areas that are semi-subterranean or subterranean.
4. **Mixed-use residential.** Mixed-use development that includes residential uses (e.g., residential on top of commercial or live/work units) are governed only by FAR in terms of density/intensity. A project's FAR shall be calculated using all residential and non-residential building square footage, except structure parking areas. Residential densities identified for Urban Neighborhood and District Center designations apply to residential-only projects.





Orange County 100 years ago. This map was published in 1921 as part of a promotional brochure "Orange County California, Nature's Prolific Wonderland- Spring Eternal". Notable features of the map include the size and intensity of Santa Ana in comparison to other cities and the essentially undeveloped south county, as well as the presence of the rail lines, which can be compared to the OC Streetcar alignment of today.

Photo courtesy Orange County Archives



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.

H

POLICY LU-1.2 HOMEOWNERSHIP OPPORTUNITIES

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

Eq

POLICY LU-1.3 EQUITABLE DISTRIBUTION OF OPEN SPACE

Promote the creation of new open space and community serving amenities in park deficient areas , with priority given to those that are also within environmental justice area boundaries.

H Eq

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.

S

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.

Eq S

POLICY LU-1.6 TRANSIT ORIENTED DEVELOPMENT

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

H S

POLICY LU-1.7 ACTIVE TRANSPORTATION INFRASTRUCTURE

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

C H S

POLICY LU-1.8 DEVELOPMENT TRADEOFFS

Ensure that new development projects provide a net community benefit.

Eq S

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.

Eq S

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.

C S



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

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.

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

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 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 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.

C S Ed

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.

Eq Ed

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.

H Eq S

POLICY LU-3.4

COMPATIBLE DEVELOPMENT

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

S

POLICY LU-3.5

ADAPTIVE REUSE

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

C S Ed

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.

H S

POLICY LU-3.7

ATTRACTIVE ENVIRONMENT

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

C H S

POLICY LU-3.8

SENSITIVE RECEPTORS

Avoid the development of sensitive receptors in close proximity to land uses that pose a hazard to human health and safety, due to the quantity, concentration, or physical or chemical characteristics of the hazardous materials that they utilize, or the hazardous waste that they generate or emit.

H Eq S

POLICY LU-3.9

NOXIOUS, HAZARDOUS, DANGEROUS, AND POLLUTING USES

Improve the health of residents, students, and workers by limiting the 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.

H Eq S

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

Promote landscaping and other buffers 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 & 17th Street Focus Area.

Photo by City of Santa Ana



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, 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 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 (EP), Policy OS-1.3 in the Open Space Element (OS), and two policies identified in the Housing Element (HE).

TABLE LU-9. RELATED GENERAL PLAN POLICIES

Land Use Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	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.	-	CE-4 CE-4.1	EP-3.3 EP-3.9 EP-3.10	PS-1.6	-	-	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	-	-	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	OS-3.5	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.	-	CE-4.5 CE-5.5	EP-3.4	-	-	-	-	-	Current Element	-	-	-

Notes:

CM: Community Element

CE: Circulation 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



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 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.

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 / Timeframe
GOAL LU-1: Growing Responsibly Provide a land use plan that improves quality of life and respects our existing community.		
GOAL LU-2: Land Use Needs Provide a balance of land uses that meet Santa Ana’s diverse needs.		

Note: Implementation to be provided in future draft.



TABLE LU-10. LAND USE ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL LU-3: Compatibility of Uses Preserve and improve the character and integrity of existing neighborhoods and districts.		
GOAL LU-4: Complete Communities Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.		

Note: Implementation to be provided in future draft.





PUBLIC REVIEW DRAFT



Historic Preservation Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020

PUBLIC REVIEW DRAFT

A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ W. H. Spurgeon Building [cover photo]

Built in 1913 by the founder of Santa Ana, the Spurgeon Building was the tallest building in Santa Ana. The property was placed on the National Register of Historic Places in 1979. The building's clock tower remains an iconic feature in the City's skyline. The property is a Landmark building on the Santa Ana Register of Historical Properties (#20).

Photo by City of Santa Ana



HISTORIC PRESERVATION ELEMENT

INTRODUCTION HP-02

COMMUNITY CONSIDERATIONS HP-03

POLICY FRAMEWORK HP-04

 GOAL HP-1: PRESERVE HISTORIC RESOURCES HP-04

 GOAL HP-2: LEVERAGING OUR HISTORIC RESOURCES HP-06

 GOAL HP-3: LEADER IN HISTORIC PRESERVATION HP-07

RELATED GENERAL PLAN POLICIES HP-10

IMPLEMENTATION HP-12

FIGURES

 FIGURE HP-1: HISTORIC RESOURCES - CITYWIDE HP-08

 FIGURE HP-2: HISTORIC RESOURCES - DOWNTOWN AREA HP-09

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 TABLE HP-1: RELATED GENERAL PLAN POLICIES HP-10

 TABLE HP-2: HISTORIC PRES. ELEMENT IMPLEMENTATION HP-13

RELATED ITEMS UNDER SEPARATE COVER

HISTORICAL RESOURCES TECHNICAL REPORT,
MAY 2020 (APPENDIX E-A, DEIR)

PALEONTOLOGICAL RESOURCES TECHNICAL
REPORT, APRIL 2020 (APPENDIX G-B, DEIR)

ARCHAEOLOGICAL RESOURCES TECHNICAL
REPORT, MAY 2020 (APPENDIX E-B, DEIR)

TRIBAL CONSULTATION CORRESPONDENCE,
APRIL 2020 (APPENDIX L, DEIR)



Old Orange County Courthouse. The 30,000 square-foot courthouse is the oldest court building in Southern California, and it is the historic seat of County government. The building is currently home to the Orange County History Center.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

HISTORIC PRESERVATION

The purpose of this Historic Preservation Element is to provide guidance in developing and implementing activities that ensure that identification, designation, and protection of architectural, historical, cultural, and archaeological resources are part of the City's planning, development, and permitting processes. Through general plan historic preservation policies and programs, Santa Ana's heritage and diversity will continue to be a source of community pride.



INTRODUCTION

Santa Ana was incorporated as a city in 1886. When Orange County separated from Los Angeles in 1889, Santa Ana was designated the County seat. Historic preservation of the City's cultural and architectural heritage is an essential part of the City of Santa Ana's economic vitality and city identity.

Santa Ana Residents take pride in the architectural heritage of the city, including its historical buildings and unique neighborhood character. Sites such as the Old Orange County Courthouse, Pacific Substation, and Yost Theatre reflect the city's rich cultural history and architectural diversity.

The City's preservation efforts are consistent with local implementation programs and local ordinances, such as the Santa Ana Municipal Code, specifically Chapter 30 (Places of Historical and Architectural Significance), Chapter 41 (Zoning Code) and the State Historical Building Code, adopted by reference in Chapter 8 (Building and Structures).

Additional direction is provided in the Citywide Design Guidelines, Chapter 13 (Historic Structures Guidelines), Chapter 8 (Downtown Development Guidelines), and Appendix A (Santa Ana Architectural Styles). In 2014, the City passed the Adaptive Reuse Ordinance to encourage the preservation and use of historical buildings.

Incentives to preserve and rehabilitate historic buildings include the Mills Act and the Federal Historic Preservation Tax Incentives program.

The City of Santa Ana has two listed National Register historic districts: Downtown Santa Ana and French Park. The City also maintains zoning protection for the historical resources in French Park through Specific Development 19 (SD-19) and in the Heninger Park neighborhood through SD-40.



▲ Downtown Santa Ana

A view of the Downtown Historic District, including dozens of historic buildings along 4th Street, Sycamore Street, Main Street, and Broadway.

