

# City of Santa Ana General Plan Land Use Element 1998

## City of Santa Ana Planning Division



Adopted

**February 2, 1998**

(Reformatted January 2010)

The following is a chronology of the approved general plan amendments that have been incorporated into this document since the comprehensive update of the General Plan Land Use Element adopted by the Santa Ana City Council February 2, 1998 (GPA 1997-05):

GPA 2014-02 (October 21, 2014)  
GPA 2014-01 (June 3, 2014)  
GPA 2011-03 (March 19, 2012)  
GPA 2011-02 (June 6, 2011)  
GPA 2010-01 (June 7, 2010)  
GPA 2008-02 (July 20, 2009)  
GPA 2007-03 (May 18, 2009)  
GPA 2004-03 (February 2, 2009)  
GPA 2008-01 (May 5, 2008)

GPA 2007-02 (June 18, 2007)  
GPA 2007-01 (March 19, 2007)  
GPA 2006-01 (October 2, 2006)  
GPA 2005-01 (December 5, 2005)  
GPA 2005-02 (October 17, 2005)  
GPA 2004-01 (April 5, 2005, as passed by the voters of Santa Ana)  
GPA 2004-04 (July 19, 2004)

GPA 2004-06 (July 6, 2004)  
GPA 2003-02 (June 16, 2003)  
GPA 2003-01 (February 18, 2003)  
GPA 2002-01 (September 3, 2002)  
GPA 2002-03 (August 19, 2002)  
GPA 2001-03 (February 19, 2002)  
GPA 2001-02 (January 7, 2002)  
GPA 2000-09 (May 7, 2001)

GPA 2000-08 (February 5, 2001)  
GPA 2000-03 (December 4, 2000)  
GPA 2000-02 (November 20, 2000)  
GPA 1999-02 (October 18, 1999)  
GPA 1999-01 (August 16, 1999)  
GPA 1998-04 (October 5, 1998)  
GPA 1998-05 (September 21, 1998)  
GPA 1998-01 (May 4, 1998)





RESOLUTION NO. 98-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 97-05 APPROVING THE LAND USE ELEMENT OF THE GENERAL PLAN (GPA 97-05)

WHEREAS, California Government Code Section 65302(a) requires a General Plan to contain a land use element which reflects the long-term vision for the type, location and intensity of development that is desired in the community; and

WHEREAS, the proposed Land Use Element will replace the Land Use Element previously adopted in 1984; and

WHEREAS, the Planning Commission of the City of Santa Ana, after noticed public hearing, recommended that the City Council approve General Plan Amendment No. 97-05, approving the Land Use Element of the General Plan; and

WHEREAS, this Council, on February 2, 1998, held a duly noticed public hearing on said Land Use Element of the General Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

1. The Land Use Element of General Plan Amendment 97-05 is hereby amended, adopted and approved. Said General Plan shall be maintained by the Executive Director of the Planning and Building Agency, or his or her designee.

ADOPTED this 2nd day of February, 1998.

ATTEST:

Janice C. Guy
Clerk of the Council

Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido Aye
Richardson Aye
Espinoza Absent
Lutz Aye
McGuigan Aye
Franklin Aye
Moreno Aye

APPROVED AS TO FORM:

Gary A. Sheatz
Assistant City Attorney

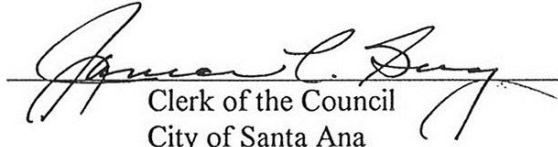
**CERTIFICATE OF ORIGINALITY & PUBLICATION**

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Resolution No. 98-008 to be the original resolution adopted by the City Council of the City of Santa Ana on 2-2-98.

Date: 2/4/98

  
Clerk of the Council  
City of Santa Ana



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# Land Use Element

## PURPOSE AND SCOPE

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The Land Use Element of the City of Santa Ana General Plan serves as a long-range guide for land use and development in the City. The Element indicates the type, location, and intensity of the development and land uses permitted in the City. The primary objective of this Element is to assist in the management of future growth, to improve the City's overall physical appearance, to minimize potential land use conflicts, and to facilitate growth and development reflecting the community's vision.

The Land Use Element is one of the seven elements required by State planning law. It is intended to guide the City's physical development in a manner consistent with the Circulation Element and other land use related elements of the General Plan.

The scope and content of this Land Use Element is governed by California Law (Section 65302(a) of the State Government Code) which indicates that the Land Use Element must:

- Designate the distribution, location, and extent of land uses for housing, business, industry, open space, recreation, and public facilities;
- Establish standards of population density and building intensity for each land use category covered by the Plan; and
- Identify land uses in those areas subject to development constraints.

## FORMAT OF THE LAND USE ELEMENT

The Land Use Element is presented in four sections. The body of the Element is a summary of the opportunities and constraints, which shape the City's land use policy, as well as the policy framework which guides the decision-making process. The Appendix to the Element provides detailed information regarding the areas addressed within the policy framework. Each section of the Element is summarized below:

- The **Purpose and Scope** provides an overview of the Element's rationale, and the requirements governing its scope and content.



## LAND USE ELEMENT

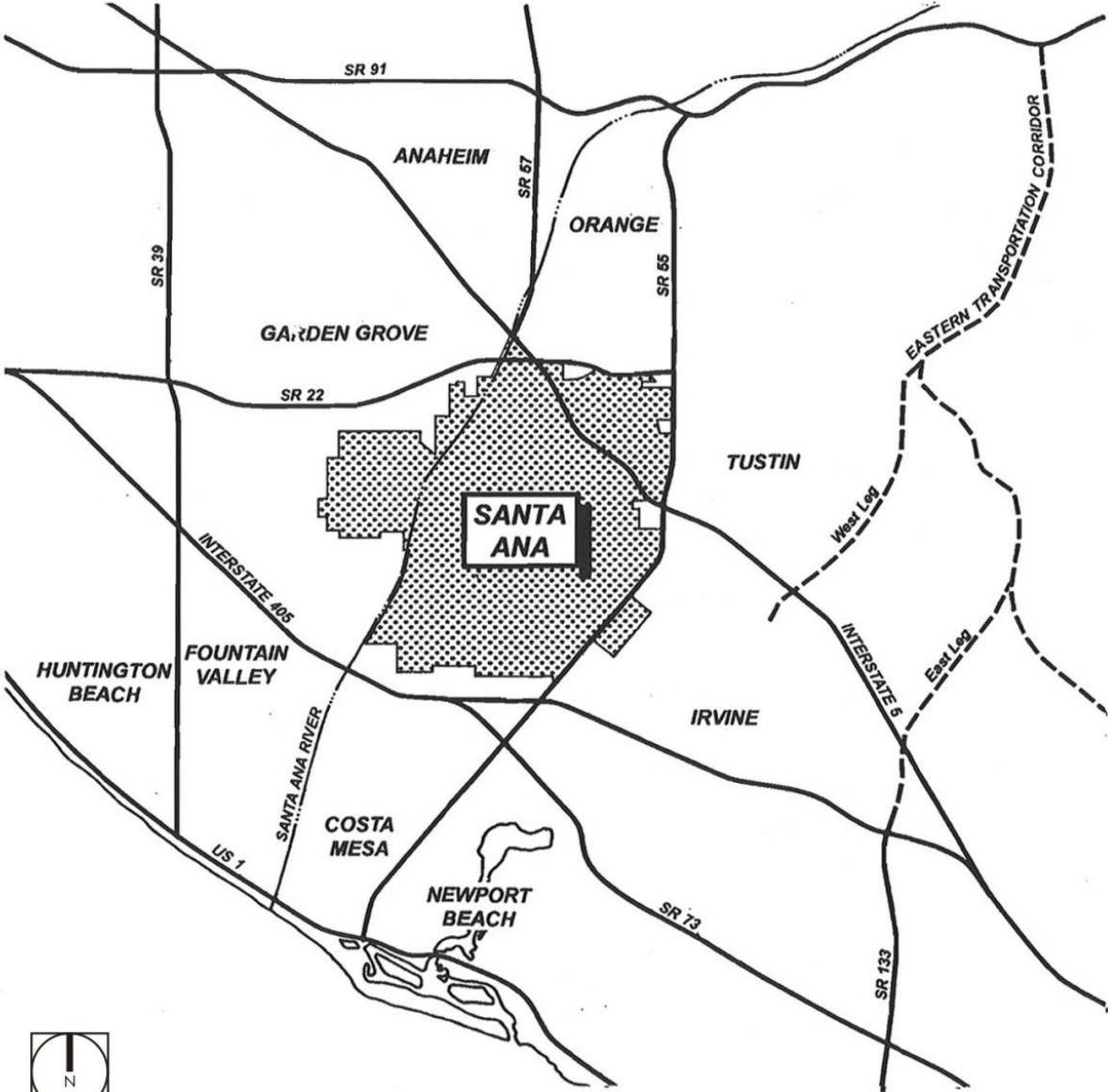


- The **Community Factors** provide an overview of the factors and community characteristics which were considered in the formulation of the Land Use Element.
- The **Policy Plan** states City goals and policies regarding land use and development with supporting policies identified for each goal. The Policy Plan also includes the Land Use Plan, as well as standards for the intensity of development.
- The **Implementation Plan** contains a listing of the actions, programs, and other measures, which are used to implement the Land Use Element.
- The **Appendix** contains detailed background information relevant to the areas addressed in the Element. It also includes the analyses and technical information considered in formulating the Policy Plan and the Implementation Plan.

This Land Use Element governs the land area included within the corporate boundaries of the City of Santa Ana. The City's location in a regional context is shown in Exhibit 1.



Exhibit 1 Regional Location



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## COMMUNITY FACTORS

The Santa Ana community serves as the governmental and cultural center of Orange County. With a current population exceeding 300,000 residents, the City ranks among the largest in California. Santa Ana continues to experience growth, although unlike many of its Orange County neighbors, it has been almost fully developed for many years. The City's rich history is reflected in its diverse mix of residential neighborhoods, business districts, and emerging cultural opportunities.

The development patterns of Santa Ana's neighborhoods vary significantly in intensity, character, and architecture. Commercial uses range from small, family owned and operated businesses to large regional shopping centers. The City's strong industrial base is characterized by a mixture of facilities which range from one to two person manufacturers to Fortune 500 corporate operations.

As the seat for Orange County, the Civic Center area contains Federal, State, and local governmental facilities including the courts, criminal justice facilities, administrative offices, and service centers. Each of these land use characteristics help to define the City as a vibrant and dynamic urban center. Playing a key role in shaping future growth and redevelopment, the Land Use Element perpetuates positive land uses and promotes development which supports a high quality of life throughout the community.

A number of critical issues were considered in the formulation of the goals and policies contained in this Element. These goals and policies, together with the Land Use Plan, provide a "framework" for future decision-making regarding land use and development in the City. The emerging issues and opportunities which are important factors for the Element include the City's land use patterns, demographic characteristics, environmental conditions, and public infrastructure considerations.

## LAND USE CHARACTERISTICS

Many of the City's land use characteristics are directly related to its historic position as one of Orange County's earliest pioneer settlements. Since Santa Ana was founded in the 19th century, its primary settlement period occurred before the automobile age. Unlike many of its Orange County neighbors, the City's land use patterns mirror both its rich history as well as, its more recent growth. Key land use characteristics include the following:

- Santa Ana is surrounded by incorporated cities. As a result, its sphere of influence is primarily restricted to within its own jurisdictional boundaries. Since the City has very limited vacant land available for development, most new development involves recycling and redevelopment in areas previously improved. The City's central location and its status as a county governmental

Santa Ana was founded by  
William Spurgeon in 1869.



and employment center are likely to result in continued development pressure.

- The City is the fifth largest Orange County city in terms of land area, consisting of 27.3 square miles. Of this total, 58 percent is devoted to residential development, 15 percent to commercial uses, 14 percent to industrial, 11 percent to public and institutional uses, and two percent to public parkland and open space. The City’s overall distribution of land use and development reflects its maturity as a commercial, employment, and governmental center.
- Historically, over 6,000 acres of land in Santa Ana was included in one Merged Redevelopment Project Area. Further, an 11,790-acre area has been designated as a *California Enterprise Zone* and that designation expired on December 13, 2013. The Enterprise Zone provided businesses with tax incentives intended to promote business development and growth, in addition to creating jobs. The City has been permitted to continue to process Enterprise Zone vouchers for existing companies until December 31, 2014.
- The City of Santa Ana has adopted a number of specific plans to provide greater direction, and consistently high quality development standards for projects in these areas. These specific plans were established for those areas of the City which would benefit from a comprehensive development scheme not otherwise possible under existing land use regulations.
- Santa Ana is served by five freeways: the Santa Ana Freeway (I-5), the Garden Grove Freeway (SR-22), the Costa Mesa Freeway (SR-55), the San Diego Freeway (I-405), and the Orange Freeway (SR-57). Planned freeway enhancements and other regional transit improvements will further enhance accessibility to the City. The City’s central location in relation to the regional transportation network contributes to its continued growth and economic vitality.

## DEMOGRAPHIC CHARACTERISTICS

Santa Ana is the largest City in Orange County in terms of population and ranks 52<sup>nd</sup> in the United States. *Census 2000*

To fully understand the City’s land use and development trends, the demographic and socioeconomic characteristics of the community must be considered. Key demographic trends likely to affect future land use and development include the following:

- The City experienced a dramatic increase in population growth from 1970 to 1990 in spite of its “built-out” character. During this time period, the City’s population nearly doubled while the County’s population increased by only 25 percent.
- The City’s population as of January 1, 2009 is estimated by the California Department of Finance to be 355,662 persons. According to 2006 Orange County Projections, it is anticipated to grow to 371,203 persons by the year 2015, based on growth trends.



- Since 1990, the development of new housing in the City has not kept pace with its population growth. This has led to a significant increase in the average household size. The 2009 average in the City is 4.7 persons per household compared to 3.1 persons per household for the County.
- The 2009 housing stock of the City of Santa Ana consisted of 75,856 units including 40,875 single-family units and 34,978 multiple-family units and mobile homes. Approximately 51 percent of the housing units in the City are renter-occupied and 49 percent are owner-occupied per Census 2000.
- The City’s population is relatively young, with 115,074 persons (34.1%) younger than 18 years old. This is a greater percentage of children than for the County as a whole (27%). In 2000, the City’s population was the youngest among the larger cities in the nation. In addition, 18,132 residents (5.4%) were 65 years or older in 2000.

**ENVIRONMENTAL CHARACTERISTICS**

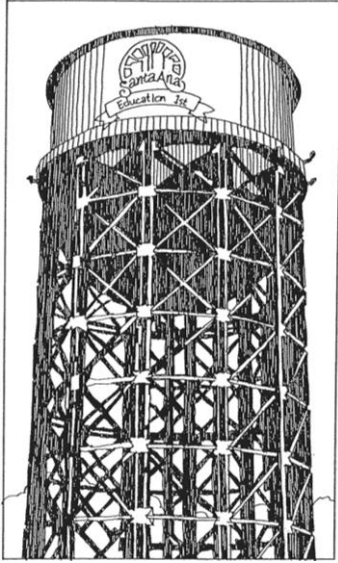
Even though the City is largely developed, a number of environmental factors must be considered in planning for future development activity. The environmental factors such as flooding and earthquake faults which typically constrain development are not substantial deterrents to continued growth and development in Santa Ana nor the region. Seismic, flooding, and air quality issues are summarized below and further discussed in the Environmental Impact Report for the Land Use Element:

- No known major fault traces are located in Santa Ana. However, the south-central portions of the City, and areas with lower elevations along the Santa Ana River, may be subject to liquefaction in the event of a major earthquake.
- The Santa Ana River is the major drainage channel flowing through the City. During severe storms, overflows of the Santa Ana River could lead to flooding.
- Santa Ana is located in the South Coast Air Basin which has yet to attain Federal and State standards for ozone, carbon monoxide, and particulates. Major development proposals will continue to be subject to governmental review and oversight designed to improve air quality.



## INFRASTRUCTURE

The City's ability to implement the Land Use Plan of the Element is largely based upon the current and future capacity of the City's major infrastructure systems. The capacity considerations included in the development of the Land Use Plan include the following:



- The Santa Ana Water Department delivers service to City businesses and residents. Based on 2005 Urban Water Management Plan, the City expects to continue to have access to adequate water supplies through the year 2025 without problems of major significance.
- Increases in development may require the construction of additional sewer facilities. The Orange County Sanitation District's Sewer Master Plan outlines plans for the provision of efficient and adequate sewage disposal services throughout the County.
- Storm drain facilities in the City need replacement and upgrades in some areas to meet the 10-year storm criteria. The City's Updated Master Plan of Drainage has identified and prioritized storm drain improvements needed in the City to accommodate development anticipated in the Land Use Plan.
- In compliance with State legislation, the City has implemented a citywide recycling program to reduce its rate of solid waste generation, and its impact upon County landfills.

The foregoing environmental and infrastructure-related factors may have implications in regard to future land use and development. While none are sufficient to preclude development, each must be thoroughly evaluated in decisions regarding the development of particular sites and uses in implementing the Land Use Plan.





## POLICY PLAN

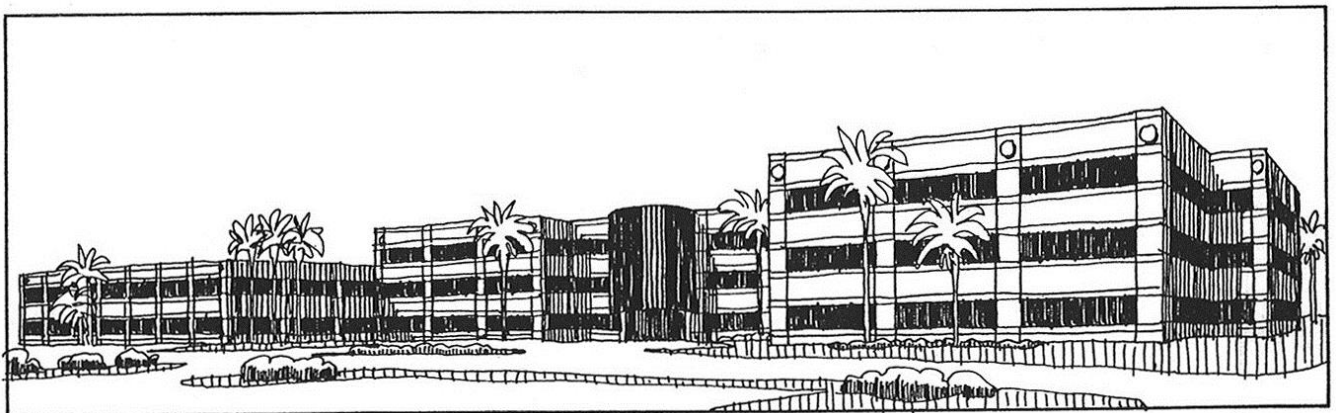
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The goals and policies listed in this section of the Element direct land use and development, and reflect long range planning objectives for the community. They provide the framework around which the Land Use Plan and the Implementation Plan are structured.

Since Santa Ana is an almost fully developed City, the goals and policies of this Element largely focus on the conservation, maintenance, and rehabilitation of existing property. At the same time, however, it is also sensitive to opportunities for redevelopment and new development that serves to improve the quality of life in the City.

## LAND USE GOALS

- Goal 1** Promote a balance of land uses to address basic community needs.
- Goal 2** Promote land uses which enhance the City's economic and fiscal viability.
- Goal 3** Preserve and improve the character and integrity of neighborhoods.
- Goal 4** Protect and enhance development sites and districts which are unique community assets that enhance the quality of life.
- Goal 5** Ensure that the impacts of development are mitigated.
- Goal 6** Reduce residential overcrowding to promote public health and safety.



## LAND USE POLICIES

### Goal 1

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**Promote a balance of land uses to address basic community needs.**

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- Policy 1.1 Promote medium density housing in and around the downtown area.
- Policy 1.2 Support high density residential development within the City’s District Centers as a part of a mixed use development.
- Policy 1.3 Encourage high intensity office development to attract major tenants that will contribute to cultural and business activities of the central City.
- Policy 1.4 Support development of single-family residential lots on a minimum area of at least 6,000 square feet.
- Policy 1.5 Maintain and foster a variety of residential land uses in the City.
- Policy 1.6 Support “live/work” opportunities within specifically defined areas.
- Policy 1.7 Support open space in under-served areas.
- Policy 1.8 Encourage the development of commercial and nonprofit recreational facilities and services.
- Policy 1.9 Coordinate street and parkway designs that are attractive, functional, and compatible with adjacent onsite development.
- Policy 1.10 Encourage the location of commercial centers at arterial roadway intersections in commercial districts.
- Policy 1.11 Support the location of regional governmental facilities in the downtown and Civic Center areas.



