

Planning Commission Regular Meeting Agenda

September 13, 2021

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/85341846306>

Join from your mobile phone via Zoom App. **Meeting ID: 85341846306**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 85341846306**

*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



THOMAS MORRISSEY
Ward 6 Representative

ERIC M. ALDERETE
Citywide Representative

BAO PHAM, Vice Chair
Ward 1 Representative

MIGUEL CALDERON
Ward 2 Representative

ISURI S. RAMOS
Ward 3 Representative

MARK MCLOUGHLIN
Ward 4 Representative

ALAN WOO
Ward 5 Representative

MinhThai
Executive Director

John Funk
Legal Counsel

Fabiola Zelaya Melicher, AICP
Planning Manager

Sarah Bernal
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

Commissioners:

**Thomas Morrissey, Chair
Bao Pham, Vice Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo**

**Executive Director
Senior Asst. City Attorney
Planning Manager
Recording Secretary**

**Minh Thai
John Funk
Fabiola Zelaya Melicher
Sarah Bernal**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from the Regular Meeting of August 9, 2021.

b. Excused Absences

Recommended Action: Excuse absent Commissioners.

End of Consent Calendar

BUSINESS CALENDAR

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days*

of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the Orange County Register on September 1, 2021 and notices were mailed on said date.

**1. Recirculated Draft Program Environmental Impact Report No. 2020-03 –
Melanie McCann, Case Planner**

Project Location: Citywide

Project Applicant: City of Santa Ana

Proposed Project: The Planning Commission of the City of Santa Ana will hold a public hearing to receive public comments on the Recirculated Draft Program Environmental Impact Report (R-PEIR) No. 2020-03 prepared for the City's Comprehensive General Plan Update.

Environmental Impact: There is no environmental impact associated with this action.

Recommended Action: Receive and file the public comments on the revised and Recirculated Draft Program Environmental Impact Report No. 2020-03 prepared for the General Plan Update.

End of Business Calendar

WORK STUDY SESSION

2. General Plan Update – Melanie McCann

End of Work Study Session

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on September 27, 2021 at 5:30 PM in the Council Chamber located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

- Public Hearing: Conditional Use Permit 2021-14 to allow a Type 41 license for the on premise sale and consumption of beer and wine at an eating establishment located at 518 N. Broadway
- Housing Opportunity Ordinance

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

MEETING INFORMATION

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Submit a written comment

You are invited to submit a written comment in one of the following ways:

E-mail PBAComments@santa-ana.org and reference the topic in the subject line.

Mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Planning Commission Minutes

August 9, 2021

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



THOMAS MORRISSEY

Chair, Ward 6 Representative

ERIC M. ALDERETE

Citywide Representative

MIGUEL CALDERON

Ward 2 Representative

MARK MCLOUGHLIN

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CALL TO ORDER

Commissioners:	Thomas Morrissey, Chair
	Bao Pham, Vice-Chair
	Eric M. Alderete
	Miguel Calderon
	Mark McLoughlin
	Isuri S. Ramos
	Alan Woo

Executive Director	Minh Thai
Senior Asst. City Attorney	John Funk
Planning Manager	Fabiola Zelaya Melicher
Recording Secretary	Sarah Bernal

ROLL CALL**PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS** (non agenda items)**CONSENT CALENDAR****a.** Minutes

Recommended Action: Approve Minutes from the June 28, 2021 meeting.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner McLoughlin, seconded by Commissioner Woo to Approve Consent Calendar items A.

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete, Miguel Calderon

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

Minutes: **Item B not considered as all Commissioners were in attendance**

End of Consent Calendar

BUSINESS CALENDAR

Public Hearings: *The Planning Commission decision on Public Hearing items such as Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Public Hearing items such as Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination.*

Legal notice for the below Public Hearing item(s) was published in the OC Reporter on July 30 and notices were mailed on July 28.

