

4 | DEVELOPMENT REGULATIONS



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The purpose of this section is to provide land use development standards that apply to each of the land use designations. These include standards regarding permitted uses, building height limits, parking requirements, and setbacks.

These development standards should be used in conjunction with **Chapter 5: *Design Guidelines***, which describe and illustrate building designs, concepts, and features that will promote the high-quality development that is envisioned for the Specific Plan area. Project-related Definitions are found in **Section 6, *Implementation and Administration***.

Where development standards are not described, the standards as described in the City of Santa Ana Zoning Ordinance shall apply.

4.1 General Provisions

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to utilize Specific Plans for purposes of implementing the goals and policies of the City's General Plan.

This Specific Plan establishes regulations, standards, guidelines, and processes for the proposed development, and upon adoption, shall constitute the zoning for development within the Specific Plan area.

This section has been prepared in accordance with California Government Code Section 65450, et seq. and the City of Santa Ana Zoning Ordinance (Title 25 of the Santa Ana Municipal Code). Regulations are proposed for residential, commercial, hospitality, and open space uses. Individual Blocks (development areas) are defined by land use, and lot size and have been included in accordance with the objectives of this document.

Application of these regulations is specifically intended to provide the most appropriate use of the land, create a harmonious relationship among land uses and protect the health, safety and welfare of the community.

When used in this document, the words "shall," "will," "is to," and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended; and "may" is permissive. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words "include," "includes," and "including" mean "including but not limited to." The following General Development Standards apply to all uses within the Specific Plan.

4.1.1 Boundaries

The boundaries and acreage of the individual Blocks are approximate. Precise boundaries and acreages will be established in conjunction with the subdivision map for each planning area or portions thereof within the project. Minor boundary and acreage variations shall be permitted, subject to review by the Executive Director of the Planning and Building Agency or their designee for conformance with the intent of the Specific Plan, without an amendment to this Specific Plan. **Section 6, *Administration and Implementation***, of this Specific Plan includes a listing of minor modifications and criteria for required amendments to the Specific Plan.

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4.1.2 Residential Uses

The Related Bristol project is envisioned as a mixed-use urban community with multiple blocks of residential uses throughout the plan area. This Specific Plan does not intend to limit or restrict the residential building types or architectural style. Residential uses may be single-use buildings within a block or in a mixed-use building with ground floor retail uses as defined by **Figure 3-1**, *Land Use Blocks* or **Figure 3-3**, *Conceptual Site Plan*. Building types may include, but are not limited to, the following:

- Tower on podium, which is multi-level tower of steel or concrete organized around or above a central core or series of cores.
- Podium Structure, which is a multi-level wood or metal structure situated on top of a concrete or steel podium base.
- Wrap Structure, which is a multi-level building surrounding an internal parking structure
- Live-Work, is an integrated residence and work space occupied by a single household. This is a relatively low density building type which is permitted but not anticipated within the Specific Plan area.
- Townhomes, which are individual attached units arranged side-by-side.
- Stacked dwellings, which are units within a single structure that are stacked one above the other.
- Mixed use frontages. A variety of mixed use frontages may be used, including forecourt, storefront, gallery, and arcade types of architectural treatments (see **Section 6**, *Design Guidelines*, for a description of these frontage types). The architectural treatment for the pedestrian/street level in all cases shall be designed to create a pedestrian scaled experience.

4.1.3 Senior Housing

Senior and age-qualified projects (including “continuum of care” communities that include a full range of independent living through skilled nursing) are specifically allowed within the Specific Plan. Such projects may include additional or different recreation facilities from that shown in the Specific Plan in keeping with the project’s demographics; such changes shall be delineated in a Development Plan submittal. Senior/Age Qualified uses may include the following:

- **Independent Living Units.** A project designed for the senior resident who needs specialized services and amenities to accommodate their special needs and prolong their ability to live independently. Such services may include meal preparation, common dining facilities, emergency call monitoring, housekeeping services, shuttle services, and delivery of groceries and pharmaceuticals. The project includes specially designed units and grounds to accommodate reduced mobility, sight, and hearing problems. Services to support the care of an ailing spouse such as adult day care services, limited nursing services may also be provided. Unit types may range from single-family attached/condominiums to multiple-family clustered buildings and would typically include full kitchens.
- **Congregate Housing Community (including Assisted Living and/or Skilled Nursing).** A project in this category is designed for the senior resident who needs significant care and services including nursing care and medical services, inclusive of memory care facilities. Unit types may include smaller apartments with small kitchenettes, but also common dining facilities and community activity centers. Specific services may include security, activity centers, housekeeping, emergency monitoring and transportation.

