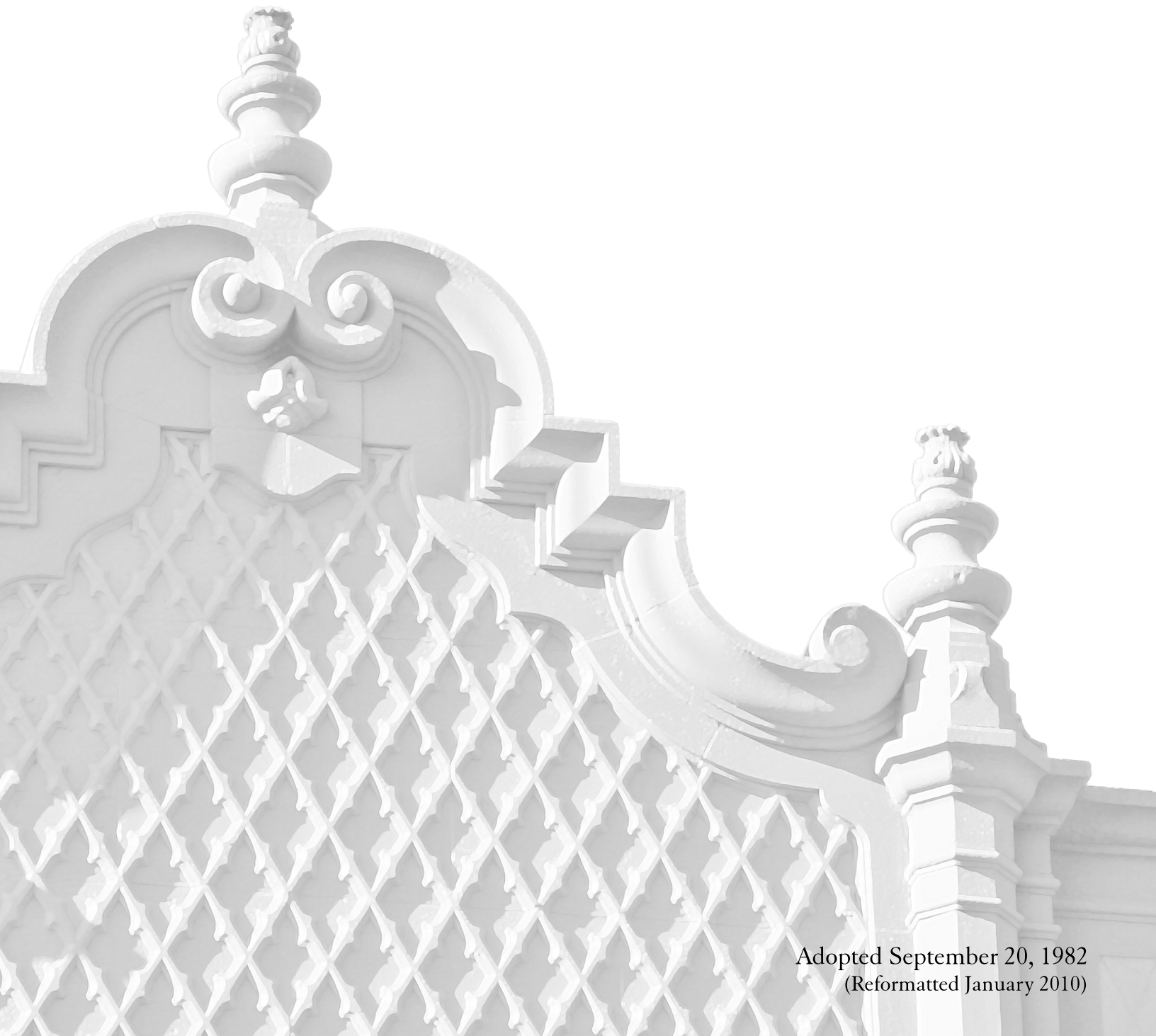


City of Santa Ana General Plan
Public Facilities Element



Adopted September 20, 1982
(Reformatted January 2010)

City of Santa Ana General Plan Public Facilities 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.