Goal 2

**Promote land uses which enhance the City’s economic and fiscal viability.**

- Policy 2.1 Discourage the intrusion of commercial land uses in industrial areas.
- Policy 2.2 Support commercial land uses in adequate amounts to accommodate the City’s needs for goods and services.
- Policy 2.3 Encourage the location of child-care facilities within employment centers.
- Policy 2.4 Support pedestrian access between commercial uses and residential neighborhoods that are in close proximity.
- Policy 2.5 Balance the economic and fiscal benefits of commercial development with its impacts on the quality of life in the City.
- Policy 2.6 Encourage the creation of new employment opportunities in developments which are compatible with surrounding land uses, and provide a net community benefit.
- Policy 2.7 Support projects that contribute to the redevelopment and revitalization of the central City urban areas.
- Policy 2.8 Promote rehabilitation of commercial properties, and encourage increased levels of capital investment.
- Policy 2.9 Support developments that create a business environment that is safe and attractive.
- Policy 2.10 Support new development which is harmonious in scale and character with existing development in the area.
- Policy 2.11 Create Class A office space suitable for acquisition of major, high profile tenant in the Downtown Development Area.
- Policy 2.12 Encourage large-scale office development with ancillary retail in the proximity of the Civic Center Complex, Downtown and Midtown urban areas.
- Policy 2.13 Support regulations that encourage large and growing commercial and industrial employers to remain in Santa Ana.

The corner of Fourth Street and Main Street was the first commercial lot sold in the City (the lot sold for \$15.00).



### Goal 3

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#### **Preserve and improve the character and integrity of existing neighborhoods.**

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- Policy 3.1 Support development which provides a positive contribution to neighborhood character and identity.
- Policy 3.2 Foster communication between the City, residents, and neighborhood associations.
- Policy 3.3 Coordinate City programs and activities in neighborhoods.
- Policy 3.4 Continue proactive code enforcement programs and activities.
- Policy 3.5 Encourage new development and/or additions to existing development that are compatible in scale, and consistent with the architectural style and character of the neighborhood.

### Goal 4

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#### **Protect and enhance developments sites and districts which are unique community assets that enhance the quality of life.**

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- Policy 4.1 Maintain areas of the City with unique characteristics which contribute positively to the area in which they are located, such as the Artists Village and historic French Park.
- Policy 4.2 Encourage the retention and reuse of historical buildings and sites.
- Policy 4.3 Support land uses which provide community and regional economic and service benefits.
- Policy 4.4 Encourage the development of projects which promote the City's image as a regional activity center.
- Policy 4.5 Encourage development of employment centers and mixed use projects within targeted areas adjacent to major arterial roadways, transit and freeway corridors.

The old Orange County Courthouse is designated as a Historic Landmark in the California State Historical Landmark Program.



**Goal 5**

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**Ensure that the impacts of development are mitigated.**

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- Policy 5.1 Promote development which has a net community benefit, and enhances the quality of life.
- Policy 5.2 Protect the community from incompatible land uses.
- Policy 5.3 Minimize the impact of future right-of-way expansion on existing development and neighborhoods through the use of transportation system management programs and traffic demand management to relieve traffic congestion.
- Policy 5.4 Support land uses which are consistent with the Land Use Plan of the Land Use Element.
- Policy 5.5 Encourage development which is compatible with, and supportive of surrounding land uses.
- Policy 5.6 Discourage access to commercial and industrial areas by way of residential streets.
- Policy 5.7 Anticipate that the intensity of new development will not exceed available infrastructure capacity.
- Policy 5.8 Encourage the placement of education facilities in close proximity to public parks.
- Policy 5.9 Encourage development which provides a clean and safe environment for the City’s residents, workers, and visitors.
- Policy 5.10 Support a circulation system which is responsive to the needs of pedestrians and vehicular travel.
- Policy 5.11 Encourage development which does not generate obnoxious fumes, toxins, or hazardous materials.
- Policy 5.12 Provide appropriate permanent measures to reduce storm water pollutant loads in storm water from a development site.
- Policy 5.13 Support economic reinvestment in blighted, nonresidential properties through condominium ownership provided the property complies with the City’s current standards for quality development.





## Goal 6

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### Reduce residential overcrowding to promote public health and safety.

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- Policy 6.1 Support legislative and regulatory changes to laws and codes concerning safe occupancy standards.
- Policy 6.2 Support reducing the number of units in multiple-family developments by allowing the property owner to combine two or more units into a larger unit.
- Policy 6.3 Prohibit new development and building alterations which can readily be converted to improper occupancy.
- Policy 6.4 Target educational programs concerning overcrowding to tenants, owners, and property managers.
- Policy 6.5 Promote health and safety programs which address the occupancy of housing units and overcrowding.

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## LAND USE PLAN

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The Land Use Plan is comprised of three components that direct and regulate land use in Santa Ana. These include a Land Use Map, development intensity standards, and adopted Specific Plans. These key components establish a framework for land use and development in the City. The Land Use Plan indicates the location, types, and extent of development and land uses throughout Santa Ana. It consists of a map which designates land use categories and their relative location, as well as development intensity standards for each category. The Land Use Plan is further supported by Specific Plans which correlate to the Land Use Plan.

## DEVELOPMENT INTENSITY STANDARDS

As required by State law, the Land Use Element also establishes standards for development intensity. These standards ensure that the types of development permitted under each land use designation are well understood by the property owner, decision-makers, developer, and the general public. Development intensity refers to the size or degree of development possible within a particular land use category.

The development intensity standard used for nonresidential development is floor area ratio, which is the ratio of the building's floor area to the total area of the lot on which the building is located. The development intensity standard for residential developments is "units per acre" which is a measure of the number of units allowed for each acre of land - with the exception of Metro East District Center, Transit Village District Center, Downtown District Center, Harbor Corridor District Center, and Urban Neighborhood areas. To encourage a



dynamic mixture of residential, office and commercial uses, within these areas both building intensity and residential density is based on floor area ratio and zoning development standards. In calculating either the allowable floor area or the allowable residential density, it is the City’s policy to not allow upward rounding. The Land Use Plan is illustrated in Exhibit 2. Additional information concerning the Land Use Plan and the land use designations is provided in Table 1 (Land Use Development Intensity Standards), and in the Appendix.

**Table 1  
Development Intensity Standards**

<i>Land Use Designation</i>	<i>Density/Intensity Standards (dulacre - FAR)<sup>1</sup></i>
<b>Residential Land Use Designations</b>	
Low Density Residential (LR-7)	7 du/acre
Low-Medium Density Residential (LMR-11)	11 du/acre
Medium Density Residential (MR-15)	15 du/acre
<b>Mixed Use Land Use Designations</b>	
District Center <sup>2</sup> (DC)	90 du/acre and FAR 1.0
Other District Center (Midtown, MacArthur Place, etc.)	FAR 1.0-2.0
Downtown District Center	FAR 3.0
Metro East District Center	FAR 3.0
Transit Village District Center	FAR 5.0
Harbor Corridor District Center	FAR 5.0
Urban Neighborhood	
Transit Zoning Code Area	FAR 0.5-1.5
Harbor Corridor	FAR 3.0
<b>Commercial Land Use Designations <sup>3</sup></b>	
Professional and Administrative Office (PAO)	FAR 0.5-1.0
General Commercial (GC)	FAR 0.5-1.0
One Broadway Plaza District Center (OBPDC) <sup>4</sup>	FAR 2.9
<b>Industrial Land Use Designations</b>	
Industrial (IND)	FAR 0.45
<b>Other Land use Designations</b>	
Institutional (INS)	FAR 0.5
Open Space (O)	FAR 0.2

Notes:

- <sup>1</sup> The intensity standards shown refer to the theoretical maximum amount of development permitted for each land use designation (du-dwelling units; FAR-floor area ratio). Development must also adhere to zoning regulations, and/or specific plan requirements.
- <sup>2</sup> The District Center and Urban Neighborhood land use designations permit both residential and non-residential development.
- <sup>3</sup> Commercial intensities may vary. Baseline FAR is 0.5. Specific areas allowing greater intensities are indicated in Exhibit A-3.
- <sup>4</sup> One Broadway Plaza District Center land use designation permits office, restaurant and ancillary retail for a master planned development.

\*Refer to Appendix for description of Land Use designations.

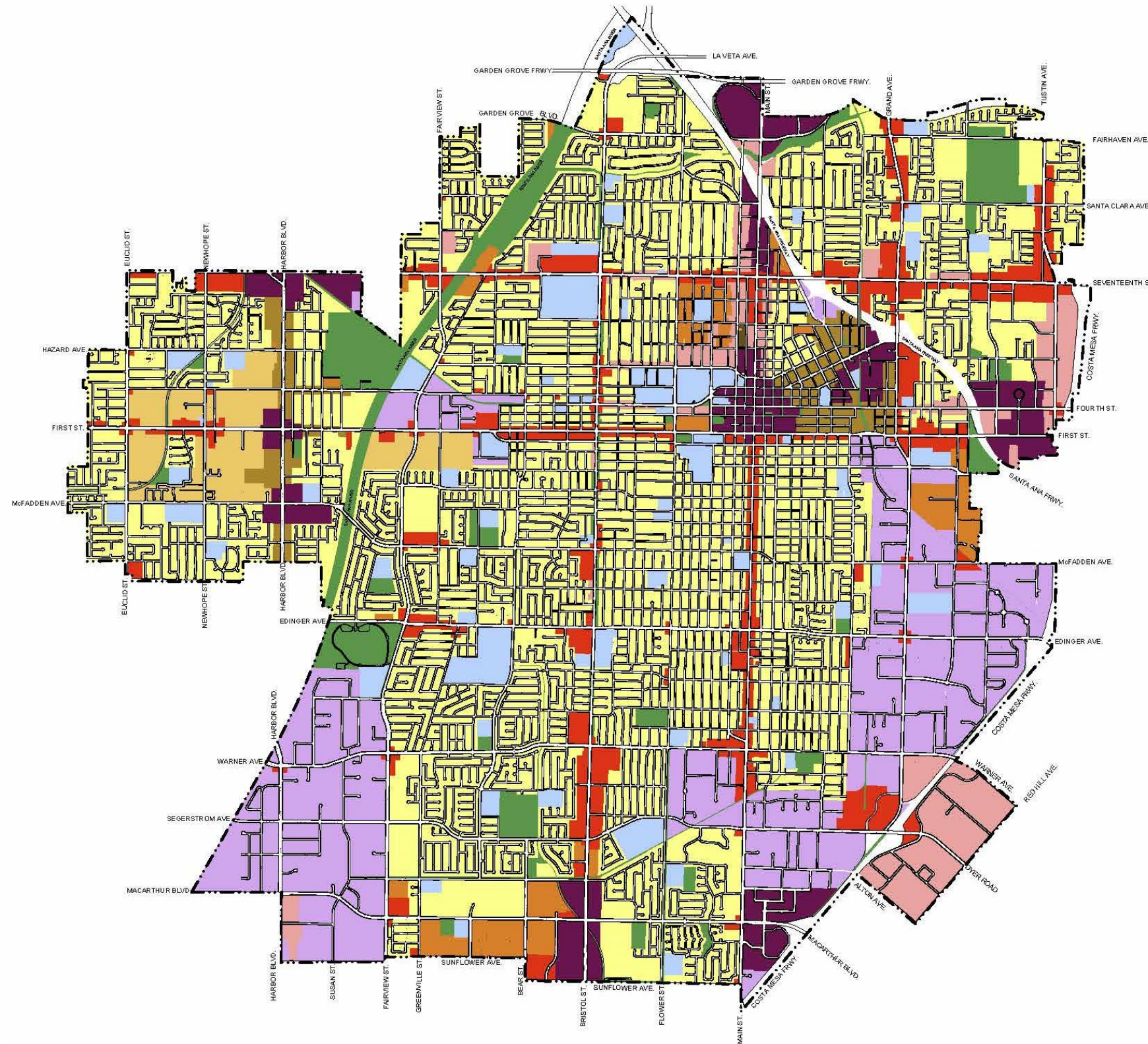


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Exhibit 2 Land Use Plan



Land Use Designations

- LR-7 (Low Density Residential)
- LMR-11 (Low-Medium Density Residential)
- MR-15 (Medium Density Residential)
- UN (Urban Neighborhood)
- GC (General Commercial)
- IND (Industrial)
- INS (Institutional)
- OS (Open Space)
- DC (District Center)
- PAO (Professional & Administration Office)
- OBPDC (One Broadway Plaza District Ctr.)

Land Use Plan



Exhibit 2

Revised - June 2014

Land Use Element



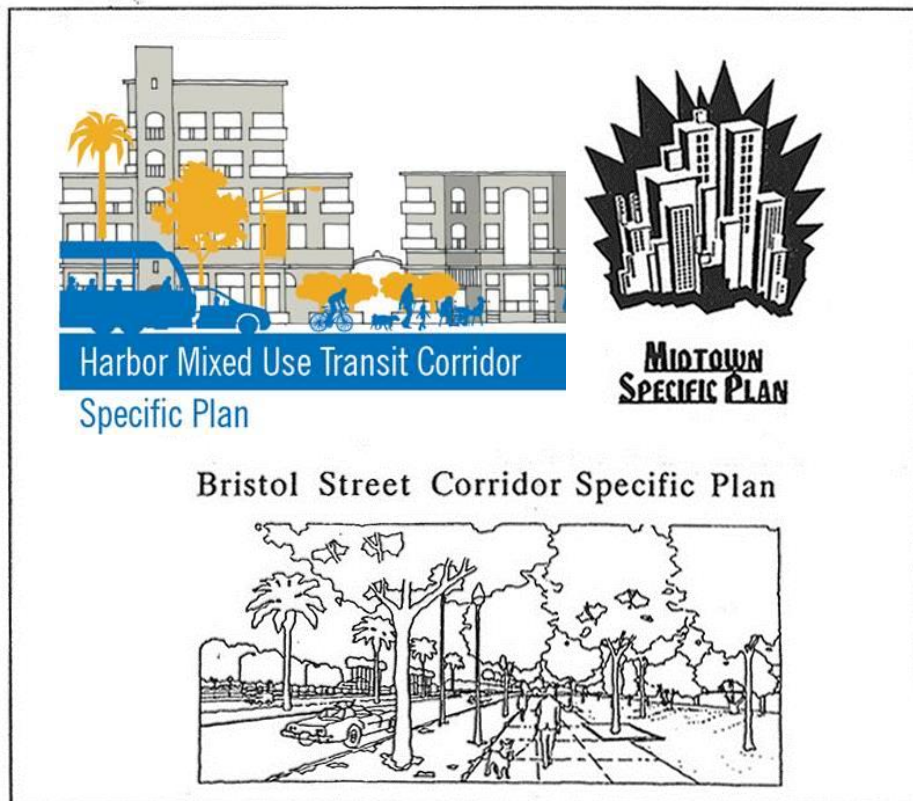
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## SPECIFIC PLANS

The City of Santa Ana has also adopted three specific plan areas, shown in Exhibit 3, to provide greater direction in the development of these areas. As required by State law, these specific plans, indicated below, are consistent with the Land Use Plan.

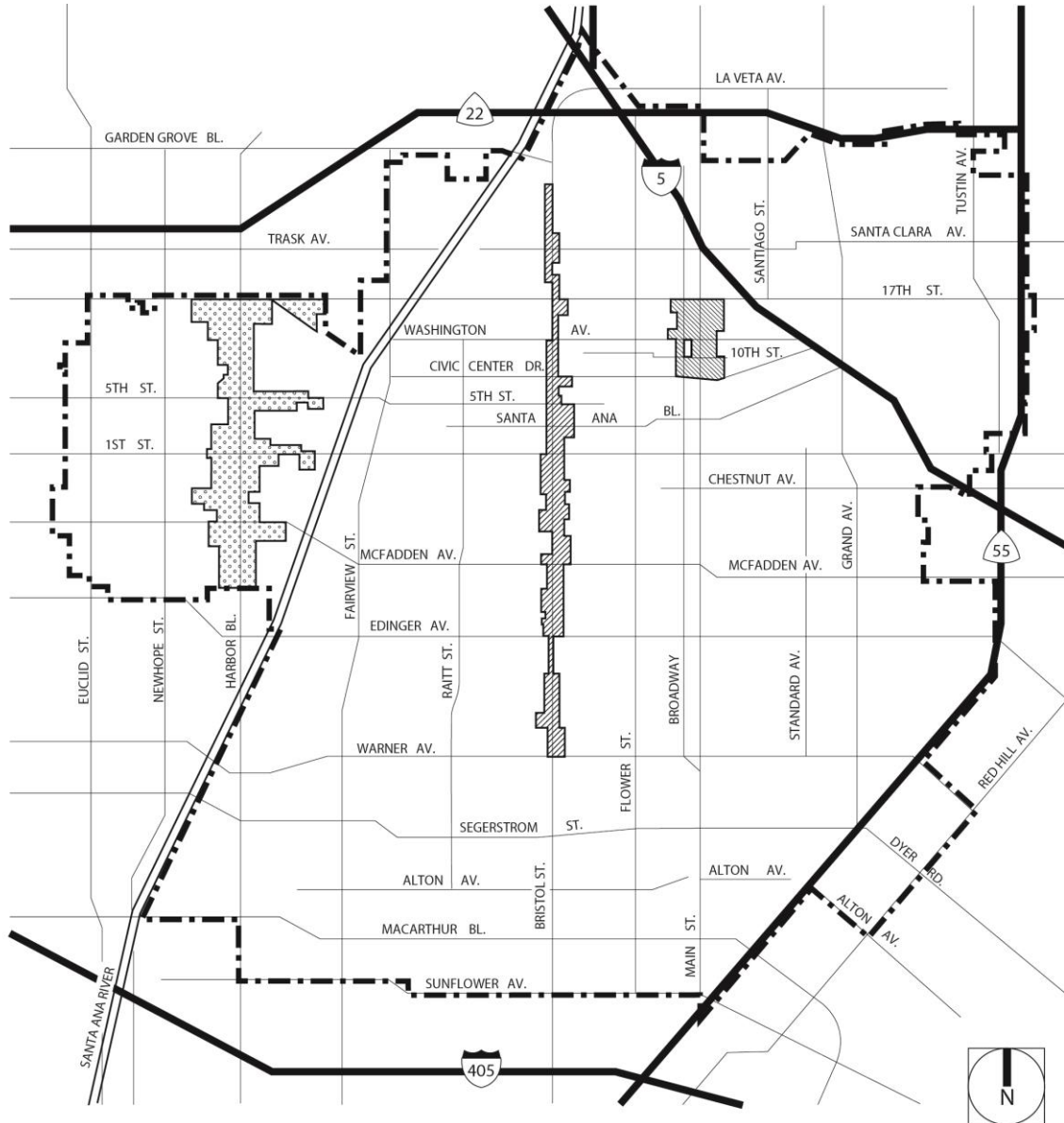
- **Harbor Mixed Use Transit Corridor Specific Plan** which promotes quality mixed use/residential development, and land use compatibility along Harbor Boulevard within a 305 acre planning area.
- **Bristol Corridor Specific Plan** which applies to a 3.9-mile section of Bristol Street in the central portion of the City.
- **Midtown Specific Plan** which regulates development in the areas north of downtown and east of the Civic Center in order to create a thriving and integrated district for civic, cultural, and commercial activities.
- 



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Exhibit 3 Specific Plans



	Harbor Mixed-Use Corridor Specific Plan
	Bristol Street Corridor Specific Plan
	Midtown Specific Plan

0      0.6      1.2 Miles





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## IMPLEMENTATION PLAN

This section of the Land Use Element indicates the actions and programs that are used to implement the goals of the Element. The first column identifies the specific policy or policies in the Policy Plan (shown in parentheses) related to the action. The second column identifies the agency responsible for implementation, as well as the timing of the action

**Table 2  
Implementation Matrix**

	<i>Action (Policy)</i>	<i>Lead Agency/ Time Frame</i>
<b>GOAL 1: Promote a balance of land uses to provide basic community.</b>		
1.1	Develop a schedule to change the zoning of properties to be consistent with the land use designation. (Policy 1.9)	PBA 1998–2000
1.2	Maintain zoning regulations that permit a variety of residential product types within a specific Residential and Mixed Use Land Use Designation. (Policies 1.1, 1.2, 1.3, 1.4,1.5)	PBA 1998–2010
1.3	Increase City park land in under served areas. (Policy 1.6)	RCSA/PBA 1998–2010
1.4	Evaluate the Land Use Map on an annual basis, and initiate changes as necessary. (Policies 1.6, 1.7, 1.9)	PBA 1998–2010
1.5	Evaluate the criteria for approving infill land subdivisions. (Policies 1.1, 1.2,1.7)	PBA 1998–2000
1.6	Continue project review through City review processes. (Policies 1.3, 1.7, 1.8, 1.10)	PBA 1998–2010
1.7	Evaluate “performance” zoning regulations. (Policy 1.7)	PBA 1998–2005
1.8	Comprehensively revise the zoning code, and design and development standards consistent with the General Plan. (Policies 1.7, 1.8)	PBA 1998–2010
1.9	Concentrate commercial activities at major arterial intersections. (Policy 1.9)	PBA 1998–2010
1.10	Develop high quantity of office space in the proximity of the Civic Center. (Policies 1.3, 2.10, 2.11)	
1.11	Prepare and present an annual status report on implementation of the Land Use Element to the Planning Commission and City Council. (Policy 1.10)	PBA 1998–2010
<b>GOAL 2: Promote land uses which enhance the City’s economic and fiscal viability.</b>		
2.1	Evaluate development through the project review processes to determine potential impacts to the City’s services. (Policies 2.1, 2.5)	PBA 1997–2010
2.2	Evaluate development projects to determine their economic and community contributions. (Policies 2.1, 2.2, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 2.11)	CDA/PBA 1997–2010
2.3	Establish regulations and/or incentives for development to support child care needs. (Policies 2.2, 2.3)	PBA 1997–2000
2.4	Evaluate the use of a comprehensive pedestrian system to connect development with residential areas through development review processes. (Policy 2.4)	PBA 1997–2010



**Table 2  
Implementation Matrix**

	<i>Action (Policy)</i>	<i>Lead Agency/ Time Frame</i>
<b>GOAL 3: Preserve and improve the character and integrity of neighborhoods.</b>		
3.1	Continue the facilitation of neighborhood associations. (Policy 3.2)	CDA 1997–2010
3.2	Facilitate City programs that support neighborhood activities. (Policy 3.3)	CDA 1997–2010
3.3	Continue aggressive code enforcement programs and activities. (Policy 3.4)	PBA 1997–2010
3.4	Continue project review through City review processes. (Policies 3.1, 3.5)	PBA 1997–2010
<b>GOAL 4: Protect unique community assets which enhance the quality of life.</b>		
4.1	Continue project review through City review processes. (Policies 4.1, 4.5)	PBA 1997–2010
4.2	Coordinate revisions to the Municipal Code consistent with the Urban Design Element’s urban form layers. (Policies 4.2, 4.4)	PBA 1997–2010
4.3	Evaluate project benefits through City review processes. (Policies 4.2, 4.3)	PBA 1997–2010
<b>GOAL 5: Ensure that impacts of development are mitigated.</b>		
5.1	Protect sensitive land uses through environmental assessment and project review. (Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9)	PBA 1997–2010
5.2	Revise zoning regulations to strengthen buffers between land uses. (Policies 5.2, 5.5, 5.6, 5.9)	PBA 1997–2010
5.3	Revise nonconforming land use regulations to address incompatibility issues. (Policies 5.2, 5.9)	PBA 1997–2000
5.4	Continue project review through City review processes. (Policies 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11)	PBA 1997–2010
5.5	Ensure that post-development hydrology and storm water runoff rates and velocities from a site have no significant adverse impact on downstream drainage facilities, flood protection levels, erosion or stream habitat.	
5.6	Minimize the quantity of storm water directed to impermeable surfaces or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains) and maximize the percentage of permeable surfaces to allow more percolation of storm water into ground.	
5.7	Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc. where such measures are likely to be effective and technically and economically feasible.	