Photo courtesy of Lisandro Orozco



COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous historic preservation 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:

- ▶ Rich cultural and architectural history
- ▶ Unique neighborhoods
- ▶ Protect existing neighborhoods from intrusive development
- ▶ Maintain character, sense of place, and identity
- ▶ Pride in neighborhoods
- ▶ Adaptive reuse of buildings



▲ Community Input

Residents voiced a strong desire to celebrate and preserve the City's history during all phases of the General Plan preparation, including events such as the 2016 Celebrate Santa Ana event (pictured above) and focused input such as the 2017 General Plan Advisory Group meeting. This input led to the City's first-ever element dedicated to historic preservation.

Photo by City of Santa Ana

◀ Bowers Museum

The City boasts hundreds of historic buildings both inside and outside of local and national historic districts. The Bowers Museum is on Main Street north of Downtown. Its opening in 1936 marked a turning point for arts and cultural institutions in Santa Ana. The museum is a Landmark building on the Santa Ana Register of Historical Properties (#135).

Photo by City of Santa Ana



POLICY FRAMEWORK

GOAL HP-1: Historic Areas and Resources

Preserve and enhance Santa Ana’s historic areas and resources to maintain a unique sense of place.

POLICY HP-1.1

ARCHITECTURAL AND DESIGN STANDARDS

Preserve unique neighborhoods and structures in Santa Ana through implementation of the Citywide Design Guidelines and historic preservation best practices.



POLICY HP-1.2

FEDERAL STANDARDS FOR REHABILITATION

Ensure rehabilitation of historic buildings comply with the Secretary of Interior’s Standards for the Treatment of Historic Properties and that new construction in historic districts is compatible with context.



POLICY HP-1.3

HISTORIC DISTRICTS AND DESIGN STANDARDS

Explore opportunities to preserve neighborhoods with largely intact historic buildings and character through the creation of historic districts, identification of historically sensitive areas, or neighborhood context sensitive design standards.



POLICY HP-1.4

PROTECTING RESOURCES

Support land use plans and development proposals that actively protect historic and cultural resources.



POLICY HP-1.5

STRUCTURE AND SYSTEMS MAINTENANCE

Encourage maintenance, care, and systems upgrades of historic resources to avoid the need for major rehabilitation, prevent loss of historic resources, and remediate health concerns such as lead based paint and mold.



POLICY HP-1.6

LEAD BY EXAMPLE

Ensure that all City-owned historic resources and cultural facilities reflect exceptional architecture and historically appropriate features to celebrate Santa Ana as a world-class city.



POLICY HP-1.7

PRESERVING HUMAN ELEMENT

Encourage participation in oral history programs to capture Santa Ana’s historic and cultural narrative.



POLICY HP-1.8

REUSE OF HISTORIC BUILDINGS

Support flexible land use standards to facilitate the adaptive reuse of historic buildings with a variety of economically viable uses, while minimizing impacts to the historic value and character of sites and structures.



POLICY HP-1.9

HISTORIC DOWNTOWN

Strengthen the image and identity of Downtown through unifying design and architectural themes that are compatible with existing historic fabric.





The Kellogg House. With its asymmetrical shape, faux tower, and prominently decorated dormer, the Kellogg House is a late example of Queen Anne-style Victorian architecture. The house was originally located in downtown Santa Ana at 122 Orange Street. The house was donated to the Heritage Museum of Orange County and moved to the Museum's grounds in 1980. Today, it provides hands-on opportunities to educate visitors about the Victorian era.

Photo by City of Santa Ana

GOAL HP-2: Cultural and Historic Resources

Promote the City's cultural and historic resources to advance Santa Ana's role in Southern California history.

POLICY HP-2.1

RESOURCE STEWARDSHIP

Expand community outreach to educate property owners and businesses regarding responsibilities and stewardship requirements of the City's historic resources.

H Eeq S Ed

POLICY HP-2.2

EDUCATIONAL AWARENESS

Provide educational opportunities to foster community awareness and pride in Santa Ana's history.

C Eeq Ed

POLICY HP-2.3

COMMEMORATING HISTORY

Support efforts to identify and commemorate historic structures and sites, and historically sensitive areas in Santa Ana through murals, plaques, and educational exhibits.

C Eeq Ed

POLICY HP-2.4

LOCAL AND REGIONAL PARTNERSHIPS

Strengthen relationships and programs with local and regional institutions and organizations to promote the appreciation, maintenance, rehabilitation, and preservation of Santa Ana's historic and cultural resources.

C H Eeq S Ed

POLICY HP-2.5

ECONOMIC DEVELOPMENT TOOL

Promote economic development through heritage education and the promotion of tourism.

Ed

POLICY HP-2.6

CENTER CORE

Promote Santa Ana's identity as the cultural and historic downtown of Orange County.

C Ed

► Howe-Waffle House

The Howe-Waffle House, built in 1889, is listed on the National Register of Historic Places, as a California Historical Point of Interest, and as a landmark building on the City's Historic Register.

The house was restored by the Santa Ana Historical Society and is currently used as a house and medical museum, fostering awareness and pride in Santa Ana's history.

Photo by City of Santa Ana



GOAL HP-3: Historic Preservation

Develop, implement, and maintain a nationally recognized historic preservation program.

POLICY HP-3.1 HISTORIC RESOURCE SURVEY

Maintain a comprehensive program to inventory and preserve historic and cultural resources, including heritage landscape and trees.

Eq S Ed

POLICY HP-3.2 INCENTIVIZE PRESERVATION

Support incentive programs that promote restoration, rehabilitation, salvage, and adaptive reuse of historic buildings.

C H Eq S

POLICY HP-3.3 ACCESSIBLE PRESERVATION PROGRAM

Explore strategies to promote a historic preservation program that is robust, equitable, and accessible.

C Eq S Ed

POLICY HP-3.4 PRESERVATION PROGRAM CERTIFICATION

Maintain Santa Ana’s status as a Certified Local Government (CLG) to further the City’s historic resource program and pursue all available funding for preservation.

C S

POLICY HP-3.5 LOCAL PRESERVATION GROUPS

Collaborate with the Santa Ana Historical Preservation Society, community groups, and individuals to promote public awareness and educational opportunities that highlight historic preservation.

C Eq S Ed

POLICY HP-3.6 STAFF DEVELOPMENT

Collaborate with local and regional historic preservation groups to maintain a training program that promotes best practices in preservation techniques.

