

CITY HALL

Related Bristol Specific Plan Work Study Session



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Related Bristol Specific Plan
Work Study Session Item No. 1
Planning and Building Agency
March 13, 2023

Presentation Overview

- Project Discussion
 - Background & Overview
 - Project Description
 - Status & Entitlements Process
 - Community Engagement
 - Environmental Review
- Specific Plan Goals and Vision
- Next Steps
- Questions



Project Discussion



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Background & Overview

- General Plan Update approved in April 2022
- New South Bristol Street Focus Area in Land Use Element
 - From the General Plan, the area “represents Santa Ana’s southern gateway and...will create opportunities to transform auto-oriented shopping plazas to walkable, bike-friendly, and transit-friendly urban villages that incorporate a mix of high intensity office and residential living with experiential commercial uses.”
 - Project site is designated District Center (DC) 5, allowing 5.0 FAR or 125 dwelling units per acre, and buildings up to 25 stories in height





South Bristol Street Focus Area

Sample imagery from the General Plan Update (2022)



Project Description

- Redevelop the 41-acre site bounded by Bristol Street to the east, Sunflower Avenue to the south, Plaza Drive to the west, and MacArthur Boulevard to the north, with a mixed-use village.
- The village would contain:
 - Up to 3,750 residential units
 - Up to 350,000 square feet of commercial space
 - Up to 250 hotel room keys and up to
 - Up to 200 senior continuum care units
 - 13.1 acres of onsite open space
 - 6,520 total onsite parking spaces



Parking Description

Proposed Use	Amount	Proposed Parking
Residential	Up to 3,750 units	1.3 per unit
Commercial Space	Up to 350,000 sq. ft.	4 per 1,000 sq. ft.
Hotel Rooms	Up to 250 room keys	0.5 per room key
Senior Continuum Care	Up to 200 units	0.6 per unit
Total Spaces		6,520 spaces





Project Site

41-acre site bounded by MacArthur Boulevard, Bristol Street, Sunflower Avenue, and Plaza Drive





Proposed Site Plan

Ground floors (left) and upper floors (right), with commercial uses shown in orange and residential uses shown in yellow colors





Draft Specific Plan

Conceptual imagery showing a mixed-use village for residents, visitors, and businesses



Status & Entitlements Process

- Initial application submitted August 2022, with City comments provided thereafter.
- Resubmittal received January 2023 and is currently under review.
- The proposed specific plan would require approval of:
 - Amendment Application (zone change)
 - Tentative Tract Map (subdivision) .
- The developer is also requesting a Development Agreement.
- Approval of the entitlements also requires environmental analysis pursuant to the California Environmental Quality Act (CEQA).
- If approved, each subsequent development within the specific plan area would be subject to administrative (staff-level) review, similar to what takes place at the MainPlace Specific Plan.



Work Study Session

- A work study session (WSS) is an opportunity for a decision-making body and the community to preview a project prior to a public hearing
- The WSS is intended to allow questions and high-level comments provided by the Planning Commission
- No deliberation or action is taken
- Comments may be made on the WSS during general public comments



Public Input & Engagement

- Completed:
 - Sunshine Ordinance 1st Community Meeting (9/07/2022)
 - Sunshine Ordinance 2nd Community Meeting (11/16/2022)
- In Progress/Future
 - Planning Commission Study Session (3/13/2023)
 - Environmental (CEQA) scoping meeting, tentatively scheduled for late March (notices will be sent similar to public hearing)
 - Planning Commission Public Hearing (date TBD)
 - City Council First and Second Readings (date TBD)
- In addition to the required community engagement opportunities described above, Related has created an open house on the project site at 3750 S. Bristol Street, where interested parties can visit to learn more about the proposed project, and conducts ongoing engagement with various neighborhood associations
- Related also maintains a project website at relatedbristol.com





Engagement with the Public – Bristol Welcome Center

Starting August 2022, Related opened a Welcome Center on the site of the future project. Since then, the applicant has held over 30 meetings with over 200 individual stakeholders and local community groups.





Engagement with the Public – First Sunshine Meeting

In September 2022, Related held its first Sunshine Ordinance community meeting as an open house at Segerstrom High School. 3,300 mailers were sent out and over 250 stakeholders attended.

