

RELATED BRISTOL SPECIFIC PLAN

SP No. 5

Draft

July 2023



Related Bristol Specific Plan (SP No. 5)

Draft

July 2023

Prepared for

The City of Santa Ana

Applicant

RCR Bristol, LLC

Prepared By

Kimley-Horn

Design Team

Elkus Manfredi Architects

RAMSA

Gehl

Fuscoe Engineering

Linscott Law & Greenspan

RIOS

MVE Partners

Moran Utility

ARUP

Selbert Perkins Design

Choate

TABLE OF CONTENTS



Table of Contents

1.0	INTRODUCTION	1-1
1.1	Location and Regional Relevance	1-1
1.1.1	Specific Plan Area	1-1
1.2	Site Conditions and Surrounding Context	1-4
1.3	Background and History.....	1-4
1.4	Relationship to Existing Plans and Policies.....	1-6
1.4.1	General Plan	1-6
1.4.2	Zoning.....	1-7
1.5	Purpose and Intent	1-7
1.6	Authority and Requirements.....	1-8
1.7	Organization	1-10
2.0	SPECIFIC PLAN VISION	2-1
2.1.	Rationale – Why Now?	2-2
2.2.	Guiding Principles.....	2-3
2.3.	Project Objectives	2-4
2.4.	Key Issues and Opportunities	2-7
2.5.	Community Engagement.....	2-8
3.0	DEVELOPMENT PLAN.....	3-1
3.1	Context	3-1
3.2	Land Use Plan.....	3-1
3.2.1	Districts.....	3-3
3.3	Open Space	3-10
3.3.1	Bristol Central Park.	3-11
3.3.2	Greenlink.....	3-12
3.3.3	Bristol Green.	3-13
3.3.4	Bristol Plaza and Retail Village Open Space.	3-14
3.3.5	Bristol Street Expanded Parkway.	3-16
3.4	Circulation and Mobility.....	3-19
3.4.1	Vehicular Circulation.....	3-19
3.4.2	Pedestrian and Bicycle Mobility	3-21

TABLE OF CONTENTS

3.4.3	Parking	3-22
3.4.4	Transit	3-22
3.4.5	Rideshare	3-23
3.5	Infrastructure and Public Facilities	3-36
3.5.1	Storm Drainage and Water Quality Management	3-36
3.5.2	Water and Water Supply.....	3-39
3.5.3	Wastewater Treatment.....	3-40
3.5.4	Reclaimed Water	3-41
3.5.5	Dry Utilities.....	3-41
3.5.6	Solid Waste	3-41
3.5.7	Police Services	3-45
3.5.8	Fire Services	3-45
3.5.9	Schools.....	3-45
3.6	Affordable Housing	3-46
4.0	DEVELOPMENT REGULATIONS.....	4-1
4.1	General Provisions	4-1
4.1.1	Boundaries.....	4-1
4.1.2	Residential Uses.....	4-2
4.1.3	Senior Housing	4-2
4.1.4	Outdoor Dining	4-3
4.1.5	Height	4-3
4.1.6	Performance Standards	4-3
4.2	Permitted Uses by District	4-4
4.3	Development Standards.....	4-7
4.4	Parking	4-14
4.5	Loading.....	4-16
4.6	Subdivision Code Deviations	4-16
4.7	Landscape and Open Space	4-17
4.8	Signage.....	4-17
5.0	DESIGN GUIDELINES.....	5-1
5.1	Introduction	5-1

