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6.0 ADMINISTRATION AND IMPLEMENTATION

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

6.1 Administration

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of a City's General Plan. As with general plans, the Planning Commission must hold a public hearing to consider and provide a recommendation on the Specific Plan to the City Council, which is the ultimate approval body.

6.1.1 Responsibility

The City of Santa Ana Planning and Building Agency, its Executive Director, or their designee shall be responsible for administering the Related Bristol Specific Plan in accordance with the provisions of this Specific Plan document, all governing and applicable State and federal laws, the City of Santa Ana's General Plan, and the City of Santa Ana's Municipal Code.

The Related Bristol Specific Plan serves as the implementation tool for the zoning for the Specific Plan area. The Specific Plan addresses permitted uses, development standards, and community design guidelines. The City shall enforce the provisions of the Specific Plan in the same manner that the City enforces the provisions of the General Plan, Municipal Code and Zoning Code.

6.1.2 Applicability

All development within the Related Bristol Specific Plan area shall comply with the requirements and standards set forth in this Specific Plan document. If conflicts exist between the standards contained in this Specific Plan and the Zoning Ordinance or Municipal Code, the regulations and standards in the Specific Plan shall take precedence.

Any area of site development, administration, review procedures, landscaping requirements, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the City of Santa Ana Zoning Code or Municipal Code, using the context and objectives of the Specific Plan as a guide.

The name "Related Bristol Specific Plan" or "Related Bristol" refers to this Specific Plan document and its supporting information. The final marketing name of the Project may differ and will be determined by the Project's Master Developer or an implementing builder.

6.1.3 Enforcement and Interpretation

The City shall enforce the provisions of the Specific Plan in the same manner that it enforces the provisions of the General Plan and Zoning Code.

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Whenever any act is prohibited or is made or declared to be unlawful in this Specific Plan or the doing of any acts required, or the failure to do any act is determined to be unlawful, the City of Santa Ana retains its authority under the Municipal Code to enforce such violation or offense.

Whenever the provisions contained in the Specific Plan conflict with the Municipal or Zoning Codes, the provisions of the Specific Plan shall take precedence. Any ambiguity concerning the content or application of the Related Bristol Specific Plan shall be resolved by the City's Executive Director of Planning and Building, or their designees. Such interpretations shall take into account the stated goals and intent of the Specific Plan.

6.1.4 Severability

If any section, subsection sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

6.1.5 Definitions

The following definitions shall apply to uses within the Specific Plan area. Where definitions between the Specific Plan and the SAMC conflict, the following definitions shall apply:

- A. **Airspace Lots.** Airspace Lots consist of the space bounded by and contained within the boundaries described for such Airspace Lot on an Airspace Map. Each Airspace Lot includes both the building structures situated within the airspace and the airspace encompassed. Each Airspace Lot shall be a "separate interest" pursuant to California Civil Code section 1351(l).
- B. **BMPs (or Best Management Practices).** Structural or engineered devices and systems used to treat stormwater runoff before it is discharged into a drainage system.
- C. **Commercial Recreation.** Uses of a commercial nature combined with a recreational use, including but not limited to, bowling alleys, indoor skydiving, experiential learning and activity centers, discovery centers, laser tag facilities, roller skating, sports-related activities (golf, skiing, baseball, etc.), aquariums, electronic gaming ("e-sports"), gymnastics facilities (including trampolines), amusement parks/rides and similar uses. This use does not include adult businesses.
- D. **Continuum of Care.** Any facility, place, or building that is maintained and operated to provide for a range of senior care, including independent living, assisted living, congregate care, and convalescent/skilled nursing care. Where/when provided, the development standards required by the California Department of Social Services, Community Care Licensing Division (2013), will apply.
- E. **Day Spa.** A day spa is a business that provides a variety of services for the purpose of improving health, beauty, and relaxation through personal care treatments such as massages and facials. The business may be an accessory use to a hotel use. Adult massage uses are specifically not permitted in this Specific Plan.
- F. **Floor Area.** The total floor area included within the outer walls of a building. Parking structures, patios, terraces, decks, outdoor dining areas, balconies, exterior amenity spaces, and other

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exterior areas shall not be included in floor area to be used in the calculation of Floor Area Ratio (FAR).