**Table 2  
Implementation Matrix**

	<i>Action (Policy)</i>	<i>Lead Agency/ Time Frame</i>
<b>GOAL 6: Reduce residential overcrowding to promote public health and safety.</b>		
6.1	Continue efforts to revise residential occupancy standards in the Uniform Housing Code. (Policy 6.1)	PBA 1997–2005
6.2	Support reducing the number of units in multiple-family projects by allowing one or more units to be combined to form a larger unit. (Policy 6.2)	PBA 1997–2000
6.3	Continue ongoing education and safety programs that address overcrowding. (Policies 6.3, 6.4, 6.5)	CDA/PBA 1997–2010
6.4	Continue to monitor projects in the plan check and field inspection process for improper occupancy. (Policy 6.3)	PBA 1997–2010
6.5	Continue code enforcement activities. (Policy 6.3)	PBA 1997–2010
6.6	Direct redevelopment money set-aside for affordable housing units toward new unit construction. (Policy 6.3)	CDA 1997–2005
6.7	Evaluate Municipal Code to accommodate extended family lifestyle. (Policy 6.3)	PBA 1997–2005

Notes:

CDA - Community Development Agency

PBA - Planning and Building Agency

RCSA - Recreation and Community Services Agency



## GLOSSARY

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**Air Basin.** One of 14 self-contained regions in the United States, minimally influenced by air quality in contiguous regions. Santa Ana is located in the South Coast Air Basin.

**Air Pollutant Emissions.** Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant. The South Coast Air Quality Management District has identified primary pollutants including carbon monoxide, nitrogen dioxide, particulates (PM<sub>10</sub>), reactive organic gasses, and sulfur dioxide.

**Air Pollution Control District (APCD).** A single- or multi-county agency with legislative authority to adopt and enforce all rules and regulations necessary to control non-vehicular sources of air pollutants in its area. The South Coast Air Quality Management District (SCAQMD) is the designated APCD for the South Coast Air Basin.

**Air Quality Standard.** A health-based standard for air pollution established by the federal government and the State. Santa Ana is located in the South Coast Air Basin which is considered a non-attainment area for ozone and a number of other pollutants

**Ambient Air Quality.** The quality of the air at a particular time and place.

**Ambient Noise Level.** The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Community Noise Equivalent Level (CNEL).** The-average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 P.M. to 10 P.M. and after addition of 10 decibels to sound levels in the night before 7 A.M. and after 10 P. M.

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect.

**Decibel (dB).** A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micro Newtons per square meter).

**Density.** Dwelling units per acre; population, families per square mile/acre.

**Erosion.** The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.



**Fault.** A fracture in the earth’s crust forming a boundary between rock masses that have shifted. A fault is considered to be an active fault if it has exhibited movement within the last 11,000 years and can be expected to move within the next 100 years. A potentially active fault is a fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000). An inactive fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

**Flood Plain.** A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

**Floor Area Ratio.** The ratio of the gross floor area of all the buildings on a lot to the area of the lot itself.

**Ground Failure.** Mudslide, landslide, liquefaction, or the seismic compaction of soils.

**Goal.** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. For example: “To enhance the open-space amenities of the community” may be considered a goal.

**Hazardous Material.** An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

**Household.** The census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

**Implementation Measure.** An action, procedure, program or technique that carries out general plan policy. Example: “Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan.”

**Implementation Program (Action Program).** A coordinated set of measures to carry out the policies of the general plan. Example: Open-space action program for implementing open-space policies.

**Infrastructure.** The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

**Intensity.** The level of land use (low to high) for buildings. The intensity may be measured using lot coverage, floor area ratio, or building bulk.

**Liquefaction.** A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.



**Policy.** A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals, and standards in both the text and diagrams.

**Standard.** A specific, often quantified guideline, defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: Three to six dwelling units per net acre (low density residential).

**Subsidence.** The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydro compaction, or peat oxidation, and not the result of a landslide or slope failure.)

**Surface Rupture.** A break in the ground's surface and associated deformation resulting from the movement of a fault.

**Vacancy Rate.** The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.



## REFERENCES

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Draft Environmental Impact Report for the Proposed Santa Ana General Plan Draft Land Use Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August 1, 1997.

Draft Circulation Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August, 1997.

City of Santa Ana Circulation Element Update, Technical Memorandum Number 1. Prepared for the City of Santa Ana. Orange, California: Parsons Brinckerhoff Quade & Douglas, Inc.

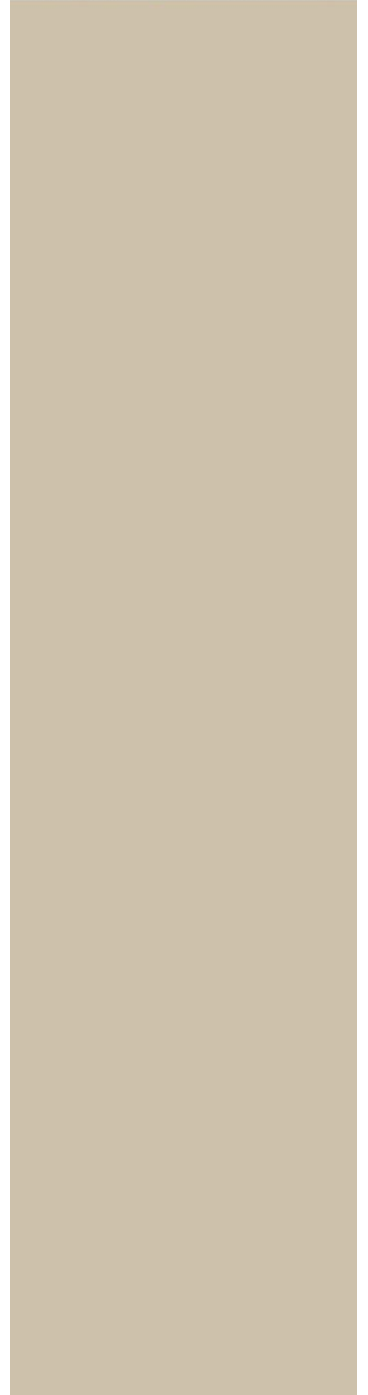
City of Santa Ana Circulation Element Update, Technical Memorandum Number 2, Traffic Model Documentation Report. Orange, California: Parsons Brinckerhoff Quade & Douglas, Inc.



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# Appendix A







# Appendix A

## BACKGROUND

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This section serves as the Appendix to the Land Use Element. It also discusses related plans, describes land use standards in greater detail, and provides an overview of existing conditions. The Appendix also provides a context for planning, and an overview of those trends affecting the City.

The previous Land Use Element was adopted by the City in 1982, with the next comprehensive update more than 16 years later in 1998. Major demographic changes have occurred during this time including a shift in the City's ethnic diversity, a lower median age, and a growth in the average number of persons per household. Other changes in this time period have included a growth in the number of neighborhood associations in the City. These neighborhood associations have had an active role in shaping land use and development in the City.

Between 1982 and 1998, the City's population has increased from 224,000 to



325,888 persons according to the State Department of Finance estimates. Since 1980, the number of persons living in the City grew by more than 73 percent. During this period of substantial population growth, the number of housing units remained relatively stable. Other notable demographic changes have occurred as well. The City's population is getting older. The median age of the population in 1980 was 26.2 years. By 2000, it had increased to 26.5 years compared to a median age of 33.3 years for the County overall.

## REGIONAL CONTEXT

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The City of Santa Ana is located approximately 30 miles southeast of downtown Los Angeles, and 10 miles northeast of Newport Beach in the west-central section of Orange County. Santa Ana is bordered by the City of Orange, and unincorporated areas of Orange County on the north; the City of Tustin on the east; the cities of Irvine and Costa Mesa on the south; and the cities of Fountain Valley and Garden Grove on the west. Freeway access to the City of Santa Ana is provided by the Garden Grove Freeway (SR-22) and the Orange Freeway (SR-57) on the north, the Santa Ana Freeway (I-5) on the northeast, the Costa Mesa Freeway (SR-55) on the east, the San Diego Freeway (I-405) on the south.

## REGIONAL TRENDS

Santa Ana is the largest City in Orange County in terms of population (9 percent of the County population) and fourth in terms of land area (27.3 square miles). Approximately 58 percent of the City's land area is developed with residential uses. Commercial areas account for approximately 15 percent of the City's total land area, and industrial uses cover approximately 14 percent.

The City's January 2009 population is estimated by the California Department of Finance to be 355,662 persons. The 2009 housing stock consists of 75,856 dwelling units and the average household size is 4.7 persons per household.

The City experienced rapid population growth from 1970 through 1990. The City's population in 1970 was 155,710 persons. By 1990, the population had increased to 293,742 persons, representing an increase of 89 percent, while the County's population increased by only 25 percent. Moreover, during this period of intensive population growth, the number of housing units in the City only grew by approximately 12 percent. The City's growth trends since 1990 have been more modest and is expected to continue at approximately one percent per year through the year 2010. The City's housing production is likewise expected to continue to be stable. There has been little growth in housing over the last several years; however, additional infill housing is anticipated through 2015 particularly in the City's District Centers. With even modest population growth at the current rate of housing production, the City is likely to continue to experience a rise in average household size.



## RELATIONSHIP TO OTHER ELEMENTS AND PLANS

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A number of other City plans and regulations are important considerations in respect to implementation of the Land Use Element. The City's zoning regulations are a primary tool for implementing the Land Use Plan. In addition, a number of Specific Plans have been adopted for key districts in the City which helps to implement the plan for these areas. Finally, the City has also adopted redevelopment plans and other programs which are effective tools in support of adopted land use policy. While all of these Plans are discussed in the Implementation Plan of this Element, they are also important when evaluating development proposals.

### SANTA ANA GENERAL PLAN

The Land Use Element is an integral part of the General Plan, and is one of the seven mandatory elements under State planning law. State law also requires all elements of the General Plan to be internally consistent, and to provide similar policy direction. The Elements which are most closely related to the Land Use Element include the following:

- The **Circulation Element** establishes a transportation network to improve access, to facilitate efficient transportation, and to serve the circulation needs of future development contemplated in the Land Use Element. The scope of the Circulation Element has been expanded to include the Growth Management Element which is in conformance with the Measure M Program.
- The **Urban Design Element** seeks to create a positive visual appearance in the City through a variety of improvement programs, and the preservation of the area's historical structures.
- The **Open Space and Recreation Element** seeks to provide sufficient open space to meet the recreational and aesthetic needs of the City. The Element also promotes the preservation of open space for the conservation of natural resources.
- The **Housing Element** promotes the preservation of the existing housing stock, the development of housing to meet existing and future needs, and the promotion of opportunities to develop and maintain affordable housing in the City.
- The **Economic Development Element** outlines ways to increase employment opportunities in the City, and to enhance Santa Ana's economic base.
- The **Airport Environs Element** of the City of Santa Ana General Plan serves as a long-range policy guide ensuring that development in the City does not endanger the general public from safety or noise hazards associated with aircraft in the vicinity of John Wayne Airport (JWA). Additionally, it provides



guidance for the purpose of ensuring navigable airspace is not impacted by future development in the City.

## REDEVELOPMENT PLANS

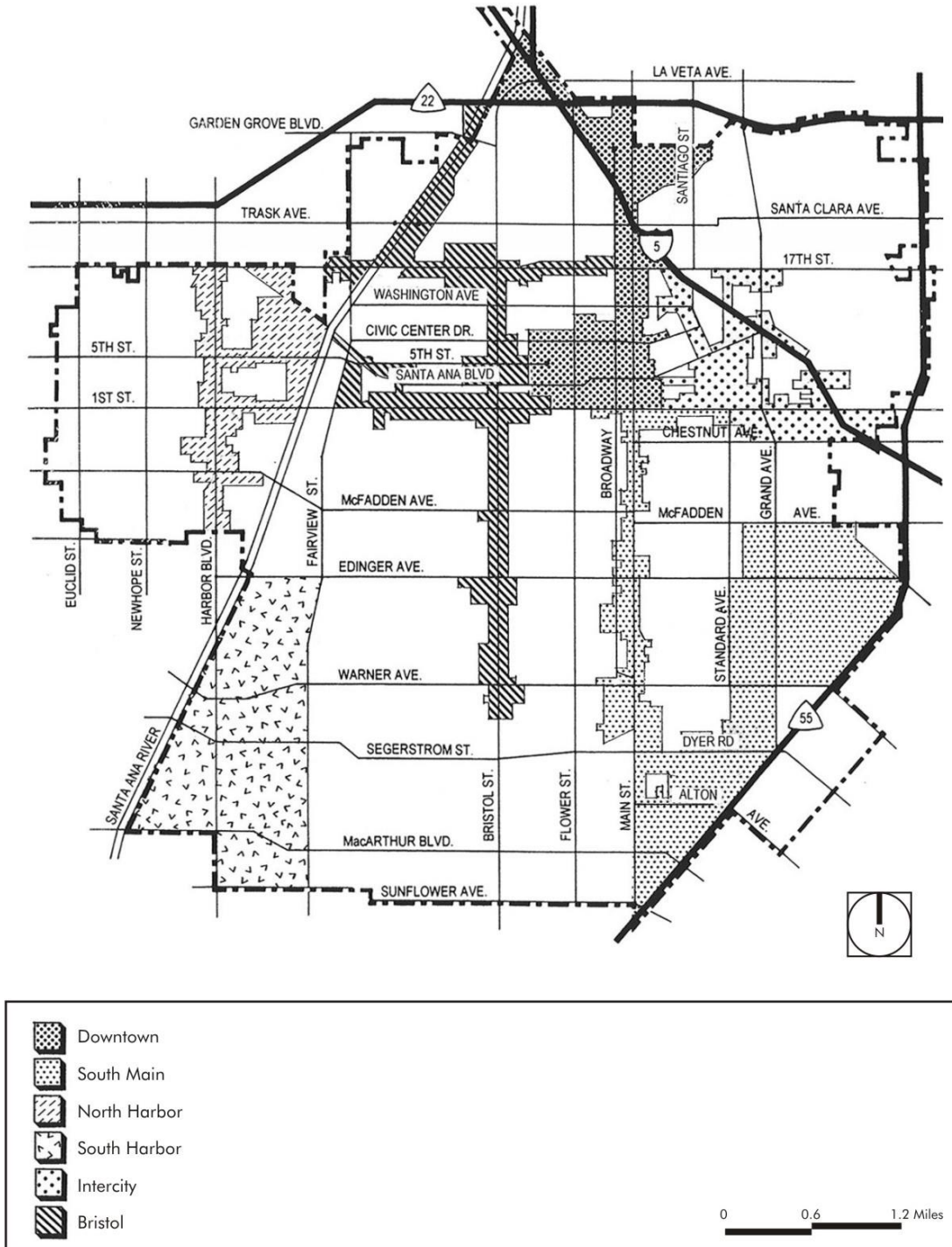
Prior to the elimination of Redeveloping Agencies in California in 2011, an estimated 5,185 acres (8.1 square miles) of land in Santa Ana was included in one Merged Project Area. Prior to August 2004, this Project Area was divided into six separate redevelopment project areas as described below. Of this total, 9 percent (464 acres) is in residential use, 32 percent (1,678 acres) commercial, 40 percent (2,075 acres) industrial, with other uses accounting for the remaining 19 percent (968 acres). The following six redevelopment plans have been adopted:

- **Santa Ana Redevelopment Plan.** This plan which encompassed 694 acres, was adopted in 1973 to revitalize the downtown area, improve traffic circulation, reestablish businesses, and stimulate private investment;
- **North Harbor Boulevard Redevelopment Plan.** Adopted in 1982, the Plan covered 470 acres along Harbor Boulevard. The Plan for this area was adopted to define future development, and create design standards for new development in the area.
- **Inter-City Commuter Station Redevelopment Plan.** This plan, also adopted in 1982, focused on approximately 525 acres designed to provide for the development of a commuter rail station and to promote supporting uses.
- **South Main Street Redevelopment Plan.** Adopted in 1982, the plan applied to 1,500 acres in one of the primary commercial and industrial districts of the City;
- **South Harbor Boulevard/Fairview Street Redevelopment Plan.** Adopted in 1982, this 1,085 acre plan covered a key industrial area in the vicinity of Harbor Boulevard and Fairview Street; and
- **Bristol Corridor Redevelopment Plan.** Adopted in 1989, the plan promoted the redevelopment of a 781 acres area along the Bristol Street corridor of the City.

The location of the previously existing redevelopment project areas are shown in Exhibit A-1.



Exhibit A-1 Merge Redevelopment Plan



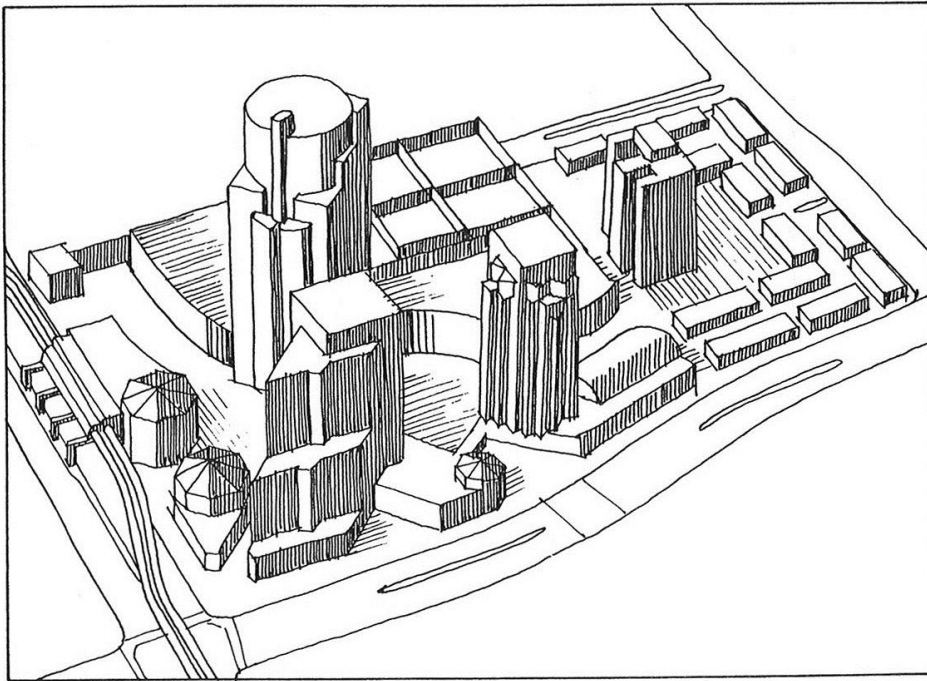
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## ENTERPRISE ZONE

A 11,790 acre portion of the City of Santa Ana has been designated by the State as a California Enterprise Zone. This designation provides businesses with state tax incentive programs designed to promote new business development, as well as growth or expansion of existing businesses to revitalize the economy of the zone. Tax benefits include sales and use tax credits, hiring credits, business expense deductions, net loss operating carryovers, net interest deductions for lenders, and employee tax credits. The designated area will remain an Enterprise Zone until the year 2023.