1. Public Hearing – Conditional Use Permit No. 2021-10 (Ivan Orozco, Case Planner)

Project Location: 309 West Third Street located in the Transit Zoning Code (DT-Subzone) zoning district.

Project Applicant: Oscar Olivares with El Indio Botanas y Cerveza (Applicant), on behalf of Civic Center Realty, Inc. (Property Owner)

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-10 to allow the sale of beer, wine, and distilled spirits (Type 47 Alcoholic Beverage Control license) for on-premises consumption at an existing eating establishment (El Indio Botanas y Cerveza).

Environmental Impact: The Planning Commission will consider a determination that the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities). Environmental Review No. 2021-67 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-10 as conditioned.

Minutes: *Chair Morrissey recused himself as he owns a business within 500 feet of the project site. Recording Secretary reported that written communication was received and distributed to the Commission. Commission expressed concern with recent reports of the establishment serving distilled spirits without authorization and exceeding maximum occupancy levels.*

Vice Chair Pham opened the Public Hearing. The applicant spoke in support of the matter and addressed claims regarding serving distilled spirits and exceeding

occupancy levels. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Woo, seconded by Commissioner Calderon to Approve.

YES: 6 – Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete, Miguel Calderon

NO: 0 – **ABSTAIN:** 1 – Tom Morrissey

ABSENT: 0 – **Status:** 6 – 0 – 1 – 0 – **Pass**

Administrative Matters

2. Historic Resources Commission Representative

Recommended Action: Elect a representative from the Planning Commission to serve on the Historic Resources Commission for the 2021-2022 term.

Minutes: *Nominate Commissioner McLoughlin to the Historic Resources Commission.*

Moved by Commissioner Woo, seconded by Commissioner Pham to Nominate Commissioner McLoughlin to the Historic Resources Commission for the 2021-2022 term.

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete, Miguel Calderon

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

End of Business Calendar

WORK STUDY SESSION CALENDAR

3. Santa Ana General Plan and Program Environmental Impact Report Update (Melanie McCann, Principal Planner)

Minutes:

The following individual spoke on the matter:

- *Rich Gomez, representing the Southwestern Carpenters Union, provided a general comment.*

End of Work Study Session Calendar

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on August 23, 2021 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701

FUTURE AGENDA ITEMS:

- Review of Conditional Use Permit No. 2019-10 for the property located 1801 S. Main St., Units D & E - Mariscos Hector #1
- Conditional Use Permit 2021-12 to renew the entitlements of an existing major wireless communications facility located at 2151 East Santa Clara Avenue
- Work Study Session: Billboard Ordinance
- Work Study Session: Santa Ana General Plan Update

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- Select the COMMENT icon to the right of "Meeting Title" (under the Options tab) and follow the prompt

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**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
September 13, 2021**

Topic: Recirculated Draft Program Environmental Impact Report No. 2020-03 for the Update to the Santa Ana General Plan

RECOMMENDED ACTION

Receive and file the public comments on the revised and Recirculated Draft Program Environmental Impact Report No. 2020-03 prepared for the General Plan Update.

BACKGROUND

In 2020, the City circulated a Draft Program Environmental Impact Report (PEIR) for the comprehensive General Plan Update (GPU) with a public review period of 45 days that ran from August 3, 2020 through September 16, 2020 (State Clearinghouse No. 2020-029087). Subsequently, the review period was extended until October 6, 2020.

On November 9, 2020, the Planning Commission held a public hearing to consider action on the Final PEIR and GPU. At that time, the Planning Commission continued the public hearing to a date uncertain and directed staff to conduct additional outreach to Santa Ana's "disadvantaged or environmental justice (EJ) communities", and to address specific community concerns raised during the public review period on the 2020 Draft PEIR and GPU. In response, and in order to further provide Santa Ana's "EJ communities" an opportunity to share their experiences and issues regarding environmental health and quality of life, staff facilitated a multi-faceted outreach campaign from January through May 2021, including an Environmental Justice Community Open House on Saturday, August 28, 2021 in collaboration with community partners.

