

City of Santa Ana General Plan

Open Space, Parks and Recreation Element



Adopted September 20, 2010
(Reformatted January 2010)

City of Santa Ana General Plan Open Space, Parks and Recreation Element 1982

City of Santa Ana
Planning Division



Adopted

September 20, 1982
(Reformatted January 2010)

RESOLUTION NO. 82-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA CERTIFYING THE COMPLETION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE REVISION OF THE GENERAL PLAN OF THE CITY OF SANTA ANA AND ADOPTING THE SAID REVISED GENERAL PLAN

WHEREAS, a proposed revision of the General Plan of the City of Santa Ana (hereinafter referred to as the "Revised General Plan") has been approved by the Planning Commission after public hearing in the manner required by law, and is now on file in the office of the Clerk of the Council; and

WHEREAS, the Revised General Plan includes a draft environmental impact report which has been duly noticed for public review and comment; and

WHEREAS, this Council has held a public hearing on the Revised General Plan, including the said draft environmental impact report, after notice in the manner required by law;

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

1. The City Council has evaluated all comments and recommendations written and oral, received from persons who have reviewed the draft environmental impact report, and all responses thereto, including those made at the public hearing. The Clerk of the Council is hereby directed to attach all such written comments and responses and the minutes of the said public hearing to the draft environmental impact report, together with a list of persons, organizations and public agencies commenting on the draft environmental impact report. The said comments, responses, and list are hereby incorporated herein as part of the record and, together with the draft environmental impact report, are declared to constitute the final environmental impact report for the Revised General Plan.

2. The City Council hereby certifies that the final environmental impact report for the Revised General Plan has been completed in accordance with the California Environmental Quality Act, the State CEQA Guidelines and local procedures, and that the City Council has reviewed and considered the information contained in the final environmental impact report.

3. The City Council hereby finds, on the basis of the final environmental impact report and other substantial evidence in the record, that changes or alterations have been incorporated into the Revised General Plan which mitigate or avoid the following significant environmental effects identified in the final environmental impact report: (1) additional traffic (2) reduced air quality (3) increases in noise levels, and (4) increases in energy consumption, and that such significant environmental effects have thereby been substantially lessened. This finding is supported by the following statement of facts:

(a) Although identified as significant effects of the project in the environmental impact report, such effects are not in fact caused by the adoption of the Revised General Plan, but rather by the expected growth and development of the City of Santa Ana and the surrounding region. Such effects would occur to an equal or greater extent under the previously adopted general plan or in the absence of any general plan.

(b) The Revised General Plan contains "Circulation," "Conservation," "Energy" and "Noise" elements of which the policies and programs are specifically designed to mitigate the said identified significant effects in a rational, coordinated manner so as to achieve minimal adverse effects consistent with reasonable growth and development.

4. The City Council hereby finds, on the basis of the final environmental impact report and other substantial evidence in the record, that specific economic, social and other considerations make infeasible the alternatives to the Revised General Plan identified in the final environmental impact report. This finding is supported by the following statement of facts:

(a) The Revised General Plan represents the best balance of competing goals and objectives: preservation of residential community integrity; maintenance of affordable housing; encouragement of economic development; avoidance of unacceptable levels of congestion and disruption.

(b) Greater restriction of residential development would discourage the new development of housing available to persons of low or moderate income. Increasing

population, with its consequent increased demand for housing, would result in increasing the cost of the existing housing supply. Less restriction of residential development would result in the disruption of established residential communities.

(c) Greater restriction of commercial-industrial development would reduce employment opportunities in the City of Santa Ana; would deny to City government a tax revenue base sufficient to meet the demand for governmental services; and would lead to stagnation and blight conditions in established commercial areas. Less restriction of commercial-industrial development would allow the intermixture of incompatible land uses and development which is beyond the capacity of streets and other public improvements to serve.

5. The City Council hereby finds, on the basis of the final environmental impact report and other substantial evidence in the record, that the changes in planned land use for areas of the City of Santa Ana accomplished by the adoption of the Revised General Plan are acceptable. Such changes are necessary for the general welfare of the people of the City of Santa Ana over the long-term, in order to achieve a balance between competing needs, as referenced in Section 4 herein, and in order to channel new development into areas in which it will be both financially feasible and compatible with existing uses.