The location of the Enterprise Zone is shown in Exhibit A-2.

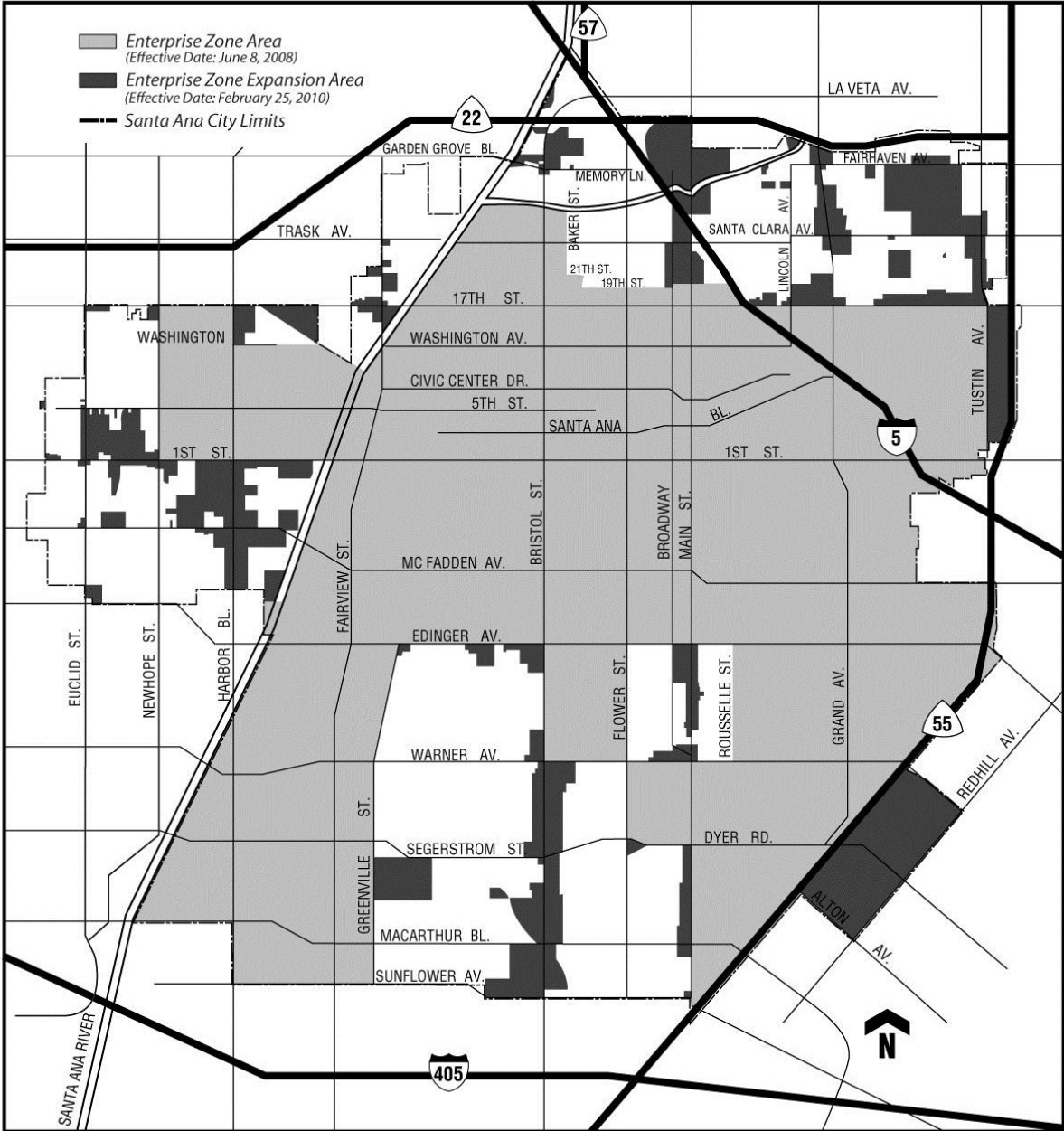


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Exhibit A-2 Enterprise Zone



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## LAND USE PLAN IMPLEMENTATION

To effectively achieve the broad range of goals outlined for the City’s future growth and development, a variety of plans, programs, and regulations must be relied upon. This section of the Element discusses these tools, and how they correlate with implementation of the City’s land use goals.

### DEVELOPMENT INTENSITY STANDARDS

Table A-1 summarizes the development intensity standard for each of the General Plan designations, and provides land use distribution by acreage for the land use. The intensity standards for the categories permitting residential development are expressed in density, measured in “units per acre,” or floor area ratio and zoning development standards in the case of certain Mixed Use land use designations. The intensity standards for non-residential development are expressed as “floor area ratio” or FAR. The FAR concept is illustrated in Exhibit A-3. The intensity standards in concert with the zoning and development standards regulate the massing, form and building size.

**Table A-1  
Development Intensity Standards**

<i>Land Use</i>	<i>Density/Intensity Standards</i>
<b>Residential Land Use Designations</b>	
Low Density	7 du/acre
Low-Medium Density	11 du/acre
Medium Density	15 du/acre
<b>Mixed Use Land Use Designations</b>	
District Center	
Other District Centers (Midtown, etc.)	90 du/acre and FAR 1.0-2.0
Downtown District Center	FAR 3.0
Metro East District Center	FAR 3.0
Transit Village District Center	FAR 5.0
Harbor Corridor District Center	FAR 5.0
Urban Neighborhood	
Transit Zoning Code Area	FAR 0.5-1.5
Harbor Corridor	FAR 3.0
<b>Commercial Land Use Designations</b>	
Professional/Admin. Office	FAR 0.5-1.0
General Commercial	FAR 0.5-1.0
One Broadway Plaza District Center*	FAR 2.9
<b>Industrial Land Use Designations</b>	
Industrial	FAR 0.45
<b>Other Land Use Designations</b>	
Institutional	FAR 0.5
Open Space	FAR 0.2

Notes:

du - dwelling unit, FAR - floor area ratio

\* Residential development is not a permitted use.



**LAND USE ELEMENT**

The City established development intensity standards in 1988, for nonresidential land use designations. The standards measure intensity through the use of floor area ratios. The floor area ratios proposed for the City’s major commercial corridors are expected to remain in place over the life of the Land Use Element.

Those areas of the City proposed for the most intensive levels of development include district centers, professional and administrative office districts, and several other commercial centers with a unique character, or special development concerns. Some of these areas correspond to those for which Specific Plans have been prepared.

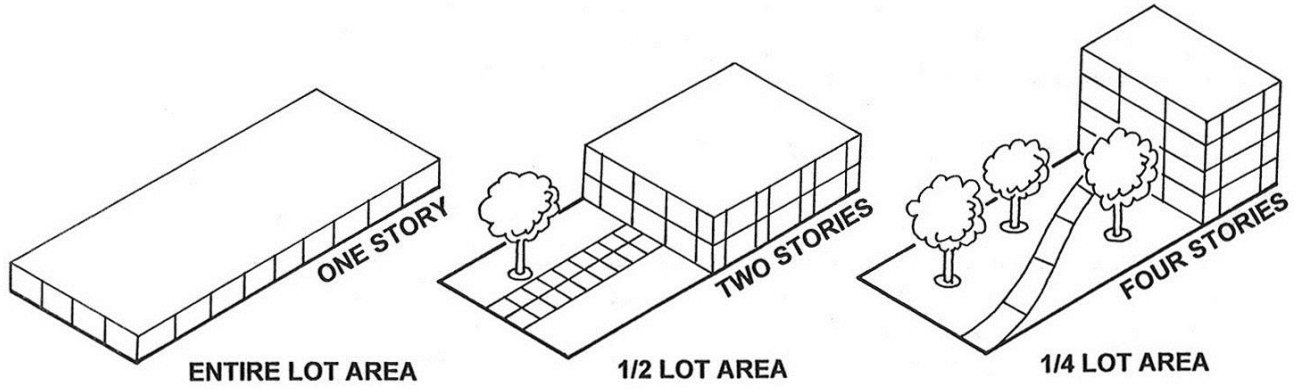
The proposed floor area ratio(s) for most of the City’s commercial corridors allows structures of two to three stories with surface parking. The major development areas—the District Centers and Professional/Administrative Office Districts along Tustin Avenue and East First Street—allow mid-rise and high-rise buildings with structured parking. These areas are expected to generate the highest level of development activity in the City as centers of commerce. These areas are listed in Table A-2 and are shown in Exhibit A-4. The floor area ratios indicated in Table A-2 are the maximum building intensity allowed for development.

**Table A-2 Key Area- Floor Area Ratios**

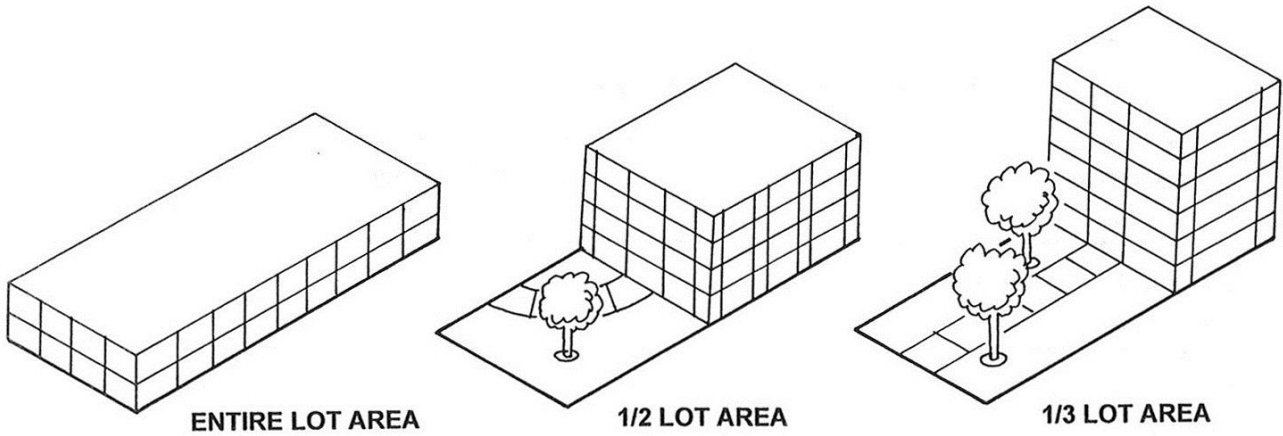
<i>Area</i>	<i>Project/Area</i>	<i>FAR</i>
1	MainPlace	2.1
2	City Place	2.54
3	North Main Street	1.5
4	North Broadway	1.0
5	Museum District	1.5
6	Hutton Development	1.0
7	Civic Center Specific Development Plan	1.0
8	Midtown Specific Plan	0.5–1.0
9	Civic Center	1.0
10	Downtown	3.0
11	Orange County Register	1.15
12	Xerox Center Development	3.29
13	First Street/Tustin Avenue	1.0
14	Bentall Center Development	1.5
15	2720 Hotel Terrace Drive	1.0
16	1951 East Carnegie Avenue	0.55
17	4040 West Carriage Avenue	0.47
18	Lake Center Development	0.72
19	South Coast Metro	1.0
20	MacArthur Place North	2.0
21	MacArthur Place South	1.0
22	Pac Tel Office	1.5
23	Metro East	3.0
24	Transit Village	5.0
25	Town & Country Manor	1.27
26	Harbor Mixed Use Transit Corridor	5.0



Exhibit A-3 Floor Area Ratio Concept



**F.A.R. 1.0**



**F.A.R. 2.0**



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All properties are subject to compliance with the development standards of the underlying zoning district or overlay zone, and are not guaranteed to achieve the designated intensity. The floor area ratio standard should therefore be interpreted as a maximum intensity standard, and not as a development right. When calculating the square footage allowed for a proposed development, no upward rounding is permitted in determining the final permitted intensity. Likewise, no upward rounding is permitted in calculating the allowable number of residential units. For example, a calculation yielding a permitted density of 12.7 units for a given development site, means that 12 units are permitted.

The use of floor area ratio as a development standard allows a high degree of flexibility in both the location and design of a structure. The benefit of this flexibility to the City is the possibility for the provision of more open space on a site without reducing the total square footage of development. The following guiding principals apply to the floor area ratio definitions:

- Floor area ratio refer to the gross floor area of a building divided by the gross lot area upon which it is located.
- Surface parking or parking structures are not included in the building area to calculate the floor area ratio, with the exception of the area affected by the Transit Zoning Code.
- To encourage lot consolidation for optimal site design, the floor area ratio can be calculated on an area wide basis for contiguous parcels which are part of a large, multi-structure project.
- To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer must record deed restrictions limiting the project area to the legally allowed floor area ratio.

## LAND USE DESIGNATIONS

The Santa Ana Land Use Plan includes 12 land use designations. These designations indicate the types and intensity of development to be allowed on the property which they cover. Generally, the designation also reflects the predominant development character of the area. As is typical in older, urbanized communities like Santa Ana, there are some areas where existing development does not completely reflect the land use designation of the Land Use Plan. Where these occur the properties are deemed legal non-conforming and may continue until such time as the property has been vacant for twelve months or more. Each land use designation and a brief description are discussed below.

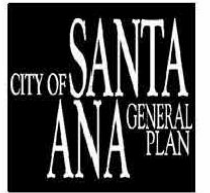
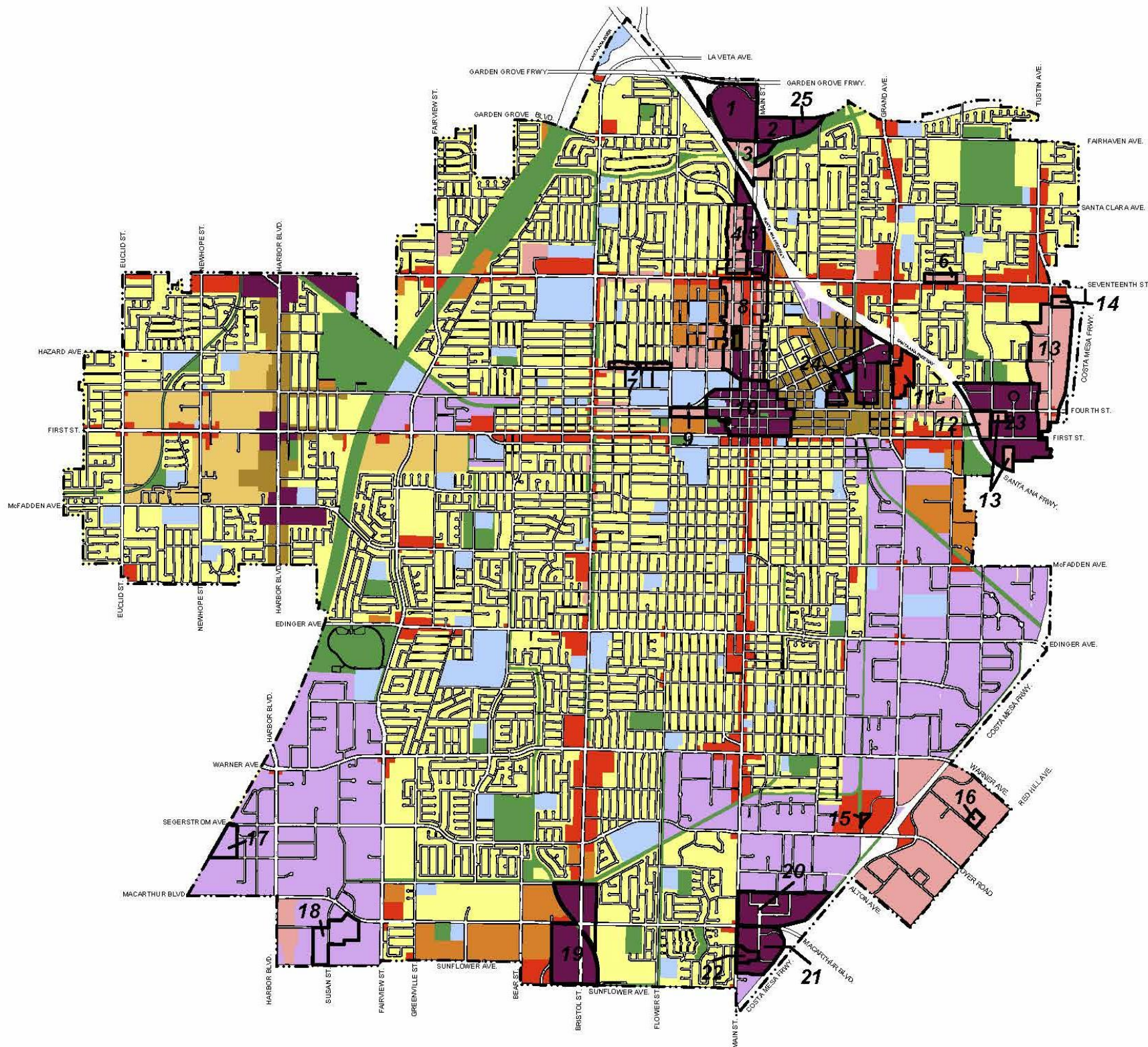


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Exhibit A-4 Land Use Plan & Development Intensity Standards/FAR



These land use designations have a floor ratio as noted below unless otherwise indicated on the table below.

DC (District Center)	1.0
UN (Urban Neighborhood)	0.5 - 1.5
OBPDC (One Broadway Plaza District Ctr)	2.9
PAO (Professional & Administrative Office)	0.5
GC (General Commercial)	0.5
IND (Industrial)	0.45
INS (Institutional)	0.5
O (Open Space)	0.2

Project /Area	Floor Area Ratio
1- MainPlace	2.1
2- City Place	2.54
3- North Main St	1.5
4- North Broadway	1.0
5- Museum District	1.5
6- Hutton Development	1.0
7- Civic Center Specific Dev Plan	1.0
8- Midtown Specific Plan	0.5-1.0
9- Civic Center	1.0
10- Downtown	3.0
11- Orange County Register	1.15
12- Xerox Center Dev	3.29
13- First St / Tustin Ave	1.0
14- Bentall Center Dev	1.5
15- 2720 Hotel Terrace Dr	1.0
16- 1951 E Carnegie Ave	0.55
17- 4040 W Carnegie Ave	0.47
18- Lake Center Dev	0.72
19- South Coast Metro	1.0
20- Mac Arthur Place	2.0
21- Mac Arthur Place South	1.0
22- Pac Tel Office	1.5
23- Metro East	3.0
24- Transit Village	5.0
25- Town and Country Manor	1.27

LR-7 (Low Density Residential)
LMR-11 (Low-Medium Density Residential)
MR-15 (Medium Density Residential)

### Land Use Plan & Development Intensity Standards/ FAR Areas



Exhibit A-4

Revised - June 2014

Land Use Element



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## Residential

The Land Use Plan provides for three distinct residential land use designations. Residential development is also permitted in two other designations: District Center and Urban Neighborhood. The Santa Ana Land Use Plan includes the following residential land use designations:

- The **Low Density Residential (LR-7)** designation applies to those areas of the City which are developed with lower density residential land uses. The allowable maximum development intensity is 7 units per acre. Development in this category is characterized primarily by single-family homes. This designation applies to a large proportion of the City (6,459.4 acres) representing 47 percent of the City's total land area.
- The **Low-Medium Density Residential (LMR-11)** designation applies to those sections of the City which are developed with residential uses at permitted densities of up to 11 units per acre. The land area included in this designation is approximately 420.6 acres. The great majority of the land designated as Low-Medium Density Residential is located in the westerly portion of the City, north and south of First Street. Properties with this designation are typically characterized by mobile home parks, a mixture of duplexes and single family residences, or small lot subdivisions.
- The **Medium Density Residential (MR-15)** designation applies to those sections of the City which are developed with residential uses at densities of up to 15 units per acre. Development in this designation is characterized by duplexes, apartments, or a combination of both. A total of 370.8 acres is designated as Medium Density Residential. The designation applies to areas located in the vicinity of downtown, areas north and south of MacArthur Boulevard, and in other areas where there are established multiple-family development projects.