On August 6, 2021, the revised Draft Program Environmental Impact Report was circulated for public review. The 45-day review period commenced on August 6, 2021 and will end on September 20, 2021.

DISCUSSION

In response to prior public comments and the additional outreach conducted in 2021, revisions were made to the draft GPU and Draft Recirculated PEIR. The Proposed General Plan Update policy and program revisions are clarified in Draft Recirculated PEIR Appendix B-a.

The additional 2021 outreach effort included the following:

9/13/2021
Planning Commission

- Ten meetings with neighborhood associations within EJ communities. A total of 40,459 residences/occupants and property owners received a flyer informing them of the virtual environmental justice meeting taking place for their neighborhood, as well as encouraging participation in the EJ Survey. All information materials were made available in English, Spanish, and Vietnamese to reach a broader audience.
- Over 40 residents, community organizations, and faith-based organizations collaborated with the City to distribute the flyers and surveys. Other efforts included an EJ outreach kit that consisted of meeting flyers, surveys, meeting yard signs, survey drop box, survey yard signs, and business cards with a QR code to the GPU website and EJ survey. Neighborhood leaders played a key role in this effort to gain public participation from our EJ communities.

Lastly, staff used social media to conduct outreach through Constant Contact email campaigns, Nextdoor notifications, PeachJar, Facebook, Instagram, Nixle, the City Manager's newsletter (COSAS), and Voiceshot.

Based on community concerns and comments received, the revised Draft Recirculated PEIR for public review included modifications to certain section of the PEIR. These sections are as follow:

- **Executive Summary.** This section has been revised to explain the purpose and process of the Recirculated Draft PEIR prepared as supplement to the original Draft PEIR, and reflect the updated policies and implementation actions as well as updates to impacts, mitigation measures, and significance conclusions.
- **Introduction.** This section has been modified to include a description of the City's EJ communities, how they are identified, and the City's EJ outreach efforts.
- **Project Description.** The revisions consist of refinements to the GPU's original description that include the updated policies and implementation actions as corrections, specifically to existing and proposed land use statistics.
- **Environmental Setting.** The revisions describe the requirements of Senate Bill 1000 that requires an Environmental Justice element either to be prepared or to address EJ requirements. A number of the GPU revisions are the result of the input received during the EJ outreach, to align the goals of CEQA and SB 1000. Together, CEQA and EJ communities input will afford a higher level of protection necessary to prevent environmental disparities within the City.
- **Air Quality.** This section revised the existing conditions related to air pollutant loads within EJ communities to provide additional context for EJ issues, and includes EJ policies and implementation actions related to air quality.
- **Hazards and Hazardous Materials.** The revisions under this section provide additional information related to environmental justice and incorporate EJ policies and implementation actions related to hazardous materials.
- **Recreation.** These revisions provide a more detailed geographic description of open space and recreation facilities for both existing and proposed conditions under

implementation of the GPU and a comparison of these conditions with applicable standards. Additionally, GPU policies and implementation actions resulted from the additional outreach and public comments received are reflected in this section. Impacts to recreation are classified as significant and unavoidable.

- **Alternatives.** The revision to this section includes an additional project alternative to reduce project-related impacts to recreation and open space. The Reduced Park Demand Alternative reduces the maximum growth scenario from 17,575 to 6,349 residential units, with the nonresidential square footage growth scenario reduced by approximately 2.8 million square feet within three of the focus areas. There are total of four Alternatives included within the Recirculated Draft PEIR for City Council to consider.

Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the revised Draft PEIR was released for a 45-day public review period that commenced on Friday, August 6, 2021 and will end on Monday, September 20, 2021. Copies of the 2021 revised Draft PEIR are available on the City GPU webpage, as well as for review at the Planning Division public counter at City Hall and main Santa Ana Public Library.