6. The City Council hereby approves and adopts the Revised General Plan. Said Revised General Plan, together with the Revised Housing Element of the General Plan, adopted by the City Council by its Resolution No. 82-7 on January 18, 1982, shall constitute the General Plan of the City of Santa Ana required by Section 65300 of the Government Code of the State of California and the master plan required by Chapter 27 of the Santa Ana Municipal Code. All elements of the general or master plan or amendments thereto previously adopted or approved by the City Council, excepting only the aforesaid Revised Housing Element of the General Plan, are hereby repealed.

7. The Clerk of the Council is hereby directed to endorse the Revised General Plan to show that it has been adopted by the City Council and to retain the same on file in her office.

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8. The Director of Planning and Development Services is hereby directed to:

(a) Send a copy of the Revised General Plan to the Planning Agency of Orange County.

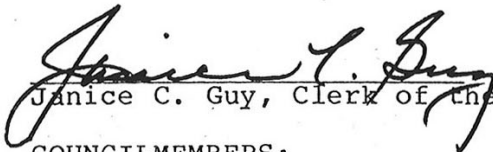
(b) File a Notice of Determination with the County Clerk of Orange County pursuant to Section 21152 of the Public Resources Code and the State CEQA Guidelines.

ADOPTED this 20th day of September, 1982.



Gordon Bricken, Mayor

ATTEST:

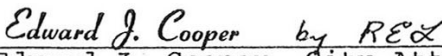


Janice C. Guy, Clerk of the Council

COUNCILMEMBERS:

Bricken	<u>Aye</u>
Luxembourger	<u>Aye</u>
Acosta	<u>Aye</u>
Serrato	<u>Aye</u>
Griset	<u>Aye</u>
Markel	<u>Nay</u>
McGuigan	<u>Aye</u>

Approved as to Form:



Edward J. Cooper, City Attorney

Acknowledgments

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Open Space, Parks and Recreation Element

SUMMARY

The new City of Santa Ana General Plan was developed through an extensive process of public participation involving citizens, elected and appointed City officials and City Staff.

The General Plan has been developed to conform to state law and to meet local planning needs through the year 2000. Periodic updates of the new General Plan are anticipated.

The General Plan builds upon Santa Ana's historical assets including the City's heritage as the governmental and financial center of Orange County and the buildings, districts and streetscapes which reflect this heritage.

The General Plan anticipates two major potentials that can shape Santa Ana over the next several decades. The plan anticipates and maximizes the probability of the Countywide rapid transit system to be located in Santa Ana and encourages mixed use development and preservation in corridors and centers relating to this new access and visibility.

The General Plan has three major sections: the Framework Plan, Policy Plan, and Environmental Impact Report.

1. The Framework Plan describes Santa Ana's overall planning strategy and program. This strategy reorganizes the City's land use and urban design structure to take maximum advantage of:
 - the economic development advantages offered by Santa Ana's historic regional location and functions
 - an improved multi-modal transportation system including:
 - Countywide rapid transit access to Santa Ana
 - improved local transit
 - improved auto access to major activity centers
 - a new Amtrak station
 - a downtown multi-modal transportation and bus center



- a downtown shuttle system
- new pedestrian connections within and between land use districts and to public transportation facilities.

The Framework Plan provides an overview of the City’s implementation program which includes:

- continuing involvement of the community in developing the detailed implementation plans that will be developed for subareas of the Framework Plan
- efficient processing of development and rehabilitation proposals by means of a Development Review Team
- a carefully coordinated development program to foster and assist private investment through:
 - land assembly
 - coordinated provision of public improvements
 - Specific Plans
 - citizen participation coordination
 - low interest loans and grants
 - project promotion