C Ed



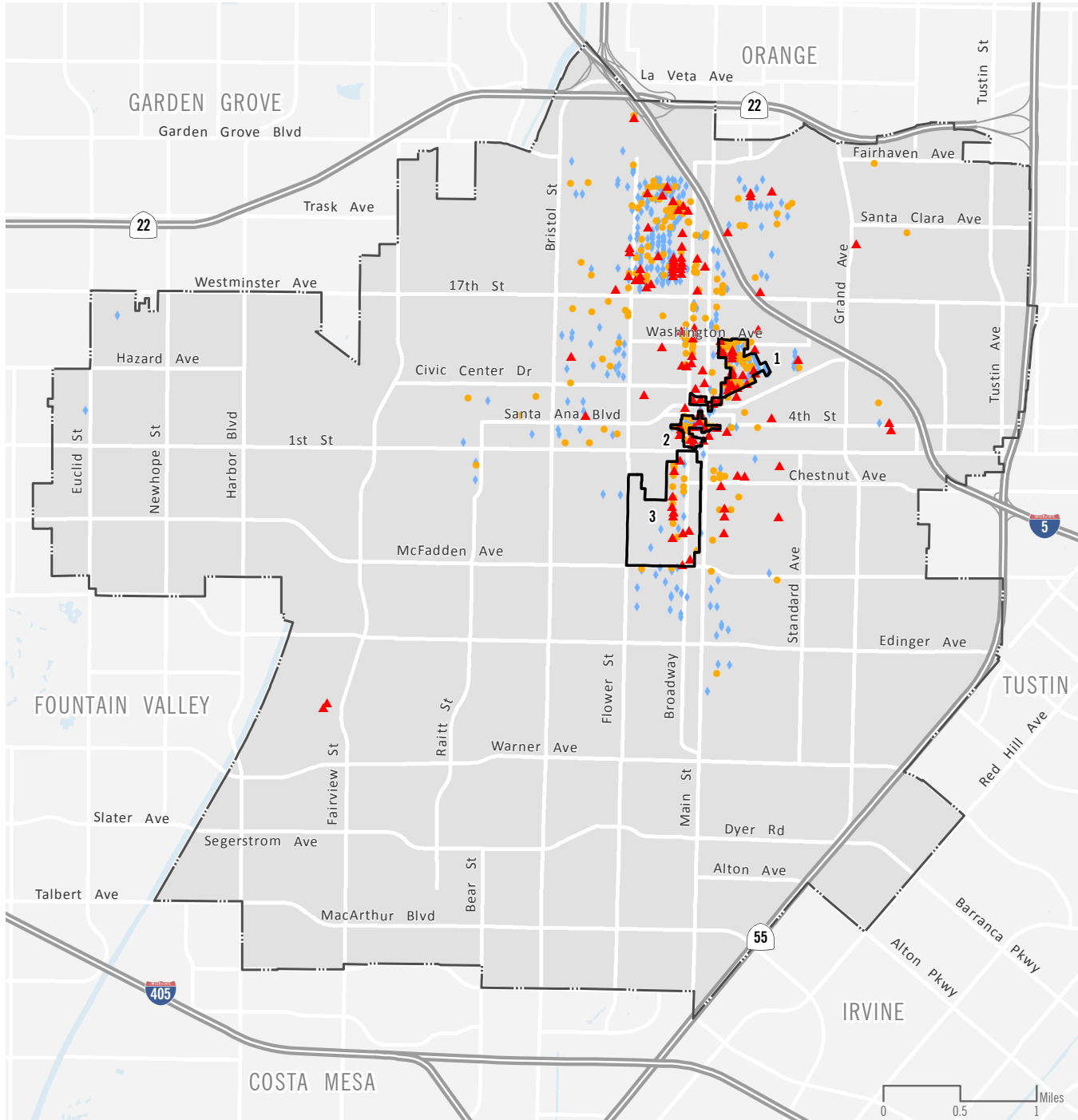
◀ Otis Building

The Otis Building was built in 1889 and still stands today on the corner of 4th and Main. The Otis Building is on the Santa Ana Register of Historical Properties (#187) as a Landmark. The building is also a contributor to the historic fabric of the Downtown Historic District and its placement on the National Register of Historic Places.

Photo courtesy of Santa Ana Public Library, image taken sometime in the 1930s



FIGURE HP-1. HISTORIC RESOURCES - CITYWIDE



Source: City of Santa Ana 2019 Date Published: 6/25/2020

Historic Resource Districts

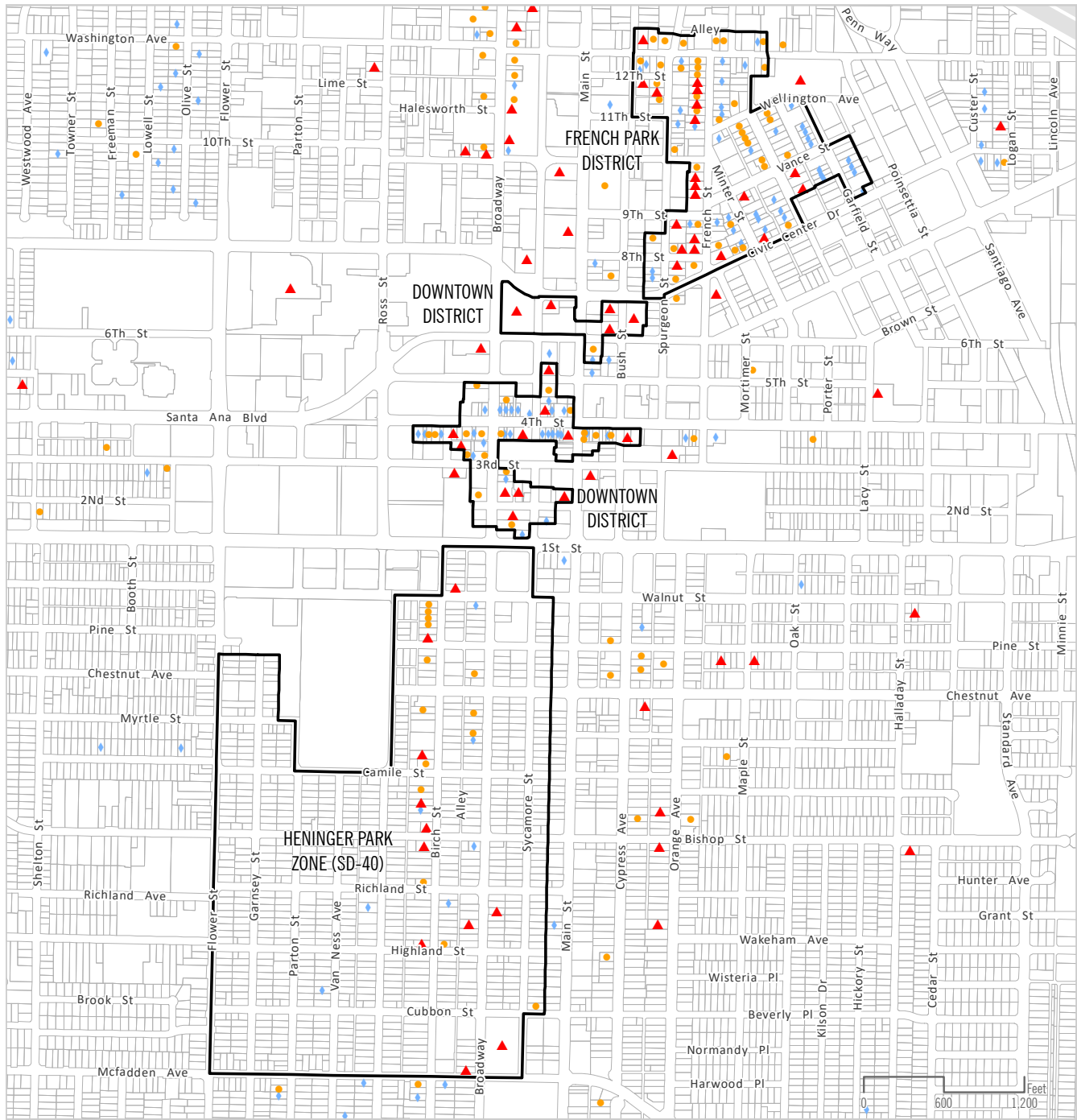
- 1** French Park
- 2** Downtown
- 3** Heninger Park (SD-40)

Historic Registry Category

- ▲ **Landmark:** The building, structure, object or site is on the National or California Register, appears eligible for listing on the National or California Register, has historical/cultural significance to the city, or has a unique architectural significance.
- **Key:** The building, structure, object or site has a distinctive architectural style and quality, is characteristic of a significant period in the history of the city, or is associated with a significant person or event in the city.
- ◆ **Contributive:** The building, structure, object or site contributes to the overall character and history of a neighborhood or district and is a good example of period architecture.