The purpose of this hearing is to allow the public the opportunity to comment on the potential environmental impacts associated with the proposed GPU as analyzed in the environmental document. The hearing provides the public an additional means to provide comments and/or ask for clarifications. Responses to the comments received during the public review period will be included in the Final PEIR. Based on the current schedule, the Final PEIR and GPU will be presented to the Planning Commission during the regularly scheduled meeting on October 25, 2021 for recommendation to the City Council.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

Public notifications were posted, published, and mailed in accordance with City and State requirements.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with this receive and file action.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Recirculated Draft Program Environmental Impact Report dated August 2021

RDPEIR No. 2020-03
September 13, 2021
Page 4

Submitted By:
Melanie G. McCann, AICP, Principal Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building
Agency

Link to Recirculated Draft PEIR

EIR No. 2020-03

The Recirculated DPEIR and Technical Appendices are available online at:

<https://www.santa-ana.org/general-plan/general-plan-environmental-documents>

Physical copies are also available for viewing by appointment only at City Hall, Planning Division Public Counter (20 Civic Center Plaza), and Santa Ana Public Library (26 Civic Center Plaza)

EXHIBIT 1



9/13/2021
Planning Commission

2 - 1

City of Santa Ana General Plan Update

Planning Commission Work Study Session

September 13, 2021





A SHARED VISION

IN THE SANTA ANA GENERAL PLAN

Santa Ana is a city that promotes the health and wellness of all residents, it has a civic culture that actively embraces the power of diversity; our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrate our past while working together to create a sustainable future.

Volume 3 - Built Environment

Volume 1 - Services and Infrastructure

Volume 2 - Natural Environment



Land Use

Historic Preservation

Urban Design

Community

Circulation

Economic Prosperity

Public Services

Conservation

Open Space

Noise

Safety



GOLDEN CITY BEYOND: 2045

SANTA ANA GENERAL PLAN

Land Use Plan and Focus Areas shaped by:

- General Plan Advisory Group (GPAG)
- Community Outreach and Survey
- City Council Feedback
- General Plan Core Values and Regional Goals