RESOLUTION NO. 82- 122
PAGE FOUR

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.

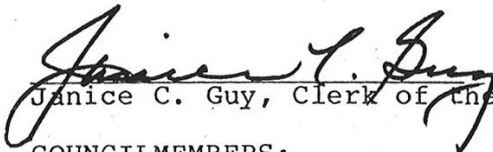
(b) File a Notice of Determination with the County Clerk of Orange County pursuant to Section 21152 of the Public Resources Code and the State CEQA Guidelines.

ADOPTED this 20th day of September, 1982.



Gordon Bricken, Mayor

ATTEST:

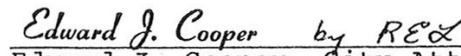


Janice C. Guy, Clerk of the Council

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

CITY COUNCIL

Gordon Bricken, Mayor
Robert W. Luxembourger, Vice Mayor
John Acosta
Alfred C. Serrato
Patricia A. McGuigan
J. Ogden Markel
Daniel Griset

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Director, GPRP
Robert Balen, Project Coordinator
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Seismic Safety

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Public Facilities 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:

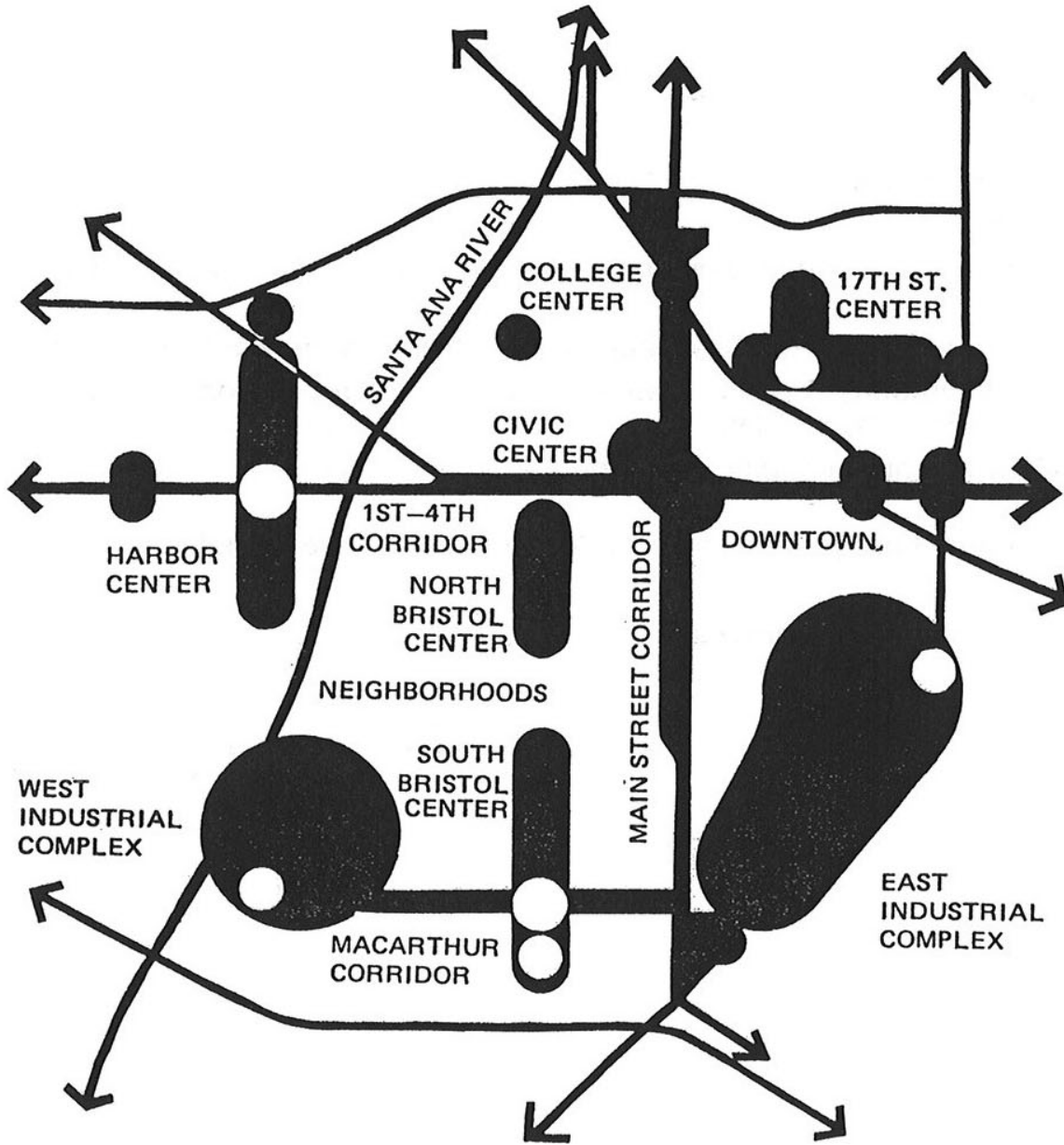
- goals and objectives which underlie the Framework Plan
- greater detail regarding implementation policies and programs supporting the Framework Plan.