- G. **Green Link.** A publicly accessible pedestrian path or paseo which connects various destinations and may include landscaping, social spaces, outdoor dining, and seating.
- H. **Mixed-Use.** A complementary mixture of land uses including, commercial, retail, office and residential uses that are part of an integrated single development, either by parcel or within a district. Land uses may be arranged vertically in one or multiple story buildings or horizontally within separate buildings on a lot, site or parcel. A mixed-use building is a structure containing residential and non-residential uses, or which contains two types of non-residential uses.
- I. **Open Space.** Open Space may be a combination of passive and active open space and is comprised of common open space and private open space.
 - Common open space may include publicly accessible featured “backbone” open space areas as outlined in **Figure 3-4, Conceptual Open Space** which include backbone parks, parkways (inclusive of sidewalks), dog parks, greenways, and programmable roads. “Programmable” roadways, including the retail loop road and Bristol Paseo may also be included in the featured backbone open space as they may be closed periodically for publicly accessible events such as farmer’s markets, holiday festivals, etc. “Private” common open space areas are those associated with a specific implementing project and available to only the residents of that project. These private areas/amenities and may include courtyards, pool/spa decks, roof decks, project-specific dog parks, fitness rooms, business centers, private amenity building(s), landscaped yards.
 - Private open space means area associated with an individual residential unit and may include patios or balconies of any orientation, with a minimum of 50 sf.
- J. **Outdoor Dining.** An ancillary outdoor area uses on private property where tables and chairs are provided for patrons to consume food and/or beverages provided by an adjacent eating establishment.
- K. **Pedestrian Zone.** An area comprised of a pedestrian walkway and planting area with continuous or intermittent trees, shrubs, or planters adjacent to a development parcel.
- L. **Retail Kiosk.** Small freestanding retail uses located within common open space areas such as plazas and may include retail sales of jewelry, coffee, artists (e.g. caricatures), food, and other items. Kiosks may take the form of carts or tented structures and are generally under 10’ x 10’ in size. See guidelines in **Section 5, Design Guidelines**.
- M. **Related Bristol Specific Plan.** The name “Related Bristol Specific Plan” refers to this Specific Plan document and its supporting information. The final marketing name of the Project may differ and will be determined by the Project’s Master Developer.
- N. **Tandem Parking.** Defined as two parking spaces arranged one behind the other.

6.1.6 Nonconforming Buildings, Lots, and Uses

A nonconforming building, structure or use shall comply with all of Article VI, *Nonconforming Buildings and Uses*, of the SAMC, as modified below:

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- A. A building or structure that does not conform to the architectural style or story height requirements at the time of the adoption of this Specific Plan shall not cause the structure to be non-conforming. Existing surface parking lots shall not require modification to meet new landscape requirements.
- B. Sections 41-681.2 of the SAMC shall not apply to this Specific Plan.
- C. Rehabilitation, enlargement or exterior structural alterations of any nonconforming structure or structure occupied by a nonconforming use may be rehabilitated as follows:
 - a. Rehabilitation limited to structural or non-structural alterations without any building expansion is permitted if:
 - i. All signage on the structure and the site on which it is located shall be brought into conformity with the signage requirements of this Specific Plan and its Sign Program.
 - ii. All outdoor storage shall be screened by a solid screen wall not to exceed 8 feet in height. Outdoor storage shall not exceed the height of the screen wall.
 - iii. Architectural massing, features and detailing shall be modified to bring the structure into closer compliance with the architectural standards of this Specific Plan, as deemed appropriate by the Executive Director of the Planning and Building Agency, or their designee.
 - b. Rehabilitation may include expansion when the total floor area of all expansions occurring in any five-year period does not exceed ten (10) percent of the floor area as it existed at the beginning of the five years, provided that the following conditions are met:
 - i. All signage on the structure and the site on which it is located shall be brought into conformity with the requirements of this Specific Plan and its Sign Program.
 - ii. There shall be no loading or unloading of vehicles between the hours of 10 pm and 7 am.
 - iii. All outdoor storage shall be screened by a solid screen wall not to exceed 8 feet in height. Outdoor storage shall not exceed the height of the screen wall.
 - iv. There shall be no enlargement which would intrude into any required yard.
 - v. There shall be no enlargement which would result in a new nonconformity with the requirements of this Chapter.
- D. Existing buildings and/or parking structures may encroach into the setbacks established in this Specific Plan. If the non-conforming uses are demolished and re-built the new building or structure shall comply with the setbacks provided herein and the architectural guidelines in **Section 6, Design Guidelines**.
- E. Existing parcels that do not conform to SAMC but are legal parcels of record pursuant to the Subdivision Map Act shall not be considered as nonconforming.