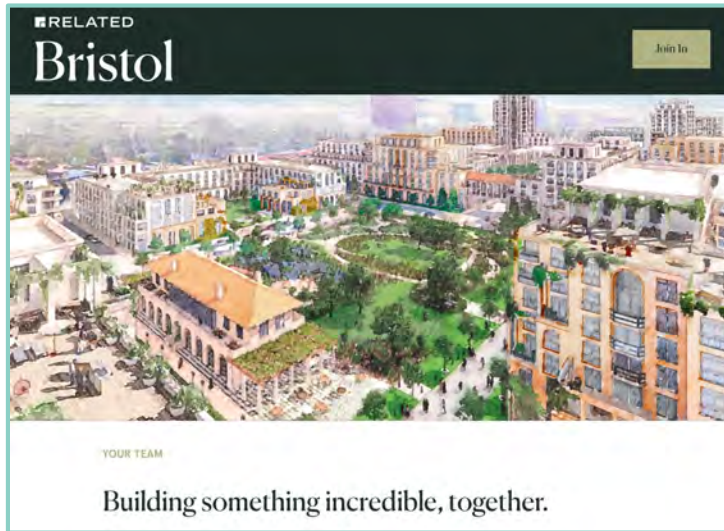




Engagement with the Public – Second Sunshine Meeting

In November 2022, Related held its second Sunshine Ordinance community meeting as formal presentation at the Westin Hotel. 3,300 mailers were sent out and over 80 stakeholders attended.

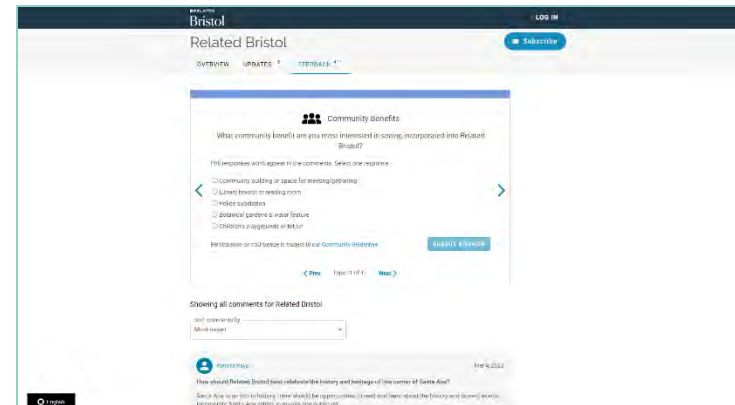




Community Benefits

Related Bristol is planning multiple parks, vibrant plazas, and a walkable network of open spaces. What outdoor amenities are most important to you?

Walking & bike paths	4	36%
Children's playground	1	9%
Dog park	1	9%
Outdoor fitness and recreation spaces	1	9%
Outdoor events (farmers market, movie night etc.)	4	36%
Total Responses	11	



Engagement with the Public – Virtual Engagement (ongoing)

Many members of the community have engaged with Related online. They have received more than 470 responses to their polls and Q&A on their website **RelatedBristol.com** or via email at **Bristol@related.com**



Community Engagement



Community Center

A place to meet neighbors and build community.



Security and Safety

A safe place to shop, dine, live, and work - integrated with existing public agencies including police.



Mobility, Traffic, and Parking

Controlled traffic, as well as intuitive and well-serviced parking for visitors and residents alike. Better infrastructure for pedestrians and cyclists, linked to existing networks.



Neighborhood Retail

Retail offerings that are more than global chains - local shops, dynamic dining experiences. A mix of new offerings and beloved neighborhood staples.