2. The Policy Plan spells out the:

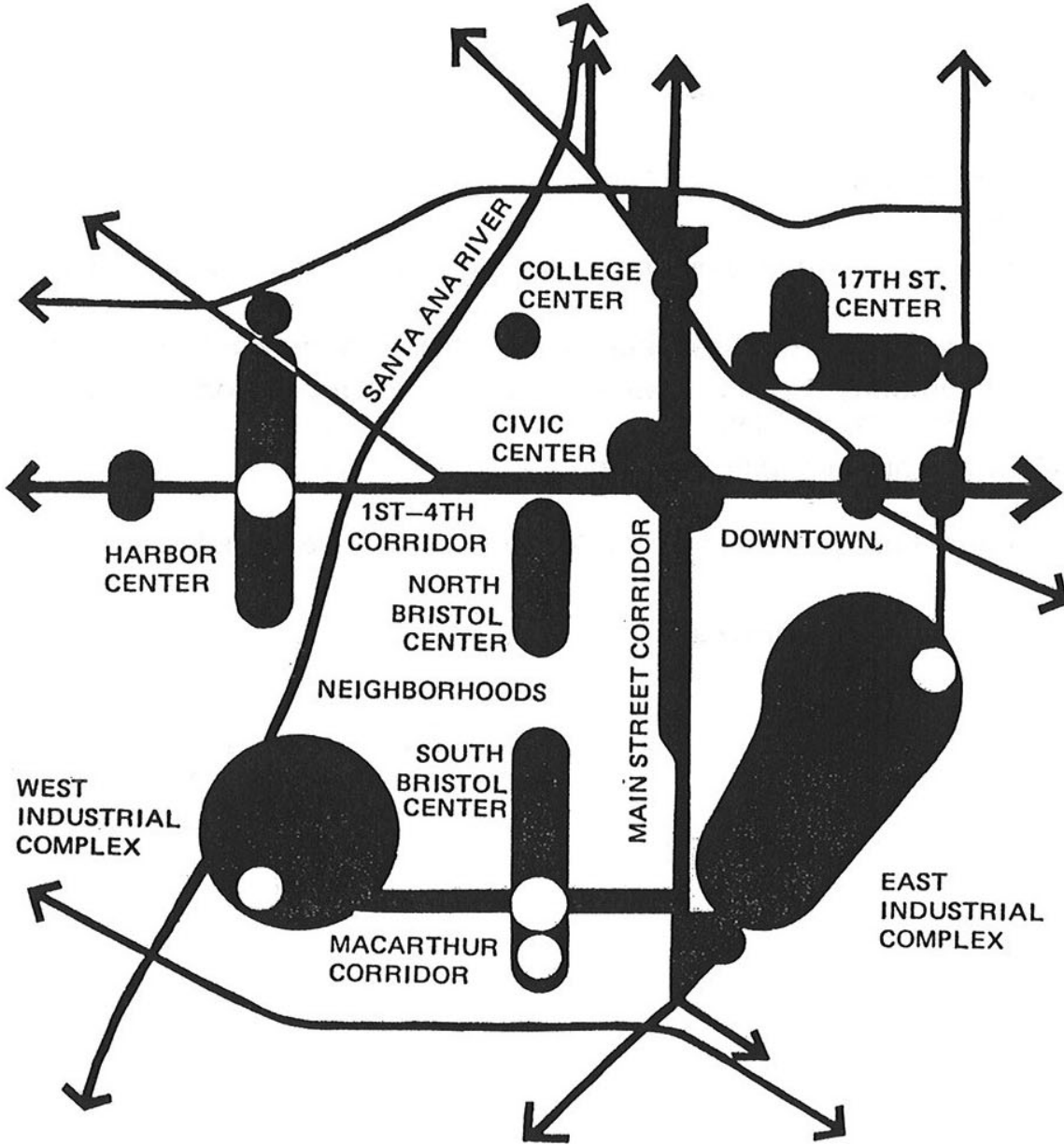
- goals and objectives which underlie the Framework Plan
- greater detail regarding implementation policies and programs supporting the Framework Plan.

Together, the Framework Plan and Policy Plan envision a new image for Santa Ana consisting of:

- increased economic activity to provide jobs and maintain a solid financial base for city services
- improvement of Santa Ana’s housing stock for a full range of income groups and lifestyles
- the finest multi-modal transportation system in Orange County
- a new physical environment consisting of:
 - preserved and enhanced viable Neighborhoods
 - District Centers combining new shopping facilities with recreational, cultural, education, employment and special housing types
 - improvement of Santa Ana’s major Industrial Districts
 - Mixed Use Corridors with a range of uses similar to the District Centers but with more facilities related to regional transit and auto access.