6.1.7 Initial Entitlements

Initial entitlements required for development of the Specific Plan area are anticipated to include the following actions to be taken by the City:

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- Environmental Clearance – The Related Bristol Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). As part of the approval process for the Specific Plan, an environmental document must be considered and certified by the City Council prior to approval of any of the project-related entitlements.
- Specific Plan – The Project site is presently zoned for commercial uses. The Related Bristol Specific Plan is a land use and zoning document that will replace the existing commercial zoning to allow for a mixed-use development consistent with the General Plan District Center-High land use designation. The Related Bristol Specific Plan establishes the zoning, land use designations, development standards, and design guidelines for the entire Specific Plan area. The Specific Plan will be considered by the Planning Commission and City Council and will be adopted by Ordinance to become the zoning for the Project.
- Subdivision Map – The Subdivision Map is a basic tool for implementation of a Specific Plan. The Project’s Vesting Tentative Tract Map (VTTM 19272) will create individual legal lots for Project development, formalize the parcel boundaries, and provide for public rights-of-way for Project access. The Project will include a VTTM to create legal, conveyable lots and will be considered by the City concurrently with the review of this Specific Plan. The VTTM will be considered by the Planning Commission and City Council and will be adopted by Resolution¹.
- Statutory Development Agreement – A statutory development agreement, authorized pursuant to California Government Code Section 65864 et seq., may be processed concurrently with the approval of this Specific Plan. The development agreement will include, among other items, the term of entitlements and any provisions for off-site improvements if applicable.

6.2 Implementation

This Implementation Program is established to meet the goals of the Project. This program contains a number of legal, procedural, and administrative elements. The purpose of this section is to familiarize subsequent landowners, developers, public agencies, and decision-makers, as well as interested citizens, with the goals and intentions of the Related Bristol Specific Plan.

The Implementation Program summarizes the requirements listed in this section for all development within the Specific Plan. The purpose of this section is to provide an outline of the steps necessary to implement the Specific Plan and applicable conditions, mitigation measures, and regulations in coordination with the City of Santa Ana and other governing public agencies.

The approval of this Specific Plan, certification of the Specific Plan CEQA documentation, and adoption of the MMRP will assure that timely mitigation and Project impacts take place at the appropriate milestones and in accordance with Project implementation.

6.2.1 Adoption

The Related Bristol Specific Plan has been prepared in a manner consistent with California Government Code Section 65451(a), as well as Division 25 of the City’s Zoning Code. The Specific Plan shall be adopted by ordinance and shall serve as the zoning for the Specific Plan area. The adopted Specific Plan project site will be designated on the City’s Zoning Map as the Related Bristol Specific Plan.

¹ If the TTM is submitted and processed after Specific Plan approval, the approval body would be the Planning Commission.

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The land use and development standards identified in this Specific Plan document supersede all zoning regulations to the extent that they would be in conflict with the sections of this Specific Plan.

6.2.2 *Subsequent Building Modification*

Subsequent building modification for new development, including additions and/or projections permitted by the Specific Plan (subject to approval of standard City permits), shall complement the architectural style of the primary structure and shall be constructed of similar or complementary materials and colors as the primary structure and/or in context with the overall Design Guidelines. This provision does not apply to existing non-conforming structures.

6.2.3 *Subsequent Approvals*

This Specific Plan sets forth the land use and design intent for the redevelopment of the existing traditional shopping center into a mixed-use District Center. Upon its approval, the Specific Plan will comprise the zoning for all property within its boundaries and will govern the build-out of the Project.

A variety of subsequent approvals and permits are anticipated to implement the master plan outlined by this Specific Plan document, including but not limited to:

- Final Map approval/recordation (ministerial City Council approval)
- Master Sign Program(s) (see below for further description)
- Project Review (DPR) for implementing projects (see below for further description)
- Airspace Mapping (see below for further description)
- Demolition, Rough Grading/Grading, and Excavation Permits
- Infrastructure Plan approvals by the City and relevant agencies
- Encroachment Permits for improvements in the public right-of-way
- Building Permits
- Conditional Use Permit(s)
- Affordable Housing Agreement(s)
- Permits for temporary uses (see further detail below)

A. Airspace Mapping

A Vesting Tentative Tract Map (VTTM) has been processed concurrently with this Specific Plan. The VTTM will create the basis for the legal lots for each development Block, rights-of-way dedications, and landscape lots as well as airspace lots for parking structures. In addition, the VTTM includes a table of anticipated airspace lots to define vertical volumes specific to use and/or to define separate interests. So long as the final mapping does not include more lots than anticipated determined across the Specific Plan area, a finding of substantial conformance can be made. See **Appendix D** for a table of anticipated airspace lotting.

B. Signage Program

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

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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 Master Sign Program shall indicate where that applies.