Priorities identified by participants during Sunshine Ordinance community meetings



Environmental Review

- The City Council certified an environmental impact report (EIR) when it adopted the General Plan Update in April 2022.
- The applicant is preparing and has submitted technical studies that describe and evaluate potential impacts of the proposed development, which will determine the final type of environmental document required for the project.
- Based on the information so far available, the project will require preparation of a Subsequent EIR (SEIR).
- The draft SEIR will be publicly circulated for comment and will require preparation of responses to comments, as well as a Mitigation Monitoring and Reporting Program (MMRP), which outlines and addresses how to mitigate any impacts that have been identified as requiring mitigation
- Preparation of the SEIR will require a public scoping meeting, which is an opportunity to:
 - Maintain public participation in the overall CEQA process,
 - Learn more about an SEIR and how to provide public comments,
 - Identify environmental issues to analyze in the SEIR,
 - Allow input on project alternatives, and
 - Identify mitigation measures that would minimize potential environmental effects of the project



Specific Plan Goals and Vision



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Project Site



Comparison with General Plan

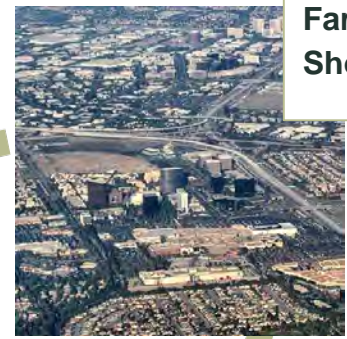
Criteria	General Plan	Proposed Specific Plan
Location	South Bristol Street Focus Area	South Bristol Street Focus Area
Residential Density	Up to 125 dwelling units per acre	91 dwelling units per acre
No. of Residential Units	5,272	3,750 + 170 senior continuum care units
Floor Area Ratio (FAR)	Up to 5.0	2.7
Building Height	25 Stories	25





**Early 1900s
Simple
Beginnings**

Rene and Virginie Callens moved to Orange County in 1903 to start a new life **farming lima beans** and sugar beets on the site.



**1970s - 1980s
Farmland to
Shopping Center**

Metro Town Center came to life after the Callens family redeveloped it in the early 70s and it has remained since then.



**1950s - 1960s
The Rise of
South Coast**

South Coast Plaza in 1967 paved the way for the future development



**Today
A New
Crossroads**

**The center is in a
moment of change.**

Site History & Heritage



City of Santa Ana's Vision for South Bristol



Changing Nature of Retail



Existing Retail Lease Expiration in 2025



Submittal Context

Related Bristol presents itself as an opportunity to address challenges of housing goals, community-serving and regional, and new public open spaces.



Gehl

Urban Planning & Public Realm

RAMSA

Specific Plan Architect - Residential

RELATED

Developer

ELKUS | MANFREDI

Specific Plan Architect - Mixed-Use

RIOS

Landscape Architect

Kimley»»Horn

Land Use Consultant

Project Team





A **welcoming destination** with access for all



Create a **highly walkable people-first** community

Represent the highest standard of **quality and design**



Be a **vibrant and exciting** place where people want to spend time



A **Gateway to the City** and South Coast

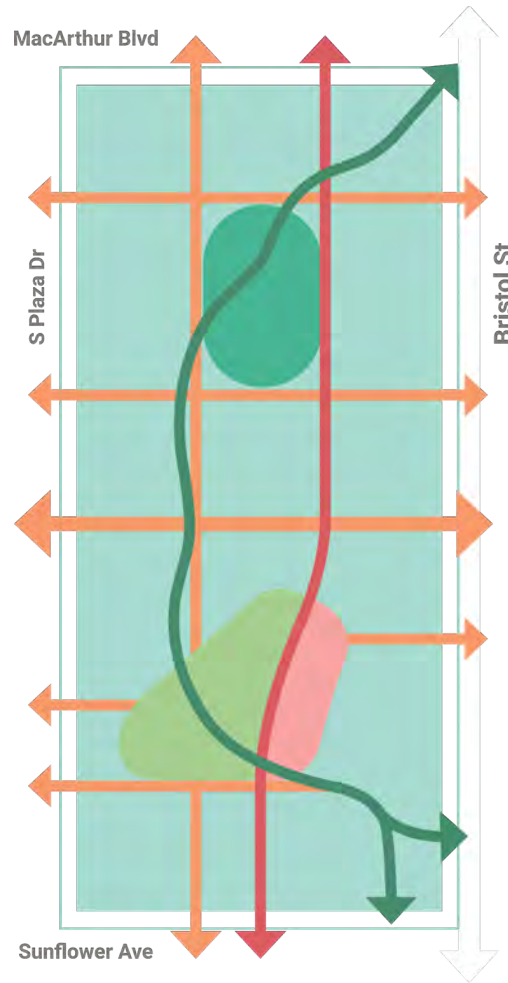


Inspiring public spaces that embody California outdoor living



A Vision for Related Bristol





- Central Park
- Bristol Green
- Bristol Plaza
- Bristol Paseo
- Green Link
- Neighborhood Connections

13 Acres of Open Space





Bristol Plaza

Bristol Plaza will serve as a place to eat, drink, and meet friends and neighbors.