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.



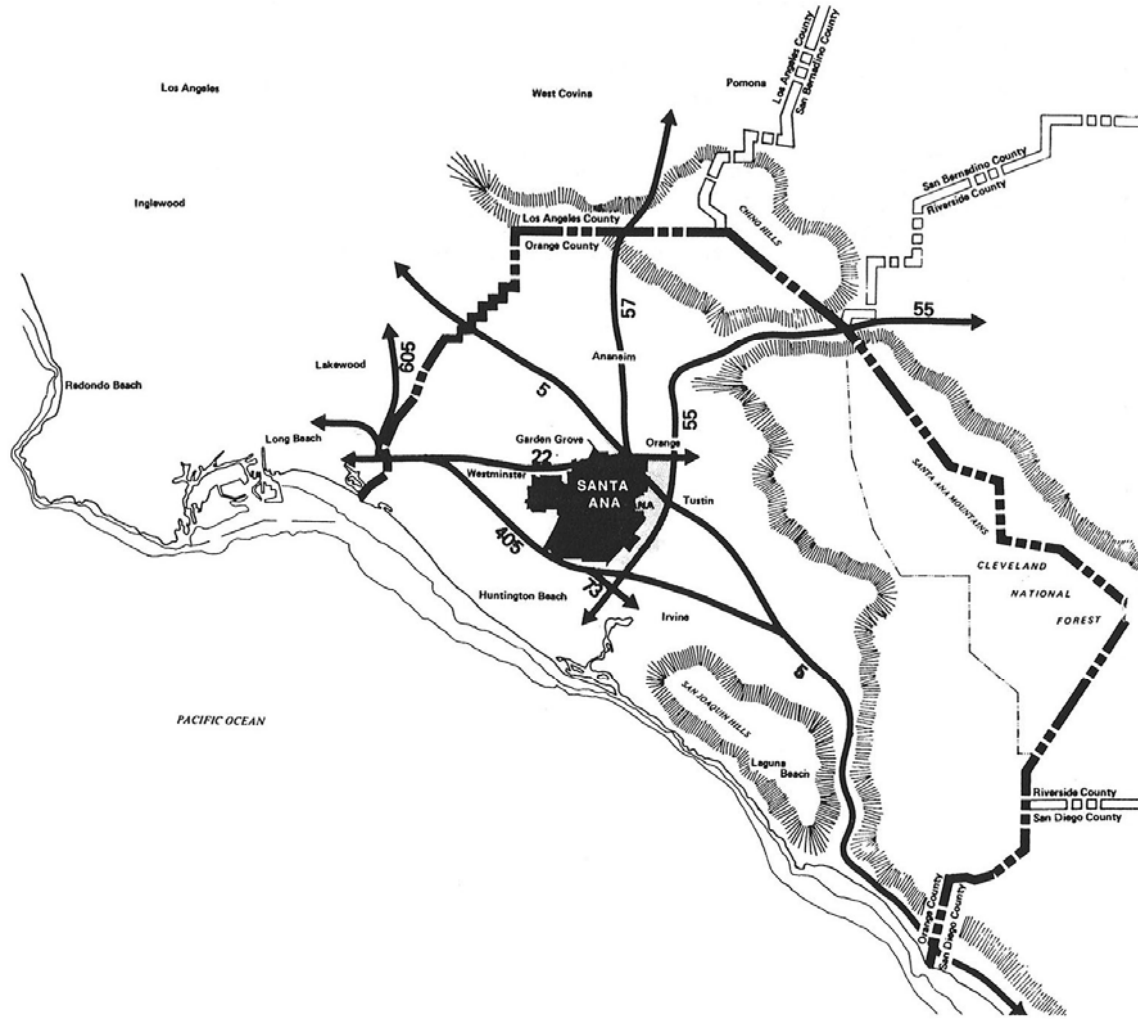
Exhibit 1 Framework Concept



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