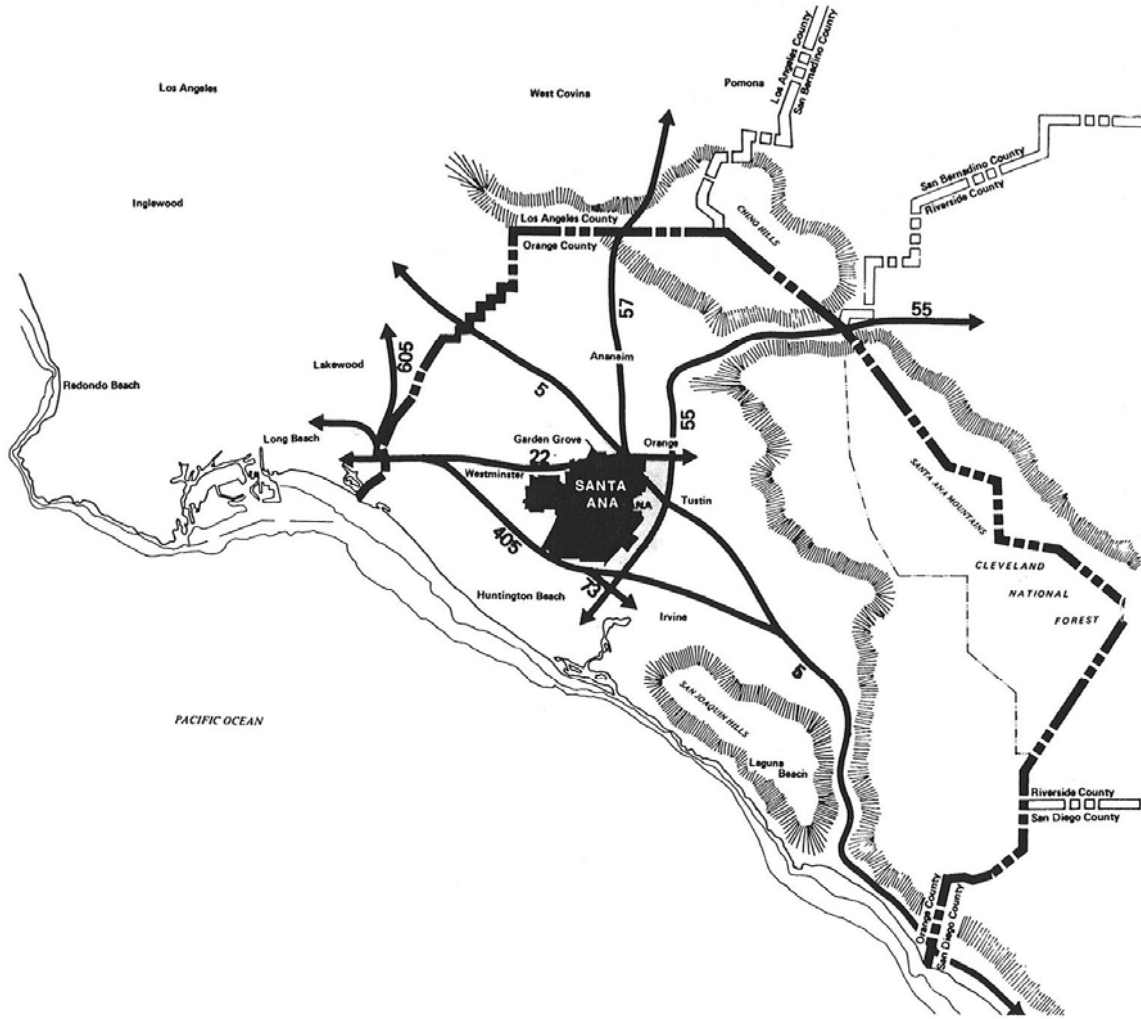
Exhibit 1 Framework Concept



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Exhibit 2 Regional Context



3. The Environmental Impact Report contains:
 - an analysis of the impacts of implementation of the General Plan
 - an evaluation of alternative strategies and
 - mitigation means to insure compatibility of the proposed plans and policies.

PLANNING CONTEXT

HISTORICAL

Santa Ana's rich history provides a legacy for community planning and revitalization in the 1980's. Santa Ana was founded in 1869 by William Spurgeon. The original town, laid out by Mr. Spurgeon, consisted of 24 blocks. The town served as a shopping center and post office for surrounding agricultural areas.

In 1878 the Southern Pacific Railroad arrived and the Santa Fe Railroad followed in 1886. This encouraged development of the City. In 1889 the County seat was located in Santa Ana and this further stimulated the development of businesses, stores, financial institutions and hotels serving the metropolitan population. Citrus and walnut farms were still plentiful and buying and selling land became the number one enterprise. The First to 17th Street area was subdivided during the building boom of the 1880's. Many of the structures in downtown and the surrounding bungalow homes were built in the early 1900's and 1920's.