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4.1.4 Outdoor Dining

Outdoor dining is contemplated throughout the Specific Plan area, either through the use of outdoor kiosks that may provide limited food/coffee service or associated with restaurant/food service uses. For this Specific Plan, parking for all commercial uses, including food service, are parked at the rates identified in **Table 4-4** of this section. Outdoor seating is not considered restaurant floor area and is thus exempt from additional parking. Because all food uses would be subject to the DPR process outlined in **Section 6** of this document and such approval would include the location and siting of any proposed outdoor dining, the provisions of the Outdoor Dining Ordinance shall not apply. Although not contemplated, any outdoor dining in the public right-of-way would be subject to Article VI of Chapter 33 of the SAMC.

4.1.5 Height

Rooflines must be appropriate to the architectural style. Architectural features such as, but not limited to, weathervanes, stair towers, elevator towers, mechanical equipment screening/parapets, clock towers, trellises, canopies, decorative lights, and other non-habitable architectural features etc. appropriate to the architectural style of the structure may extend in height above the stated Building Height of the Primary Structure, subject to Development Project Review (DPR) review. Parapets and visible roof elements (e.g. mansard-style) shall not exceed the equivalent of an additional story.

The Project site is within the SNA FAR Part 77 Notification Imaginary Surface area, which requires notification to FAA for any project that would exceed a 100:1 slope of an imaginary surface extending outward for 20,000 feet from the nearest runway at SNA or would be more than 200 feet in height above the ground level. The proposed building uses would be a maximum of 25 stories high; the tallest point on the buildings would be 285-feet above the existing ground level. Because the proposed Project is subject to the City's development review and permitting process, it would comply with the FAA's notification requirement and is consistent with Policy S-4.1 and S-4.2.

4.1.6 Performance Standards

A. Security

Residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses and are directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan and the separations shall be permanently maintained.

B. Noise

Residential portions of the project shall comply with the City's Noise Ordinance, which may include design to limit the interior noise caused by the commercial and parking portions of the project or arterial roadway adjacency, to a maximum of forty-five (45) db in any habitable room with windows closed, to meet City noise standards. Proper design may include, but shall not be limited to, building orientation, sound-rated windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.

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C. Maintenance

All properties within the Specific Plan area shall be kept and maintained in a clean, neat, orderly, operable and usable condition. This requirement applies to buildings, paving, fences, walls, landscaping, water, earth and any other structure or feature on the site.

D. Refuse Collection

- Bins for recycling and any other refuse mandated by the State of California shall be provided for all uses in trash enclosures.
- Outdoor refuse collection areas shall be visually screened from adjacent streets, roadways, plazas, freeways and adjacent property through use of an opaque screen (wall or fence).
- Where feasible, areas to handle refuse shall be integrated into parking structures. Such areas shall be enclosed with a durable material, with doors. As appropriate, chutes shall be provided to allow refuse from upper floors to be collected.
- Restaurants shall recycle organics in accordance with State law and City Ordinance.

4.2 Permitted Uses by District

This section identifies the permitted, conditional, temporary uses within the Specific Plan area. The Conceptual Land Use Plan identified in **Figure 3-2, Conceptual Land Use** provides a visual representation of the desired location of various potential uses for evaluation by the City during review of development proposals. Permitted uses are those uses set forth in **Table 4-1**. Accessory Uses as defined herein are also permitted. Land uses that are not listed in the table herein are not allowed, except as otherwise provided by **Table 4-1** herein. Interface between retail and residential uses will incorporate design features as outlined in the Design Guidelines to limit nuisances such as odors and noise generated by retail uses.

Uses identified by a “P” are permitted by right, those identified by a “CUP” are subject to a conditional use permit, and those identified by “LUC” are subject to a Land Use Certificate. Uses identified by an “X” are not permitted. Any use not included shall be considered prohibited unless deemed to be similar to an allowable use as interpreted by the Executive Director of the Planning and Building Agency or his/her designee.

New construction projects require the approval of a Development Project Review (DPR), except for interior tenant improvements associated with existing buildings which remain as interim uses during the phased buildout. Site Development Plans shall be processed in accordance with the **Section 6.2.3, Subsequent Approvals** herein.

TABLE 4-1
PERMITTED USES

USE TYPE	MU/RES NORTH	MU/MILLAGE CORE	NOTES
Residential			
Multifamily apartments, Condominiums, Townhouses, Lofts, Tower, Podium	P	P	Includes associated leasing offices and recreational/fitness facilities, and clubhouses and recreation buildings. Wood burning