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.

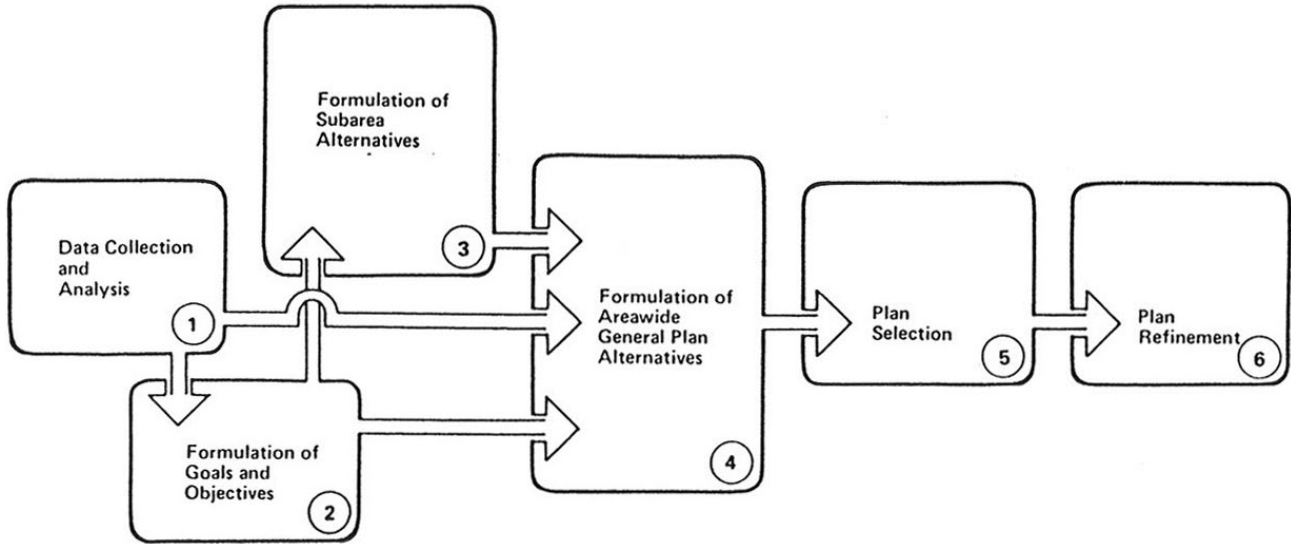
The six key steps in the planning process were:

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.