## Commercial

The Land Use Plan identifies three land use designations that encourage a variety of office, retail and commercial enterprises to serve the community.

- The **Professional/Administrative Office (PAO)** designation applies to those areas where professional and/or administrative offices are predominant, or where such development is being encouraged. Land included in this designation is found primarily near the Civic Center, and along the First Street and Tustin Avenue Corridors in close proximity to freeways. There are other smaller PAO areas in the City such as along North Broadway and along portions of east and west Seventeenth Street. A total of 633.0 acres is included in this land use designation. The floor area ratio intensity standard applicable to this land use designation ranges from 0.5 to 1.0.

The Professional and Administrative Office areas are intended to provide a unique environment for office development in those areas of the City where office uses are the predominant land use. The purpose for maintaining and supporting these areas exclusively for office and office-related uses is to encourage major employment centers at locations which significantly lessen the impact to the City’s local street system. The First Street/Tustin Avenue office corridor between the Santa Ana (I-5) and Costa Mesa (SR-55) Freeways serves this purpose. In addition, the orderly, well-maintained quality of existing development supports a continuation of these areas as functional office/employment centers.

The Professional and Administrative Office designation includes a range of floor area ratios to differentiate development intensity and character in relation to adjacent land uses. The areas with a FAR of 0.5 are not major office centers, but rather have an established character of lower intensity garden office and professional service uses. These areas are typically adjacent to low density residential neighborhoods, or are converted residential office uses. Office development along East Fourth Street, between Grand Avenue and the Santa Ana Freeway, is typical of this low-rise office character. The PAO area located adjacent to the Civic Center contains a range of office development intensity which supports the City’s functional role as the government center of the County.

The types of uses typically located in the PAO district include the following:

- Professional and administrative offices/office parks;
- Service activities such as copy centers, courier services, travel agencies, and restaurants when such uses are an integral component of a planned office development; and
- Professional uses such as accountants, attorneys, doctors, engineers, and insurance brokers.



- The **General Commercial (GC)** district applies to commercial corridors in Santa Ana including those located along Main Street, Seventeenth Street, Harbor Boulevard, and other major arterial roadways in the City. The intensity standard applicable to this designation is a floor area ratio of 0.5 - 1.0, though most General Commercial districts have a FAR of 0.5. A total of 888.3 acres of land is included in this designation.

General Commercial districts are key components in the economic development of the City. They provide highly visible and accessible commercial development along the City’s arterial transportation corridors. In addition, General Commercial land uses provide important neighborhood facilities and services, including shopping, recreation, cultural and entertainment activities, employment, and education. The districts also provide support facilities and services for industrial areas including office and retail, restaurants and various other services.

The General Commercial development standards are based upon the character and intensity of development, as well as the degree of access and market demand for these properties. The relationships to adjacent land uses, are also considered. Uses typically located in this district are:

- Business and professional offices;
- Retail and service establishments;
- Recreational, cultural, and entertainment uses; and
- Vocational schools.

General Commercial Districts have a floor area ratio of 0.5 with the exception of the Mid-town area which has an floor area ratio of up to 1.0.

- **One Broadway Plaza District Center** is a separate land use designation as it has an F.A.R. of 2.9, which exceeds the typical District Center intensity limit. Additionally, it does not include a residential component. One Broadway Plaza is envisioned as a landmark professional office complex that will be a focal point in the Downtown Redevelopment area serving the Civic Center complex, Downtown, and Midtown urban areas. The City’s District Centers and major development areas are shown in Exhibit A-5.



## Mixed Use

The Land Use Plan provides for two distinct mixed use land use designations. These designations allow for both vertical and horizontal mixed use developments, with an emphasis on linkages to a range of transportation options:

- The **District Center (DC)** land use designation includes the major activity areas in the City. Seven areas of the City, totaling 646.7 acres, are designated as District Center. The intensity standard for the District Center designation ranges from a floor ratio of 1.0 to 5.0.

District Centers are designed to serve as anchors to the City’s commercial corridors, and to accommodate major development activity. District Centers are to be developed with an urban character that includes a mixture of high-rise office, commercial, and residential uses which provide shopping, business, cultural, education, recreation, entertainment, and housing opportunities. Residential developments within some District Centers are allowed at a density of up to 90 units per acre when developed as an integral component of a master planned mixed use project. In Harbor Corridor, Metro East, Downtown, and Transit Village District Centers residential development intensity is based on a combination of floor area ratio and zoning overlay and/or development standards. Some District Centers serve as major retail and employment centers locally and regionally, and should include development which promotes the City as a regional activity center while creating an environment conducive to business on a regional scale. District Centers in Santa Ana include the following:

- The **Main Place/City Place District Center** includes a regional shopping center and office complex, as well as high intensity housing and mixed-use development.
- The **Museum District** located between the Downtown and MainPlace/City Place District Centers is proposed as a major office/cultural center which will be developed over the next 15 to 20 years. The area will focus upon the expanded Bowers Museum, the Discovery Science Center and the construction of additional museums and cultural centers.
- The **Downtown District** serves as one of the County’s major employment and governmental operations centers complemented with a mix of residential, commercial, and services uses to enhance its urban vibrancy. Emphasis on streets that accommodate all modes of transportation, including mass transit, pedestrian and bicyclist is key in this urban setting.



- The **South Coast Metro District** serves as a regional retail shopping area which includes a range of commercial services and office projects.
- The **MacArthur Place District Center** contains an existing office/hotel complex and a proposed major mixed use project which will include professional offices, supporting commercial, and mid and high-rise residential components.
- The **Metro East District** is envisioned as a vibrant urban village with a balance of office, residential, and service uses. Pedestrian and transportation linkages are key in this urban setting.
- The **Transit Village District** is envisioned as a vibrant intense urban village with a balance of employment centers, residential and service uses. Pedestrian and transit linkages to the Santa Ana Regional Transportation Center is key in this district.
- **The Harbor Corridor Mixed Use Transit Corridor** creates a vision for a more livable, sustainable setting through higher intensity housing and mixed use development, convenient access to transit, complete streets, and amenities that promotes active lifestyles.

District Centers are considered to be the City’s “major development areas.” The most intense development in the City is targeted to these areas. The Tustin Avenue corridor is a major development area even though it is not a designated District Center. This area has developed over the years as a prime office corridor and employment area. The PAO designation facilitates the continued development of this area with high intensity, high quality regional office projects.

- The **Urban Neighborhood (UN)** land use designation applies to primarily residential areas with pedestrian oriented commercial uses, schools and small parks. The Urban Neighborhood allows for a mix of residential uses and housing types, such as mid to low rise multiple family, townhouses and single family dwellings; with some opportunities for live-work, neighborhood serving retail and service, public spaces and use, and other amenities. Either vertical or horizontal integration of uses is permitted based on zoning standards, with an emphasis on tying together the uses with pedestrian linkages and street frontages. Street connectivity is desirable, allowing for a high degree of walkability, transit options, and other forms of transportation including pedestrian and bicycle travel.

The intensity standard for the Urban Neighborhood ranges from a floor area ratio of 0.5 to 3.0; with residential density based on a combination of floor area ratio and zoning development standards.



A total of 271.1 acres of land in the City are designated Urban Neighborhood.

### Industrial

The Industrial designation applies to those areas developed with manufacturing and industrial uses. The designation applies to areas which are predominantly industrial in character, and includes those industrial districts in the southwestern, south central and southeastern sections of the City. A total of 2,152.8 acres of land in the City is designated as Industrial. The maximum floor area ratio for this designation is 0.45.

The Industrial districts of the City are vital to its economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic development. As one of the County's oldest cities, Santa Ana has long been an industrial center for the region. The City's goal is to maintain this strong industrial base by setting land use policies which preclude the intrusion of less intensive commercial or residential uses. Typical uses found in this district include the following:

- Light and heavy product manufacturing and assembly.
- Commercial uses which are ancillary to industrial uses in the district.

### Institutional

The Institutional designation includes the Civic Center, other governmental facilities, City facilities and public institutions such as schools, etc. Only public properties of approximately five acres or more are designated as Institutional. The maximum applicable floor area ratio standard for this designation is 0.5. The 0.5 FAR is used as a guideline since most development in this designation are State, federal, and local governmental facilities that are not subject to local development regulations. A total of 796.3 acres of land is included in this designation.

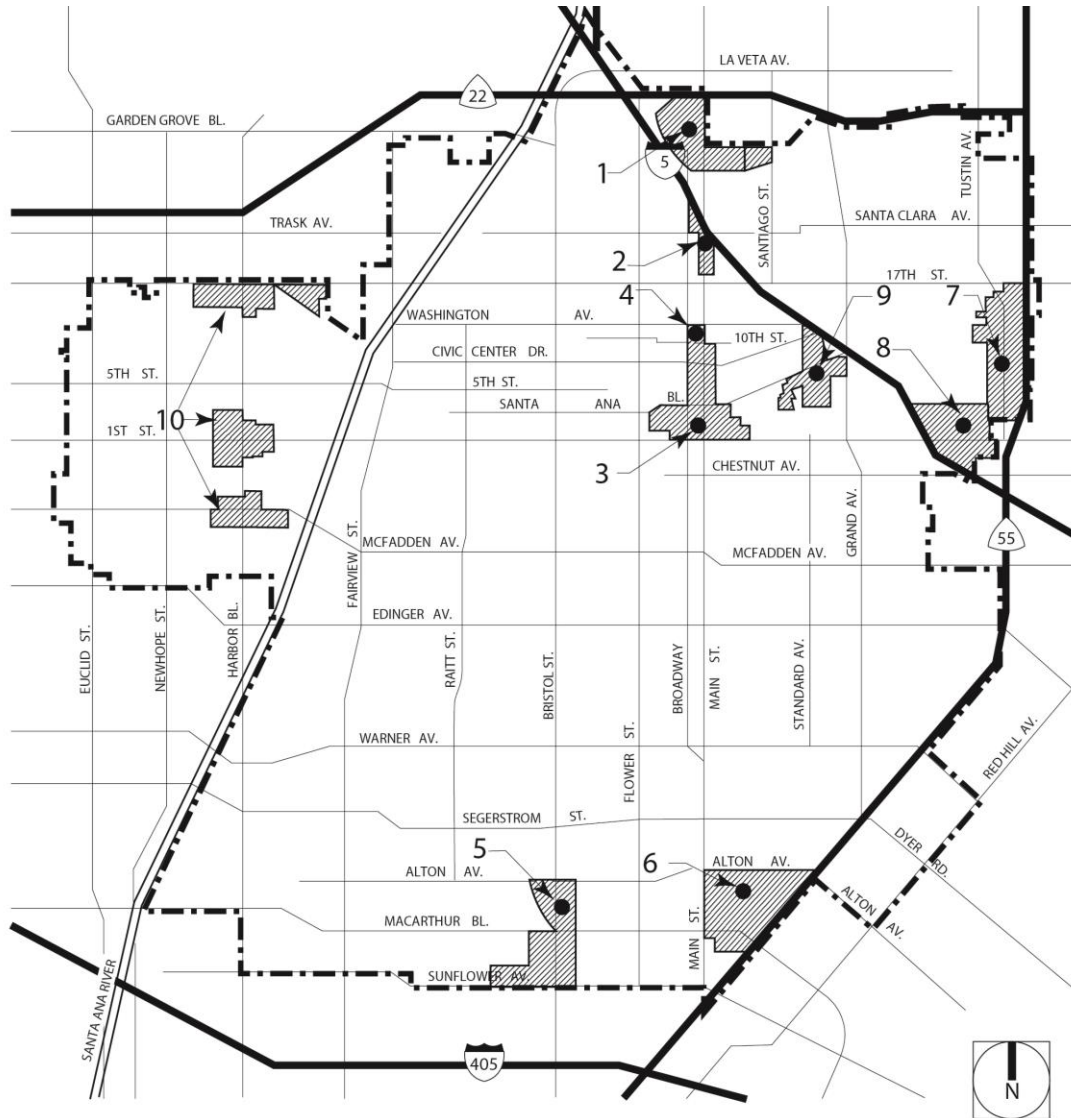
### Open Space

The Open Space designation is applied to parks, water channels, cemeteries and other open space uses. A total of 1,014.7 acres are included in this land use designation. Of this total, 358 acres of public park land is included in this land use designation.





Exhibit A-5 Major Development Areas



- |                        |                                |
|------------------------|--------------------------------|
| 1 - MainPlace          | 7 - Tustin Avenue Corridor     |
| 2 - Museum District    | 8 - Metro East                 |
| 3 - Downtown           | 9 - Transit Village            |
| 4 - One Broadway Plaza | 10 - Harbor Mixed-Use Corridor |
| 5 - Southcoast Metro   |                                |
| 6 - MacArthur Place    |                                |

--- City Limits

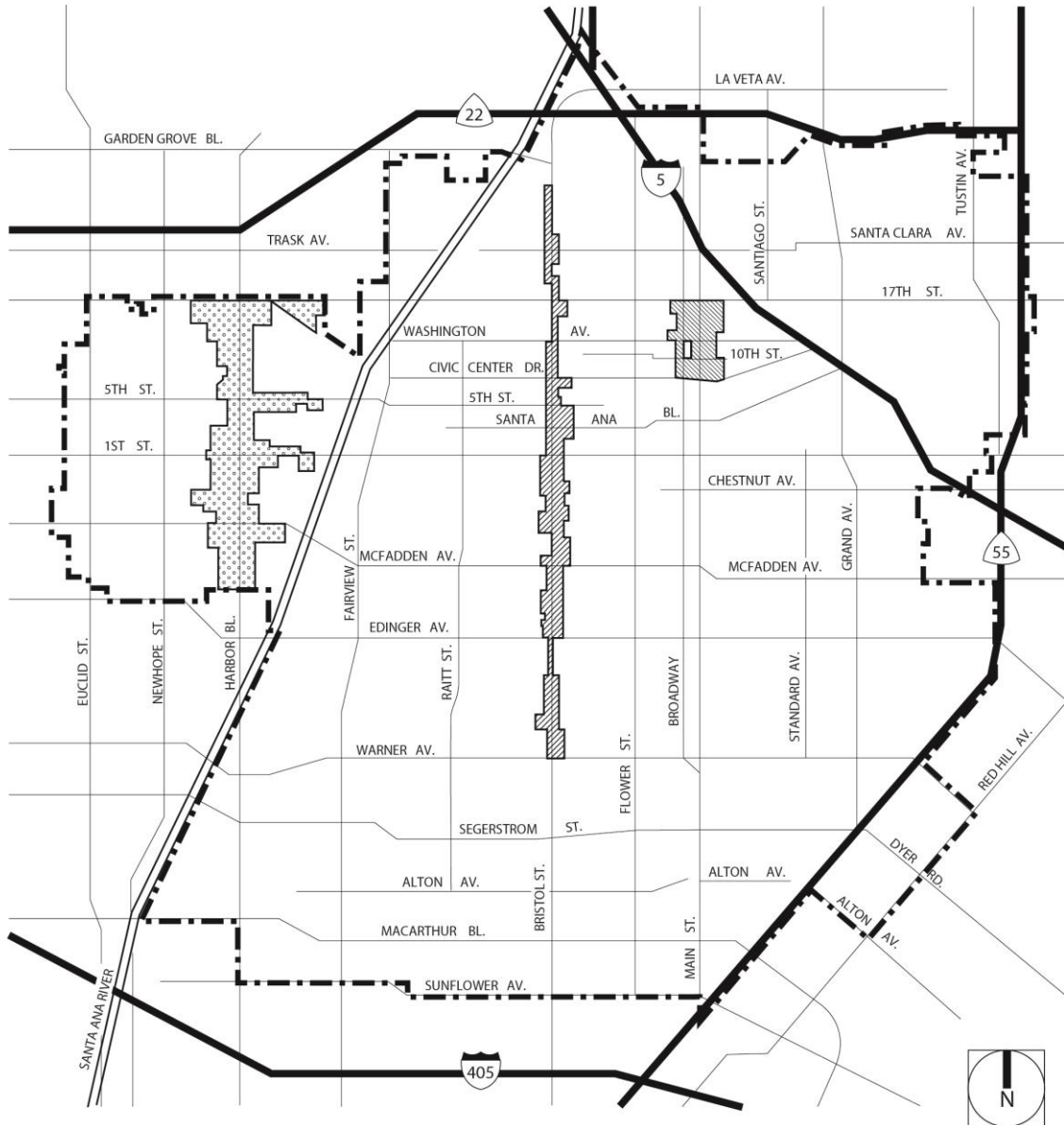
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Exhibit A-6 Specific Plans



	Harbor Mixed-Use Corridor Specific Plan
	Bristol Street Corridor Specific Plan
	Midtown Specific Plan

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## SPECIFIC PLANS

The City of Santa Ana has established Specific Plan areas to provide greater flexibility in the development standards contained in the City's General Plan and Zoning Ordinance. The Specific Plans were established for planning areas which would benefit from a comprehensive development scheme otherwise not be possible under existing land use regulations. These specific plans include:

- **Harbor Mixed Use Transit Corridor Specific Plan** applies to an approximately 305-acre area. First adopted in 1992 and updated in 2014, the Specific Plan outlines the planned land uses and development standards for this area, as well as public improvements needed to support the anticipated uses. The Plan promotes vibrant residential and mixed use development along Harbor Boulevard, and connections between activity areas and local transit opportunities, while striving to minimize incompatibility with adjacent residential uses.
- **Bristol Corridor Specific Plan** applies to the 3.9-mile section of Bristol Street in the central portion of the City. This corridor includes a portion of the project area for the Bristol Street Corridor Redevelopment Plan. The Specific Plan utilizes the potential redevelopment of the corridor as an opportunity to upgrade the development character of the area, and to enhance the viability of commercial businesses. The process is being undertaken in coordination with the widening of Bristol Street.
- **Midtown Specific Plan** regulates development within the northern section of Santa Ana's downtown area in order to create a thriving and integrated district for civic, business, cultural and retail activities. The Specific Plan emphasizes the area's role as the urban center of the City through standards for development and urban design that promote pedestrian activity.

The location of the three specific plan areas are noted in Exhibit A-6 in the Policy Plan.



## ZONING CODE

The City’s Zoning Code outlines development standards for buildings, site size, height, setbacks, lot coverage, minimum unit sizes, landscaping, parking, signs, fences, and other features. Table A-3 compares the zoning categories with the land use designations in the Land Use Plan.

**Table A-3  
Correlation of Land Use Designations and Zoning Districts**

<i>General Plan Land Use Designation</i>	<i>Corresponding Zoning Districts</i>
Low Density Residential	A1 – General Agriculture RE – Residential Estate R1 – Single-Family Residential
Low–Medium Density Residential	R1 – Single-Family Residential R 1– 4000 – Small Lot Single Family Residential SD – Specific Development
Medium Density Residential	R1 – 4000 – Small Lot Single Family Residential R2 – Limited Multiple Family Residential SD – Specific Development
Professional/Admin. Office	P – Professional SD – Specific Development OZ – Overlay Zone
General Commercial District	P – Professional C1 – Community Commercial C1 – MD – Community Commercial/Museum Dist. C2 – General Commercial C4 – Planned Shopping Center C5 – Arterial Commercial CR – Commercial Residential SD – Specific Development SP – Specific Plan OZ – Overlay Zone
District Center	P – Professional C2 – General Commercial C4 – Planned Shopping Center C5 – Arterial Commercial CR – Commercial Residential SD – Specific Development OZ – Overlay Zone SP -- Specific Plan
Urban Neighborhood	SD – Specific Development OZ – Overlay Zone SP – Specific Plan
Industrial	M1 – Light Industrial M2 – Heavy Industrial SD – Specific Development
Institutional	O – Open Space GC – Government Center
Open Space	O – Open Space

Source: Santa Ana Zoning Ordinance, as amended.



## OTHER IMPLEMENTING TOOLS AND PLANS

As indicated previously, a number of adopted plans will continue to be implemented over the “life” of this Land Use Element. These plans are summarized below, and described in further detail in this Appendix (Relationship to Other Plans and Elements).

- **The Citywide Merged Redevelopment Project Area that combined the following preexisting individual project areas into one:**
  - **Santa Ana Redevelopment Plan.** This plan, consisting of 694 acres was adopted in 1973 to revitalize the downtown area, improve traffic, re-establish businesses, and stimulate private investment.
  - **North Harbor Boulevard Redevelopment Plan.** Adopted in 1982, the Plan covers 470 acres along Harbor Boulevard. A Specific Plan has been adopted for this area which outlines future development, as well as design standards for new development in the area and proposed infrastructure projects.
  - **Inter-City Commuter Station Redevelopment Plan.** This plan, also adopted in 1982, focuses on 525 acres designed to provide for the development of a commuter rail station, and to promote supporting uses.
  - **South Main Street Redevelopment Plan.** The plan covers 1,500 acres in one of the primary commercial districts of the City.
  - **South Harbor Boulevard/Fairview Street Redevelopment Plan.** This 1,085 acre plan covers a key industrial area in the vicinity of Harbor Boulevard and Fairview Street.
  - **Bristol Corridor Redevelopment Plan.** The plan, which encompasses 781 acres, promotes the redevelopment of the Bristol Street corridor of the City.
- **Enterprise Zone.** A 11,790 acre portion of the City of Santa Ana was designated by the State as a *California* Enterprise Zone and will remain in effect until June 8, 2023. This designation provides businesses with State tax incentive programs designed to promote new business development, and growth or expansion of existing businesses for revitalization of the economy of the zone.
- **Metro East Mixed Use Overlay Zone.** This overlay zone stretches over 200 acres located just north of the confluence of the Santa Ana Freeway and Costa Mesa Freeway. The overlay zone allows the introduction of a high-intensity, mixed use urban village within a previously developed office environment.