The City is retaining and building upon its important governmental, retailing and employment roles in the County and the rich architectural and streetscapes heritage associated with the City's history.

REGIONAL

Santa Ana is geographically central to the developable land within Orange County. The City has excellent relationships to freeways, rail services via Amtrak and air transportation at the John Wayne Airport. Because of Santa Ana's geographic centrality and functional importance to the County, the Orange County Transit District is planning major fixed rail transit corridors in the Main Street and Pacific Electric right-of-ways. These regional transportation improvements, combined with improvements to freeway access points and local streets, provide Santa Ana with abundant development opportunities for the 1980's.



PLANNING PROCESS

The Planning Process used in creating the Santa Ana General Plan is summarized in Exhibit 3 and related photographs. The process involved:

- a 150-person Citizen Advisory Committee (CAC) to which all citizens applying were appointed by the City Council
- the Planning Commissioners who served as chairpersons of five CAC subcommittees: Land Use and Urban Design, Circulation, Housing, Economic Development and Environmental Factors
- the City Council who participated in goal setting and policy making workshops
- the public-at-large who participated in a series of Town Forums and Public Hearings
- City Staff who worked with The Arroyo Group (TAG) in conducting the planning process and who evaluated the program as it evolved.

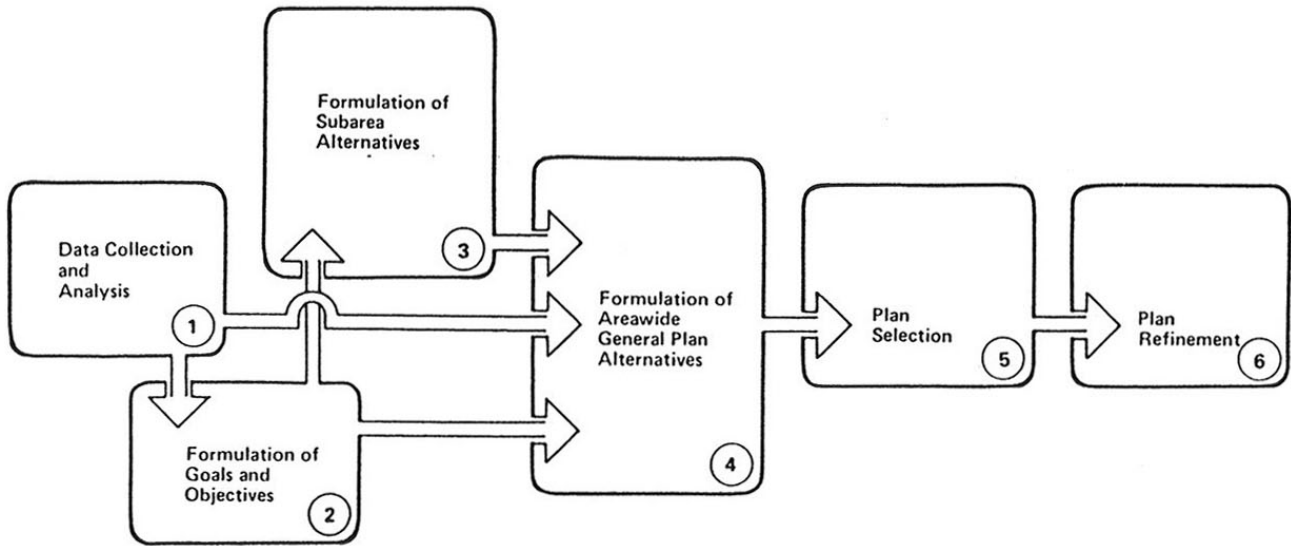
The six key steps in the planning process were:

1. **Data Collection and Analysis.** The data base for the previous General Plan was outdated and up-to-date census data was not available. Emphasis was placed on community definition of problems and opportunities through CAC and Staff Steering Committee workshops and mapping. TAG subcontractors also gathered key data in areas such as market demand, traffic, seismic, etc. This data was summarized and analyzed in a separate Problems and Opportunities Report.
2. **Formulation of Goals and Objectives.** Initial goals and objectives were developed through workshops, with the CAC and City staff. Several cycles of refinement were done by TAG based on input from the Planning Commission, City Council, CAC and staff.
3. **Formulation of Subarea Alternatives.** Santa Ana has a large number of fixed elements such as streets and land uses. Therefore, subarea plans were developed to provide alternative land use patterns in different parts of the City. Each subarea plan was related to an urban design framework previously approved by the CAC, Planning Commission and City staff.
4. **Formulation of Areawide General Plan Alternatives.** Areawide General Plan alternatives focused on different combinations of subarea plans.
5. **Plan Selection Plan.** Selection was done through a series of meetings with the CAC, Planning Commission and City staff.
6. **Plan Refinement.** Plan refinement was accomplished by staff review of a Preliminary Draft, and CAC, Planning Commission and Public-at-Large comments on a Public Hearing Draft.