Bristol Green

Together with Bristol Plaza, Bristol Green is a place to enjoy the outdoors or an outdoor event.





Grocery

A grocer will anchor the corner of Bristol and Callens Commons in the first phase - providing uninterrupted grocery service to the neighborhood.





Bristol Paseo

Bristol Paseo will be activated with retail, extensive streetscape planting, and sidewalks for strolling, shopping, and fostering community.





Central Park

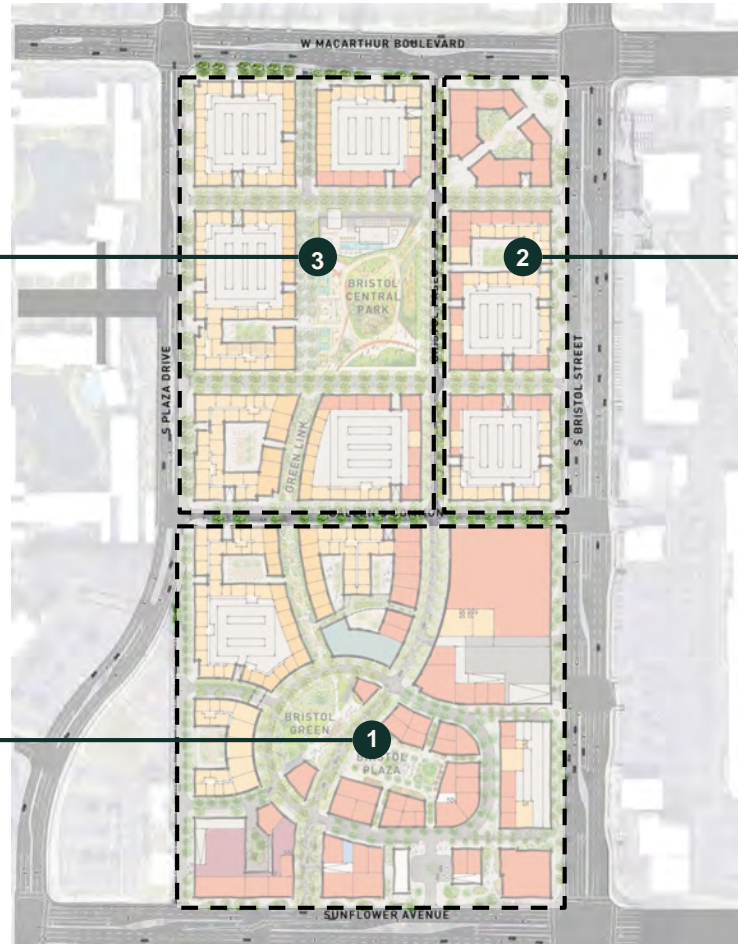
An actively programmed neighborhood park is the heart of the north half of Related Bristol.



PHASE 3
Starts: 2033
Ends: 2036

PHASE 2
Starts: 2030
Ends: 2032

PHASE 1
Starts: 2026
Ends: 2030



Project Phasing

Three Phases built over 10 to 15 years.



Majority of retail on the Southern end is only 1 story in height.

Two high rises are planned to be less than 285 feet tall, and would complement the skyline of the neighboring high rises in South Coast Metro.

The height of the remaining buildings at Related Bristol are anticipated to be no taller than 8 stories and 85 feet, and of various configurations.



Related Bristol in Context



Next Steps



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Next Steps

- Applicant and staff will consider any questions posed by the Planning Commission during the work study session and any public comments
- Specific Plan draft to be finalized through continued review by the City's development review agencies
- Hold the SEIR scoping meeting, then prepare and circulate the draft SEIR for public review and comment
- Prepare any revisions and responses to comments, then prepare final SEIR
- Public Hearings with Planning Commission and City Council



Questions



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