TABLE OF CONTENTS

5.2	Applicability and Interpretation	5-2
5.3	Related Standards and Guidelines	5-2
5.4	Placemaking and Implementation of the Plan Vision	5-3
5.5	Site Planning and Circulation	5-4
	5.5.1 Site Planning Guidelines	5-4
	5.5.2 Circulation Guidelines.....	5-6
5.6	Architecture and Building Design	5-8
	5.6.1 Architectural Character.....	5-8
	5.6.2 Architectural Styles	5-7
	5.6.3 Timelessness Architectural Precedents for Commercial and Retail Uses.....	5-12
	5.6.4 Commercial Space	5-18
5.7	Parking Design.....	5-19
	5.7.1 General Parking Guidelines	5-20
	5.7.2 Parking Structure Design.....	5-20
	5.7.3 Surface Parking (Parking Lots and On-Street Parking)	5-21
5.8	Green Space and Landscape Design.....	5-22
	5.8.1 General Guidelines.....	5-22
	5.8.2 Conceptual Landscape Plan.....	5-24
5.9	Streetscape Design	5-32
	5.9.1 Right-of-Way Design and Interface	5-32
	5.9.2 Furnishings and Materials	5-32
5.10	Signage	5-45
	5.10.1 Signage Types and Definitions.....	5-42
	5.10.2 Signage Placement	5-43
	5.10.3 Signage Design and Appearance	5-45
	5.10.4 Building Identification Signage	5-46
	5.10.5 Building Directory Signage.....	5-46
	5.10.6 Service Entry Wall Signage.....	5-46
	5.10.7 Temporary/Special Event Signage	5-46
	5.10.8 Sign Maintenance	5-46
5.11	Public Art	5-52

TABLE OF CONTENTS

6.0	ADMINISTRATION AND IMPLEMENTATION	6-1
6.1	Administration.....	6-1
6.1.1	Responsibility.....	6-1
6.1.2	Applicability.....	6-1
6.1.3	Enforcement and Interpretation	6-1
6.1.4	Severability.....	6-2
6.1.5	Definitions.....	6-2
6.1.6	Nonconforming Buildings, Lots, and Uses	6-3
6.1.7	Initial Entitlements	6-4
6.2	Implementation.....	6-5
6.2.1	Adoption.....	6-5
6.2.2	Subsequent Building Modification.....	6-6
6.2.3	Subsequent Approvals	6-6
6.2.4	Minor Modifications (Substantial Conformance).....	6-9
6.2.5	Amendments to the Specific Plan	6-11
6.2.6	Appeals	6-11
6.2.7	Transfers Between Parcels/Blocks	6-12
6.2.8	Land Use Conversion	6-12
6.2.9	Maintenance and Ownership	6-13
6.2.10	Conceptual Phasing Plan.....	6-14
6.3	General Plan Consistency	6-17
6.4	Relationship to CEQA.....	6-17
6.5	Fiscal Impacts	6-17
6.6	Buildout Tracking Table	6-17

List of Tables

Table 3-1	Land Use Summary.....	3-2
Table 3-2	Land Use	3-8
Table 3-3	Service Providers	3-36
Table 4-1	Permitted Uses	4-4
Table 4-2	Development Standards – Mixed Use-Village Core	4-8
Table 4-3	Development Standards – Mixed Use-Residential North.....	4-9

TABLE OF CONTENTS

Table 4-4	Parking Standards	4-14
Table 6-1	Review Authority	6-8
Table 6-2	Land Use Equivalency	6-13
Table 6-3	Financing, Ownership, and Maintenance.....	6-14
Table 6-4	Conceptual Phasing.....	6-15

List of Figures

Figure 1-1	Location Map.....	1-2
Figure 1-2	Specific Plan Area.....	1-3
Figure 1-3	Site Photographs	1-6
Figure 3-1	Land Use Blocks	3-7
Figure 3-2	Conceptual Land Use Plan	3-8
Figure 3-3	Conceptual Site Plan	3-9
Figure 3-4	Conceptual Open Space.....	3-10
Figure 3-5	Bristol Plaza and Bristol Green Illustrative Images	3-15
Figure 3-6	Roadway Typologies	3-24
Figure 3-7	Conceptual Circulation Plan.....	3-25
Figure 3-8	Preliminary Parking Configuration	3-26
Figure 3-9	Road Section Key Map.....	3-27
Figure 3-10	Street Cross Sections.....	3-28
Figure 3-11	Street Cross Sections.....	3-29
Figure 3-12	Street Cross Sections.....	3-30
Figure 3-13	Street Cross Sections.....	3-31
Figure 3-14	Street Cross Sections.....	3-32
Figure 3-15	Street Cross Sections.....	3-33
Figure 3-16	Street Cross Sections.....	3-34
Figure 3-17	Street Cross Sections.....	3-35
Figure 3-18	Conceptual Drainage Plan	3-42
Figure 3-19	Conceptual Water Plan	3-43
Figure 3-20	Conceptual Sewer Plan	3-44
Figure 4-1	Callen’s Common Pedestrian Zone at Bristol.....	4-11
Figure 4-2	Callen’s Common Pedestrian Zone	4-11