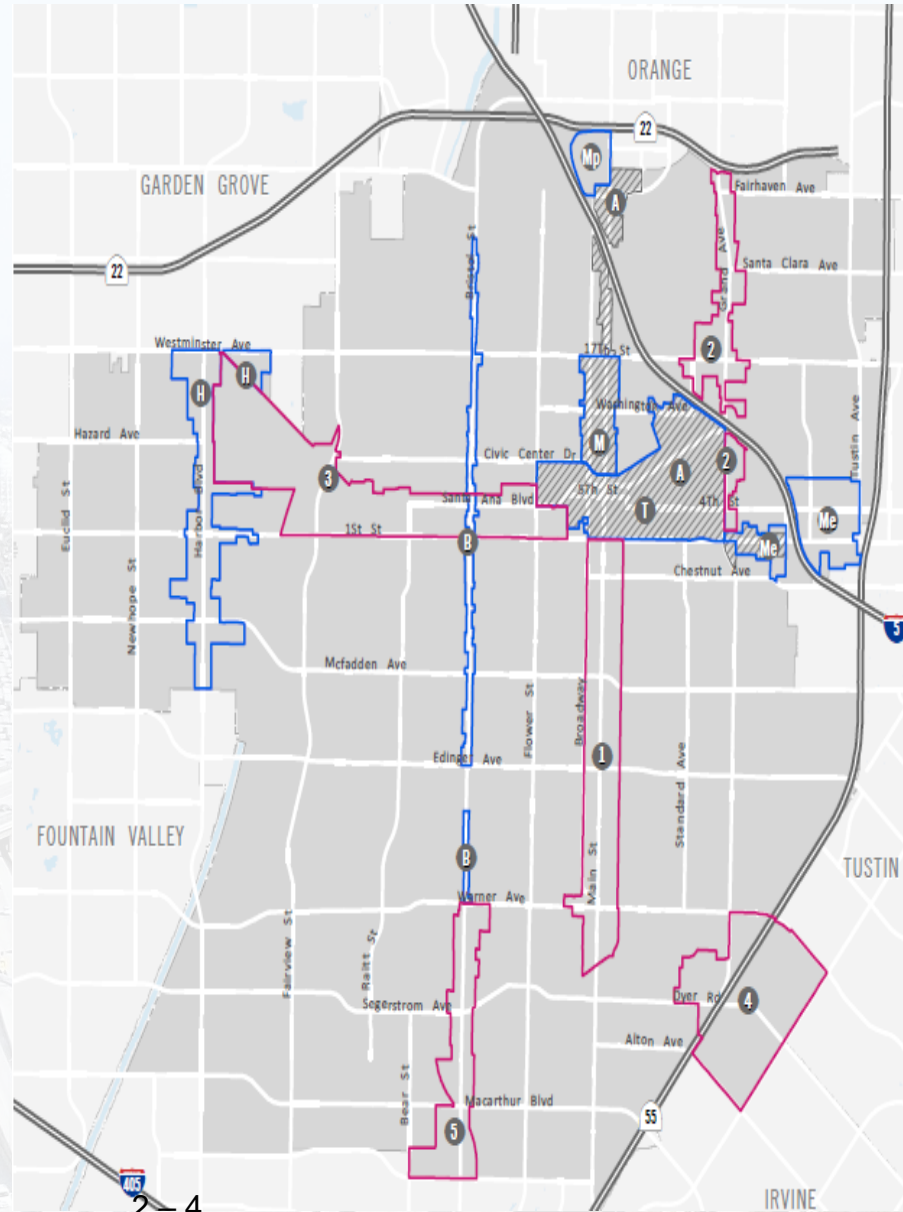
LAND USE FOCUS AREAS AND ADOPTED PLANNING AREAS

Focus Areas

-  1, South Main Street
-  2, Grand Ave/17th Street
-  3, West Santa Ana Boulevard
-  4, 55 Fwy/Dyer Road
-  5, South Bristol Street

Adopted Planning Areas

-  A, Adaptive Reuse Project Incentive Area
-  B, Bristol Street Corridor Specific Plan
-  H, Harbor Mixed Use Transit Corridor Specific
-  M, Midtown Plan
-  Me, Metro East Mixed Use Overlay Zone
-  Mp, Main Place Specific Plan
-  T, Transit Zoning Code





LAND USE PLAN

SANTA ANA GENERAL PLAN

TABLE LU-2. BUILDOUT TABLE

Planning Area	Existing ¹			Growth ²			Buildout		
	Housing Units	Building Sq. Ft. ³	Jobs	Housing Units	Building Sq. Ft. ³	Jobs	Housing Units	Building Sq. Ft. ³	Jobs
Specific Plan / Special Zoning	4,685	13,924,891	38,548	15,839	3,033,554	1,154	20,524	16,958,445	39,702
Adaptive Reuse Overlay Zone ⁴	260	976,935	3,043	1,000	0	-476	1,260	976,935	2,567
Bristol Street Corridor Specific Plan	136	140,348	294	-1	2,791	-12	135	143,139	282
Harbor Corridor Specific Plan	1,324	1,767,937	3,286	3,298	200,045	-1,708	4,622	1,967,982	1,578
MainPlace Specific Plan	0	1,108,080	2,216	1,900	1,318,843	3,164	1,900	2,426,923	5,380
Metro East Overlay Zone	844	2,516,056	7,524	4,707	2,169,891	4,734	5,551	4,685,947	12,258
Midtown Specific Plan	607	1,885,065	4,824	0	-66,812	-209	607	1,818,253	4,615
Transit Zoning Code	1,514	5,530,470	17,361	4,935	-591,204	-4,339	6,449	4,939,266	13,022
Focus Areas	6,380	13,421,155	28,428	17,575	2,263,130	6,616	23,955	15,684,285	35,044
South Main Street	1,720	1,685,978	3,455	588	-739,316	-1,304	2,308	946,662	2,151
Grand Avenue/17th Street	561	1,400,741	3,568	1,722	-696,847	-1,946	2,283	703,894	1,622
West Santa Ana Boulevard	2,658	3,090,472	9,170	1,262	-281,667	-2,393	3,920	2,808,805	6,777
55 Freeway/Dyer Road	1,221	5,666,453	8,898	8,731	475,830	4,404	9,952	6,142,283	13,302
South Bristol Street	220	1,577,511	3,337	5,272	3,505,130	7,855	5,492	5,082,641	11,192
All Other Areas of the City⁵	67,727	39,772,550	92,004	2,847	552,536	3,666	70,574	40,325,086	95,670
Citywide Total	78,792	67,118,596	158,980	36,261	5,849,220	11,436	115,053	72,967,816	170,416