These Master Signage Programs shall be approved in one of two ways:

1. If a submitted Master Signage Program is in substantial conformance with the signage guidelines in Section 5.10, the Master Signage Program shall be reviewed and approved administratively, concurrent with the first DPR for that phase of development.
2. If a Master Signage Program has elements that are not found to be in substantial conformance with the Specific Plan's signage design guidelines, the Master Signage Program for that phase shall be approved by the Zoning Administrator.

C. Development Project Review (DPR)

Figure 6-1, *Development Process*, and **Table 6-1**, *Review Authority*, outline the procedures for the processing of implementing projects within the Specific Plan area, including the City's Development Project Review (DPR) per SAMC Section 41-668 as it applies to the Specific Plan area. All individual development projects within the Specific Plan area shall be subject to the City's Development Project Review (DPR) process and require the approval of a Development Project Plan prior to issuance of building permits. The purpose of a DPR is to review individual projects for consistency with the Specific Plan and other applicable regulations. For a project that is consistent with the Specific Plan's land uses and development standards, the Director shall approve a Development Project Plan Approval if the plans for the development project demonstrate that the project is consistent with the Specific Plan, other relevant regulations, and makes the required findings per the SAMC Section 41-668. To the extent a project requires multiple approvals, as identified on **Table 6-1**, the reviewing body responsible for the highest-level approval shall make all approvals. Accordingly, the DPR is an administrative (staff level) process, and shall not require additional Sunshine Ordinance meetings, Planning Commission, or City Council approvals, unless the DPR application is combined with an application for a discretionary approval that requires a public hearing by either the Planning Commission or City Council.

As implementing projects in the Specific Plan area are submitted to the City for review, they will comply with the City's Affordable Housing Opportunity and Creation Ordinance (AHOCO) as applicable, and the Project's Development Agreement. The elements of the Project's Development Agreement have been summarized below:

- (Placeholder for Development Agreement points)

Projects which constitute tenant improvements within existing buildings will follow the normal building permit process subject to review of the Specific Plan for confirmation that a use is permitted. All existing uses are considered legal conforming land uses until such time as the property is redeveloped.

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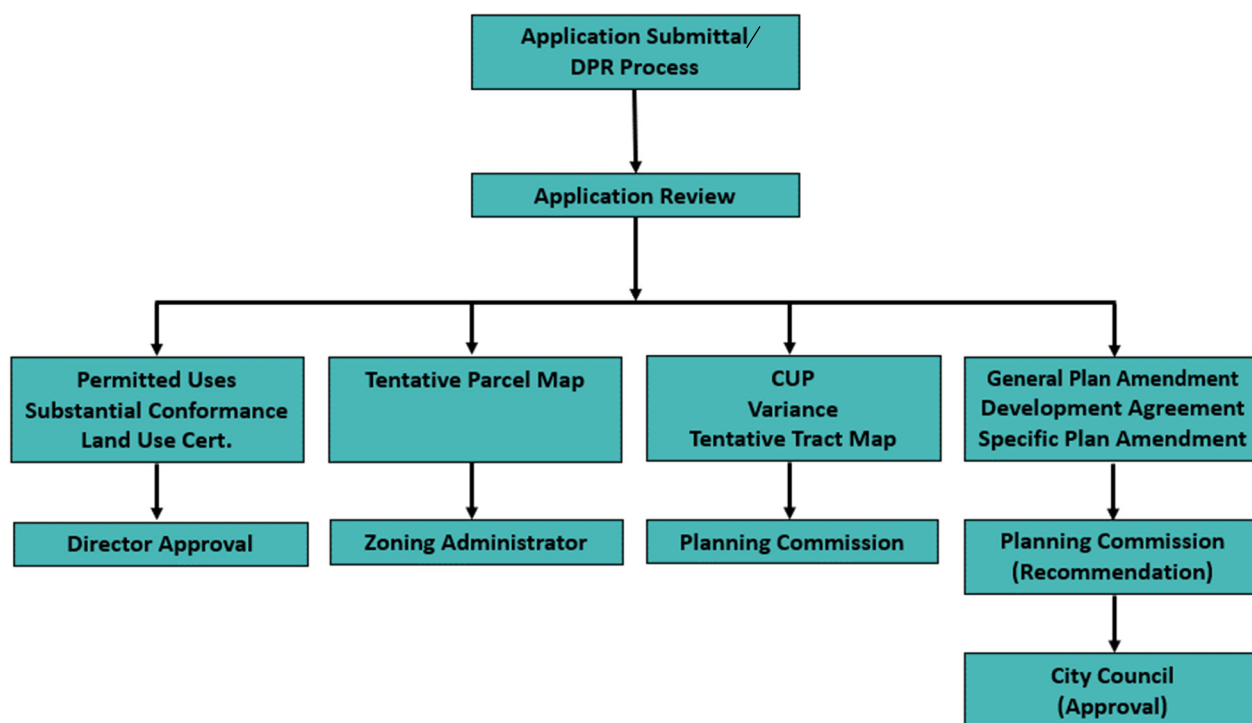