The basic needs of society for health, education, welfare, safety, and recreation are met by a city’s public facilities, utilities and services. The types of facilities and services, and the physical and structural relationships between them, expresses the City’s institutionalized response to the desires and needs of the citizenry. Accordingly, facility, utility, and service policies as addressed in this element are



points of departure for an on-going process of facility provision and service delivery.

The Public Facilities Plan addresses the following facilities and services: education, library, medical, cultural, government and public utilities. The Public Safety Element deals with police and fire facilities and services, and the Open Space, Parks and Recreation Element discusses park and recreation facilities.

PLANNING FACTORS

As a developed City, Santa Ana has already put in place most of its major public facilities. The majority of the public investment needed to create a facilities system appropriate to the community's needs has already been made.

Santa Ana's population is expected to gradually increase over the next twenty years by about 45,000. As population growth occurs, some additional facilities such as schools and libraries may be required. These requirements will depend in part upon household formation and birth rate trends and the City's land development patterns.

Limited public financial resources constitute the largest single constraint upon the City's public facilities. Shrinking tax dollars strain the City's ability to accommodate desirable growth and expansion in its facilities and services. These limitations give rise to the need for increased private sector support for community facilities and the creation of a public-private partnership to aid in the expansion and maintenance of adequate levels of services.

Education

The City of Santa Ana is included within the jurisdiction of four school districts: Santa Ana Unified, Garden Grove Unified, Tustin Unified and Orange Unified. The facilities of Santa Ana Unified School District account for over 90 percent of school resources available in the City. These facilities are over-enrolled with respect to current available space. Elementary enrollment (K-5) is over-enrolled by approximately 2,500 students. Elementary schools now utilize 60 temporary buildings, representing 15 percent of all elementary facilities. Intermediate and high school facilities are adequate, although one intermediate school now operates on a year-round basis. High school facilities are expected to be adequate without major expansion or year-round operation only until 1986.

The lack of funds and available space for new facilities will cause increasingly critical problems for the school district. More year-round operation of facilities and the securing of funds from the State for building programs will aid in resolution of this problem.

Although the City of Santa Ana has no jurisdictional control over funding for school facilities, the over-enrollment and other deficiencies in City school facilities are City problems, and negatively impact the community as a whole. Accordingly, the City should enact an ordinance under the authority of S.S. 201 requiring a school impaction mitigation fee from new residential development.



Library

The City library system consists of a central library in Civic Center' Plaza and two branch libraries in the western portion of Santa Ana: the McFadden and Newhope Branches. The library has a combined annual circulation of approximately 900,000 volumes. The Central library is approximately 40,000 square feet in size, and the branches are approximately 8,500 square feet each.

Hospitals and Community Health Facilities

The City is served by a total of seven hospitals; four are in Santa Ana and three are in Orange. These hospitals, Santa Ana-Tustin Community, Doctor's, Mercy General, Riverview, St. Joseph's, Children's Hospital of Orange County, and University of California at Irvine Medical Center, provide a combined total of over 1,500 beds and all provide 24-hour emergency care. Health services are also available through the Orange County Health Department located in the Civic Center. Other community health facilities in the community include the County of Orange East Regional Mental Health Services and Mental Health Association of Orange County.

Cultural Facilities

The principal cultural facility in Santa Ana is the Bowers Museum. The Bowers Museum describes the history and earlier culture of the Santa Ana Orange County region. Current plans call for expansion in two phases to approximately four times its present size.

Governmental Facilities

Santa Ana has created an important multi-jurisdictional government center which serves not only City residents but those of the County-at-large. The Civic Center includes City Hall, central library and police facilities, as well as County, State and Federal offices. The Civic Center is readily accessible to all City residents, being located essentially in the center of the City. As discussed in the Circulation Element, access for regional visitors will be improved via recommendations made in that part of this General Plan.



Public Utilities

Because the City is largely built-out, its utility systems are in place and generally fixed in nature. Increased development density resulting from land use objectives of this General Plan may require expansion of systems capacities and/or accelerated repair and maintenance programs. The City provides for such improvements in a systematic manner through its Capital Improvements Program, which is updated annually. Implementation of the Land Use element will be carefully coordinated with the Capital Improvements Program so as to ensure continuing adequacy of the public utility systems.