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TABLE 4-1
PERMITTED USES

USE TYPE	MU/RES NORTH	MU/VILLAGE CORE	NOTES
			fireplaces are not permitted in residential uses. Fire pits may be permitted in common areas.
			Rooftop amenities are permitted. ¹
Home Occupations	P	P	Per SAMC
Live-Work units	P	P	
Senior Housing	P	P	Independent Living
Care Uses			
Adult Day Care	CUP	P	
Congregate Care	P	P	
Convalescent Facility	P	P	Including skilled nursing
Continuum of Care	P	P	Including senior living (inclusive of independent living, assisted living, memory care)
Day Care/Child Care	P	P	Per SAMC
Commercial Uses			
Drive through lanes not associated with restaurants, cafes and eating establishments	CUP	CUP	
Commercial/retail	P	P	Including but not limited to indoor and outdoor sales, department stores, service commercial such as appliance stores, bakeries, bookstores, food/grocery stores (retail market), pet stores etc.
Commercial Recreation	CUP	P	
Hospitality	P	P	Including executive suites, guest suites, long-term/extended stay, with commercial, day spa, and food/ alcohol service incidental to the hotel use. Rooftop amenities, including dining, are permitted. ²
Office uses. Professional, administrative, and business offices providing personal and professional services	P	P	Including architects/ engineers, and similar uses.

¹ Where a rooftop amenity requires a restroom to be provided, the restroom may exceed the maximum height.

² Where a rooftop amenity requires a restroom to be provided, the restroom may exceed the maximum height.

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TABLE 4-1
PERMITTED USES

USE TYPE	MU/RES NORTH	MU/VILLAGE CORE	NOTES
Medical office	P	P	Including surgical centers, urgent care, dentists, optometrists and similar
Service Uses			
Alcohol sales for on-site or off-site consumption			
Associated with food service/restaurant	LUC	LUC	
Off-site or Bar	CUP	CUP	
Service-oriented office uses including insurance, real estate, travel, finance (including ATMs), creative office co-working (WeWork, Common Desk), and similar uses.	P	P	
Eating and Drinking Establishments	P	P	Restaurants, cafes take-out permitted. Outdoor seating and dining associated with a restaurant or cafe is permitted.
Fast Food/Quick Serve	P	P	No Extended hours, no drive-thru
Extended Hours for Food Uses	CUP	CUP	Per SAMC
Gymnasiums and Fitness Clubs	P	P	
Massage Establishments (Day Spa)	CUP	CUP	Massage Establishment Permit required. May be accessory to a hotel use. Adult businesses are not permitted.
Personal Services	P	P	Including dry cleaners, salons, small appliance repair, locksmiths, nail salons/ beauty shops, tailor, travel agencies,
Postal Services	CUP	CUP	
Printing/Reprographics	P	P	
Transportation & Infrastructure			
Major wireless communication facilities	CUP	CUP	Per SAMC
Utilities	P	P	Public or private
Water Quality Features	P	P	
Other			
Parking Structures	P	P	Above or below-ground
Pushcarts	LUC	LUC	per SAMC Chapter 26
Outdoor Retail Kiosks/Carts	P	P	See Design Guidelines
Food Vending vehicles/Food Trucks	LUC	LUC	per SAMC Article XIV
Museums and Science Centers;	X	CUP	
Performing or Cultural Arts	X	CUP	
Club/Live entertainment venues (music venue, comedy club, nightclub, etc.)	CUP	P	

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TABLE 4-1
PERMITTED USES

USE TYPE	MU/RES NORTH	MU/VILLAGE CORE	NOTES
Community Assembly uses	CUP	CUP	Includes places of worship, auditoriums, lodges, and similar uses
Public Utilities/Facilities	P	P	Including electric distribution substations, public and private infrastructure
Municipal uses	P	P	Including library, government offices, police substations
Schools, public and private	CUP	CUP	Preschool only
Teleworking	P	P	"work from home"
Theaters and Cinemas	X	P	Including ancillary food and alcohol sales (alcohol sales are subject to the SAMC Section 41-196);
Temporary outdoor activities and structures	LUC	LUC	Including entertainment per SAMC 41-195

Any land use proposal not specifically covered by the provisions contained herein or any ambiguity concerning the content or application of the Specific Plan shall be subject to determination by the Executive Director of the Planning and Building Agency.

4.3 Development Standards

The development standards in **Table 4-2 and 4-3**, *Development Standards*, apply to all uses, including parking structures (as applicable), within the Specific Plan area. Landscaped areas will be addressed on a project-by-project basis and conform to the standards outlined in the table.

- Where indicated, setbacks are measured to face of curb and averaged across each phase of development.
- Where development standards are not described, the standards in the SAMC shall apply.
- Standards are minimums unless otherwise indicated.
- Setbacks from private roadways are based on pedestrian zones as shown in Figures 4-1 through 4-7.