Figure 6-1 Development Process

TABLE 6-1
REVIEW AUTHORITY

REVIEWING BODY	APPROVAL TYPE
Planning and Building Agency (Administrative)	Occupancy and Use Clearance
	Sign Permits and initial or amended master sign program
	Land Use Interpretations
	Development Project Review (DPR) and Master Sign Programs
	Minor Modifications per Section 6.2.4 and 4.3.H
	Transfers per Section 6.2.7
	Land Use Conversions per Section 6.2.8
Planning Commission	Land Use Certificate (LUC)
	Appeals of Director Approvals
	Conditional Use Permits (1)
	Tentative Tract Maps when not part of a higher approval
City Council (3)	Variances (2)
	Appeals of Staff Decisions
	Specific Plan Adoption and amendments
	Development Agreement Approval and amendments
	General Plan Amendments
	Code Amendments
	Appeals of Planning Commission actions

(1) For Uses identified with a “CUP” in Table 4-1 of this Specific Plan.
 (2) For requests that exceed the provisions of Section 4.3 of this Specific Plan.
 (3) City Council actions are preceded by a Planning Commission recommendation.

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D. Special Events

In the future, special/temporary events may occur within the Project's common open space areas, and in conjunction with closure of segments of programmable private streets within the Specific Plan area. Such events may include fiestas, fund raising events, or seasonal activities as defined by SAMC Section 41-195.5E. These events, including temporary live entertainment, when defined, will require either a Land Use Certificate (LUC) approved at the Director level pursuant to SAMC Sections 41-675-677 or a Master Land Use Certificate as defined below.



Master Land Use Certificate. A Master Land Use Certificate (MLUC) may be established comprehensively for all such special or temporary events hosted within the Project's common open space and/or programmable streets. Prior to the first such event, a Master LUC submittal will be provided to the City for Director approval. This MLUC submittal will provide master information that would apply to all events. Submittals for the MLUC shall include the following:

- Traffic control plan to show mechanisms for closure of street segments and continued access for emergency vehicles and parking structures. Closure mechanisms may include use of K-rails, smart bollards, or other secure means. This information would be provided for anticipated scenarios of street closures for defined programmable streets.
- Lighting Plan to show minimum lighting if events occur after daylight hours
- Wayfinding and advance-notice signage
- Plan for trash receptacles
- Security Plan

Once an MLUC is established, when a specific event is planned that is consistent with the MLUC, the Director shall be provided with the following supplemental Information ahead of the event:

- Description of the event
- Location
- Dates and operational hours

6.2.4 Minor Modifications (Substantial Conformance)

Development plans for each planning area of the Project may be adjusted or modified based on final design and engineering and the precise development plans of the planning area builder. Substantial Conformance is a mechanism to allow the approval of minor modifications for development under the Specific Plan.

Written documentation requesting a proposed minor modification to support an implementing map, Development Project Review (DPR), or use permit must be submitted for the review and approval of the Planning and Building Agency, its Executive Director or his or her designee.

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Substantial Conformance Determination

The Planning and Building Agency Executive Director or their designee shall have the authority to approve minor modifications, as defined herein, which substantially conform to the approved Specific Plan through an administrative “Substantial Conformance” review process, so long as those minor modification and adjustments are consistent with the intent of the Specific Plan.

Minor modifications may be warranted to accommodate changes resulting from final design and engineering, development of innovative product design, distribution of permitted uses within the Specific Plan, development of builder-level design guidelines, density transfers or other similar modifications deemed to be minor. Minor modifications or technical adjustments may include, but are not limited to the following:

- Inclusion of land uses not specified in Section 4, *Development Regulations*, but similar in intent and character subject to interpretation by the Planning and Building Agency Executive Director as specified in **Section 6.1.3** above;
- Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;
- Modifications necessary to comply with final Conditions of Approval or mitigation measures when adopted under subsequent actions;
- Modifications to performance standards included in the Specific Plan provided any such modifications provide substantially equivalent protection as the original standard;
- Modifications to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City’s Engineering or Public Works Department, so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities and do not result in significant environmental impacts. This includes changes in roadway alignment, width or improvements as part of final engineering process so long as the minimum right-of-way meets the standards outlined herein;
- Minor modifications of any planning area boundary to implement a development plan (including lot line adjustments);
- Minor adjustments to any of the development standards (up to 20%) specifically allowed under the Development Regulations of this Specific Plan;
- Minor changes to the architectural or landscape design guidelines, which are intended to be conceptual in nature and flexible in implementation; and
- Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs or improves the level of sustainability.