TABLE OF CONTENTS

Figure 4-3 Residential Roadway Pedestrian Zone	4-12
Figure 4-4 South Plaza Drive Pedestrian Zone	4-12
Figure 4-5 Section J Retail Loop Pedestrian Zone.....	4-13
Figure 4-6 Greenlink Pedestrian Zone	4-13
Figure 4-7 Bristol Green Loop Pedestrian Zone	4-14
Figure 5-1 Conceptual Architectural Character Imagery.....	5-9
Figure 5-2 Typical Building Massing Strategies	5-12
Figure 5-3 Bristol Central Park Conceptual Landscape Plan.....	5-23
Figure 5-4 Bristol Green and Bristol Plaza Conceptual Landscape Plan.....	5-24
Figure 5-5 Green Link Conceptual Landscape Plan	5-25
Figure 5-6 Typical Plant Palette (Street Trees)	5-26
Figure 5-7 Typical Streetscape Section Key Guide.....	5-32
Figure 5-8 Typical Streetscape Section A (Bristol Street)	5-33
Figure 5-9 Typical Streetscape Section B (Bristol Street – with Floating Bus Stop).....	5-33
Figure 5-10 Typical Streetscape Section C (Bristol Street – Exiting Right Turn Lane Removed	5-34
Figure 5-11 Typical Streetscape Section D (Bristol Street with Right Turn Lane).....	5-34
Figure 5-12 Typical Streetscape Section E (Sunflower Avenue with Floating Bus Stop).....	5-35
Figure 5-13 Typical Streetscape Section F (Sunflower Avenue)	5-35
Figure 5-14 Typical Streetscape Section G (MacArthur Boulevard with Floating Bus Stop).....	5-36
Figure 5-15 Typical Streetscape Section H (MacArthur Boulevard).....	5-36
Figure 5-16 Typical Streetscape Section I (Macarthur Boulevard with Right Turn only)	5-37
Figure 5-17 Typical Streetscape Section J (Callen’s Common at Bristol).....	5-37
Figure 5-18 Typical Streetscape Section K (Callen’s Common).....	5-38
Figure 5-19 Typical Streetscape Section L (Plaza Drive)	5-38
Figure 5-20 Typical Streetscape Section M (Private Street)	5-39
Figure 5-21 Typical Streetscape Section N (Bristol Paseo)	5-39
Figure 5-22 Typical Streetscape Section O (East/West Street).....	5-40
Figure 5-23 Typical Streetscape Section P (Retail Loop, Typical)	5-40
Figure 5-24 Typical Streetscape Section Q (Greelink)	5-41
Figure 5-25 Typical Streetscape Section R (Bristol Green Loop)	5-41
Figure 5-26 Conceptual Primary Gateway Locations.....	5-44

TABLE OF CONTENTS

Figure 5-27 Conceptual Public Art Locations..... 5-49

Figure 6-1 Development Process..... 6-8

Figure 6-2 Conceptual Phasing Plan 6-16

1 | INTRODUCTION



1.0 INTRODUCTION

This section of the Related Bristol Specific Plan describes the location and existing uses for the Specific Plan area, provides existing land use and zoning designations, and outlines the organization of the Specific Plan.

1.1 Location and Regional Relevance

The Specific Plan area is generally located north of Interstate 405 (I-405; San Diego Freeway) and west of State Route 55 (SR-55; Orange Freeway) in the south/central portion of Orange County. The Specific Plan area is more specifically located north of Sunflower Avenue and west of Bristol Street adjacent to the boundary between the cities of Santa Ana and Costa Mesa, which is along the midline of Sunflower Avenue.

The Specific Plan area is located within the larger South Coast Metro area of Orange County, one of the most intensive and urban mixed use areas of Orange County. The South Coast Metro area includes retail, Class A office, high and mid-rise residential, hotels, restaurants and a state of the art performing arts center. The area is largely centered around South Coast Plaza in the adjacent City of Costa Mesa. This vibrant metro area is located at the confluence of the regional freeway systems and major arterials, providing access to Orange County, Los Angeles, San Diego and the Inland Empire.