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TABLE 4-2
DEVELOPMENT STANDARDS – MIXED USE-VILLAGE CORE

Item	Standard
Floor Area Ratio (max) ³	5.0
Density, Gross (maximum) ⁴	92 du/ac
Lot Width/Depth (minimum)	none
Arterial Street Building Setback (Bristol Street) (Average, to face of curb)	20 ft.
Arterial Street Building Setback (Sunflower Ave) (Average to face of curb)	15 ft
Local Street Building Setback (Callen’s Common, to face of curb)	12 ft
Local Street Building Setback (South Plaza Drive) (Average to face of curb)	15 ft.
Subterranean Parking Structure Setback (from public street right-of-way)	0 ft.
Distance Between Buildings	Building separation as required by building code
Building Height (Stories – max) ⁵	
Mixed Use Structure	25 stories
Residential Structure	25 stories
Senior/Assisted Living	25 stories
Hotel or Office	25 stories
Retail/Commercial (Freestanding/not part of a mixed-use building)	3 stories
Residential Open Space /Amenity Space	200 sf/unit ⁶
Overall Project Area Landscape Area	15% of each District

³ FAR is measured based on gross site area for the Specific Plan as a whole. FAR calculations do not include parking structure square footage.

⁴ Gross density is measured/averaged across the Specific Plan area as a whole and not by district or parcel.

⁵ The Project site is within the SNA FAR Part 77 Notification Imaginary Surface area, which requires notification to FAA for any project that would exceed a 100:1 slope of an imaginary surface extending outward for 20,000 feet from the nearest runway at SNA or would be more than 200 feet in height above the ground level. The proposed building uses would be a maximum of 25 stories high; the tallest point on the buildings would be 285-feet above the existing ground level. Because the proposed Project is subject to the City’s development review and permitting process, it would comply with the FAA’s notification requirement and is consistent with Policy S-4.1 and S-4.2.

⁶ Private and Common Open Space amounts may vary, however a total of 200 square feet of combined private/common open space per unit shall be provided, measured across the overall Specific Plan area. This private and common open Space may be a combination of passive and active open space. Common open space may include backbone parks, parkways, programmable roads, greenways, courtyards, pool/spa decks, roof decks, dog parks, fitness rooms, business centers, parkways, landscaped yards. Private open space of a minimum of 50 sf, which may include patios or balconies of any orientation.

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TABLE 4-3
DEVELOPMENT STANDARDS –MIXED USE-RESIDENTIAL NORTH

Item	Standard
Floor Area Ratio (max) ⁷	5.0
Density, Gross (maximum) ⁸	92 du/ac
Lot Width/Depth (minimum)	none
Arterial Street Building Setback (Bristol Street) (Average to face of curb)	20 ft.
Arterial Street Building Setback (MacArthur) (Average to face of curb)	15 ft
Local Street Building Setback (Callen's Common, to face of curb)	12 ft
Local Street Building Setback (South Plaza Drive) (Average to face of curb)	15 ft.
Subterranean Parking Structure Setback (from public street right-of-way)	0 ft.
Distance Between Buildings	Building separation as required by building code
Building Height (Stories – max) (see footnote 5, previous page)	
Mixed Use Structure	25 stories
Residential Structure (see block diagram below)	
Blocks 1 and 8	8 stories
Blocks 2, 3, 6, and 7-10	25 stories
Block 4 (Recreation Building)	2 stories
Hotel or Office	25 stories
Retail/Commercial	3 stories
Residential Open Space /Amenity Space	200 sf/unit ⁹
Overall Project Area Landscape Area	15% of each District



⁷ FAR is measured based on gross site area. FAR calculations do not include parking structure square footage.

⁸ Gross density is measured/averaged across the Specific Plan area as a whole and not by district or parcel.

⁹ Private and Common Open Space amounts for individual implementing residential projects may vary, however a total of 200 square feet of combined private/common open space per unit shall be provided, measured across the overall Specific Plan area. This open space may be a combination of passive and active open space. Common open space may include backbone parks, parkways (with sidewalk), greenways, courtyards, pool/spa decks, roof decks, dog parks, fitness rooms, business centers, parkways, landscaped yards. Private open space may include patios or balconies of any orientation, with a minimum of 50 sf.

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- A. **Modifications.** Development standards related to setbacks and height may be modified by up to 20% in connection with Development Project Review (DPR) for architectural elements that are in substantial conformance with the intent and goals of the Specific Plan. Development Project Review (DPR) approval is director-level approval (see **Table 6-1** for review/approval authority).
- B. **Interior Setbacks.** There are no minimum setbacks for buildings adjacent to interior private drives. Building placement shall be governed by the following:
 - a) Building code;
 - b) Fire code; and
 - c) A variable width building zone set behind a Pedestrian Zone of 7 feet minimum, ranging from 7 feet to over 20 feet in width. The Pedestrian Zone consists of a pedestrian walkway/sidewalk, greenway, or plaza space and a curb-adjacent planting zone for trees, shrubs, or planters. Outdoor dining spaces may encroach into any Pedestrian Zone. Where multiple land uses are present in one parcel, the larger Pedestrian Zone dimension would apply. See **Figures 4-1 through 4-7, Interior Roadway Pedestrian Zones**¹⁰.
- C. **Existing buildings may encroach into the setbacks.** If the non-conforming uses are demolished and re-built the new building or structure shall comply with the setbacks provided herein.
- D. **Encroachments.** Architectural elements such as columns, eaves, overhangs, canopies, balconies, utilities/meters, and stairways/stoops may encroach into required setbacks subject to Development Project Review (DPR). Such encroachments may not interfere with required fire access.