The minor modifications described and listed above are not comprehensive. Any modification that is deemed by the Planning and Building Agency Executive Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

The documentation of substantial conformance may include text and/or maps which describe the nature of all proposed modifications or adjustments to the Specific Plan. This application of substantial

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conformance with the adopted Specific Plan shall undergo any necessary technical review by City agencies as the Planning and Building Agency Executive Director or designee deems necessary.

Adjustments to the phasing of development shall not require a minor modification to the Specific Plan.

Action

No public hearing shall be required for a finding of Substantial Conformance. The Planning and Building Agency Executive Director or their designee shall be the review and approval authority for a finding of Substantial Conformance. The Executive Director's findings shall be provided by written notice to the Applicant approving, conditionally approving, or denying the determination of Substantial Conformance. The Executive Director's decision shall be final, subject to the appeal procedures established by the Santa Ana Municipal Code.

Findings

The following findings shall be required for a Substantial Conformance Determination:

- ✓ The modifications are consistent with the goals and intent of the Specific Plan;
- ✓ The physical characteristics of the site have been adequately assessed, and proposed building sites are of adequate size and shape to accommodate proposed uses and all other features of development; and
- ✓ There is supporting infrastructure, existing or available, consistent with the requirements of the Specific Plan, to accommodate the development without significantly lowering service levels.

6.2.5 Amendments to the Specific Plan

Substantial modifications to the Specific Plan would require an Amendment. An amendment to the Specific Plan is required if the following occur:

- Changes to the overall Specific Plan boundaries to include properties not included in the Specific Plan at the time of approval (changes to planning area boundaries within the Specific Plan boundaries are deemed minor as noted above and would not require an amendment);
- Any addition of new land uses not contemplated by the Specific Plan's Development Regulations and deemed to require an amendment after the Planning and Building Agency Executive Director determination.

Changes to the phasing plan shall not require an amendment to the Specific Plan.

6.2.6 Appeals

An appeal of any determination, decision, or requirement of City staff or Planning Commission shall be made in conformance to the appeal procedures established by the Santa Ana Municipal Code, and as shown on **Table 6-1, Review Authority**, except that any non-applicant appellant (or at least one member of an appellant organization) must reside within 500 feet of the Specific Plan's boundaries

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6.2.7 *Transfers Between Parcels/Blocks*

The Specific Plan's Land Use Plan and **Table 3-1, *Land Use Summary***, set forth the land use designations, and total target units and square footage for each land use category. As used throughout this document, the term "Transfer" means that land uses within each development area, Phase, parcel, or block can be transferred to another area as part of a Development Project Review (DPR) process.

- Intensity transfers may be initiated at any time by the master developer or the builder of a specific planning area/block².
- A transfer request will be reviewed pursuant to the Minor Modification process as part of the related DPR application.

In addition to transfers of land use between planning areas/blocks, land uses may be converted to another use using a conversion factor based on daily trips. This conversion mechanism is outlined in **Section 6.2.8** and **Table 6-2, *Land Use Equivalency***, below.

6.2.8 *Land Use Conversion*

Land Use intensity within the Specific Plan area is programmatic and intended to be flexible. This allows the Specific Plan to respond to market demand and opportunities for unique or in-demand land uses. The mixture of specific uses outlined in the Land Use section (Section 3 herein) is based upon anticipated demand for these uses at the time of writing.

Land uses may be converted at the time of Development Project Review (DPR) application by the Project developer, based on the conversion factors outlined in **Table 6-2, *Land Use Equivalency***. These conversion factors are based on trip generation, which allows a conversion program while keeping traffic generation, and thus roadway sizing, stable.

An application for land use conversion will be reviewed by the Executive Director of Planning and Building as part of the related Development Project Review (DPR) application and allowed as part of a Minor Modification approval subject to substantial conformance with relevant development standards

² Density and FAR for Related Bristol shall be calculated on a Specific Plan-wide basis, not by parcel or phase.