John Wayne Airport, a commercial airport serving the Orange County area is located less than 1.5 miles from the Specific Plan area.

Figure 1-1, *Location Map* depicts the location of the proposed Project within the region and the County of Orange.

1.1.1 Specific Plan Area

The Specific Plan Area is approximately 41.13 gross acres, presently occupied by the Bristol Center commercial area.

The site is composed of nine tax parcels, Assessor Parcel Numbers (APNs) 412-131-12, 412-131-13, 412-131-14, 412-131-16, 412-131-17, 412-131-22, 412-131-24, 412-131-25 AND 412-131-26.

The property is traversed by Callen's Common, a 1.02-acre private street, and also a 0.2-acre Flood Control District channel near the property's northeastern corner. Note that the channel is not a part of the Specific Plan area.

Figure 1-2, *Specific Plan Area* depicts the boundaries as well as the properties that comprise the Specific Plan area.

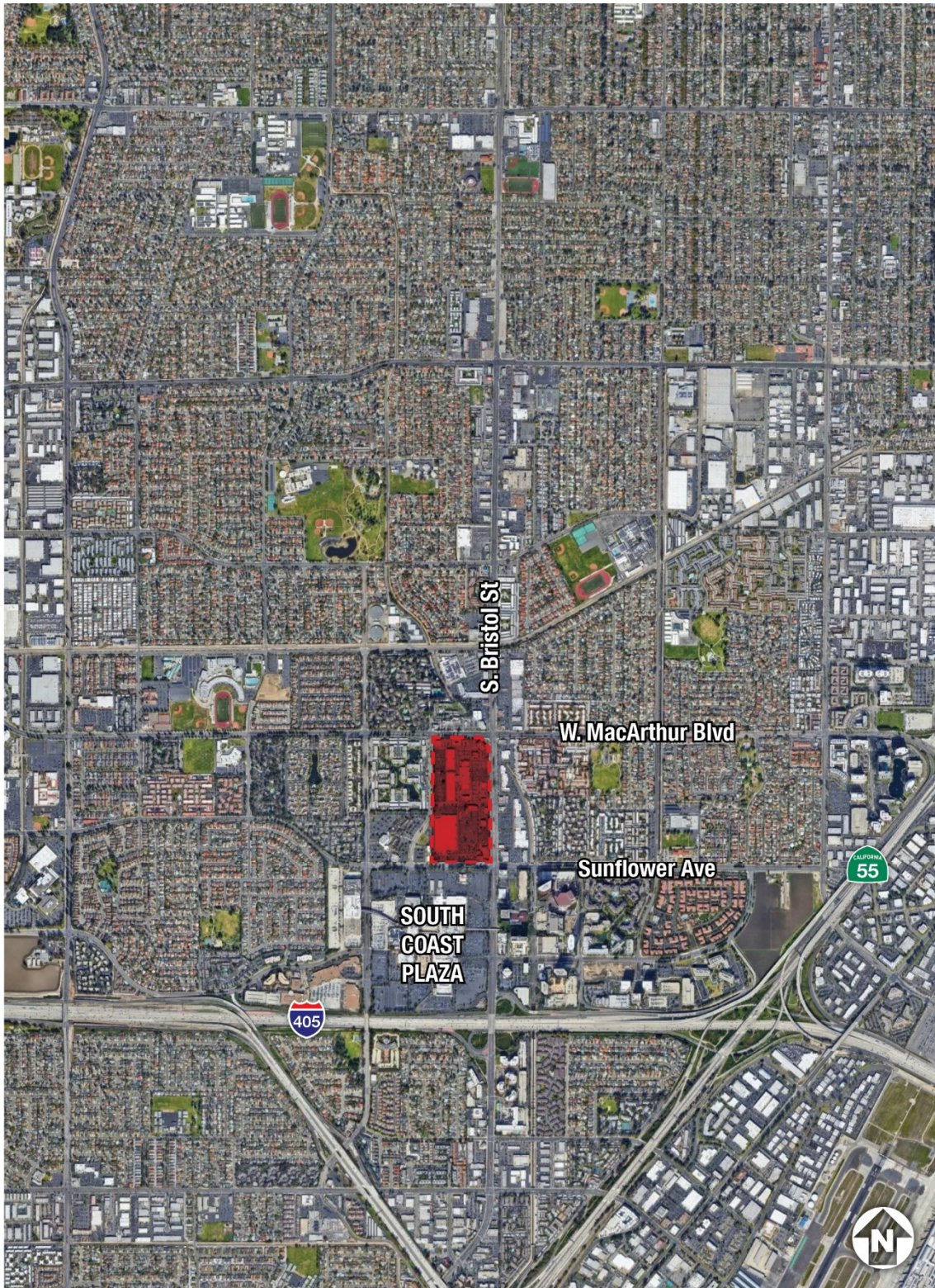


Figure 1-1 Location Map

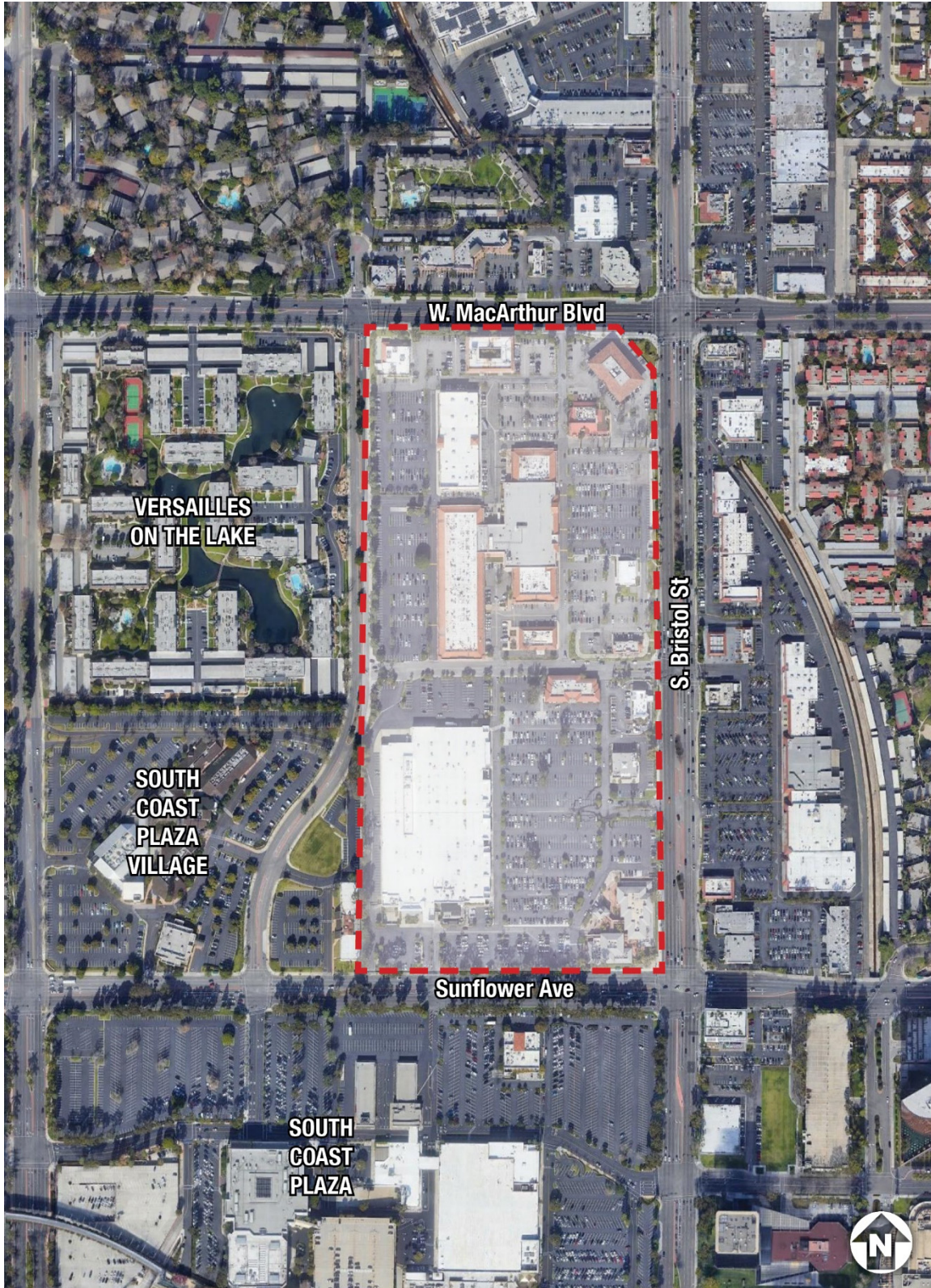


Figure 1-2 Specific Plan Area

1.2 Site Conditions and Surrounding Context

The existing shopping center contains six parcels based on recorded Parcel Maps from the late 1970s. The shopping center includes approximately 465,063 square feet of retail uses and the associated surface parking required to serve those uses. Existing uses include general retail, financial, food service, fitness, grocery, and medical-related uses. The site includes 3 multi-story buildings and 11 one-story buildings with single and multiple tenants. All parking is in surface parking areas located throughout the Project site. Topographically the site is relatively flat, gently sloping towards the west.