No encroachments into a public right-of-way are permitted without the approval of the Public Works Agency.

Encroachments into pedestrian zones for outdoor dining are permitted subject to Development Project (DP) application review.

¹⁰ Note that the sections shown on the following pages are focused on the pedestrian zone for internal private roadways. Full landscape sections for these images may be found in the Design Guidelines section of this Specific Plan.

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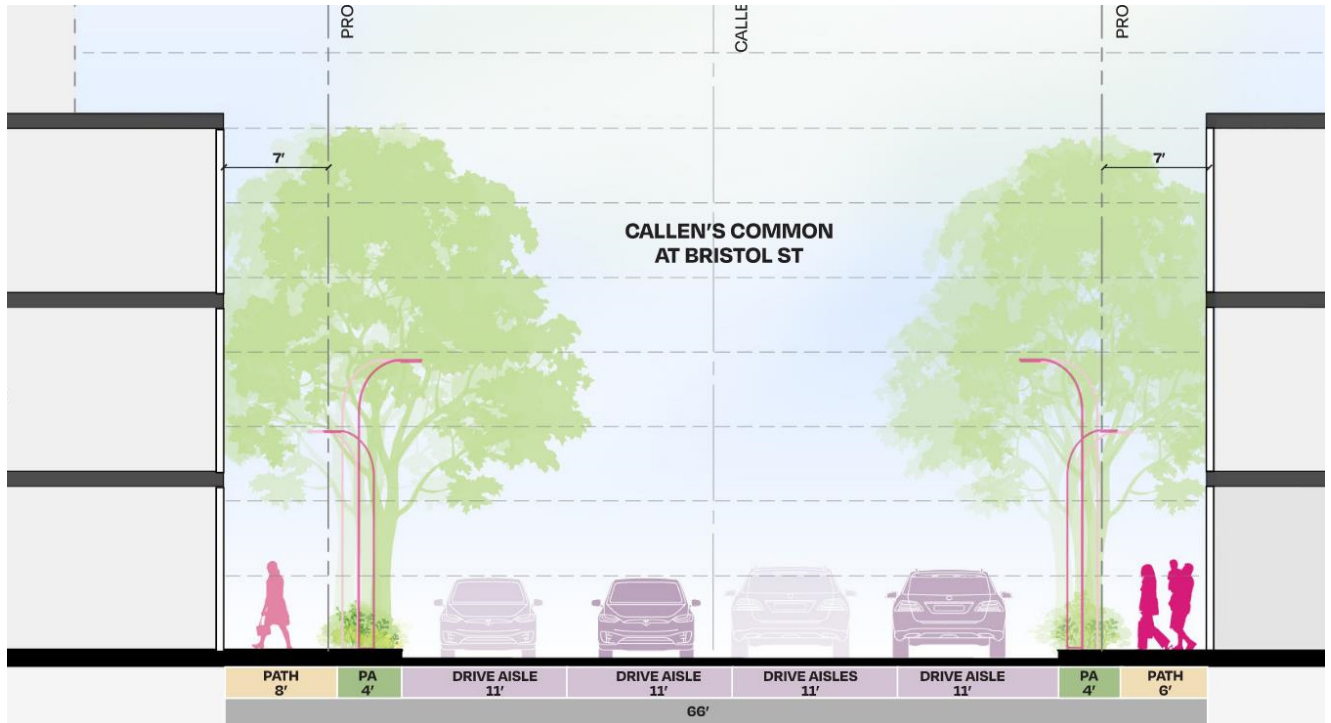


Figure 4-1 Callen's Common Pedestrian Zones at Bristol



Figure 4-2 Callen's Common Pedestrian Zones

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Figure 4-3 Residential Roadway Pedestrian Zone