FIGURE HP-2. HISTORIC RESOURCES - DOWNTOWN AREA

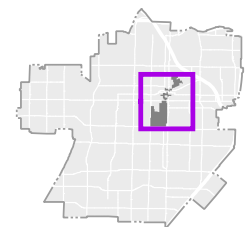


Source: City of Santa Ana 2019 Date Published: 5/5/2020

Historic Registry Category

- ▲ **Landmark:** The building, structure, object or site is on the National or California Register, appears eligible for listing on the National or California Register, has historical/cultural significance to the city, or has a unique architectural significance.
- **Key:** The building, structure, object or site has a distinctive architectural style and quality, is characteristic of a significant period in the history of the city, or is associated with a significant person or event in the city.
- ◆ **Contributive:** The building, structure, object or site contributes to the overall character and history of a neighborhood or district and is a good example of period architecture.

Historic District



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 HP-1 lists each Historic Preservation goal in the far

left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal HP-1, for example, is supported not only by the policies listed in this Element (HP-1.1 through HP-1.9), but also by Policy LU-3.5 in the Land Use Element (LU) and the six policies identified in the Urban Design Element (UD).

TABLE HP-1. RELATED GENERAL PLAN POLICIES

Historic Preservation Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
HP-1: Historic Areas and Resources Preserve and enhance Santa Ana’s historic areas and resources to maintain a unique sense of place.	-	-	-	-	-	-	-	-	LU-3.5	-	Current Element	UD-2.3 UD-2.4 UD-2.6 UD-6.1 UD-6.2 UD-6.3
HP-2: Cultural and Historic Resources Promote the City’s cultural and historic resources to advance Santa Ana’s role in Southern California history.	CM-1.9	-	EP-1.10 EP-3.1 EP-3.11	PS-1.3	-	-	-	-	LU-1.10 LU-2.8	HE-1.7 HE-2.1	Current Element	-
HP-3: Historic Preservation Develop, implement, and maintain a nationally recognized historic preservation program.	-	-	-	-	-	-	-	-	-	-	Current Element	-

Notes:

CM: Community Element

CE: Circulation 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



Maag Farmhouse. Built in 1899 as the residence of citrus and nut grower John A. Maag, originally next to the Fairhaven Cemetery. The house was moved in 1982 to its current location as an addition to the Heritage Museum of Orange County. Exterior restoration began in 1985 and restoration of the interior is currently underway.

Photo by City of Santa Ana



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 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.

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.

[Timeframes to be provided in a future draft.]

TABLE HP-2. HISTORIC PRESERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
HP-1.8	Seek funding and create incentives program for Downtown Santa Ana façade and signage improvement program.	CDA
HP-1.9	Update the Adaptive Reuse Ordinance to provide more flexibility and options for the reuse of historic buildings citywide.	PBA
HP-1.10	Establish public realm plans for all historic districts, which include landscaping, street, sidewalk, lighting, curb cut standards, and pedestrian amenities.	PWA
HP-1.11	Update Chapter 30 of the Municipal Code (Places of Historical and Architectural Significance) for consistency with national historic standards and industry best practices, including such topics as demolition of historic resources and building signage.	PBA
HP-1.12	Establish a citywide tree preservation ordinance and program to protect unique natural resources and trees with great cultural capital.	PWA/PBA
GOAL HP-2: Cultural and Historic Resources Promote the City’s cultural and historic resources to advance Santa Ana’s role in Southern California history.		
HP-2.1	Hold bi-annual educational/resource workshops for owners and tenants of historic resources and buildings to ensure responsible stewardship.	PBA
HP-2.2	Promote awareness of the City’s historic resources and importance in the development of Orange County.	PBA



TABLE HP-2. HISTORIC PRESERVATION ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
HP-2.3	Create an interactive, multimedia wayfinding program to highlight historic structures, sites, and events throughout the City.	PBA
HP-2.4	Include historic resources and cultural imagery in future City branding and marketing campaigns.	PBA
HP-2.5	Create a citywide catalog of public art, including murals, sculptures, and utility box art for use in promoting awareness of Santa Ana’s rich historic and cultural resources.	CDA
HP-2.6	Participate in and support efforts of existing civic and preservation organizations and business groups to promote the appreciation, maintenance, and preservation of historic and cultural resources.	CDA
GOAL HP-3: Historic Preservation Develop, implement, and maintain a nationally recognized historic preservation program.		
HP-3.1	Dedicate resources for staff and policy makers to participate in historic preservation educational and professional development opportunities.	PBA
HP-3.2	Update and expand citywide Historic Properties Survey Program to identify potential historic resources for placement on local Register and those that are at-risk of losing their historic value.	PBA
HP-3.3	Proactively nominate all properties that potentially qualify for placement on the Santa Ana Register of Historical Places.	PBA
HP-3.4	Prepare a community engagement plan that targets communities with historic resources that have low participation rates in historic preservation programs.	PBA
HP-3.5	Enhance and maintain a web-based tool to promote Santa Ana’s local historic resources and provide incentives to encourage historic preservation.	PBA
H-3.6	Establish minimum qualifications for participation on the Historic Resources Commission.	PBA
H-3.7	Maintain Certified Local Government status under the National Parks Service historic preservation program through training and submittal of annual report.	PBA
H-3.8	Establish a fee reduction or waiver program for low-income applicants to ensure equitable access and participation in Mills Act Program.	PBA
H-3.9	Maintain and enhance low-interest loan program for the rehabilitation of historic buildings.	TBD
H-3.10	Participate in and support efforts of preservation organizations and business groups to promote public awareness and educational opportunities that highlight historic preservation.	PBA





Floral Park. A view of the Floral Park neighborhood at the curving intersection of Heliotrope Drive and North Park Drive. Floral Park features wide-canopied tree-lined streets and hundreds of homes built from the 1920s to the 1950s, ranging from 1920s-era mansions, smaller vintage abodes, and larger ranch houses on oversized lots. Notable architectural styles include English Tudor, French Norman, Spanish Colonial, and Colonial Revival.

Photo courtesy of Lisandro Orozco



VIEW BY



PUBLIC REVIEW DRAFT



Urban Design Element

Santa Ana General Plan
PUBLIC REVIEW DRAFT, AUGUST 3, 2020

PUBLIC REVIEW

A SHARED VISION

Santa Ana is a city that promotes the health & wellness of all residents, it has 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 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.

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 level 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.



▲ Calle Cuatro Plaza [Cover Photo]

At the intersection of Fourth and French Streets, Calle Cuatro Plaza is a public space that provides a forum for a range of community activities in Downtown Santa Ana. The plaza has been enhanced with design features that welcome people such as seating areas, a stage, murals, and other accessibility features.

Photo by City of Santa Ana



URBAN DESIGN

ELEMENT

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COMMUNITY CONSIDERATIONS UD-03

ELEMENTS OF THE CITY UD-04

POLICY FRAMEWORK UD-07

 GOAL UD-1: PHYSICAL CHARACTER UD-07

 GOAL UD-2: SUSTAINABLE ENVIRONMENT UD-08

 GOAL UD-3: ATTRACTIVE TRAVELWAYS UD-10

 GOAL UD-4: NODES AND PEOPLE PLACES UD-12

 GOAL UD-5: FOCUS INTERSECTIONS UD-13

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TO BE PROVIDED IN A FUTURE DRAFT

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 TO BE PROVIDED IN A FUTURE DRAFT

RELATED ITEMS UNDER SEPARATE COVER

 ADDITIONAL REFERENCES FORTHCOMING



Santa Ana Artist Village. Looking west down the 2nd Street Promenade, Santa Ana's Artists Village is one of Orange County's most vibrant arts districts. It is a thriving home to art galleries, studios, creative businesses and restaurants located in historic downtown Santa Ana. The Artists Village features restored historical brick buildings alongside ornate Spanish architecture on streets lined with fountains, palm trees and sidewalk cafes.