Surrounding Land Use: Land Uses surrounding the Specific Plan area are generally major roadways, regional commercial, and multifamily uses. Surrounding uses include the following:

North: The site is bordered by MacArthur Boulevard to the north, with commercial/food service uses beyond zoned General Commercial (C2).

South: The site is bordered by Sunflower Avenue to the south and the regional commercial uses of South Coast Plaza south of Sunflower Avenue, zoned Planned Development, in the City of Costa Mesa. The Santa Ana City boundary forms the Specific Plan area's southern edge.

East: The site is bordered by Bristol Street to the east with commercial uses beyond, zoned General Commercial (C2), Commercial Residential (CR) and Single-Family Residential (R1) in the Santa Ana.

West: The site is bordered by South Plaza Drive and cinema uses to the west, with commercial and food service uses (South Coast Plaza Village), and multi-family uses (Versailles on the Lake) beyond, zoned Specific Development-48 and Suburban Apartment (R4), respectively. SD zoning refers to an approved Specific Plan of Development.

Access. Primary arterial access to the Specific Plan area is from Bristol Street, Sunflower Avenue, and to a lesser extent MacArthur Boulevard. MacArthur Boulevard provides direct access to SR-55, approximately one mile to the east, and Bristol Street provides direct access to I-405, approximately one-quarter mile to the south. Callen's Common, a private street, provides signalized access into the site from Bristol Street.