Exhibit 3 illustrates some of the materials utilized during the planning process.

Exhibit 3 Planning Process



POLICY PLAN

INTRODUCTION

The Policy Plan section of the General Plan sets forth the detailed policies of the City relative to the framework Plan described in Section 1.

Each element of the Policy Plan contains goals, objectives, implementation policies and implementation programs.

Each element also contains a Planning Factors section which reflects the major issues identified through the citizen participation process.

The Plan Components section of each element describes the planning and design concepts illustrated in the maps and provides an overview of implementation considerations.

Open space land is a limited and valuable resource, one becoming increasingly precious as the City takes on a more urban character. The Open Space, Parks and Recreation element sets forth the City’s priorities for retention and treatment of this important element of urban life.



PLANNING FACTORS

Santa Ana presently has about 400 acres of public park and recreation facilities distributed generally uniformly throughout the City. Approximately two acres of open space exists for each 1,000 residents, a rate consistent with prevailing standards. Little current or future potential exists for the acquisition of additional park lands and open spaces, both because the City is almost fully developed and because demands on capital funds are highly competitive.

The Santa Ana River and Santiago Creek are part of a regional system of open space corridors promoted by the Orange County General Plan Open Space Element. Centennial Park is located in a relatively central position in the City and also is an important node of open space within the regional system. These links to a regional system of open space will become increasingly significant to Santa Ana residents as the City builds out.

Many of the goals of the Conservation element can be promoted through Open: Space policies. Parks provide increased vegetation and constitute one of Santa Ana's few readily-identifiable natural resources.

PLAN COMPONENTS

Since available vacant land is an increasingly scarce commodity, the primary thrust of the plan into upgrade, enhance and improve the quality of existing park and open space facilities, and to expand the range of programming and services offered in connection with those spaces. In the urban setting, reaching the goal of high quality recreational and open space should take priority over objectives relating to quantity. The plan also calls for multiple use of open space facilities, such as flood control channels, reservoirs, and the like, for recreational as well as conservation functions. Finally, in recognition of limited financial resources, the plan suggests the development of means by which the private sector can more readily participate in the provision of open space and recreation opportunities for all Santa Ana residents.



GOALS, OBJECTIVES, POLICIES AND PROGRAMS

GOALS

Goal 1

Provide sufficient open space to meet the recreational and aesthetic needs of the community.

Goal 2

Ensure ready public access and use of open space facilities.

Goal 3

Utilize open spaces as means of reinforcing goals set forth for conservation of natural resources.

OBJECTIVES

- 1.1 Protect key open space areas through public ownership.
- 1.2 Encourage private development of publicly accessible, commercial open space.
- 1.3 Encourage private development of visually accessible open space.
- 2.1 Sustain an on-going program of park and open space improvement.
- 2.2 Encourage positive linkages between public and private open space.
- 3.1 Pursue multiple use of publicly owned land.
- 3.2 Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc. in existing and new open space, parks and recreation facilities where such measures are likely to be effective and technically and economically feasible.

POLICIES

- Provide quality open space in quantities adequate for the type and intensity of surrounding development.
- Treat open space development and facilities upgrading as priority investment objectives.
- Balance priorities for open space acquisition and development with evolving community needs.
- Provide incentives for private enterprise to supplement public open space.



- Encourage development of reservoirs, flood control channels and other public lands for recreational uses.