Photo by City of Santa Ana

PUBLIC REVIEW DRAFT

URBAN DESIGN

The Urban Design Element establishes the long range vision for the physical design, visual qualities, and sensory experience of the City. This Element, in coordination with other Elements of the General Plan, orchestrates a safe, functional, and aesthetically pleasing urban environment. Specifically, the Urban Design Element addresses the public realm, building form, and establishes programs and measures to improve the physical setting in which community life takes place while curtailing obsolete, dysfunctional, and chaotic development.



INTRODUCTION

Urban design in Santa Ana is ultimately about creating safe, recognizable, functional, and attractive places for people. The design of physical features including buildings, public spaces, landscaping, streets, and other elements of the city evoke emotions, establish a sense of place, convey identity, and create experiences. United, these elements make the city functional, distinctive, attractive and form the essence of urban design.

The Urban Design Element guides design improvement and the continued evolution of the physical features in Santa Ana. The Element seeks to preserve unique districts and neighborhoods as well as distinct physical features that define its character while also allowing for the continued adaptation and improvement of the built environment in a way that

is reflective of the community’s vision for the future of the city.

The design direction in this Element is implemented by the Santa Ana Municipal Code, specifically Chapter 41 (Zoning Code), and adopted design guidelines and standards, including the Citywide Design Guidelines, City Landscape Guidelines, Heninger Park Architectural Design Guidelines, Historic French Park Design Guidelines, a Hotel & Motel Design Standards, North Broadway Corridor Design Standards, and Residential Building Design.

The various design guidelines contain specific guidance that expound upon the general goals and policies in this Element to provide supplementary design guidance for issues not explicitly stated in the Santa Ana Municipal Code.



▲ Historic French Park

A view of the French Park neighborhood looking southwest towards downtown Santa Ana. The French Park neighborhood, first marketed as “Santa Ana East,” was plotted in 1877 in anticipation of the railroad line extension. The streets in the original 160-acre tract were laid out parallel to the railroad tracks, and at an angle to both the original townsite and the majority of subsequent development in the City. Areas where the two street patterns meet result in irregularly shaped blocks, like the triangular French Park pictured above.

Photo by City of Santa Ana

COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous urban design 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:

- ▶ Create well-designed, accessible, and attractive places for people
- ▶ Maintain well-designed private property
- ▶ Enhance the streetscape, greenscape and urban forest
- ▶ Encourage architectural diversity and respect the City's architectural heritage
- ▶ Promote creative development that is compatible with existing land uses
- ▶ Promote sustainable design practices



▲ Old Santa Ana City Hall

At the corner of Third and Main Streets, the Old Santa Ana City Hall was constructed in 1935 and housed city offices until the 1980s. Today the art-deco building sits adjacent to Main Street Studios, a modern live/work project, blending the iconic corner building with modern architecture through thoughtful material selection and facade articulation.

Photo by City of Santa Ana



▲ Community Input

Residents emphasized their desire to enhance their sense of identity and enjoyment of the City through improvements and standards that respect the City's and community's history, lead to a more sustainable future, attract new investment, and create more dynamic activity centers. This input was consistent throughout all phases of the General Plan preparation, including events such as the 2016 Ciclovía event (pictured above) and focused input such as the 2017 General Plan Advisory Group meetings.

Photo by City of Santa Ana



ELEMENTS OF THE CITY

For planning purposes, the approach used in the identification of key urban design issues in this Element, is adapted from the work of Kevin Lynch. Lynch characterized a City’s urban form according to selected characteristics or “urban design elements.” The “elements” used herein include *districts*, *travelways*, *activity nodes/urban hubs*, *focus intersections*, *landmarks*, and *gateways*, each of which is defined below.

DISTRICT

As illustrated in figure UD-1, *Districts*, the city is composed of component districts, each of which shares common identifying characteristics that define the boundaries of the district. These distinct characteristics vary by district, but include common types of uses and patterns of development (as in the industrial and neighborhood districts), support of a primary organizing feature (as in the civic center and some of the mixed-use districts clustered around streetcar stations), or the role the area plays in the city (as in the downtown and transit center areas as well as many of the mixed-use districts).

TRAVELWAY

Travelways are the means by which people travel throughout the City including roadways, walkways, bikeways, and transit routes.

ACTIVITY NODE / URBAN HUB

Activity nodes / urban hubs, shown in figure UD-2, *Urban Design Elements*, are strategic destinations in the city where activity is concentrated, or should be concentrated when development or redevelopment occurs. Activity nodes and urban hubs are typically defined by unique design characteristics that provide a clear sense of place. A well-defined node, containing sharply defined boundaries, is very effective in promoting unity of design, purpose, and aesthetics.

FOCUS INTERSECTION

Focus intersections are prominent areas at the intersection of two major paths where the design of the buildings, streetscape elements, and travelways

can establish or reinforce the identity of the city and underlying district, create rhythm and interest along the travelway, and define creative people-oriented spaces. Focus Intersections are identified in figure UD-2, *Urban Design Elements*.