Figure 4-4 South Plaza Drive Pedestrian Zone

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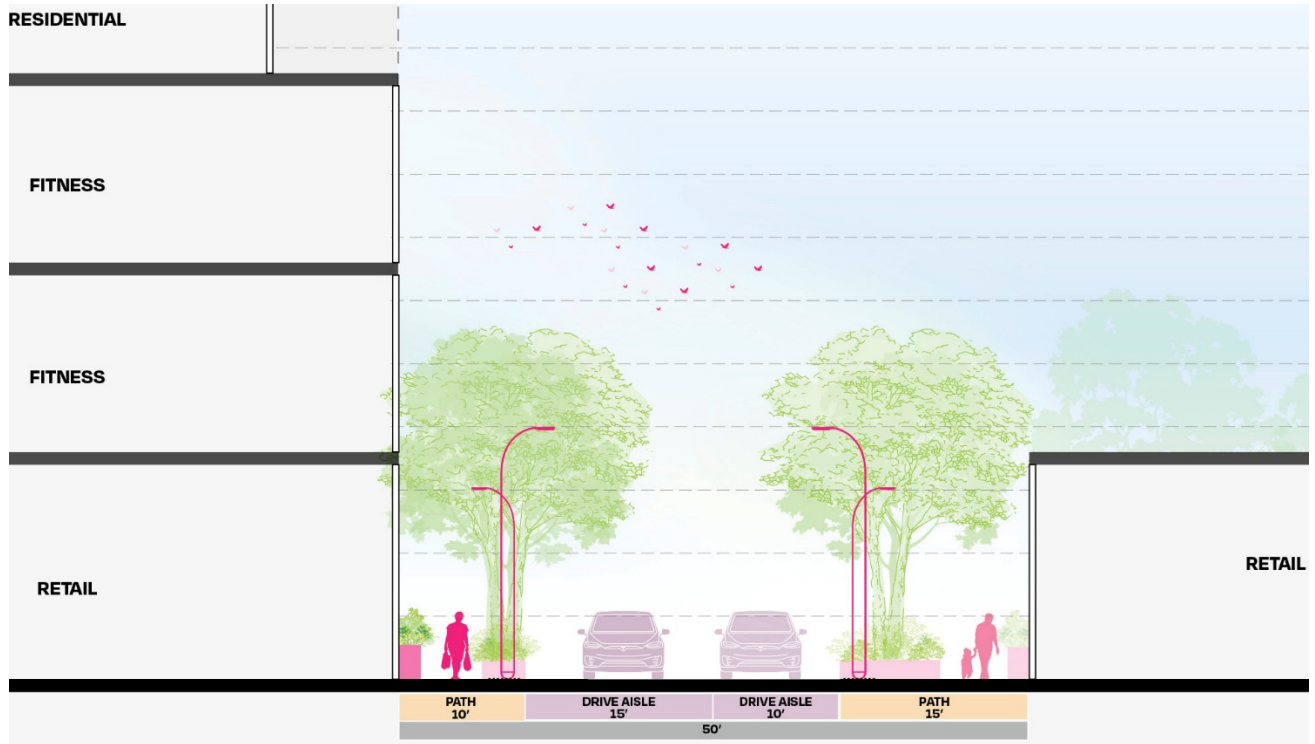


Figure 4-5 Retail Loop Pedestrian Zone



Figure 4-6 Greenlink Pedestrian Zone

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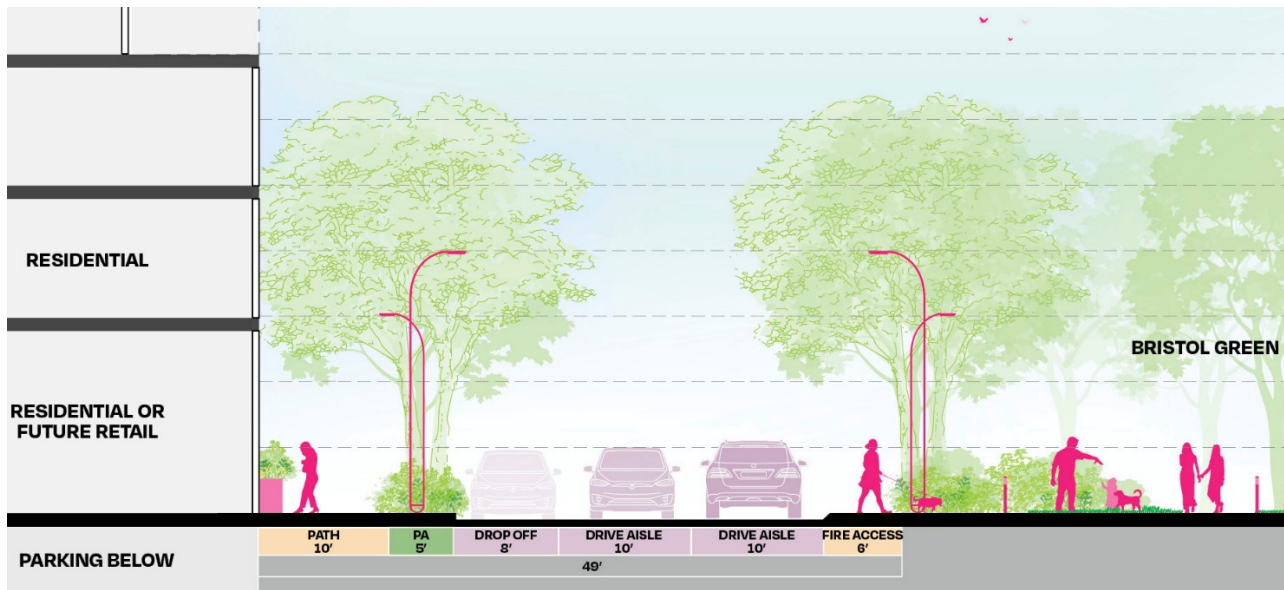