1.3 Background and History

The existing shopping center is broken into six parcels and presently includes approximately 465,063 square feet of retail and restaurant uses surrounded by surface parking. The Bristol Center shopping area has undergone several renovations since its construction. In the early 1900s, the site was used for farming of sugar beets and lima beans. The rise of South Coast Plaza in the late 1960s paved the way for development of the South Coast Metro area. The Project site was developed into a shopping center in the 1970s and it has remained in commercial use since that time.

Figure 1-3, *Site Photographs*, illustrates the edge conditions of the shopping center from the four surrounding public streets.

1.0 | INTRODUCTION



View at Bristol Edge



View at MacArthur Edge



View at Sunflower Edge



View at Plaza Edge

Figure 1-3 Site Photographs

1.4 Relationship to Existing Plans and Policies

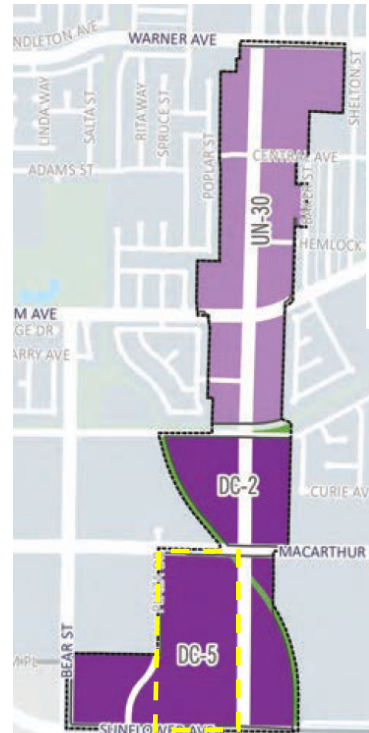
1.4.1 General Plan

The property is identified in the Santa Ana's General Plan Land Use Element as being located in District Center 5 (DC-5) within the South Bristol Street Focus Area (see inset to right). As described in the General Plan Land Use Element (page LU 60):

The South Bristol Street Focus Area represents Santa Ana's southern gateway and is a part of the successful South Coast Metro area. Between Sunflower and Alton Avenues, the District Center land use designation 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.

