

Chapter 2

User Guide: How to Use This Document

2.1 INTRODUCTION

The User’s Guide provides guidance for optimizing the use of the design guidelines for projects and improvements to properties within the City. The guide includes an overview of how to use the design guidelines and a summary of the Chapters contained within this document.



2.2 HOW TO GET STARTED

The following process is recommended as a way to begin using these guidelines:

- **Step 1:** Read the Santa Ana Design Guidelines Introduction Chapter to understand the general goals,

objectives, and purpose of this document.

- **Step 2:** The Design Guidelines are organized by development type, including the following development types;

- Citywide Urban Design
- Streetscape
- Downtown Urban Design
- Single and Two-Family Residential
- Multiple Family Residential
- Downtown Development
- Commercial Development
- Special Use Commercial/Industrial
- Industrial Development
- Parking Structures
- Historic Structures
- Signage
- Public Art



Project proponents should consult with the appropriate Chapter of these guidelines. It should be noted that certain projects may require the use of more than one Chapter to satisfy design objectives. For example, an in-fill commercial structure located in the City’s Downtown would consult

with the Commercial Design Guidelines, in addition to the Downtown Development Guidelines.

- **Step 3:** Turn to the appropriate design guidelines Chapter(s). The majority of guidelines applicable to your project should be contained within the appropriate Chapter. However, there may be certain conditions where guidelines contained within another Chapter are also applicable to your project. Please consult with Santa Ana Planning Division staff to ensure all applicable guidelines are reviewed.
- **Step 4:** Subsequent to completing Steps 1 through 3, stop by the Santa Ana Planning and Building Agency public counter to review your ideas, identify processes and requirements, ask questions, and discuss potential issues, solutions and approaches. The City of Santa Ana Planning Division will help you with the review and approval process.



- **Step 5:** If you have any additional questions, please call, write, or e-mail the City of Santa Ana Planning Division at:

Phone: (714) 647-5804
Address: 20 Civic Center Plaza
Santa Ana, California
92701
E-mail: webmaster@ci.santa-ana.ca.us



2.3 ORGANIZATION

Chapter 1 - Introduction

This Chapter provides a brief introduction to the context and need for the Design Guidelines and Development Standards manual.

Chapter 2 - User Guide: How to Use This Document

This Chapter provides a brief overview of the contents of the manual and understanding of how to use the manual. A brief summary of each of

the Chapters is contained in this Chapter.

Chapter 3 – (Reserved)

Chapter 4 – (Reserved)



Chapter 5 - Downtown Public Urban Design Element Guidelines

This Chapter provides design guidance within the public right-of-way for projects occurring within Santa Ana's Downtown. Topics addressed in this Chapter include gateways, signage and intersection enhancements.

Chapter 6 - Single Family and Two Family Residential Guidelines

This Chapter contains design guidelines common to single-family and two-family residential units. Topics include site planning, architecture, neighborhood compatibility, and garage location.

Chapter 7 - Multiple Family Residential Guidelines

This Chapter contains design guidelines common to multi-family residential units. Topics include site planning, building siting, architecture, landscaping, parking and circulation, and common open space.

Chapter 8 - Downtown Development Guidelines

This Chapter provides design guidance for historic structures listed in the local Register and infill development within the Downtown area. Topics include site planning, architecture, storefronts, and other privately maintained elements.



Chapter 9 - Commercial Design Guidelines

This Chapter provides the commercial design standards, concepts that are applicable to all general commercial types in Santa Ana. Topics include site planning, architecture, landscaping, parking and circulation.



Chapter 10 - Special Use Guidelines

This Chapter addresses more specific land use types that typically involve greater design challenges. The focus will be on site organization and building design. Other, more specific guidelines will be included when appropriate.

Chapter 11 - Industrial Guidelines

The Industrial Chapter focuses on site design features and architectural guidelines. Topics covered include site planning, architecture, parking and circulation, lighting and landscaping.

Chapter 12 - Parking Structure Guidelines

This Chapter provides design guidance for parking structures. Topics addressed include site design, screening, exterior materials, circulation and landscaping.

Chapter 13 - Historical Structures Guidelines

The purpose and focus of this Chapter is to ensure the preservation of historic structures listed on the local register. Topics include preservation and rehabilitation guidelines, and guidelines for new additions.

Chapter 14 - Signage Guidelines

This Chapter encourages creative and well-designed signs that contribute positively to Santa Ana's visual environment, expression of local character and development of a distinctive image. These guidelines avoid specifics of zoning (i.e., size, height, etc.).





Chapter 15 - Public Art Guidelines

This Chapter provides specific guidelines for the selection and installation of public artwork. Particular emphasis will be related to the review process, eligible types of artwork, art location, lighting, ownership, and maintenance.

Appendices

Appendix A – Santa Ana Architectural Styles

Appendix B – Fences

Appendix C – Secretary of the Interior's Standards for the Treatment of Historic Properties

Appendix D – Glossary of Architectural Terms

Appendix E – Incentives for Historic Properties

Appendix F – Historic Precedents for Color

Appendix G – Resources for Historic Preservation