## IMPLEMENTATION PROGRAMS

This section serves as a guide for the Land Use Element’s implementation, and contains a listing of programs which will be effective in meeting this goal. The programs are arranged below in alphabetical order.

- **Uniform Code Review.** The City will periodically review, and attempt to modify the Uniform Housing Code to reflect safe occupancy standards.
- **Code Enforcement.** Code enforcement is an ongoing program designed to ensure that homes and businesses meet current zoning regulations, as well as safety standards. Structures and/or properties not in compliance with City codes and regulations must be upgraded to protect the safety and welfare of people living and/or working in the City. Code enforcement efforts will continue as applicable to maintain acceptable standards.
- **Environmental Review.** The City will continue to evaluate the environmental impacts of new development, and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, and those having the potential to adversely impact the environment. In compliance with CEQA, the City also assigns responsibilities for verifying the implementation of mitigation measures.
- **General Plan Annual Status Report.** Staff will conduct an annual review and develop a status report detailing the efforts completed to implement the Land Use Element.
- **Historic Review Process.** The City will implement a process for the review, and designation of historic structures. This process is intended to preserve architecturally significant buildings by encouraging their ongoing maintenance and rehabilitation.
- **Interagency Coordination.** Designated representatives from the City will meet with other responsible governmental agencies concerning issues related to planning and development in the City, as appropriate. The City’s project review process is a component of its ongoing interagency coordination process.
- **Mitigation Fees.** The City assesses fees on new development to ensure that the public does not incur an undue financial burden in providing services to the project. The City annually evaluates reasonable and fair methods of assessing new development for the cost of providing any additional infrastructure required by the development.
- **Project Review.** The City will continue to implement its current project review procedures. The purpose of the project review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. This process includes coordination by the





interagency Development Review Committee (DRC) to ensure consistent and comprehensive application of City regulations and policies for all projects.

- **Redevelopment Plans.** The City will apply redevelopment tools associated with the implementation of the adopted redevelopment plans, as appropriate. The City will encourage the further development of industrial, commercial, and residential projects in suitable locations to strengthen the City’s tax and employment base.
- **Special Studies.** In certain instances, a special study may be required to address a particular issue. In these cases, a specific effort to identify staff resources needed to conduct the appropriate investigation and analysis will be identified.
- **Zoning Code Review.** The zoning code serves as a primary tool used by the City to regulate development. The City will develop a program to revise the Zoning Ordinance to ensure that development regulations and standards are consistent with community needs and high quality development. The City will initiate appropriate changes to the ordinance to ensure, where appropriate, conformity between the Land Use Element and Zoning Map.

## LAND USE PLAN BUILDOUT

As indicated previously, the City of Santa Ana has been almost completely developed for many years. As a result, any new development will necessarily consist of redevelopment and infill development on the remaining vacant and underutilized parcels. Many parcels with nonresidential land use designations will never be developed to the maximum intensity permitted under the General Plan.

Table A-4 indicates the development possible under the build-out of the Land Use Plan. The build-out for residential land uses considered two scenarios. Effective build-out for residential development is calculated by adding the 16,893 units possible in the areas designated as District Center to the existing 74,588 units presently found in the City per Census 2000. Theoretical build-out for residential development considered the development possible if all of the areas designated as residential were developed according to the permitted Land Use Plan intensities. Since the Land Use Element does not contemplate the elimination of existing housing in the City, the effective build-out figure represents a more realistic estimate of future residential development.

As indicated in Table A-4, three of the non-residential land use designations have a range in FAR intensities. For the non-residential land use designations, effective build-out considered the development possible under the lower range of FAR intensities while theoretical build-out considered the upper FAR range. Typically, parking and landscaping requirements will result in significantly less floor area for commercial and industrial developments than that which is permitted under the General Plan.



## LAND USE ELEMENT

As indicated in Table A-4, between 72,255 to 91,481 housing units are allowed by the Land Use Plan. The additional units which presently exist in the City beyond the maximum number permitted under the theoretical buildout scenario are a reflection of the higher density multiple-family developments constructed in the 1970's and 1980's. However, the purpose of the Land Use Plan as it applies to the residential areas is to preserve and maintain the stability of existing neighborhoods, regardless of the character of development. The intent of the Plan is not to create any displacement, nor decrease existing development densities. Rather, it is to ensure a safe, healthy, and livable environment for City residents. Existing residential development entitlements are protected through this Land Use Element, applicable Zoning regulations, and sections of the City code pertaining to legal nonconforming uses.

The Land Use Element's implementation may result in an increase in the amount of commercial, office, and industrial development in the City. As indicated in Table A-4, up to 33,678,013 square feet of commercial and office development, and 42,199,991 square feet of industrial development are possible under the effective capacity parameters of Land Use Plan.



**Table A-4  
Land Use Plan Build-out Capacities**

<i>Land Use</i>		<i>Acres</i>	<i>Intensity/ Density</i>	<i>Effective Buildout<sup>1</sup></i>		<i>Theoretical Buildout</i>	
<b>Residential</b>							
Low Density Residential	LR-7	6,460.1	7 du/ac				45,221 du
Low Medium Density Residential	LMR-11	420.6	11 du/ac				4,627 du
Medium Density Residential	MR-15	367.6	15 du/ac				5,514 du
<b>Subtotal</b>		<b>7,248.3</b>			<b>91,481 du<sup>1</sup></b>		<b>55,362 du</b>
<b>Mixed Use</b>				<b>Non Res.</b>	<b>Res.</b>	<b>Non-Res.</b>	<b>Res.</b>
<b>District Center</b>							
Downtown	DC	62.5	FAR 3.0	2,057,824 sf	1,661 du	2,057,824 sf	1,661 du
Metro East	DC	98.3	FAR 3.0	3,245,185 sf	5,551 du	3,245,185 sf	5,551 du
Transit Village	DC	51.4	FAR 5.0	402,864 sf	2,761 du	402,864 sf	2,761 du
Harbor Corridor	DC	125.0	FAR 5.0	1,836,155 sf	2,029 du	1,836,155 sf	2,029 du
Other <sup>2</sup>	DC	309.5	90 du /ac FAR 1.0-2.0	11,955,583 sf	3,017 du	23,764,534 sf	3,017 du
Urban Neighborhood	UN	271.1	FAR 0.5-1.5	856,076 sf	4,771 du	856,076 sf	4,771 du
<b>Subtotal</b>		<b>917.8</b>		<b>18,710,393 sf</b>	<b>19,790 du</b>	<b>32,162,638sf</b>	<b>19,790 du</b>
<b>Commercial</b>							
Professional & Admin. Office	PAO	633.0	FAR 0.5-1.0	13,787,219 sf		27,574,438 sf	
General Commercial	GC	888.3	FAR 0.5-1.0	19,347,607 sf		38,695,202 sf	
One Broadway Plaza District Ctr <sup>3</sup>	OBPDC	4.3	FAR 2.9	543,193 sf		543,193 sf	
<b>Subtotal</b>		<b>1,525.6</b>		<b>33,678,013 sf</b>		<b>67,356,026 sf</b>	
<b>Industrial</b>							
Industrial	IND	2,152.8	FAR 0.45	42,199,991 sf		42,199,991 sf	
<b>Other</b>							
Institutional <sup>5</sup>	INS	796.3	FAR 0.2-0.5	6,937,758 sf		17,344,394 sf	
Open Space	OS	1,017.8	FAR 0.2	8,867,509 sf		8,867,509 sf	
<b>Subtotal</b>		<b>1,814.2</b>		<b>15,805,267 sf</b>		<b>26,211,903 sf</b>	

FAR=floor area ratio; d.u.=dwelling unit; s.f.=square feet (of floor area). Acreage shown in table does not include roads in right-of-way.

<sup>1</sup> Effective capacity for non-residential development assumes development possible under the lower range of FAR intensity standards with the exception of the Metro East District Center, Transit Village District Center, Downtown District Center, and Urban Neighborhood areas. The Harbor Corridor District Center, Metro East District Center, Transit Village District Center, Downtown District Center, and Urban Neighborhood areas allow a range of intensity for mixture of residential and non-residential development based on the zoning development standards. Residential effective capacity was calculated by adding the 15,168 0 units possible in the District Center and Urban Neighborhood with the existing 74,588 (Census 2000) housing units.

<sup>2</sup> Land use designation permits both residential and non-residential development. Build-out assumes 90% of land area will be developed as commercial and 10% will be developed as residential; with the exception of Town and Country Manor project intended for continuum of care and housing seniors.

<sup>3</sup> Land use designation permits high intensity office development with ancillary retail use.

*This table has been revised to correspond with the GIS Land Use Map illustrated in Exhibit 2.*



## EXISTING CONDITIONS

### LAND USE CHARACTERISTICS

The City of Santa Ana contains a variety of land uses, reflecting its maturity as a commercial, employment, and administrative center for Orange County. Since, the City has very limited vacant land available for development, most new projects consist primarily of infill development and redevelopment activities on properties which are currently improved. Because of the City’s age, some properties are undergoing development for the second or third time.

The City has a total land area of 27.3 square miles or 17,408 acres. Total land use distribution is as follows: 10,216 acres (58.7%) is residential, 2,643 acres (15.2%) is commercial (retail, office, and mixed use), 2,481 acres (14.3%) is industrial, and 1,538 acres (8.8%), contains public and institutional uses. The remaining 530 acres (3.0%) is undeveloped and open space areas. The distribution of existing land uses within the City is summarized in Table A-5.

**Table A-5  
Existing Land Use**

<i>Land Use Category</i>	<i>Acres</i>	<i>Percent</i>
Single-Family Residential	7,255	41.7%
Multiple-Family Residential	2,961	17.0%
Commercial	2,643	15.2%
Industrial	2,481	14.3%
Public/Institutional/Parks	1,538	8.8%
Vacant Agricultural	530	3.0%
<b>TOTAL</b>	<b>17,408</b>	<b>100.0%</b>

Source: City of Santa Ana Land, 1997

### DEMOGRAPHIC CHARACTERISTICS

The City of Santa Ana is the largest in Orange County in terms of population with an estimated 1990 population of 293,742 persons. The City’s current population is 355,662 persons according to the most recent 2009 California Department of Finance estimates. This represents an increase of 61,835 persons (or 21%) since the 1990 Census was completed.

The City’s population has doubled since 1970. According to the 1970 U.S. Census, 155,710 persons lived in the City. By 1980, the population increased by 48,003 (31%) to a total of 203,713 persons. The greatest period of growth was in



the 1980s when the population increased by 90,029 persons. According to County estimates, the City of Santa Ana is projected to grow to 350,172 persons by the year 2020, if historic trends continue. Between 1990 and 2009, the City’s housing inventory has decreased by 856 units while the population grew by 18 percent. Table A-6 provides historic population growth trends for the City from 1950 to the present.

**Table A-6  
Population Growth in the City**

<i>Year</i>	<i>Population</i>	<i>Percentage of Increase</i>	<i>Increase in Population</i>
1950	45,533	–	–
1960	100,350	120%	54,817
1970	155,710	55%	55,360
1980	203,713	31%	48,003
1990	293,742	44%	90,029
2000	337,977	15%	44,061

Source: Santa Ana CHAS, 1994; US Census 2000.

In addition to being the largest city in Orange County, Santa Ana now ranks 9th in California and 52nd in the nation. The population of the City of Santa Ana represents the largest percentage of the County’s total population, or approximately 12 percent.

Population growth in the City since 1990 absent a corresponding increase in housing units has led to a significant increase in the average household size. The 2009 average household size in the City was 4.7 persons per household. This compares to 3.3 persons per household for the County as a whole. According to the State Department of Finance, Santa Ana had the highest average household size in the County in 2003.

Based on the 2000 US Census, the City’s population is relatively young, with 127,603 persons (38%) under 20 years old. This is a greater percentage of children than is the case for the County (which is 29.7 percent). This condition is to be expected given the rate of natural population increase and the high birth rate experienced within the City during the 1980’s. Also, 18,565 persons (5.5%) are over 65 years old. More than 76 percent or 257,097 residents are of Hispanic origin, with only 12.4 percent Caucasian, 8.7 percent Asian, 1.3 percent Black, and 0.4 percent of American Indians or other races.

The percentage of Hispanic residents is over three times greater than the overall County average (22%). The County’s total population is approximately 51.3 percent white and 30.8 percent Hispanic. Race and ethnicity statistics are shown in Table A-7.



**Table A-7  
Santa Ana Population Race and Ethnicity-2000**

<i>Race/Ethnicity</i>	<i>Persons</i>	<i>Percent</i>
White	41,984	12.4%
Hispanic	257,097	76%
Black	4,309	1.3%
American Indian, Eskimo, and Aleutian Islander	886	0.3%
Asian and Pack Islander	30,405	9%
Two or more	3,023	0.9%
Other	273	0.1
<b>TOTAL</b>	<b>337,977</b>	<b>100.0%</b>

Source: US Census, 2000.

## HOUSING CHARACTERISTICS

The 2000 housing stock of the City of Santa Ana consisted of 74,475 units. The housing supply consists of 33,453 single-family detached units, 6,377 attached units, 7,511 units in projects with 2 to 4 units, 14,125 units in projects with 5 to 49 units, 9,106 units in developments with 50 or more units, 3,879 in mobile home units, and 24 in other dwelling units. According to the 2000 US Census, almost 50 percent, or 37,816 units, are renter-occupied, 49.3 percent owner-occupied with the remainder (or 4.5%) vacant.

The State Department of Finance 2009 estimate for the City’s housing stock is 75,856 units. This represents an increase of 883 units from 1990. The current housing inventory includes 33,743 detached single-family units, 7,135 attached single-family units, 7,469 units in 2 to 4 unit projects, 23,600 units in projects with 5 units or more, and 3,909 mobile homes. The current vacancy rate is estimated at 4.7 percent. Table A-8 summarizes the change in housing unit characteristics between 1990 and 2009.



**Table A-8  
Housing Unit Characteristics**

<i>Unit Type</i>	<i>1990<sup>1</sup> #</i>	<i>%</i>	<i>1997<sup>2</sup> #</i>	<i>%</i>	<i>Change #</i>	<i>%</i>
Single-family, detached	32,978	44.0	32,982	44.0	3	0.1
Single-family, attached	6,075	8.1	6,169	8.2	94	1.6
2-4 units	7,301	9.7	7,108	9.5	-193	-2.6
5 or more units	23,835	31.8	23,874	31.9	39	0.2
Mobile homes	3,829	5.1	3,830	5.1	1	0.1
Other	955	1.3	955	1.3	0	0.0
<b>TOTAL</b>	<b>74,973</b>	<b>100.0</b>	<b>74,918</b>	<b>100.0</b>	<b>-55</b>	<b>-0.1</b>

Source:

<sup>1</sup> US Census, 1990

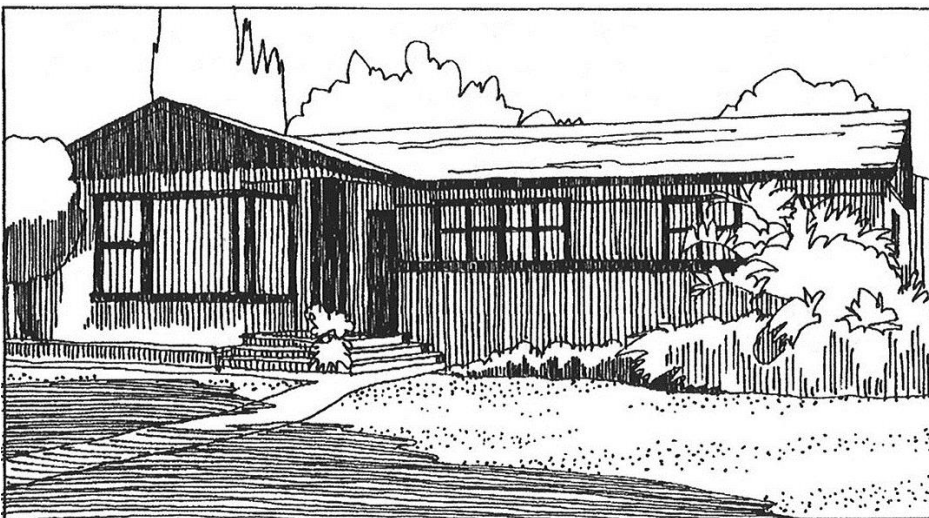
<sup>2</sup> DOF, January 1997

<i>Unit Type</i>	<i>2000 #</i>	<i>%</i>	<i>2009 #</i>	<i>%</i>	<i>Change #</i>	<i>%</i>
Single-family, detached	33,453	45.00	33,743	44.5	290	0.9
Single-family, attached	6,377	8.60	7,135	9.4	758	10.6
2-4 units	7,511	10.00	7,469	9.8	-42	-0.6
5 or more units	23,231	31.00	23,600	31.1	369	1.6
Mobile homes	3,879	5.10	3,909	5.2	30	0.8
Other	24	0.03	0	0	-24	-24.0
<b>TOTAL</b>	<b>74,475</b>	<b>100.00</b>	<b>75,856</b>	<b>100.0</b>	<b>2,673</b>	

Source:

<sup>1</sup> US Census, 2000

<sup>2</sup> DOF, January 2009



## LAND USE CONSTRAINTS

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### GEOLOGICAL CONSTRAINTS

Soil conditions within the City are a direct result of stream and wind deposition. A soil survey by the U.S. Department of Agriculture, Soil Conservation Service shows that there are a wide variety of soils existing in the City, some of which may present constraints to future development.

In addition to soil constraints, numerous geological faults have been mapped within the Southern California region, many of which are located within 50 miles of the City. However, no known major fault traces are located in the City and Santa Ana is not included in an Alquist-Priolo Earthquake Fault Zone. The most significant issues warranting consideration include the following:

- **Expansive Soils** - Highly expansive soils require compaction prior to development to reduce the amount of swelling when wet. A high soil expansion hazard is present in Omni and Thapto soils which are found in the south central section of the City, south of Segerstrom Avenue between Susan Street and the Costa Mesa Freeway.
- **Erosion** - An erosion hazard is associated mainly with soils along the Santa Ana River and Santiago Creek. Since the Santa Ana River is channelized, erosion hazards remain only on Santiago Creek.
- **Surface Rupture** - Surface rupture refers to the tearing and/or displacement of the earth along a fault trace that has experienced an earthquake. No known or suspected faults are located within the City. As a result, the potential for surface rupture is considered to be low.
- **Ground Motion** - The intensity of ground shaking at a given location depends primarily on an earthquake's magnitude, distance from the source (epicenter), fault characteristics, and the characteristics of soils, and geology of the impacted area. Most emergency preparedness planners and geological scientists expect a major damaging earthquake within the next 20 years. The greatest potential for earthquake damage is expected to come from a large earthquake along the Newport-Inglewood fault. A Magnitude 7 earthquake on the fault would be expected to cause significant damage regionally.
- **Liquefaction** - The City of Santa Ana is located in an area with relatively high groundwater. In the event of a major earthquake, liquefaction within the City is generally not considered to be a hazard if the water table is deeper than 50 feet, except for areas along drainage channels with shallow groundwater. There are some areas in the City with groundwater depths of less than 50 feet. The south-central portions of the City (shown in Exhibit A-7), and those areas along the Santa Ana River contain soils which are susceptible to liquefaction.





- **Soil Subsidence and Settling** - Soils in portions of the City along the Santa Ana River may be subject to settling since most of these areas contain unconsolidated and recent alluvium. Subsidence and swelling, and ground settlement are generally due to the withdrawal of fluids from the earth such as oil or water. Groundwater pumping may also lead to land subsidence. Subsidence hazards in Santa Ana are shown in Exhibit A-8.

## FLOOD HAZARDS

The Santa Ana River is the major drainage channel flowing through the City and many of the major storm drains in the City, are (directly or indirectly) connected to it. The lower Santa Ana River from Weir Canyon Road to the Pacific Ocean was improved as a part to the U. S Army Corps of Engineers' Santa Ana Mainstream Project. The reach through Santa Ana consists mostly of a trapezoidal, concrete lined channel with a bottom width of 180 feet.