LANDMARK

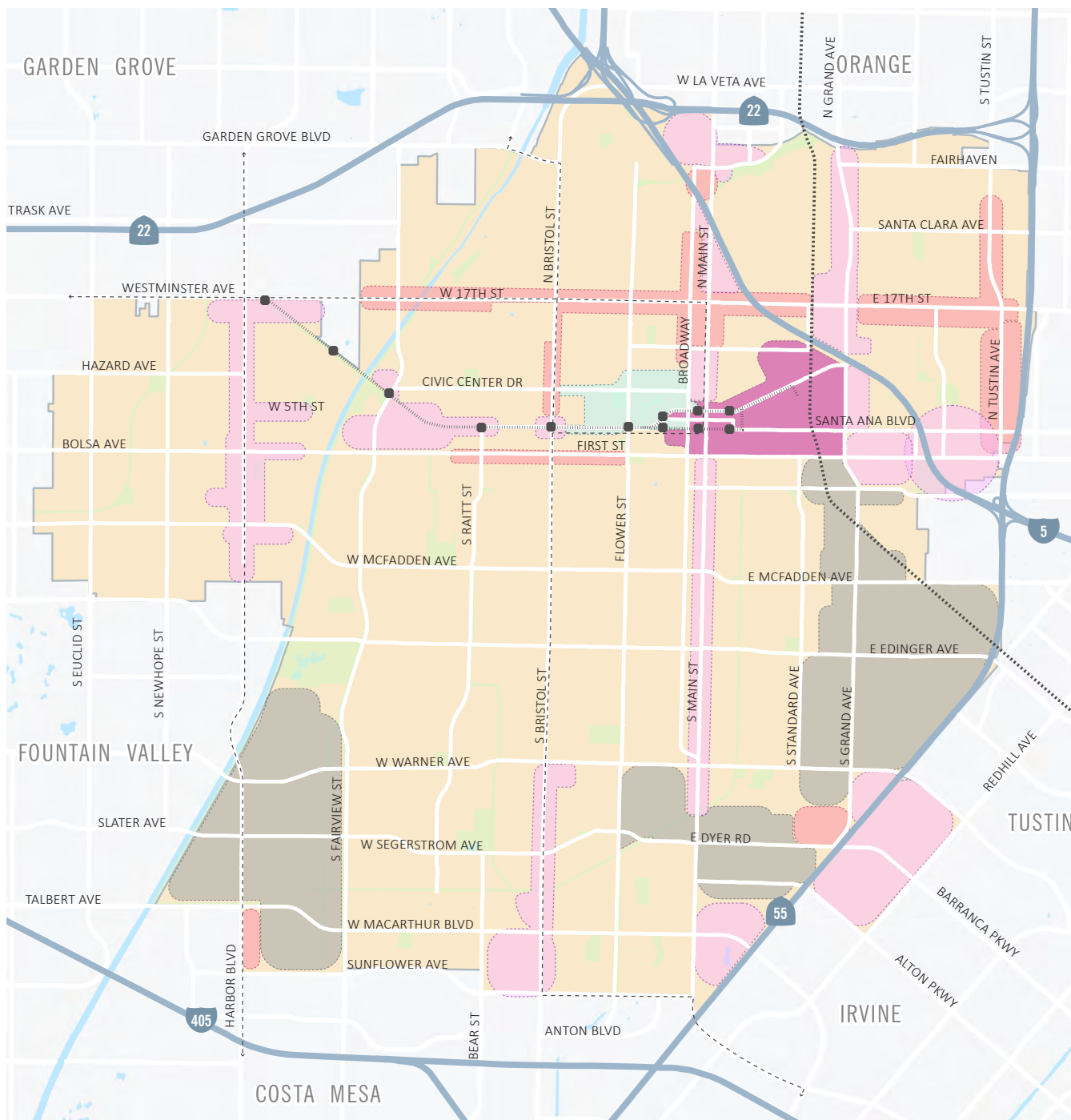
Landmarks provide a point of reference that help people to orient themselves within the city. Some landmarks are very large, like the Santa Ana Water Tower or landmark buildings such as the Transportation Center, while others are smaller. Major city landmarks are identified in figure UD-2, *Urban Design Elements*. In addition to the major landmarks, most neighborhoods have reference points, such as schools, parks, churches, notable buildings, public art, or even a well-established business, which serve as local landmarks. Landmarks can also distinguish districts and reinforce community identity.

GATEWAY

Gateways are located at the city’s prominent points of entry. They define boundaries, establish a sequence of arrival, enhance the City’s identity, and contribute to creating a sense of place. Gateways may take many forms including, an attractive monument, a landscaped median, landmark buildings or development projects with significant and attractive architectural features projecting positive images, or public art. While every city threshold is effectively a gateway, those where enhanced design consideration would be most appropriate are identified in figure UD-2, *Urban Design Elements*.



FIGURE UD-1. DISTRICTS



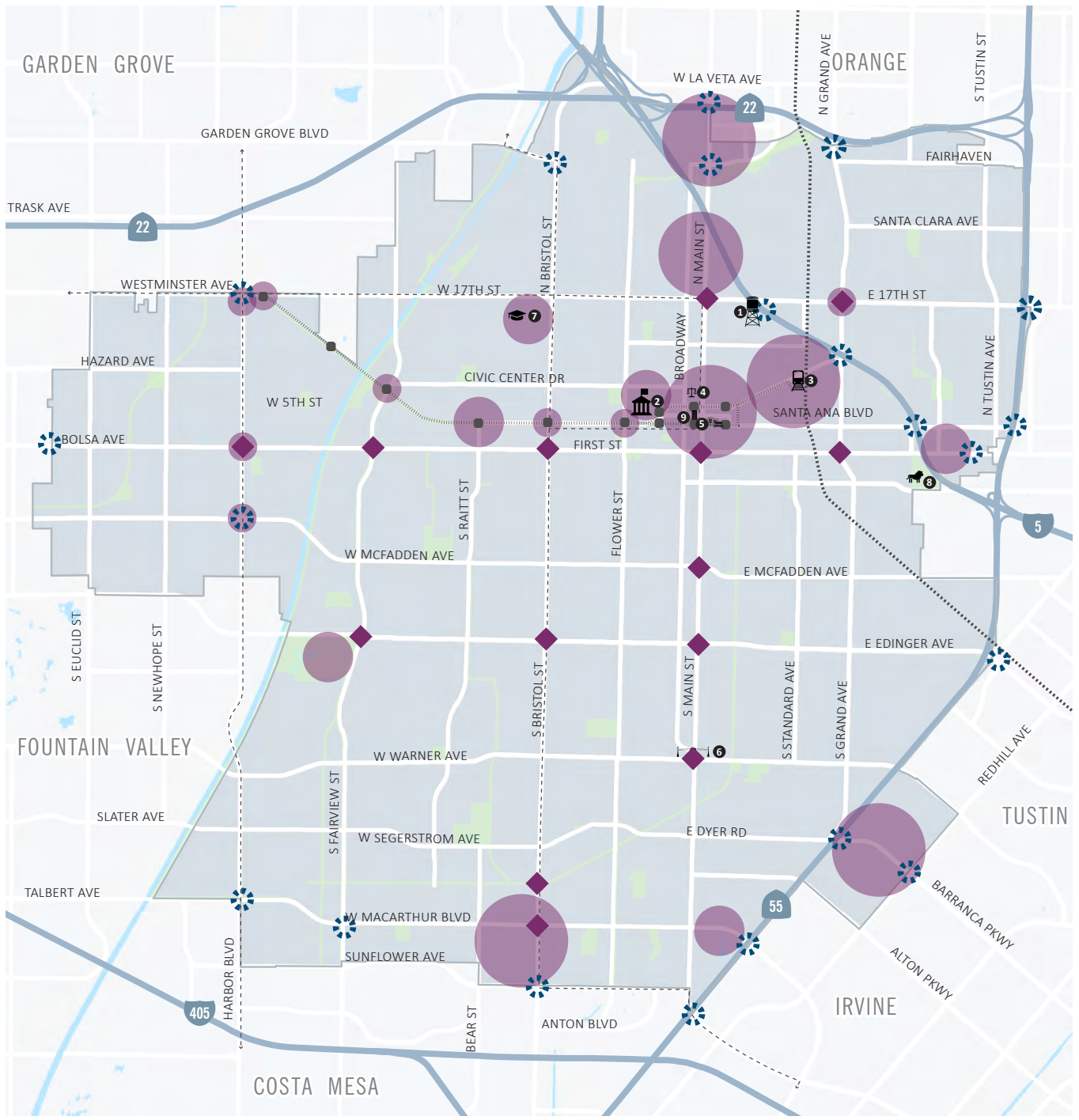
Districts

- Downtown and Transit Center
- Civic Center and Supporting Areas
- Mixed-Use District
- Commercial / Employment District
- Industrial District
- Neighborhood District
- Park / Open Space
- OC Streetcar & Station
- OC Metrolink
- OCTA BRT alignment

Source: City of Santa Ana 2020 Date Published: 7/27/2020



FIGURE UD-2. URBAN DESIGN ELEMENTS



- Activity Node / Urban Hub
- Focus Intersection
- Gateway
- Major Landmarks**
 - 1 Santa Ana Water Tower
 - 2 Civic Center
 - 3 Transit Center
 - 4 Old Orange County Courthouse
 - 5 Historic Downtown
 - 6 Historic South Main Street Sign
 - 7 Santa Ana College
 - 8 Santa Ana Zoo
 - 9 Spurgeon Building
- Park / Open Space
- OC Streetcar & Station
- OC Metrolink
- OCTA BRT alignment

Source: City of Santa Ana 2020 Date Published: 7/27/2020
 Miles



POLICY FRAMEWORK

GOAL UD-1: Physical Character

Improve the physical character and livability of the City to promote a sense of place, positive community image, and quality environment

POLICY UD-1.1 DESIGN QUALITY

Ensure all developments feature high quality design, materials, finishes, and construction.