PLAN COMPONENTS

One of the most important recommendations of the Public Facilities Element is the creation of a public-private partnership to expand and upgrade City facilities and services. This recommendation is made in recognition of continuing limitations on available public funds. Municipal tax revenue constraints impede the City's ability to provide all of the facilities and services its residents and workers might otherwise enjoy. Therefore, means must be found to augment tax receipts available for public facilities and services such as the utilization of tax increment redevelopment funds.

A primary direction for creation of such a partnership lies in recent Federal tax legislation which raises limits on corporate charitable contributions. The potential exists for businesses and industries headquartered or otherwise doing business in Santa Ana to take a positive, supportive stance in assisting the City to provide higher levels of service by making financial contributions for that purpose while simultaneously realizing tax benefits for themselves.

Additional support for school facilities can be obtained through enactment of an ordinance requiring a school impact mitigation fee from new residential developments. At the time this Element was adopted, school overcrowding was critical and new facilities badly needed. Such a measure can bring the development sector more fully into the broad community improvement effort.

Important opportunities for public-private partnership will be created in the Mixed Use Corridors and District Centers, where substantial new, relatively intense development is planned. These development opportunities are attractive and exciting ones and can provide new options for expansion of public facilities. New office or retail complexes, for example, can be planned to include space for public libraries and cultural facilities. Private properties can be designed to include spaces used both by their occupants and the public-at-large, at different times of the day.

As Santa Ana's development opportunities are realized, it will be important that the expansion, maintenance and repair needs of public utilities and other facilities are integrated into the Capital Improvement Program process in such a way that the new development does not overtax existing services.



GOALS, OBJECTIVES, POLICIES AND PROGRAMS

GOALS

Goal 1

Provide sufficient public, cultural, recreational, educational, social service and related facilities to meet the community’s needs.

Goal 2

Promote active and sustained involvement by the public in the pursuit of excellence in Santa Ana’s public facilities and programs.

OBJECTIVES

- 1.1 Provide adequate public facilities which are economical, convenient, and which reinforce community identity.
- 2.1 Create an on-going, public-private partnership in cultural, educational, recreational and social service facilities and programs.

POLICIES

- Provide the highest level of service at the lowest feasible public cost.
- Utilize new energy conservation opportunities to reduce operating costs.
- Participate in regional resource programs as appropriate.
- Encourage the development of Bowers Museum as both a community and regional facility.
- Encourage development and upgrading of programs to stimulate the visual and performing arts.
- Encourage the continuance and expansion of local business, service club, and private support for Santa Ana’s community facilities.

PROGRAMS

- Investigate methods of private sector partnership with the City to expand and upgrade public facilities and services, such as contribution of funds in accordance with Federal tax laws governing corporate pre-tax charitable contributions.
- Develop and apply cost-benefit assessment techniques to public facilities expansion, service and development proposals.
- Enact a school impaction mitigation fee applicable to new residential development.