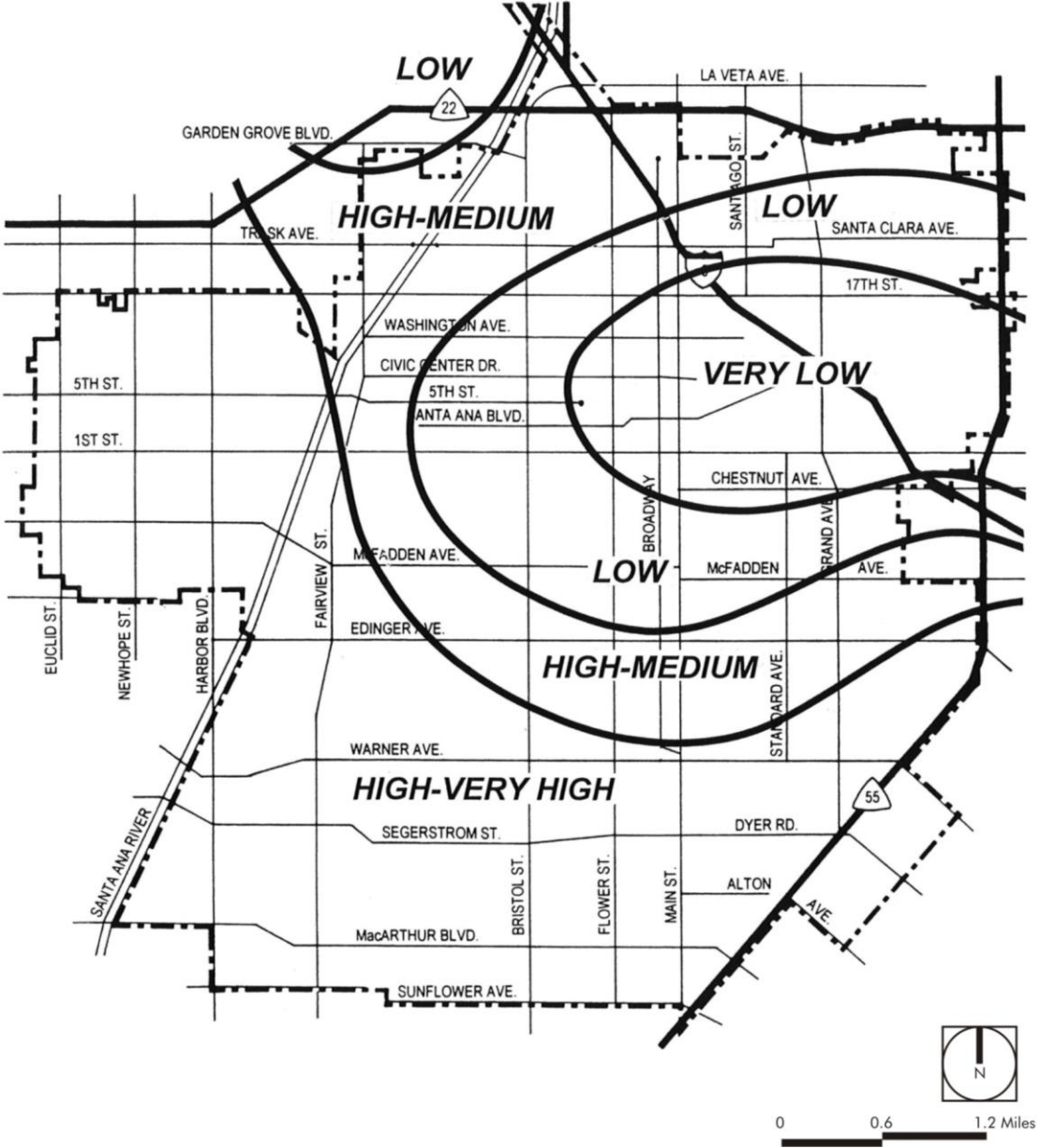
Santiago Creek is the main tributary to the Santa Ana River. The creek joins the Santa Ana River just south of Garden Grove Boulevard. Areas of the City located within 100 and 500-year flood plains are identified in Exhibit A-9.



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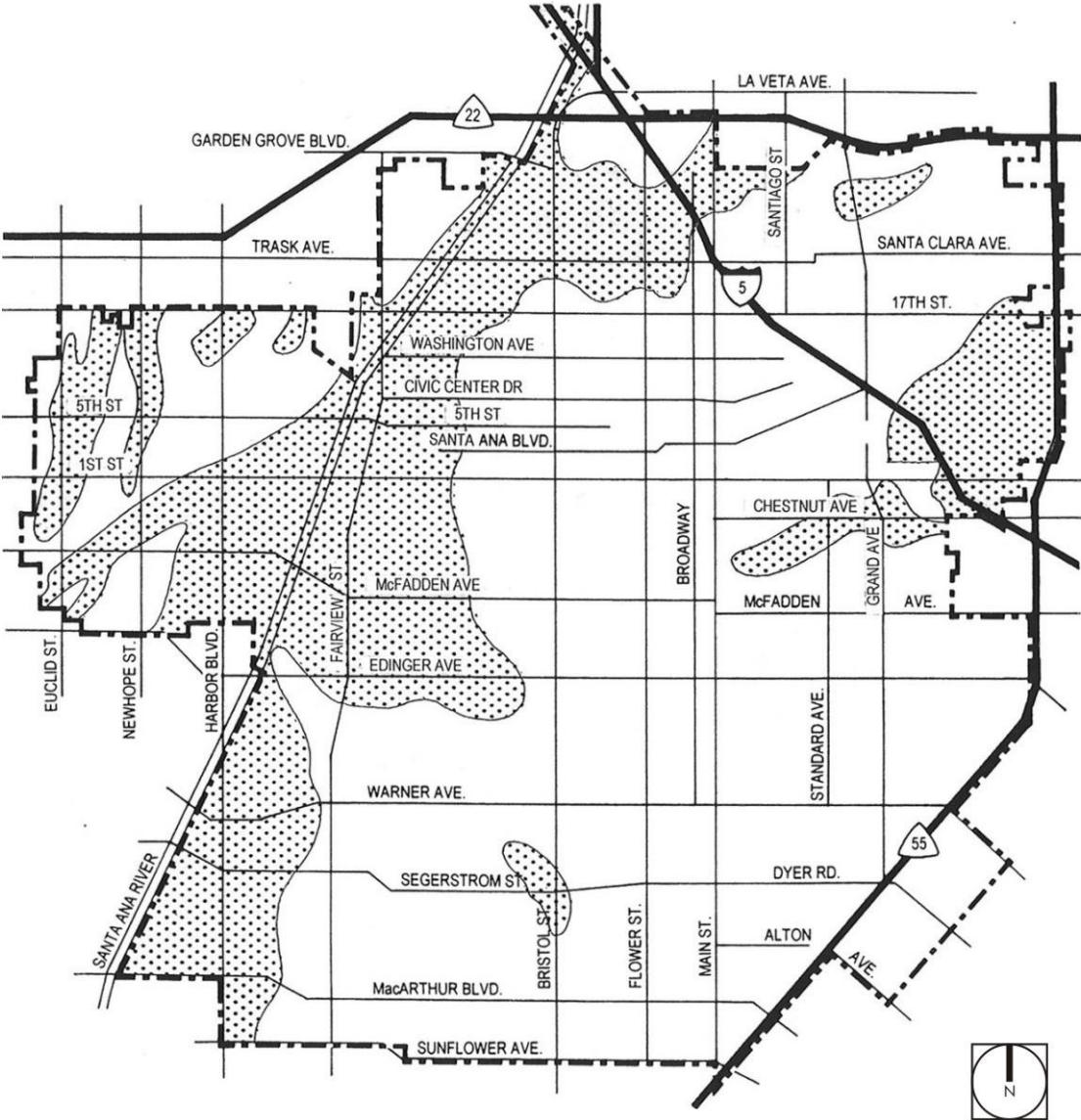
Exhibit A-7 Liquefaction




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Exhibit A-8 Subsidence



 Subsidence

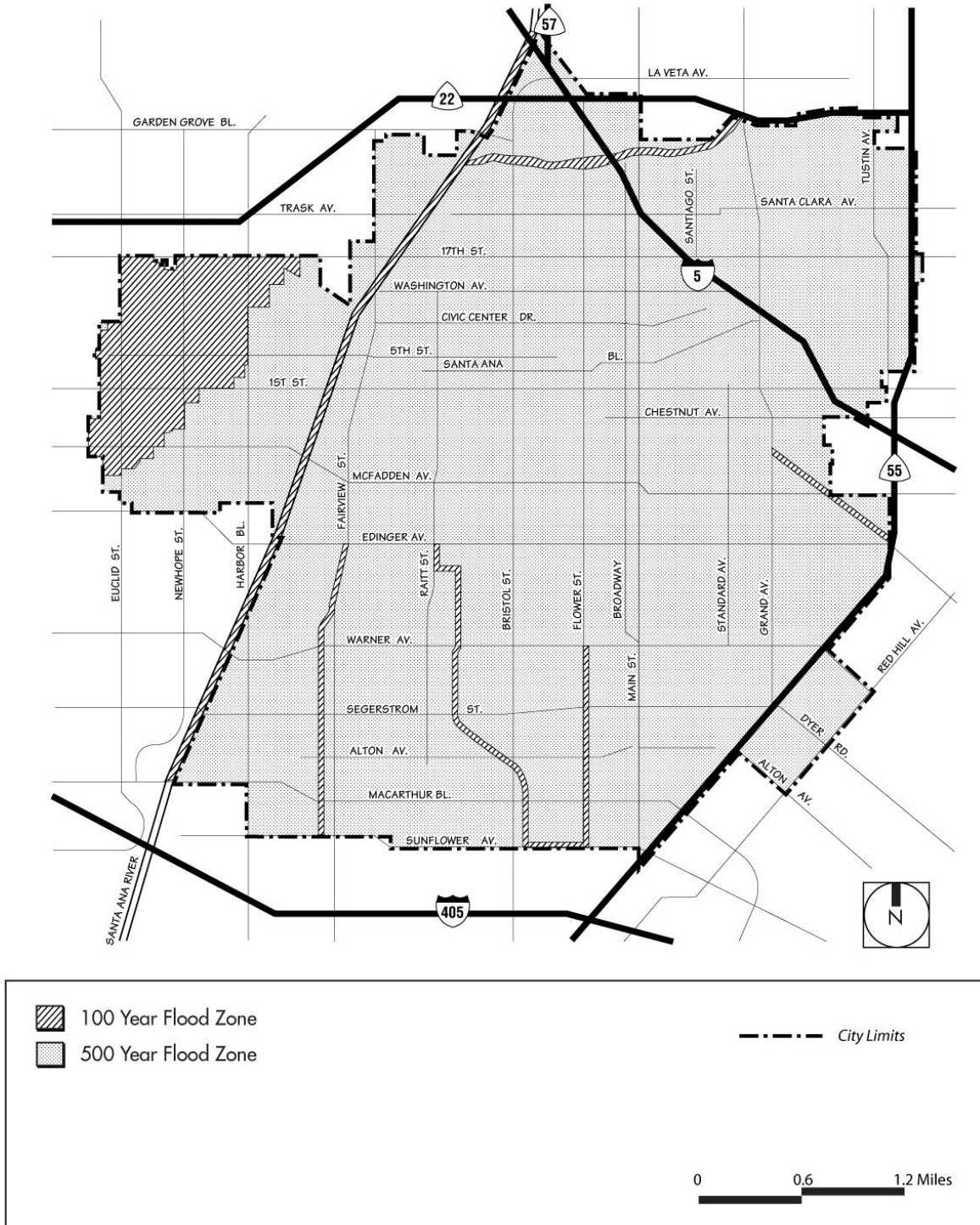
0 0.6 1.2 Miles



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Exhibit A-9 Flood Hazards



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## AIR QUALITY

Based on recent data, the area has experienced improved air quality as indicated by the low number of days in which clean air standards were exceeded. When considering the overall trend, some improvements were observed for ozone, carbon monoxide, and nitrogen oxide. This improvement is largely attributable to more stringent vehicle emissions standards, the elimination of older polluting vehicles, and cleaner burning fuels (leaded fuel is no longer permitted in the Los Angeles Basin). Finally, larger stationary emission sources are gradually being eliminated or undergoing retrofit with the best available pollution control technology.

Future development in the City will continue to be subject to the “clean air” requirements of the California Air Resources Board, South Coast Air Quality Management District, and the U.S. Environmental Protection Agency.

## TRANSPORTATION SYSTEMS

Santa Ana’s roadways are experiencing increased traffic congestion as are most areas of Orange County due to growth and development in the City and surrounding region. The increased traffic projected for coming years will result in additional congestion on local streets in the absence of mitigation. Key traffic issues considered the following:

- **Regional Transportation.** The City of Santa Ana is served by five freeways: the Santa Ana (I-5), the Garden Grove (SR-22), the Costa Mesa (SR-55), San Diego (I-405), and the Orange freeway (SR-57). These freeways are situated near the northern, eastern and southern boundaries of the City, and carry many daily commuters into the City, as well as to the surrounding region.
- **Local Roadways.** Local roadways in the City generally form a grid pattern in north-south and east-west directions. Major streets are within one half-mile or one-mile intervals, and interrupted mainly by the freeways and the Santa Ana River. Key circulation and transportation issues include the following:
- **Projected Traffic.** The year 2010 traffic volume projections for year 2010 for area roadways are based on the CSF-CDR housing, population, and employment projections. These projections indicate that the subregion’s housing units will increase by 23 percent by the year 2010 creating a corresponding increase in vehicular traffic.
- **Increased Traffic.** The City has experienced significant population growth during the past several decades. At the same time, a number of major commercial and employment centers have been developed in the City while additional development is envisioned in the near term. The preponderance of this population growth and new development occurred years after the City’s roadway network was initially constructed. Because of the nature and extent



of existing development, there are limited opportunities to expand, or otherwise improve the City's basic roadway system.

- **Roadway Improvements.** The County of Orange and Caltrans are working with a number of Orange County cities to improve the efficiency, and/or expand the capacity of selected major arterial roadways. A number of widening projects are planned in the City, as well as realignments of selected roadway segments.

## ECOLOGICAL RESOURCES

The City of Santa Ana is largely developed and there are few areas which have not been impacted by urbanization. The majority of the remaining open space areas within the City have been set aside for parkland, flood control, or other types of utility easements. Most of this open space has undergone significant modification and no longer reflects the native habitats which existed in the area prior to original European settlement. Santiago Creek is not channelized in its entirety, and some non-riparian habitats remain along this channel. Plant life in the City of Santa Ana is limited to non-native, introduced, exotic, and ornamental species which are used for landscaping.

- **Sensitive Species.** The California Department of Fish and Game maintains a listing (State and Federal) of endangered, rare, and threatened plants and animals, plus those which warrant listing by the scientific community. A review of the Natural Diversity Database indicated that sensitive species are limited to a possible occurrence of the San Diego Horned Lizard which is apparently found throughout the region but is restricted in range. The San Diego Horned Lizard was last sighted in 1922 in the northern section of Santa Ana, and is still presumed to be in existence today.
- **Potential Habitat Impacts.** The Natural Diversity Database identifies the San Diego horned lizard as an endangered species candidate. It was last seen in 1922 in the northern part of Santa Ana. The U.S. Fish and Wildlife Service recommends early consultation with their office for development projects which are likely to impact any of the listed species, in order to avoid or reduce impacts to such species and to resolve potential conflicts early in the development process.
- **Wetland Habitats.** The Santa Ana River is channelized and no longer contains wetland habitat. No natural blue line streams are identified in the area according to topographic maps published by the U.S. Geological Survey.
- **Locally Significant Species.** The official City flower is the hibiscus, and the official tree is the Jacaranda, which can be found along a number of roadway medians and parkways throughout the City.



## ENERGY AND MINERAL RESOURCES

At present, there are no mineral extraction activities in the City. Regionally significant resources are found farther north of the City, along the Santa Ana River within the cities of Orange and Anaheim. As an almost fully developed City, Santa Ana has an established electrical and natural gas distribution system in place.

- **Significant Mineral Aggregate Resource Areas (SMARA) Designations.** The Santiago Creek also provides aggregate resources in areas north of the City of Santa Ana. However, there are no SMARA areas designated within the City.
- **Mineral Extraction Activities.** While oil fields and drilling operations abound in Newport Beach and Huntington Beach, the City of Santa Ana is not known to lie above an oil or gas field.
- **Natural Gas.** The Southern California Gas Company (SCG) serves the entire region. An established network of gas supply and distribution lines provides natural gas service to most urban developments in the area. The Southern California Gas Company has stated that they will be able to service new development in Santa Ana without the need for expansion of existing facilities, except for properties which are currently within the pipeline network.
- **Electrical Energy.** Electrical service to the City is provided by Southern California Edison (SCE). SCE operates a comprehensive system of power generating transmission facilities. Utility easements and lines are located throughout the City providing electrical service to every parcel of land in the City. Underground utility districts have been established along most major streets under Southern California Edison's Rule 20-A. The under-grounding of overhead lines is an ongoing process in the City.
- **Energy Conservation.** Compliance with Title 25 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new development. SCE also offers public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

## MAN-MADE RISK

Land uses which handle hazardous materials are found throughout the City of Santa Ana. These uses are generally located on industrial land and on some large commercial sites which use or sell hazardous materials. Hazardous materials are utilized, generated, or stored by commercial land uses such as gas stations, dry cleaners, pest control services, photography shops, and other uses which store chemicals and hazardous materials on-site. Issues requiring consideration include the following:



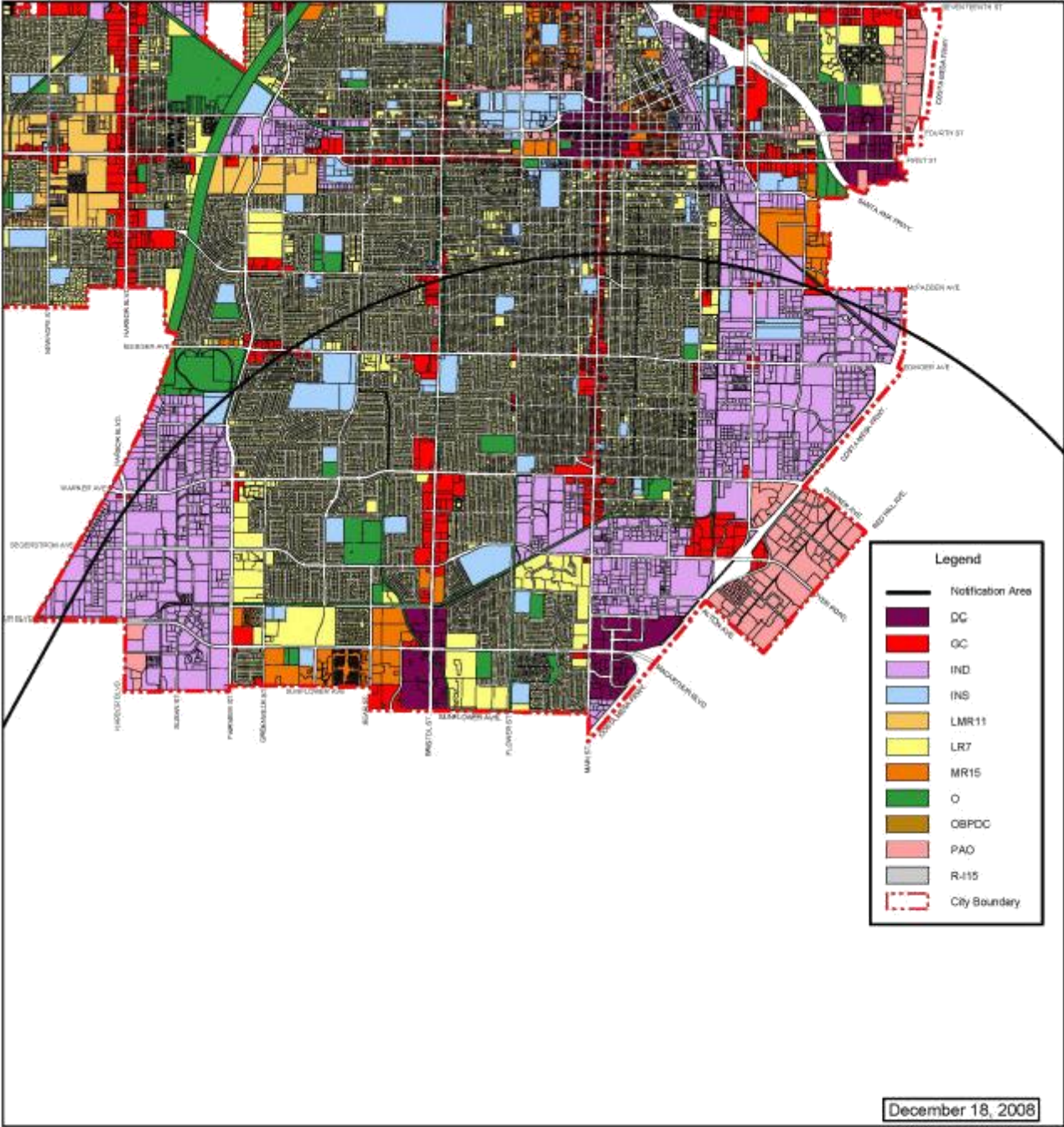
- **Cerclis Sites.** The City of Santa Ana Fire Department, Regional Water Quality Control Board, the State Office of Planning and Research, and the U.S. Environmental Protection Agency maintain a listing of sites which use, store, or manufacture hazardous materials, or sites which have experienced contamination in the past. The list indicates sites which candidates for Superfund financial assistance.
- **Fire Hazards.** The City of Santa Ana is largely developed, and does not have any major areas containing flammable brush, grass or trees. Urban fire hazards may be expected in the City, such as those created by heavy industrial land uses, older structures which do not conform to current fire safety standards, human carelessness or accidents, the presence of hazardous materials, and arson.
- **Aircraft.** The John Wayne Airport (JWA) is located approximately one-half mile southwest of Santa Ana. Tall structures have the potential to cause obstruction to air navigation for JWA in specific areas as defined in the City of Santa Ana Airport Environs Element. The City of Santa Ana will submit for Airport Land Use Commission (ALUC) review new development or redevelopment projects that contain amendments to the City's General Plan or a specific Plan and/or adoption or approval of a zoning ordinance or building regulation, within the JWA planning area.