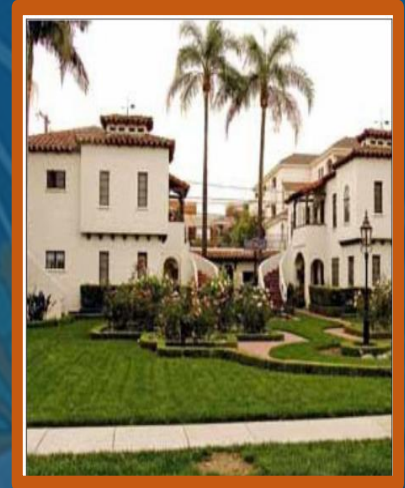
GOLDEN CITY BEYOND: 2045

SANTA ANA GENERAL PLAN

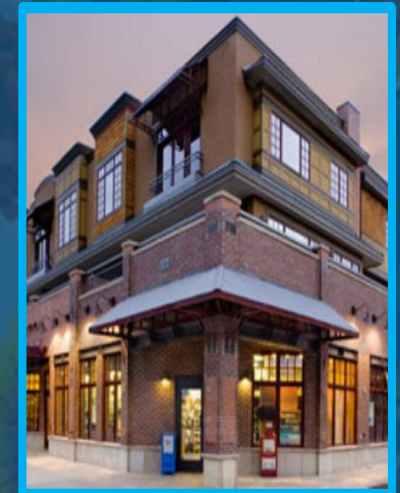
Land Use Element Interim Development Guidelines:

TABLE LU-A-1. INTERIM DEVELOPMENT GUIDELINES

General Plan Desig.	Max Intensity and Height	Interim Devt Guidelines	Additional Clarification
SOUTH MAIN STREET FOCUS AREA			
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	<ol style="list-style-type: none"> The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories SD-40 shall remain the regulatory zoning for areas currently zoned SD-40
Flex 1.5	30 du/ac 3 stories	M1	<ol style="list-style-type: none"> Adaptive reuse of buildings to accommodate live-work units is encouraged Standalone residential is not permitted Uses per Table 2 Interim Industrial Flex Uses
GRAND AVENUE AND 17TH STREET FOCUS AREA			
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac
UN-40	40 du/ac 5 stories	SD-84 CR MEMU NT	1. The SD-84 and MEMU maximum stories may be exceeded, but shall be a maximum height of 5 stories
DC--2	90 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lined Block, and Stacked Dwelling building type maximum height shall be 6 stories