With the envisioned character as follows:

- 1. New development will establish vibrant public outdoor space appropriately scaled to the size and type of project.*
- 2. Building design should be dynamic and strong, creating a distinct impression.*
- 3. Office and Mixed-use spaces of similar scale to those south of Sunflower are envisioned between Sunflower and MacArthur*



General Plan Figure LU-20, South Bristol Street

The City's intent for this area is crucial to the intended character of Related Bristol, which builds off the South Bristol Street Objectives as outlined on page LU 61 of the General Plan Land Use element):

- Capitalize on the success of the South Coast Metro area
- Introduce mixed-use urban villages and encourage experiential commercial uses that are more walkable, bike friendly, and transit oriented
- Realize an intense, multistory presence along the corridor
- Provide for mixed-use opportunities while protecting adjacent, established low density neighborhoods

Within the South Bristol Street Focus Area, the Specific Plan area is designated District Center-High (DC-5). The District Center designation includes the major activity areas of the City of Santa Ana, designed to serve as anchors to the City's commercial corridors and to accommodate major development activity.

General Plan Vision. The Related Bristol development plan is consistent with, and implements, the City's vision for the District Center-High and the South Bristol Focus Area (see also Appendix B, General Plan Consistency):

- The District Center-High is a mixed-use designation identified in the General Plan as including “high density urban villages consisting of visually striking and dynamic buildings and spaces with a wide range and mix of residential, live-work, commercial, hotel, and employment-generating uses.”
- Table LU-2 of the General Plan (Buildout) identifies an assumed housing growth of 5,272 units in the District; the proposed 3,750 falls within the assumed growth.
- Table LU-8 of the General Plan identifies the DC-5 area as allowing a maximum Floor Area Ratio of 5.0, or 125 dwelling units per acre and a maximum height of 25 stories. The General Plan allows the FAR to be calculated on a gross basis for an individual development project.
- The General Plan’s District Center designation would allow up to 8,733,780 square feet of mixed uses, inclusive of residential uses, based on the maximum FAR of 5.0 over the 41.13-acre (gross) site. As proposed, the Related Bristol will result in an FAR of 2.7, well within the maximums allowed in the General Plan. No General Plan Amendment is required nor proposed.
- The General Plan envisions “urban villages”, “an intense multistory presence” and “mixed use opportunities”. The Development Plan implements this vision with a range of building heights and configurations in two mixed use Districts/Villages, with heights and intensities within the limits identified in the General Plan.
- The General Plan requires fiscal neutrality (LU 2.4). The Project results in positive fiscal impacts.
- The General Plan calls for community involvement (LU 3.2). Significant outreach has occurred as outlined in Specific Plan **Section 2.5, Community Engagement**.
- The General Plan encourages areas for community gathering and outdoor entertainment (LU 2.3). The Specific Plan includes approximately 13 acres of open space which includes public plaza areas and a central park, accessible to the public and allowing for outdoor entertainment.
- The Specific Plan area is not within an Environmental Justice area.

1.4.2 Zoning

The existing zoning for Related Bristol is a combination of Regional Commercial (CR) and General Commercial (C-2) south of Callen’s Common and General Commercial (C2) north of Callen’s Common. Both designations include a range of commercial uses as well as all of the uses allowed in the Community Commercial (C-1) zone.

The Related Bristol Specific Plan, upon adoption by the City Council, would become the zoning for the property and would define the allowable uses and development standards within its boundaries. The City’s zoning map will be amended to designate the site as “Specific Plan (SP) No. 5”.

