

Due to Governor Gavin Newsom's Executive Order and the City Council's Proclamation of Local Emergency, we can no longer offer an in-person meeting location for the community to attend public meetings.

You may watch the meeting live in the following ways:

- Visit the City's website [santa-ana.org/city-meetings](http://santa-ana.org/city-meetings) and select the active link for the current Planning Commission meeting.
- Visit the City's YouTube site at [youtube.com/cityofsantaanavideos/live](https://youtube.com/cityofsantaanavideos/live).
- For Spanish audio, visit [santaana.granicus.com/MediaPlayer.php?publish\\_id=1](http://santaana.granicus.com/MediaPlayer.php?publish_id=1)

You may provide a comment in the following ways:

- Send an e-mail to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item No. #" in the subject line). Make sure to include your name, whether you are in support of or in opposition to the item and why. The deadline to submit comments is 5:00 p.m. **on the day of the meeting**. Comments received by the deadline will be distributed to the Commission prior to the start of the meeting and will also be posted on our website at [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings). Comments received after the deadline may not be distributed to the Commission but will be posted on the City's website at the earliest possible opportunity after the meeting; or
- Join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or
- Call 669-900-9128 and enter Meeting ID: 315 965 149# when prompted. Callers can begin joining the speaker que by 5:00 p.m. on the day of the meeting. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. After the clerk confirms the last three digits of caller's phone number and unmutes them, the caller must press \*6 to speak. You will have 3 minutes to state your name, whether you are in support of or in opposition to the item, and why. *If you are calling in and watching YouTube, please turn your*

## CITY OF SANTA ANA PLANNING COMMISSION REGULAR MEETING AGENDA

SEPTEMBER 14, 2020  
5:30 P.M.

VIRTUAL MEETING

**MARK McLOUGHLIN**  
*Chair, Citywide Representative*

**CYNTHIA CONTRERAS-LEO**  
*Vice Chair, Ward 5 Representative*

**FELIX RIVERA**  
*Ward 2 Representative*

**V. THAI PHAN**  
*Ward 4 Representative*



**Minh Thai**  
*Executive Director*

**Lisa E. Storck**  
*Legal Counsel*

**Vince Fregoso, AICP**  
*Planning Manager*

**Sarah Bernal**  
*Recording Secretary*

**NORMA GARCIA**  
*Ward 1 Representative*

**KENNETH NGUYEN**  
*Ward 3 Representative*

**THOMAS MORRISSEY**  
*Ward 6 Representative*

Si tiene preguntas en español, favor de llamar a Narcee Perez al (714) 667-2260.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

**Translation Services:** If you require translation services to participate in this meeting, please contact Sarah Bernal at [sbernal@santa-ana.org](mailto:sbernal@santa-ana.org) no later than 48 hours prior to the scheduled meeting.

**Special Assistance:** If you need special assistance to participate in this meeting, please contact Michael Ortiz, ADA Program Coordinator, at (714) 647-5624. Please call prior to the meeting date, to allow the City time to make reasonable arrangements for accessibility to this meeting [Americans with Disabilities Act, Title II, 28 CFR 35.102].

## Basic Planning Commission Meeting Information

The Planning Commission Agenda can be found online at

<https://www.santa-ana.org/cc/city-meetings>

Planning Commission: The Santa Ana Planning Commission consists of seven residents of the city who are appointed by Santa Ana City Councilmembers. The Commission meets regularly on the second and fourth Monday of each month. Meetings begin at 5:30 p.m., unless otherwise noted.

The Planning Commission is responsible for providing input to the City Council on long-range planning. Santa Ana's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Minor Exceptions, and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to Zoning and the General Plan.

Agenda and Staff Reports: An agenda along with staff reports are provided for each Planning Commission meeting. The Planning Commission agenda and staff reports is posted at least 72 hours prior to the meeting on the City's website at [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings), and on the posting boards outside the Civic Center entrance, Council Chamber, and Library. If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact the Planning and Building Agency at 714-667-2732.

The items on the agenda are arranged in four categories:

1. Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is typically no Commission discussion of consent calendar items unless requested.
2. Business Items: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission.
3. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you.
4. Work Study Session: Items in this category are generally items requiring discussion. No action will be taken.

Public Hearing Procedure: The Planning Commission will follow the following procedure for all items listed as public hearing items:

1. The Chair will ask for presentation of the staff report;
2. The Commission will have the opportunity to question staff in order to clarify any specific points;
3. The public hearing will be opened;
4. The applicant/ project representative will be allowed to make a presentation, for a maximum of 15 minutes.
5. Members of the audience will be allowed to speak, for a maximum of 3 minutes per speaker.
6. The applicant will be given an opportunity to respond to comments made by the audience;
7. The public hearing will be closed; and
8. Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny, or continue review of the application.

Appeals: The formal action by the Planning Commission regarding Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final and 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.

Submission of information for dissemination or presentation

Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 15 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

Code of Ethics and Conduct: The people of the City of Santa Ana, at an election held on February 5, 2008, approved an amendment to the City Charter which established the Code of Ethics and Conduct for elected officials and members of appointed boards, commissions, and committees to assure public confidence. A copy of the City's Code can be found on the Clerk of the Council's webpage. The following are the core values expressed: Integrity · Honesty · Responsibility · Fairness · Accountability · Respect · Efficiency

Senate Bill 343: As required by Senate Bill 343, any non-confidential writings or documents provided to a majority of the Planning Commission members regarding any item on this agenda will be made available for public inspection in the Planning & Building Agency during normal business hours.