SD-84, UN-2



SP-2, Neighborhood Transitional

9/13/2021

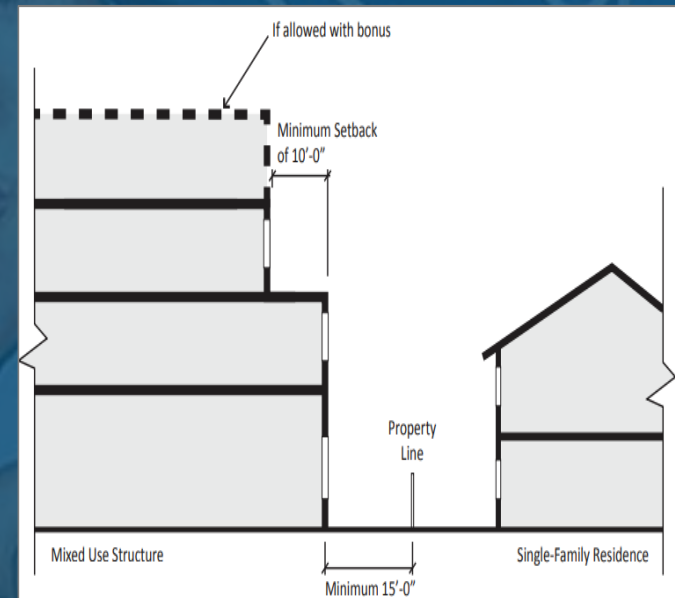


GOLDEN CITY BEYOND: 2045

SANTA ANA GENERAL PLAN

Proposed Development Guideline Code Update Request for Proposal (RFP):

- Zoning, Development Standards and Architectural Design
- Neighborhood Character and Historic Context
- Propose Award Contract December 2021 (LEAP funding)



ALLOWED MASSING BY STORY								
Ratio of Each Story in % of ground floor								
STORY	1	2	3	4	5	6	7	8
%	100	100		75	50	35	10	N/A



LAND USE PLAN

SANTA ANA GENERAL PLAN

Park Land Ratio

Existing:

334,774 population* and 343.8 parkland acres = **1.03 acres per 1,000**

Potential 2045 Buildout:

407,022 population and 343.8 parkland acres = **0.8 acres per 1,000**

Table 3-7 General Plan Update Existing and Buildout Population

Planning Area	Existing Population	Buildout Population	Percentage Growth
FOCUS AREAS	36,777	77,650	111
55 Freeway/Dyer Road	9,034	31,050	244
Grand Avenue/17th Street	2,079	7,129	243
South Bristol Street	8,390	19,176	129
South Main Street	6,970	7,643	10
West Santa Ana Boulevard	10,304	12,652	23
ALL OTHER AREAS OF THE CITY	297,997	353,979	19
CITYWIDE TOTAL¹	334,774	431,629	29

Source: Figures aggregated and projected by PlaceWorks, 2020. Methodology included in Appendix B-b, *Santa Ana Buildout Methodology*, of this Draft PEIR.

¹ Total population includes all individuals living in households, institutional group quarters, and noninstitutional group quarters.

Timeline of Events



- **October**
PC & CC Work Program Overview
- **November**
Kick Off Meeting & 1-1 City Council member Meetings
- **December**
Community Meetings

- **January - March**
Community Meetings
- **April - June**
CC 1-on-1 Interviews
- **April - September**
Youth Outreach
- **October**
CC Outreach Update

- **February - November**
14 General Plan Advisory Group (GPAG) Meetings

- **February**
GPAG Recognition
- **June**
CC Status Update
- **July**
CC Study Session
- **August - September**
Pop-Up Events
- **December**
Policy Framework

- **March - May**
Land Use Online Survey
- **April**
5 Land Use Community Workshops
- **May**
Chamber of Commerce Meeting
- **June**
PC Study Session

- **March**
EIR Scoping Meeting
- **July**
EJ presentation/video, HRC presentation
- **July - August**
2 Virtual Community Workshop
- **Fall**
General Plan Adoption

- **January - March**
EJ Roundtable
- **March - May**
EJ Survey / EJ Virtual Forums
- **August**
Draft PEIR / GP Public Review
- **September**
PEIR Public Hearing
- **October**
PC Public Hearing



NEXT STEPS

SANTA ANA GENERAL PLAN UPDATE

- GP EIR Release & Public Review - *August 6 – Sept. 20*
- Planning Commission Public Hearing - *October 25*
- City Council Public Hearing - *November 16*



SHARE COMMENTS

SANTA ANA GENERAL PLAN UPDATE



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SANTA ANA GENERAL PLAN UPDATE

DISCUSSION