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TABLE 6-2
LAND USE EQUIVALENCY

	Land Use (Unit)	Equivalency Ratios to Convert to these Land Use Types				
		Residential (DU)	Senior Living (DU/Beds)	Hotel (Rooms)	Office (1000 SF)	Retail (1000 SF)
From These Land Use Types:	Residential (DU)	--	1.746	0.568	0.419	0.123
	Senior Living (DU/Beds)	0.573	--	0.325	0.240	0.070
	Hotel (Rooms)	1.760	3.073	--	0.737	0.216
	Office (1000 SF)	2.388	4.169	1.357	--	0.293
	Retail (1000 SF)	8.152	14.235	4.632	3.414	--
Land Use (Unit)	Quantity to Convert From	Land Use Equivalencies				
		Residential (DU)	Senior Living (DU/Beds)	Hotel (Rooms)	Office (1000 SF)	Retail (1000 SF)
Residential (DU)	100	--	174.615	56.821	41.882	12.267
Senior Living (DU/Beds)	100	57.269	--	32.541	23.985	7.025
Hotel (Rooms)	100	175.991	307.308	--	73.708	21.589
Office (1000 SF)	100	238.767	416.923	135.670	--	29.289
Retail (1000 SF)	100	815.198	1423.462	463.204	341.421	--

6.2.9 Maintenance and Ownership

Maintenance of private parking area aisles, parking area circulation, and common landscape areas will be the responsibility of a commercial or business association (or other private mechanism) to be formed within the Specific Plan area. Detailed Covenants, Conditions and Restrictions (CC&Rs) and/or Reciprocal Easement Agreements (REAs) will outline maintenance areas and establish obligations for ongoing maintenance and operations. The private maintenance association(s) shall be responsible for private driveways, parking, open space areas, programming within open space areas, common area signage, landscaping, irrigation, common areas, on-site sewers, storm drains, water quality features (BMPs), and other responsibilities as necessary. Generally, facilities dedicated to public agencies will be maintained by that agency, while private facilities will be maintained by property owners or a maintenance district. **Table 6-3, Financing, Ownership, and Maintenance** outlines the anticipated program.

Infrastructure will be implemented consistent with the water, sewer, and drainage plans outlined in the engineering studies that support this Specific Plan and its associated Vesting Tentative Tract Map. Infrastructure will be constructed based on improvement plans reviewed and approved by the respective agencies.

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**TABLE 6-3
FINANCING, OWNERSHIP, AND MAINTENANCE**

IMPROVEMENT	FINANCING	OWNERSHIP	MAINTENANCE
Water Backbone System	Developer	Public	City
Sewer Backbone System	Developer	Private/Public (offsite)	Private/City
Drainage Backbone System			
-Backbone	Developer	Private/Public (offsite)	Private/City
-BMPs	Developer	Private	Private
Public Streets/Signals ³	Developer	City	Private/City
Private Internal circulation	Developer	Private	Private
Landscaping			
-Public Right-of-Way	Developer	City	Private
-Common	Developer	Private	Private
-Private plantings (project level)	Developer	Private	Private
Open Space (plazas, paseos, parks)	Developer	Private	Private
Recreation Areas (Residential)	Developer	Private	Private

6.2.10 Conceptual Phasing Plan

Construction of the Project, including recordation of final subdivision map(s), and design review may be progressively implemented in stages, provided that vehicular access, public facilities, and infrastructure are constructed to adequately service the development, or as needed for public health and safety, as determined and required by the City.

The Project will be phased to:

- Provide for the orderly build-out of the Specific Plan area based upon market demand;
- Provide adequate infrastructure to serve the Project;

Phases may occur concurrently or in a different order so long as the associated infrastructure is provided, and in accordance with **Section 6.2.7**, transfers between blocks and phases may occur. The Project is anticipated to be built in 3 major phases as shown on **Figure 6-2, Conceptual Phasing Plan** and **Table 6-4, Conceptual Phasing**. Changes to phasing shall not require an amendment to the Specific Plan; however, an updated phasing exhibit shall be submitted by the developer to the City for record keeping purposes.

³ Project necessitated improvements. Public right-of-way improvements (landscape and sidewalk only) behind street curb will be maintained privately. Other public utilities such as light poles and infrastructure will be maintained by the agency that owns them.

6.0 | ADMINISTRATION AND IMPLEMENTATION

The Project is anticipated to be implemented over a period of approximately ten years with demolition and construction activities anticipated to commence in the first quarter of 2026 and construction completed in the third quarter of 2036. Construction of Phase 1 is expected to commence in the first quarter of 2026 with completion in the first quarter of 2030. Existing land uses in the Phase 2 and Phase 3 areas would be operational while Phase 1 is under construction. Phase 2 is expected to commence in the second quarter of 2030 with completion in the fourth quarter of 2032. Phase 3 is expected to commence in the first quarter of 2033 with completion in the second quarter of 2036.