Figure 4-7 Bristol Green Loop Pedestrian Zones

4.4 Parking

Parking in the Specific Plan area is largely accomplished through structured parking garages, located strategically and thus the parking requirements for the project use shared/joint/reciprocal concepts. Parking standards for uses within the Specific Plan area are shown in **Table 4-4 Parking Standards**. These standards reflect the unique characteristics of the proposed mixed-use environment in the Specific Plan area, which result in opportunities for shared parking.

TABLE 4-4
PARKING STANDARDS

Use	Ratio (min)
Commercial, inclusive of food service ¹¹	4 spaces/1,000 sf
Senior Care/Assisted Living	0.6 spaces/unit
Residential, inclusive of Guest	1.3 spaces/unit
Hotel, inclusive of ancillary retail, food service, and conference	0.6 space/key
Office	3 spaces/1,000 sf

In addition to the ratios shown above, the following criteria are required (see Appendix C of this Specific Plan for the adopted parking study and preliminary parking management plan for the Specific Plan area):

¹¹ Per section 4.1.4 of this document, outdoor seating is not considered restaurant floor area and is thus exempt from additional parking.

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- A. Shared, joint, or reciprocal parking is permitted with execution of a reciprocal parking agreement, however required residential tenant subterranean parking shall be provided on the lot for which it is intended but may extend to the adjacent private roadway. Residential visitor parking may be shared or on lots other than the residential development.
- B. Parking may include fee-based parking, valet assisted parking, and parking validations to encourage retail/restaurant use. Unbundling of parking is allowed and assumed in this Specific Plan; Section 41.1308 of the SAMC shall not apply.
- C. For mixed-use development, which includes residential and non-residential uses, a parking management plan shall be required. The contents of the parking management plan shall be determined in collaboration with the Community Development Department. This Parking Management Plan shall include provisions for periodic review of parking supply and shall include provisions for use of alternate technologies and management strategies if parking demand begins to near or exceed supply.
- D. In the event that parking characteristics evolve due to new technologies or changes in parking demand, modified parking standards may be proposed based upon a parking demand analysis and/or actual field studies/parking surveys of similar facilities, to be reviewed and approved by the City's Executive Director of Planning and Building as part of Development Project Review (DPR) review. See the parking study and preliminary parking management plan in Appendix C of this document.
- E. New technologies such as parking lifts or automated parking are permitted, subject to review as part of Development Project Review (DPR) and shall not require an amendment to the Specific Plan.
- F. In a mixed-use building where ancillary service or small-scale food service commercial uses are a small component of the project (less than or equal to 2,000 square feet), the commercial component does not require parking. Commercial uses in excess of 2,000 square feet shall be parked per the ratios in **Table 4-4, *Parking Standards***.
- G. Because of ongoing changes to the code and technologies, Electric Vehicle (EV) charging stations shall be governed by Title 24 requirements at the time of permit issuance rather than a specified standard in this Specific Plan.
- H. Accessible parking and loading requirements shall be governed by SAMC Section 41-1306 or State law. The required amount of accessible parking must be maintained during construction activities which displace existing spaces.
- I. Motorcycle parking to be provided per the requirements of Section 41 of the SAMC.
- J. Bicycle shall be provided based on use type and shall be located on the primary frontage of each building or in common open spaces. Bike lockers, where provided, may also be located within parking structures.
 - a. Residential Uses: a minimum of four bicycle spaces per multifamily residential buildings
 - b. Retail/Commercial: bicycle spaces at a rate of 5% of the required parking

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- K. Tandem parking, defined as two parking spaces arranged one behind the other, is permitted for all uses where the parking is provided, subject to a parking management plan or valet parking program.
- L. Parking stall dimensions and operations/maintenance shall be as provided in the SAMC except as provided below.
 - Standard Stalls: 8.5' x 18'
 - Compact Stalls: 7.5' x 15' (up to 20% of total stalls)
 - Aisles to and from parking stalls shall not be less than:
 - Thirteen (13) feet wide for one-way aisles with 30-degree parking.
 - Fifteen (15) feet wide for one-way aisles with 45-degree parking.
 - Eighteen (18) feet wide for one-way aisles with 60-degree parking.
 - Twenty-three (23) feet wide for 90-degree parking.
 - Section 41.1304 (b) shall not apply to this mixed-use Specific Plan area.