## NOISE EXPOSURE

Persons living, working, or otherwise visiting the City are subject to noise from a variety of sources. While traffic noise from major roadways and freeways within the area are the greatest contributor of noise, stationary sources produce a significant share. Noise is an important consideration in formulating the Land Use Plan, in that the Plan must consider land use compatibility in order to ensure that activities generating high noise levels are not located in areas where noise sensitive land uses are found.



Exhibit A-10 FAA Notification Area Review



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- **City’s Noise Control Ordinance.** The Santa Ana Noise Ordinance establishes standards for maximum noise levels within residential areas of the City. The exterior noise level standard is 55 dBA from 7 AM to 10 PM, and 50 decibels (dBA) from 10 PM to 7 AM. The interior noise level standard is 55 dBA from 7 AM to 10 PM, and 45 dBA from 10 PM to 7 AM. Standards for impact noise, simple tone noise, speech, music, and any other combination are 5 dBA lower than the above standards, and noise levels exceeding these standards are limited to relatively shorter periods of time.
- **Building Insulation Standards.** The California Administrative Code, Title 24, Building Standards, Chapter 2.35 outlines noise insulation performance standards in order to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. This section of the Government Code requires an interior noise level of 45 dBA or less for residential projects.
- **Noise Land Use Compatibility.** The State Office of Noise Control has prepared “Guidelines for the Preparation and Content of Noise Elements of the General Plans.” This publication provides a guide for gauging the compatibility of noise-sensitive land uses in areas subject to noise levels of 55 to 80 dBA. Residential uses are normally unacceptable in areas exceeding 65 dB CNEL (Noise Impact Zone 1) and conditionally acceptable in areas between 60 to 65 dB CNEL (Noise Impact Zone 2).
- **Traffic Noise.** The greatest source of noise affecting the City is vehicle traffic on major arterial roadways and area freeways. Many areas of the City are subject to high ambient noise levels in excess of 70 dBA. Most areas along major arterial roadways are subject to noise levels in excess of 65 dBA.
- **Airport Noise.** The City updated its Airport Environs Element detailing potential noise impacts for the Planning Area impacted by the John Wayne Airport. Although the area within the 60 and 65 CNEL contours (Noise Impact Zones 1 and 2) is relatively small, there are sound attenuation requirements to minimize the adverse effects on the community within the specified areas.



## UTILITIES

The City of Santa Ana, because of its built-out character, has a well developed system of public infrastructure which includes water supply and distribution, sewer facilities, and storm drains and other flood control facilities. This section provides an overview of those factors which were considered in the Element's preparation including water, sewer, and flood control infrastructure, as well as the handling and disposal of solid waste.

- **Water Service Purveyors.** Domestic water services in Santa Ana are primarily provided by the City of Santa Ana Public Works Agency. There are two small mutual water companies which serve a minor portion of the City through groundwater wells. The Santa Ana Water Department delivers an average of 43 million gallons of water daily to some 48,000 customers. This service is provided through 17 groundwater wells, 444 miles of water mains, and 8 storage tanks or reservoirs with a combined capacity of 45 million gallons. Wells in the Santa Ana area withdraw water from between 600 to 2,700 feet below ground level.
- **Water Supply.** Santa Ana is a member city of the Metropolitan Water District (MWD). MWD receives water from the State Water project emanating from sources in the Sierra Nevada range, and the Colorado River via Lake Havasu. Santa Ana pumps approximately 70 percent of its water supply from wells, and purchases 30 percent of its supply from MWD. The City's wells can provide a maximum of 71 millions gallons per day (mgd), and MWD can provide 65 mgd. In 1993, the City withdrew 29,704 acre-feet of water, and imported 11,007 acre-feet of water from MWD; 13.8 acre-feet of reclaimed water, and 4,614 acre-feet of water pumped through the In-Lieu Replenishment Program.
- **Sewers.** Approximately 500 miles of local sewer lines are maintained by the City of Santa Ana, with sewer trunks owned and maintained by the Orange County Sanitation District which provides trunk sewage collection, and sewage treatment services to the City of Santa Ana.
- **Sewage Treatment.** Sewage from the City is diverted into Reclamation Plant Number 1 in the City of Fountain Valley. This plant has a design capacity of 60 million gallons per day with expansion planned to increase capacity to 120 mgd. The Orange County Sanitation District has indicated that the District's facilities are adequate to handle the present demand for sewage treatment. Increases in development will require the construction of additional facilities, and the District's Master Plan provides for orderly development of the necessary facilities. Sewer connection fees from new developments pay for system improvements and upgrades, as needed, in accordance with the District's Master Plan. The District's Sewer Master Plan is currently undergoing an update which will generally provide for the provision of efficient and adequate sewage disposal services to the County.





- **Water Reclamation.** The Orange County Sanitation District’s Green Acres Project allows for the reuse of reclaimed wastewater for industrial and landscape irrigation uses. Approximately 980 acre-feet of recycled water is currently used for irrigation in Fountain Valley, Santa Ana and Costa Mesa. As much as 7,500 acre-feet of wastewater is planned for treatment and reuse, and will extend this service to the cities of Newport Beach and Huntington Beach.
- **Solid Waste Collection.** Great Western Reclamation is the exclusive solid waste hauler in the City of Santa Ana. The company has approximately 40,600 residential customers and 5,500 commercial, industrial and other customers, as of June 1997. Solid waste is brought by truck to the Sunset Environmental Service Transfer Station in Irvine and the CVT Transfer Station in Anaheim. Residual wastes are trucked to the Frank Bowman Brea Olinda/Alpha-Olinda Landfills.
- **Waste Reduction.** In 1995, the City generated approximately 293,117 tons of solid wastes. Some 55,941 tons of these wastes were recycled for a diversion rate of approximately 19%. This diversion was mainly due to the use of a materials recovery facility for all wastes. A curbside recycling program was started in 1996 and is expected to increase waste diversion. The City of Santa Ana has adopted a Source Reduction and Recycling Element (SRRE) in 1992 which outlines the City’s commitment to a 25 percent solid waste reduction by 1995 and a 50 percent reduction by 2000. The plan calls for recycling, composting, special waste disposal, and education and public information programs.

## CULTURAL RESOURCES

Cultural Resources include both archaeological resources for which the City has a great potential, since the Santa Ana River flows directly through it. Most prehistoric settlements were located near sources of water. The original town of Santa Ana was founded in 1869 by William Spurgeon as an agricultural area of citrus and walnut groves, with the town center consisting of a shopping area and post office. By 1889, Santa Ana was the County Seat with development occurring at a rapid pace. By the turn of the century, the City was the governmental and financial center of Orange County.

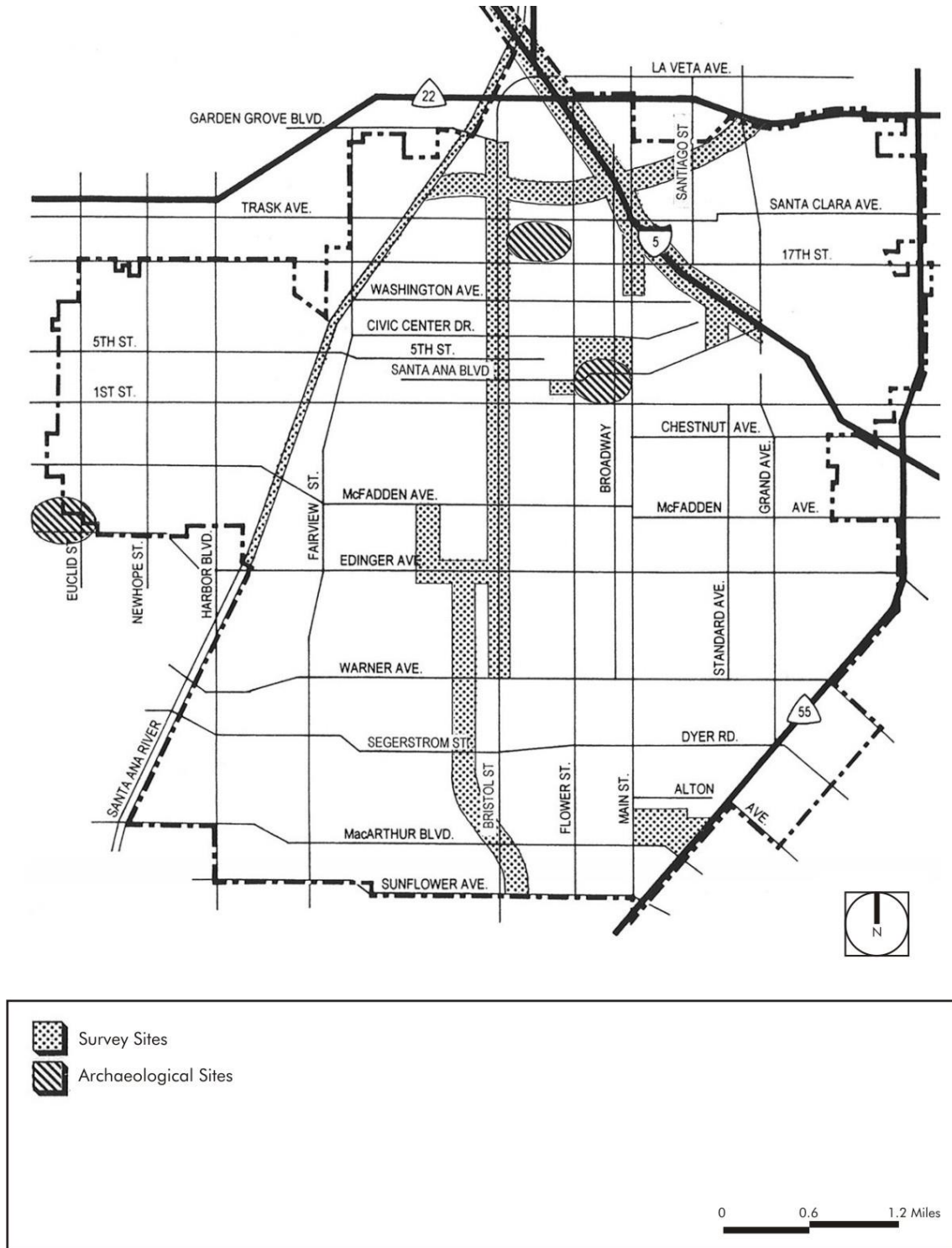
- **Archaeological Resources.** An archaeological record search at the UCLA Institute of Archaeology indicated there is one recorded prehistoric site in the City. The site, near Santiago Creek in the northwest section of the City, contained grinding stones, and was disturbed by the development of a residential subdivision in 1965. An additional six prehistoric sites are located within one mile of City boundaries.



- **Historic Sites.** Eighteen post contact (following European contact) archaeological sites have also been identified in the area. Two sites are within the downtown area of the City. One site contained a large 19th Century cistern, refuse pits, and sub-surface architectural features. Occupation of the site was dated to around the 1870's. The second site contains numerous refuse pits and architectural features. Occupation was also estimated to be in the 1870's, and assumed to be part of the first site.
- **Cultural Resource Management.** The UCLA Archaeological Information Center recommends that future development located adjacent to areas where archaeological resources have been found be reviewed by the South Central Coastal Information Center in order to identify sensitive areas. The assessment may include a records search, a physical walk-over, and test excavations. Potentially sensitive areas are indicated in Exhibit A-11.
- **National Register Sites.** There are a number of sites in the City which are considered to be National and State historic resources. These sites are shown in Exhibit A-12. Aside from the sites listed in the National Register of Historic Places, the City has developed a list of culturally significant sites which have been included in the Santa Ana Register of Historic Properties. The California State Historic Resources Inventory also includes some 1,500 structures and sites in the City. Significant resources are specifically identified in the Land Use Element EIR.
- **Historic Districts.** There are a number of historic districts in the City. Aside from Downtown, French Park and Henninger Park, other historic areas of the City include North Broadway, Floral Park, North Central, Northeast and Wilshire Square neighborhoods.
- **Locally Designated Sites.** The City has recently completed a survey of historical properties (constructed prior to 1940) by neighborhood. Approximately 1,340 structures were identified as having potential historic significance which must be evaluated prior to demolition or alteration. Revised standards for historic structures are expected to be developed in the future. The City has formed a Historic Resources Review Committee to develop a new historical preservation ordinance in response to under-utilization of the present ordinance, as well as continuing occurrences of historic structure demolition.



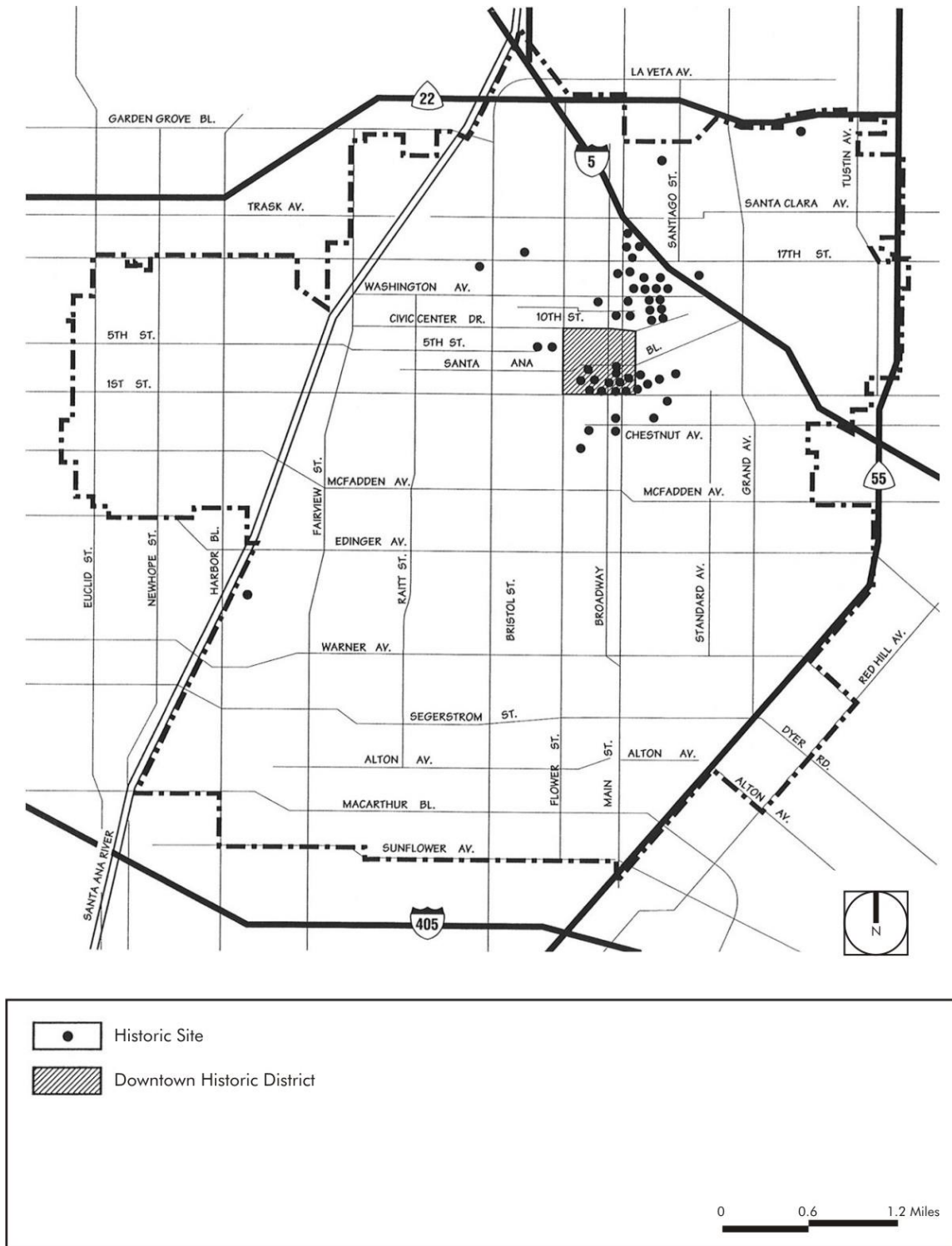
Exhibit A-11 Archaeological Sensitivity



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Exhibit A-12 Historic Resources



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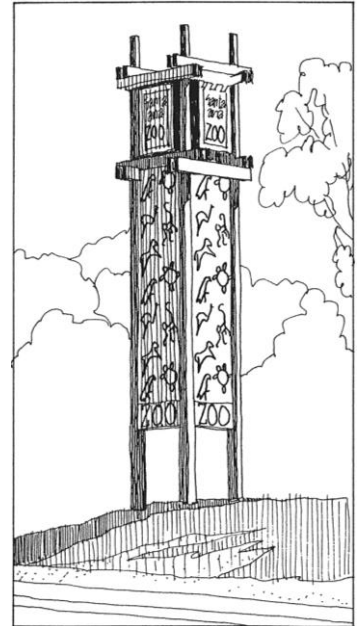


## OPEN SPACE AND RECREATION

The Open Space land use designation covers a variety of public and private land uses including, but not limited to, parkland, golf courses, cemeteries, railroad rights-of-way, riverbeds and creek beds. The common theme among these properties is that they contain little or no development and provide opportunities for the active or passive enjoyment of an open space. Open spaces are further discussed in the Open Space and Recreation Element.

The City has 38 parks and recreation facilities, and operates playgrounds at several school sites. The City parks cover approximately 358 acres. The City also maintains three senior citizen centers and two community service centers. Key issues considered in the formulation of this Land Use Element include the following:

- **Open Space Standards.** The City’s current standard for parkland is 2.0 acres per 1,000 residents. This standard is relatively conservative. By comparison, the National Parks and Recreation Association recommends a standard of between 2.5 to 5.0 acres of parkland for every 1,000 residents. The parkland to population ratio is currently at 1.2 acres per thousand population. In 1980, the parkland ratio was 1.7 acres per thousand population, but with substantial increases of the City’s population during the 1980’s, new parks have not been developed at a rate sufficient to maintain or increase the City’s parkland ratio.
- **Open Space Need.** Based on the City’s current 2009 population of 355,662 residents (State of California Department of Finance), a total 711 acres of parkland would be required to meet the 2 acre per 1,000 residents standard. The City currently has 358 acres of parkland.
- **Park Utilization.** Park use is very heavy during the late afternoon and early evening hours throughout most of the week particularly during the summer months. Because of the heavy use and the lack of funds available for capital improvements and routine maintenance, there is presently a need to replace and improve equipment at all existing parks, especially children’s playground equipment. The City has a park acquisition development fund which is utilized for new park development.
- **Joint Use.** Regional parks near the City of Santa Ana which may be utilized by residents include the Mile Square Regional Park in Fountain Valley and Fairview Regional Park in Costa Mesa. Mile Square Regional Park is located on a 640-acre site near the southwest boundary of the City. The Fairview Regional Park is located southwest of Santa Ana, and includes 210 acres of park land. In addition, the City of Santa Ana and the school districts have joint use agreements for school play fields and parks. Also, Newport Beach which has excellent public access and facilities is less than 20 minutes from Santa Ana.



- **Trails.** The Santa Ana River Greenbelt corridor includes various city and regional parks, flood control facilities, bicycle and hiking trails, and water district facilities. A one-mile segment of the Santiago Creek bicycle trail has been completed at this time. Once finished in its entirety, this trail will run northeasterly to the intersection of Black Star Canyon Road and Santiago Canyon Road. Other Class I bikeways in the City are found along the Southern Pacific Railroad (SPRR) tracks to the south, the Santa Ana Gardens Channel, Flower Street, and Maple Street. Class II bikeways (striped and dedicated bike lanes) in the City run along segments of Raitt Street, Greenville Street, Ross Street, Chestnut Avenue, Santa Ana Boulevard, Fairview Street, the Santa Ana Gardens Channel, the Santa Ana Gardens Channel, Flower Street, and Sunflower Street.