PROGRAMS

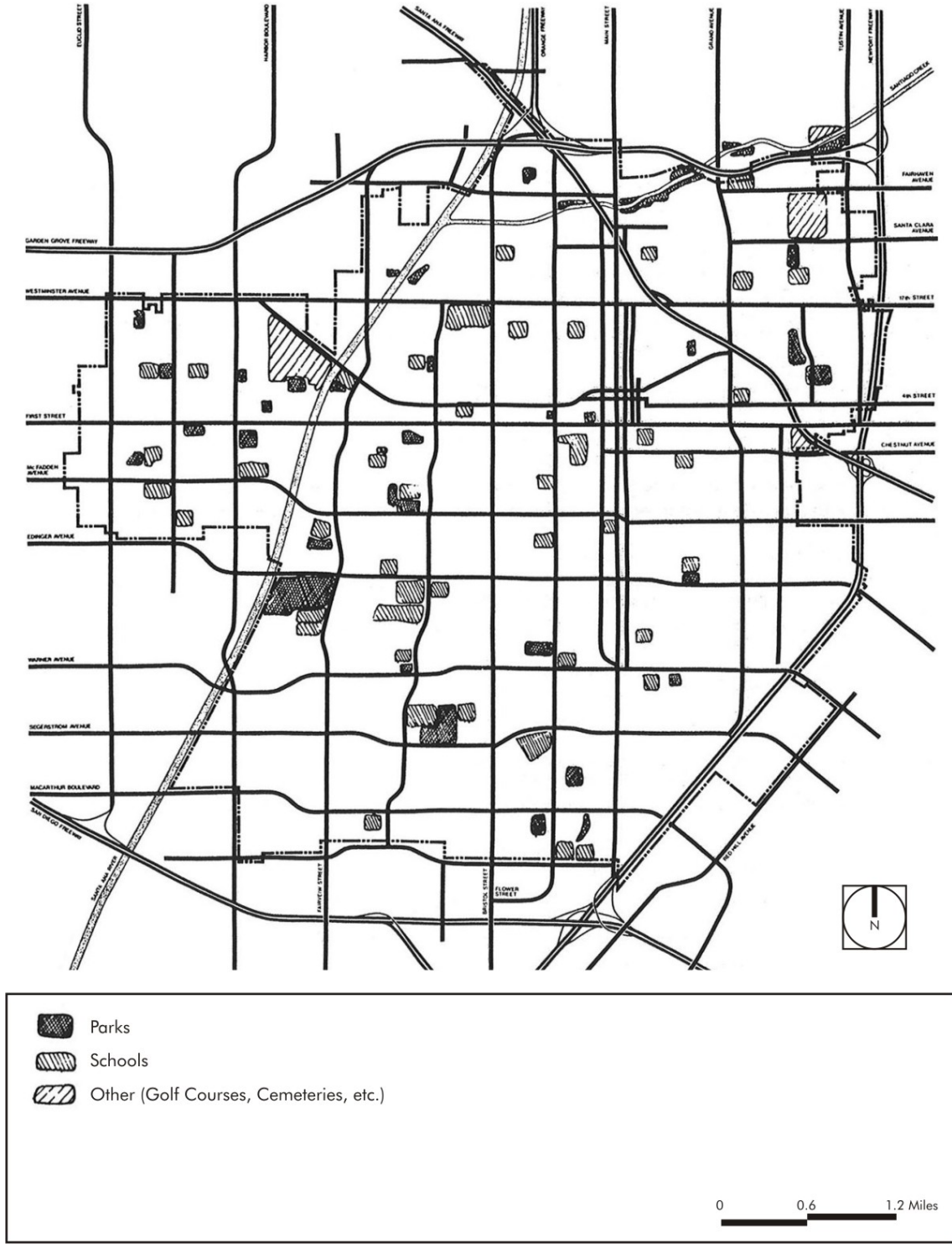
- Implement a park and recreational facilities phasing program which prioritizes needs in the City's more intensely developed neighborhoods.
- Initiate a program of joint school-community use of school recreational facilities to expand usable public spaces.
- Implement master plans for parks and related actions called for by the 1980 UPAR Recovery Action Program.
- Sell or otherwise dispose of surplus publicly owned land only upon a finding that open space needs have been met.
- Develop and implement a systematic program of park rehabilitation with emphasis on lighting, game court and play equipment additions and landscaping improvements.
- Develop and implement a comprehensive sign system for parks to improve their access and image.
- Develop expanded recreational programming in parks and other open space facilities, including use of bi-lingual personnel.
- Develop incentives in the zoning code to encourage creation and preservation of open space within development projects which will be accessible to or viewed by the public.
- Encourage multiple use of open spaces in private developments.
- Promote adoption of reservoir, flood control channel and other public open space improvement plans which provide for multiple use of such resources.



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Exhibit 4 Open Space Plan



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