Eq

POLICY UD-1.2 PUBLIC ART

Require public art as part of major developments and the public realm improvements.

C

POLICY UD-1.3 DELINEATION OF PUBLIC SPACES

Encourage site design that clearly defines public spaces through building placement and orientation.

Eq Ed

POLICY UD-1.4 SAFETY THROUGH DESIGN

Incorporate crime prevention design features into private and public developments to prevent loitering, vandalism and other undesirable activities.

H Eq

► Urban Design Elements in Downtown Santa Ana

This view of the intersection of Third and Bush Streets in Downtown Santa Ana shows how the thoughtful layering of urban design elements unite to form safe, recognizable, functional, and attractive places for people. Here complete streets including a bike boulevard, sidewalks, vehicle travel lanes and a bus stop are flanked by drought-tolerant landscaping, street trees, and other place-making elements like street lights, and directional signage. Parking is screened by landscape elements, and a large mural serves as a local landmark, reinforcing the district's unique identity, and contributing to a sense of place.

Photo by City of Santa Ana

POLICY UD-1.5 ATTRACTIVE PUBLIC SPACES

Encourage community interaction through the development and enhancement of plazas, open space, people places, and pedestrian connections with the public realm.

C H Eq

POLICY UD-1.6 ACTIVE TRANSPORTATION INFRASTRUCTURE

Support the creation of citywide public street and site amenities that accommodate and promote an active transportation-friendly environment.

H Eq S

POLICY 1.7 VISUAL CLUTTER

Promote the beautification and accessibility of the public realm through the undergrounding of utility lines and aboveground equipment.

Eq



GOAL UD-2: Sustainable Environment

Improve the built environment through sustainable development that is proportional and aesthetically related to its setting.

POLICY UD-2.1

ENHANCED PUBLIC REALM EXPERIENCE

Encourage development to enhance the existing environment through the use of creative architectural design and sustainable streetscape treatments that are consistent on each corridor.



POLICY UD-2.2

COMPATIBILITY WITH SETTING

Encourage the compatibility of new development with the scale, bulk, and pattern of existing development.



POLICY UD-2.3

NEW LIFE FOR OLD BUILDINGS

Encourage the preservation and reuse of historic and architecturally significant structures to maintain urban fabric and reduce overall energy consumption associated with new construction.



POLICY UD-2.4

INTENTIONAL DESIGN

Encourage design and architecture on private and public property that accentuate focal points, activity nodes, and historic areas.



POLICY UD-2.5

RELATION TO SURROUNDINGS

Ensure new development exhibits a functional, comfortable scale in relation to its neighborhood.



POLICY UD-2.6

PRESERVE NEIGHBORHOOD CHARACTER

Preserve the character and uniqueness of existing districts and neighborhoods.



POLICY UD-2.7

BUILDING AND STRENGTHENING IDENTITY

Collaborate with community stakeholders to strengthen and foster development of community identity and district character through complementary architecture, unique streetscapes, and programming.



POLICY UD-2.8

INNOVATIVE DEVELOPMENT STRATEGIES

Explore development and subdivision options that promote new opportunities for sustainable, livable, and affordable development.



POLICY UD-2.9

VISUAL AESTHETIC OF BUILT ENVIRONMENT

Ensure that on and off-premise signs and communication equipment are situated to minimize detrimental impacts to the aesthetic quality, character, and image of the surrounding area.



CONTINUED ON NEXT PAGE >>



<< UD-2 SUSTAINABLE ENVIRONMENT

**POLICY UD-2.10
GREENING THE BUILT ENVIRONMENT**

Promote planting of shade trees and require, where feasible, site design that uses appropriate tree species to shade parking lots, streets, and other facilities with the goal of reducing the heat island effect.

H S

**POLICY UD-2.11
SUSTAINABLE PRACTICES**

Encourage sustainable development through the use of drought tolerant landscaping, permeable hardscape surfaces, and energy efficient building design and construction.

S

► **New Life for Old Buildings**

This 1914 brick structure was renovated and repurposed as a local coffee house in 2016. The original brick walls and high exposed wood ceilings were preserved, and the project complements the unique character of surrounding neighborhood.

Photo by City of Santa Ana



GOAL UD-3: Attractive Travelways

Create and maintain safe and attractive travelways through coordinated streetscape design.

POLICY UD-3.1

LANDSCAPED TRAVELWAYS

Promote visually appealing and sustainable landscaping along freeway corridors, roadway medians, and parkways.



POLICY UD-3.2

ACTIVATE PATHS

Strengthen and activate the design of paths and adjacent development through enhanced and cohesive streetscapes, architectural themes, and landscaping.



POLICY UD-3.3

FOSTER COMMUNITY BUILDING

Promote a safe environment that facilitates social interaction and improves active transportation along corridors.



POLICY UD-3.4

IMPROVEMENTS TO STREETScape

Promote streetscape improvement plans that are responsive to community needs, the nature of adjacent uses, path characteristics, street classification, pedestrian scale, and view corridors.



POLICY UD-3.5

ACTIVITY NODE LINKAGES

Promote streetscape designs that link major destination points, landmarks, and local activity nodes.



POLICY UD-3.6

LINEAR PARK SYSTEM

Support open space improvements along roadways and non-vehicular paths, such as bike or multi-use trails.



POLICY UD-3.7

NATURAL RECREATIONAL AMENITIES

Enhance natural and recreational features of Santiago Creek and the Santa Ana River corridors and provide linkages throughout the community.



POLICY UD-3.8

PLEASANT TRAVEL EXPERIENCE

Maximize the use of street trees and parkway landscaping to create a pleasant travel experience and positive City image.



POLICY UD-3.9

SCENIC VIEWS

Preserve and enhance scenic views along corridors and other travelways.



CONTINUED ON NEXT PAGE >>



<< UD-3 ATTRACTIVE TRAVELWAYS

POLICY UD-3.10
COORDINATED STREET IMPROVEMENT PLANS

Coordinate citywide landscape medians and street trees with land use plans and development projects.

H S

POLICY UD-3.11
URBAN FOREST

Create a diverse urban forest with a variety of sustainable trees in medians, parkways, public open space, and private development.

H S



▲ **Urban Forest**

The City of Santa Ana maintains an urban forest that includes more than 60,000 healthy and attractive trees. Street trees and landscaping beautify the community, provide a welcome touch of nature, produce oxygen, clean the air, reduce the urban heat island effect, reduce flooding, improve street safety, promote exercise, and contribute to mental health of residents. Many of the city's existing street trees frame travelways in older residential neighborhoods. The trees along this street in the Park Santiago Neighborhood form scenic views within the travelway itself.

Photo by City of Santa Ana

GOAL UD-4: Nodes and People Places

Create nodes and urban hubs throughout the City to foster community, education, arts and culture, business activities, entertainment, and establish Santa Ana as a vibrant center.

POLICY UD-4.1 INTENTIONAL DEVELOPMENT

Support development growth in nodes consistent with the City's vision as the dynamic urban center of Orange County.



POLICY UD-4.2 IMAGE MAKING THROUGH ARCHITECTURE

Promote development within nodes to reflect the significance of the area and cultivate a positive image of Santa Ana through high quality architecture.