4.5 Loading

Loading zones may be provided on-street or within buildings/parking structures. Loading areas shall be provided as follows, which replaces Section 41.1305 of the SAMC:

- On-street loading zones shall be a minimum of 8 feet in width;
- Every building involving the receipt or distribution by vehicle of materials or merchandise incidental to carrying on such activity shall be provided with at least one (1) space for standing, loading and unloading of vehicles to avoid undue interference with the public use of on-site travel aisles, streets, private roadways, and alleys. Such on-street loading zones may be shared between buildings but shall be placed in such a way as to allow reasonable access to each building served;
- A fourteen-foot minimum height clearance shall be maintained. Loading zones shall not interfere with or be used for off-street parking purposes. Loading zones shall be clearly designated and labeled;
- Loading zones for commercial uses may not be located adjacent to property used solely for residential purposes but may be located adjacent to property used for mixed commercial/residential uses. Loading areas for residential move-in may be placed within parking structures or on-street provided they are located in proximity to elevators; and
- Where feasible, on-street loading should be minimized during business hours (11 am – 5 pm) on Bristol Paseo, or adjacent to Bristol Central Park, Bristol Plaza, or Bristol Green.

4.6 Subdivision Code Deviations

The following are deviations from the SAMC related to Subdivisions. A subdivision map submitted pursuant to this Specific Plan shall comply with the SAMC subdivision standards except for the following permitted deviations:

- Deviation from City standard 1103A Typical Section Divided Arterial Streets W2 dimension from 10' to 8'. It should be noted the existing W2 dimension is 8', and proposed sidewalk will be

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behind ROW with a sidewalk easement. This request applies to MacArthur, Bristol and Sunflower.

- Deviation from City standard 1102 Typical Section Local Streets W2 dimension from 10' to 8'. It should be noted the existing W2 dimension is 8', and proposed sidewalk will straddle ROW with a partial sidewalk easement. This request applies to South Plaza Drive.
- Deviation from City Standard 1102A Private Streets, to reflect 20' minimum street width (without parking) instead of 28' per city standard.
- If the above deviations are approved as part of this Specific Plan, no separate deviation request is required for subdivision maps associated with the Related Bristol Specific Plan. Note that this section does not limit an applicant's ability to request other deviations as part of a submittal.

4.7 Landscape and Open Space

All yards or other areas not used for buildings, parking, or storage shall be landscaped. As development projects are implemented, landscape plans shall be approved consistent with the requirements below.

- A. The landscaped buffer shall have an average of one 36-inch box (min) canopy tree per 25 lineal feet. The minimum caliper size for all trees shall be 3 inches, measured at DBH (diameter at breast height, approximately 4.3 feet above the ground). Decorative tree grates may be provided.
- B. The trees can be placed in groups in order to achieve a particular design. Six (6) five-gallon size shrubs per 25 lineal feet shall be provided, either clustered or linear. As an alternative, the use of three (3) five-gallon size shrubs and ten (10) one-gallon size shrubs is acceptable provided the plant material adds color and variety to the design.
- C. Trees generally regarded as having invasive or surface roots shall be installed in root control planters as specified in the City of Santa Ana Tree Planting Standard No. 1124.
- D. The minimum palm tree size shall be 15-foot brown trunk height in all areas.
- E. All trees shall be planted and staked according to the Best Management Practices for that particular type of tree. This may include single-stake and tie, double-staking, cable anchors, cross bar, and multiple stake methods.
- F. Landscape planters in surface parking lots shall be planted in accordance with the standards contained in the SAMC.

4.8 Signage

Design Guidelines related to signage are outlined in **Section 5.10** of this document. Exterior signs, including monument signs, commercial signage, and residential signs, as well as those for common areas such as parks, plazas, and wayfinding, shall comply with the provisions of a detailed Master Sign Program. The Master Sign Program shall be developed at the time of the DPR for the first implementing project for each phase of development as defined by the Conceptual Phasing Plan outlined in Section 6.2.10.

Signage standards related to size, location, setback, and placement on buildings shall be included in the Master Sign Program submittal for each phase. If City Sign Ordinance standards are utilized, the

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Master Sign Program shall indicate where that applies. Section 6.2.3 B outlines the approval process for the Master Sign Program(s).

4.9 Public Open Space

The public's access to the Specific Plan's publicly accessible open space shall be reserved through a written agreement with the City. Any such publicly accessible open spaces shall count toward any required park and recreation fees or other obligations (including those specified in Chapter 35, Article IV of the Santa Ana Municipal Code).