**TABLE 6-4
CONCEPTUAL PHASING**

USE	Mixed Use/Village Core District	Mixed Use/Residential District		TOTAL
	PHASE 1	PHASE 2	PHASE 3	
Residential (units)	1,375	856	1,519	3,750
Commercial (gsf)	250,000 sf	65,000 sf	35,000 sf	350,000 SF
Hospitality (keys)	250	--	--	250
Senior/Continuum of Care (units)	200	--	--	200

6.0 | ADMINISTRATION AND IMPLEMENTATION

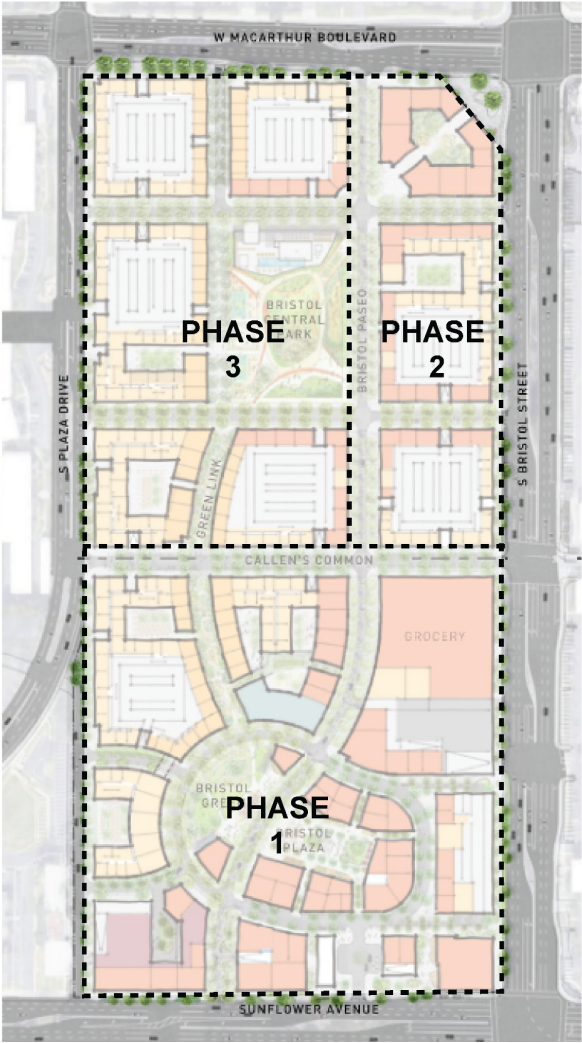


Figure 6-2 Conceptual Phasing Plan

6.0 | ADMINISTRATION AND IMPLEMENTATION

6.1 General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

The Related Bristol Specific Plan has been prepared in conformance with the goals and policies of the City of Santa Ana General Plan as updated in 2022. The Specific Plan provides a mixed-use development within a designated District Center, adding to the variety of residential uses and intensities similar to other development in the South Coast Metro area, creating employment opportunities, and providing regulations that supports the continued success of a major commercial area of the City. See **Appendix B** for a table of General Plan consistency.

6.2 Relationship to CEQA

The California Environmental Quality Act (CEQA) classifies a specific plan as a “project” which is subject to environmental review. Environmental clearance in the form of a supplemental EIR is required prior to adoption of this Specific Plan to analyze potentially significant environmental impacts of the Project, discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provisions of CEQA. This environmental document will analyze the entire Specific Plan and address potential impacts associated with the development of the Specific Plan area. The environmental document will include recommended mitigation measures and analyze implementing actions for the development. The environmental document will fulfill the requirements for environmental documentation for most subsequent discretionary and ministerial applications for development within the Specific Plan area.

The Mitigation Monitoring and Reporting Program (MMRP) will ensure that the Specific Plan complies with all applicable environmental mitigation and permit requirements. The final MMRP shall be adopted with certification of the applicable CEQA documentation.

6.3 Fiscal Impacts

The purpose of a fiscal analysis is to estimate the net fiscal impacts of a project’s proposed development and construction on the City General Fund. The fiscal impacts would typically include recurring municipal revenues and costs to the City General Fund that result from the land use scenario presented by the Specific Plan.

City General Fund revenues are generated from a variety of revenue sources, including property taxes, sales taxes, fees, and fines. Costs to the City General Fund are associated with a variety of services, such as public safety, community development, recreation and arts, and general government services.

A Fiscal Impact Analysis has been prepared for the Project as part of the approval process for the Specific Plan, and peer reviewed by the City. The study, prepared by The Natelson Dale Group shows a net positive fiscal impact as a result of Project implementation.

6.4 Buildout Tracking Table

In order to track implementation of the Project, as applications for a DPR are submitted, a tracking mechanism will be employed, using a form provided in **Appendix E** of this Specific Plan.