POLICY UD-4.3 ACTIVATE OPEN SPACE

Ensure architectural and landscape design activates open space, as a means to promote community interaction and enhance the aesthetic quality of development.



POLICY UD-4.4 VIBRANT STREET LIFE

Encourage development within nodes that promote pedestrian activities, enhanced amenities, and engaging designs that allow for discovery, excitement, and social interaction.



POLICY UD-4.5 OPEN SPACE AT NODES

Promote creative, multi-purpose public space within nodes, major development projects, and people places.



POLICY UD-4.6 COMMUNITY LED INSTALLATIONS

Provide for opportunities to incorporate distinctive, innovative and community informed public art in plazas and open spaces, to promote pedestrian activity.



◀ Vibrant Street Life

The Roost project at Santa Ana Boulevard and Minter Street weaves outdoor uses that promote community interaction and pedestrian activities throughout the project, which includes re-purposed cargo containers, a renovated craftsman bungalow duplex, a 1920's commercial building, and a reinvented two story barn.

Photo by Studio Oneleven [to be replaced]

GOAL UD-5: Focus Intersections

Create focal points at major intersections to enhance community identity and open space.

POLICY UD-5.1

BUILDING PRESENCE AT INTERSECTIONS

Create a strong presence at focus intersections by locating intense building mass and open space areas along the street that include high quality design and materials.

C

POLICY UD-5.2

LINKAGES BETWEEN PUBLIC ART

Promote public art in conveniently accessible and prominent places to physically and visually link development with streetscape and paths.

C Eq

POLICY UD-5.3

ACTIVATING INTERSECTIONS

Encourage projects at focal intersections that incorporate vertical design features or mixed-use development as a means to provide visual presence and encourage pedestrian activity in these areas.

C S

POLICY UD-5.4

INTERSECTIONS FOR ALL TRAVEL MODES

Strengthen active transportation connections and amenities at focal intersections to promote a pleasant and safe experience for non-motorized forms of travel.

H Eq S



GOAL UD-6: Landmarks

Create new and protect existing City landmarks and memorable places that convey positive images.

POLICY UD-6.1

DESIGN WITH LANDMARKS

Strengthen the design of development to frame and enhance landmarks, natural features, and view corridors.



POLICY UD-6.2

APPROPRIATE DESIGN NEAR LANDMARKS

Ensure development near existing landmarks is supportive and respectful of architecture, site, and other design features of the landmark.



POLICY UD-6.3

CREATE NEW LANDMARKS

Encourage new development that will lead to the creation of new landmarks in the City and bolster community pride.



◀ Santa Ana Regional Transportation Center

The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is not only the focal point of transportation in Orange County, but also an important landmark within the city. Landmarks provide visual and symbolic interest, and they help people orient themselves within the city.

The Mediterranean-style building that houses the Transportation Center features a distinct five-story tower, as well as a three-tiered fountain, and tile-paved pedestrian arcades that create a memorable urban feature and contribute to the identity of both the transit center district and the city as a whole.

Photo by City of Santa Ana

GOAL UD-7: Gateways

Create and strengthen gateways into the City that promote a sense of arrival.

POLICY UD-7.1 FIRST IMPRESSION

Strengthen the architectural design of developments near gateways to communicate a sense of arrival and inspire positive images of the City.

C

POLICY UD-7.2 STREETSCAPE IMPROVEMENTS

Enhance Santa Ana's gateways to include unique and distinctive streetscape improvements.

C

POLICY UD-7.3 IMPROVED FREEWAY INTERFACE DESIGN

Collaborate with Caltrans and adjacent jurisdictions to enhance freeway interchanges that create a sense of place and arrival.

C Ed

POLICY UD-7.4 MONUMENTS AT GATEWAYS

Promote imaginative and distinctive features, such as entry monuments, public art, decorative landscape, directional signs, landscape statements, and architectural elements that project a positive image and community character at City gateways.

C

POLICY UD-7.5 TRANSIT CORRIDOR BEAUTIFICATION

Improve transit and rail corridors and interfaces to create a welcoming experience for all travelers.

C Eq S

► City Gateway

Gateways establish a sense of arrival, denote city boundaries, and function as place-making features contributing to the image of the city and its overall identity. Gateways may be articulated in many ways depending on the location, context, and how it will be viewed. This monument sign and decorative landscaping at Redhill Avenue and Dyer Road defines the boundary between the Cities of Santa Ana and Tustin.

Photo by City of Santa Ana



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 UD-1 lists each Urban Design goal in the far

left column and, in columns to the right, identifies related policy numbers from other Elements.

Goal UD-3, for example, is supported not only by the policies listed in this Element (UD-3.1 through 3.11), but also by Policy EP-3.2 and Policy EP-3.11 in the Economic Prosperity Element (EP).

TABLE UD-1. RELATED GENERAL PLAN POLICIES

Urban Design Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			UD
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	
UD-1: Physical Character Improve the physical character and livability of the City to promote a sense of place, positive community image, and quality environment.	-	CE-4.5	-	PS-1.1 PS-2.1	-	OS-2.1	-	-	LU-4.2	HE-1.8	HP-1.1 HP-2.2	Current Element
UD-2: Sustainable Environment Improve the built environment through sustainable development that is proportional and aesthetically related to its setting.	-	CE-5.5	-	PS-3.5	CN-3.4 CN-2.4	OS-3.5	-	-	LU-3.5 LU-4.10	HE-1.7 HE-2.5	HP-1.3 HP-1.4 HP-1.8 HP-1.9	Current Element
UD-3: Attractive Travelways Create and maintain safe and attractive travelways through coordinated streetscape design.	-	-	EP-3.2 EP-3.11	-	-	-	-	-	-	-	-	Current Element
UD-4: Nodes and People Places Create nodes and urban hubs throughout the City to foster community, education, arts and culture, business activities, entertainment, and establish Santa Ana as a vibrant center.	-	-	-	-	-	-	-	-	-	-	-	Current Element

Notes:

CM: Community Element

CE: Circulation 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



TABLE UD-1. RELATED GENERAL PLAN POLICIES CONT'D

Urban Design Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
UD-5: Focus Intersect Create focal points at major intersections to enhance community identity and open space.	-	-	-	-	-	-	-	-	-	-	-	Current Element
UD-6: Landmarks Create new and protect existing City landmarks and memorable places that convey positive images.	-	-	-	-	-	-	-	-	-	-	-	Current Element
UD-7: Gateways Create and strengthen gateways into the City that promote a sense of arrival.	-	-	-	-	-	-	-	-	-	-	-	Current Element

Notes:

CM: Community Element

CE: Circulation 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



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 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.

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 UD-2. URBAN DESIGN ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
Goal UD-1: Physical Character Improve the physical character and livability of the City to promote a sense of place, positive community image, and quality environment.		
GOAL UD-2: Sustainable Environment Improve the built environment through sustainable development that is proportional and aesthetically related to its setting.		

Note: Implementation to be provided in future draft.



TABLE UD-2. URBAN DESIGN ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Timeframe
GOAL UD-3: Attractive Travelways Create and maintain safe and attractive travelways through coordinated streetscape design.		
GOAL UD-4: Nodes and People Places Create nodes and urban hubs throughout the City to foster community, education, arts and culture, business activities, entertainment, and establish Santa Ana as a vibrant center.		
GOAL UD-5: Focus Intersections Create focal points at major intersections to enhance community identity and open space.		
GOAL UD-6: Landmarks Create new and protect existing City landmarks and memorable places that convey positive images.		
GOAL UD-7: Gateways Create and strengthen gateways into the City that promote a sense of arrival.		

Note: Implementation to be provided in future draft.





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