1.5 Purpose and Intent

Specific plans are a mechanism to ensure that projects develop in an organized and a cohesive manner. Specific plans incorporate a development framework for land use, circulation, and infrastructure including drainage, sewer, and water facilities. Specific Plans also set the guidelines for implementing projects within the Specific Plan area relating to architecture, urban design and landscaping.

The Related Bristol Specific Plan focuses on the unique needs of the Specific Plan area. To that end, the Specific Plan is intended to achieve the following:

- Ensure consistency with the General Plan by carrying out its applicable goals, policies, and requirements.
- Implement the General Plan vision that the Specific Plan for the South Bristol Street Focus Area establish the building improvements, infrastructure, recreational features, and other identified facilities, services, and amenities (collectively, the Plan development features) and shall be guided by the standards and guidelines provided by this Specific Plan.
- Provide for the improvements necessitated by the development within the Specific Plan area.
- Comply with all requirements of Specific Plan law, including the provision of financing.

A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area ensuring that excellence in design is achieved during project development. The Related Bristol Specific Plan establishes the procedures and requirements to approve new development within the Specific Plan area.

1.6 Authority and Requirements

A “specific plan” is a planning and regulatory tool made available to local governments by the State of California. Specific plans implement an agency’s General Plan through the development of policies, programs, and regulations that provide an intermediate level of detail between General Plans and individual development projects. State law stipulates that specific plans can only be adopted or amended if they are consistent with an adopted General Plan.

The Related Bristol Specific Plan implements the goals and policies of the City of Santa Ana General Plan, as recently updated; serves as an extension of the General Plan; and, can be used as both a policy and a regulatory document. The purpose of this Specific Plan is to implement the vision laid out in the Project objectives by providing development standards, and design guidelines to direct future development within the Specific Plan area.

The authority to prepare and adopt a specific plan and the requirements for its contents are set forth in California Government Code Sections 65450 through 65457. Section 65451 states:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- *The distribution, location, and intent of the uses, including open space, within the area covered by the plan.*
- *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.*
- *Standards and criteria by which the development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- *A program of implementation measures including programs, public works projects, and financing measures.*

- *The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.*

The Related Bristol Specific Plan contains all components required by State law, as well as other components, design concepts, guidelines, and standards required by the City. Many issues were examined and considered during the preparation of the Specific Plan, including City General Plan goals, compatibility with surrounding development, engineering feasibility, and market acceptance.

The Specific Plan will establish the type, location, intensity, and character of development as well as identify the infrastructure needed to serve such development. The Specific Plan proposes land uses responsive to the physical constraints and environmental sensitivities of the site, coordinates land use transitions and buffers, and provides guidelines for grading, circulation, and drainage. Flexibility in specific design is intended to be left for the ultimate project designer(s) and decision-makers at the tentative map, development plan, and design review stage.

1.7 Organization

Section 1 – Introduction

This section explains the purpose of the Specific Plan; local and regional context and setting; background; authority to prepare; relationship to existing plans and policies; and organization of the Specific Plan.

Section 2 – Specific Plan Vision

This section includes the overall vision for future development within the Specific Plan area, including project objectives and design strategy, key issues and opportunities, and community engagement.

Section 3 – Development Plan

This section explains the conceptual land use plan for the Specific Plan area and defines the land use designations unique to the Specific Plan. The circulation, drainage, water and sewer and public services plans are also described at a conceptual level to guide future development and infrastructure improvements.

Section 4 – Development Regulations

This section explains the development standards for the land uses established in the Development Plan (Section 3), including the standards for allowable uses, setbacks, parking, and signage, as well as definition of the Planning Areas/Blocks.

Section 5 – Design Guidelines

This section explains design concepts and establishes design guidelines for development in the Specific Plan area and illustrates the landscape elements of the Project.

Section 6 – Administration and Implementation

This section discusses the development review procedures by the City of Santa Ana and other relevant permitting agencies applicable to the Specific Plan area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, substantial conformance findings, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.

The illustrative examples included in this Specific Plan, including graphic illustrations, renderings, and photos, are illustrative, including with respect to number of buildings, building location and orientation, and alignment of streets or drive aisles.

Unless otherwise specified, all graphic illustrations and photos shall be interpreted as one possible design and shall not be considered definitive.