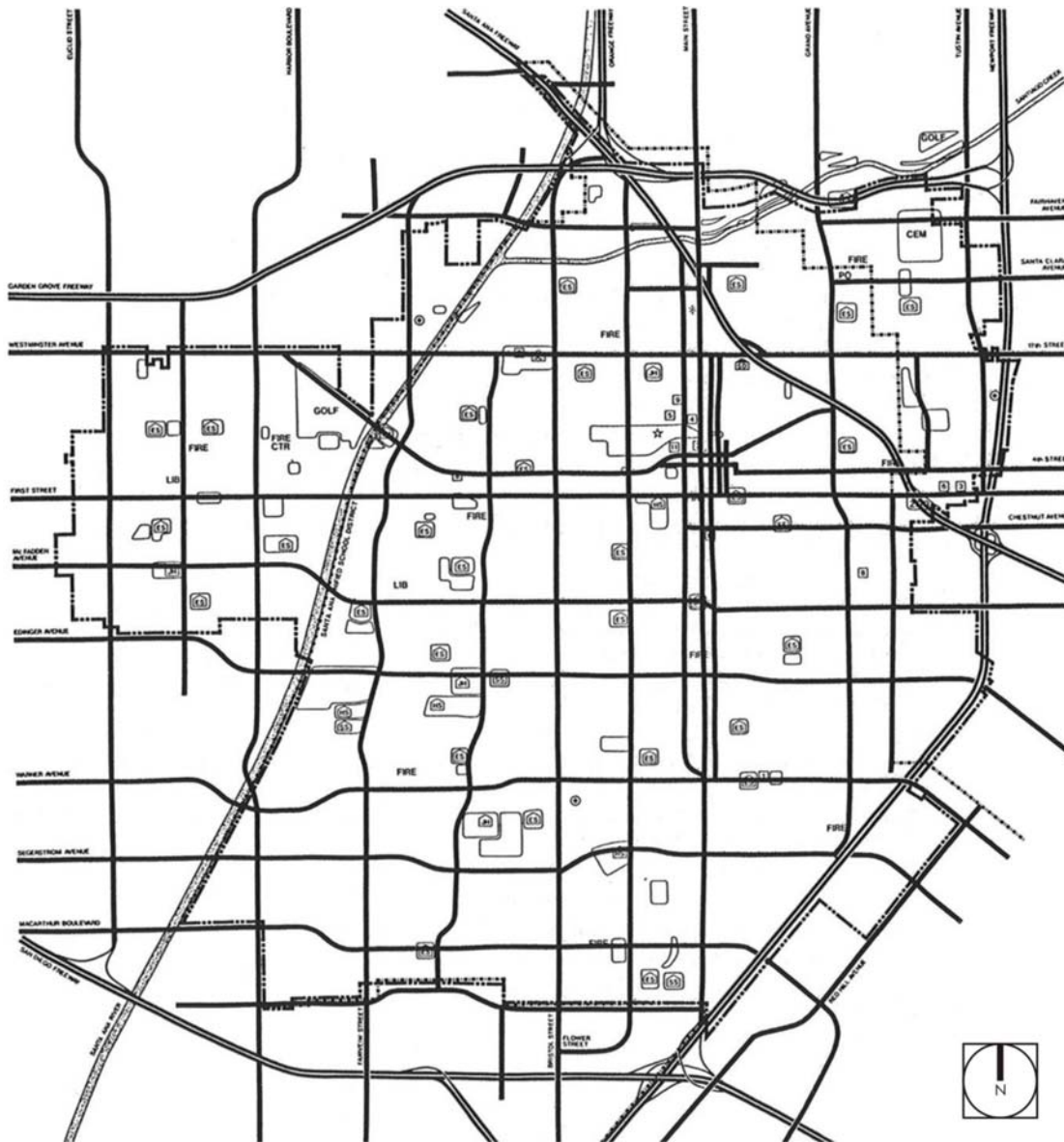
- Integrate cost-benefit and energy conservation techniques into facility development and operations standards.
- Coordinate facility development and expansion plans with regional facilities plans to maximize joint development where feasible.
- Continue to cooperate with the Bowers Museum on Wheels Program. Continue staff support for the Bowers Museum.
- Take a leadership role in the establishment of a Center for the Performing Arts. Sponsor periodic arts and cultural festivals.
- Encourage support and continue to formally recognize contributions of time, material and funds by local businesses, service clubs and individuals to such programs as those of the zoo, museum and library.



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Exhibit 4 Public Facilities Plan



	Elementary School		Library
	Junior High School		Fire Station
	Junior College		Special School
	High School		Santa Ana Unified School District Office
Other Public Facilities:			Parks
	Post Office		Government Complex
	Hospital		
	Police Station		
	Bowers Museum		

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