**CITY OF SANTA ANA  
PLANNING COMMISSION  
MEETING AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (non-agenda items):** Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. **on the day of the meeting**; or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. After you are called upon, you must press \*6 to unmute yourself. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

**CONSENT CALENDAR**

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**RECOMMENDED ACTION:** Approve staff recommendation on the following Consent Calendar Item: A – B.

A. MINUTES FROM THE AUGUST 24, 2020 REGULAR MEETING.

**RECOMMENDED ACTION:** Approve the minutes.

B. EXCUSED ABSENCES

**RECOMMENDED ACTION:** Excuse absent commission members.

\* \* \* END OF CONSENT CALENDAR \* \* \*

**BUSINESS CALENDAR**

Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. **on the day of the meeting**; or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. After you are called upon, you must press \*6 to unmute yourself. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

**PUBLIC HEARING**

**APPEAL OF PLANNING COMMISSION ACTIONS:** 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. **NOTICE:** Legal notice was published in the Orange County Register on September 2, 2020.

1. **CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03 – Jerry Guevara, Case Planner.**

*This matter was continued from the August 24, 2020 by a vote of 6:0 (Phan absent).*

**LOCATION:** 1619, 1621 and 1623 East Edinger Avenue located in the Light Industrial (M1) zoning district.

**REQUEST:** The applicant is requesting approval of the following land use entitlements: (1) a conditional use permit to allow the expansion of an existing medical clinic and (2) a variance to allow a reduction in the City's required off-street parking standards by approximately 26 percent.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Class 1 – Existing Facilities. A Notice of Exemption, Environmental Review No. 2019-110, will be filed for this project.

**RECOMMENDED ACTION:** *Continue the matter until September 28, 2020.*

2. **DRAFT ENVIRONMENTAL IMPACT REPORT NO. 2020-03 FOR THE UPDATE TO THE SANTA ANA GENERAL PLAN –** Vervy Carvajal, Case Planner.

**LOCATION:** Citywide

**REQUEST:** Conduct a Public Hearing to receive public comments on the Draft Environmental Impact Report and potential environmental impacts associated with the development project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15087(i).

**RECOMMENDED ACTIONS:** Receive and file public comments for Draft Environmental Impact Report No. 2020-03.

**\*\*\*END OF BUSINESS CALENDAR\*\*\***

### **WORK STUDY CALENDAR**

Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. **on the day of the meeting;** or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. After you are called upon, you must press \*6 to unmute yourself. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak. Please note: No action will be taken on Work Study items.

3. DISCUSSION ON THE 2020 GENERAL PLAN ELEMENTS – Vervy Carvajal
4. REVIEW AND DISCUSS THE PROPOSED PROJECT LOCATED AT 201 West 3<sup>rd</sup> Street – Selena Kelaher

**\* \* \* END OF WORK STUDY CALENDAR \* \* \***

### **COMMENTS**

5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS

**ADJOURNMENT** – The next regular meeting will be held on Monday, September 28 at 5:30 p.m.

**ACTION MINUTES OF THE REGULAR METING  
OF THE SANTA ANA PLANNING COMMISSION**

**AUGUST 24, 2020**

**CALLED TO ORDER**

*VIRTUAL MEETING*  
CITY HALL, ROSS ANNEX  
20 CIVIC CENTER PLAZA, ROOM 1600  
SANTA ANA, CALIFORNIA  
5:36 P.M.

**ATTENDANCE**

COMMISSIONERS Present:  
CYNTHIA CONTRERAS-LEO, *Vice Chair*  
NORMA GARCIA  
MARK MCLOUGHLIN, *Chair*  
KENNETH NGUYEN  
THOMAS MORRISSEY  
FELIX RIVERA

COMMISSIONERS Absent:  
V. THAI PHAN

PLANNING & BUILDING AGENCY STAFF Present:  
MINH THAI, *Executive Director*  
VINCE FREGOSO, *Planning Manager*  
VERNY CARVAJAL, *Principal Planner*  
LISA STORCK, *Assistant City Attorney*  
ALI PEZESHKPOUR, *Senior Planner*  
PEDRO GOMEZ, *Assistant Planner II*  
JERRY GUEVARA, *Assistant Planner I*  
SARAH BERNAL, *Recording Secretary*

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (on non-agenda items):** None.

**CONSENT CALENDAR ITEMS**

*\*All votes were taken by roll call*

A. MINUTES FROM THE AUGUST 3, 2020 SPECIAL MEETING

**MOTION:** Approve the minutes.

**MOTION:** Rivera                      **SECOND:** Nguyen

**VOTE:**            **AYES:**            Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera  
(6)

**NOES:** None (0)  
**ABSTAIN:** None (0)  
**ABSENT:** Phan(1)

B. MINUTES FROM THE AUGUST 10, 2020 REGULAR MEETING

**MOTION:** Approve the minutes.

**MOTION:** Rivera                   **SECOND:** Nguyen

**VOTE:**   **AYES:** Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)  
**NOES:** None (0)  
**ABSTAIN:** None (0)  
**ABSENT:** Phan(1)

C. EXCUSED ABSENCES

**MOTION:** Excuse absent commission members: Phan

**MOTION:** Nguyen                   **SECOND:** Contreras-Leo

**VOTE:**   **AYES:** Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)  
**NOES:** None (0)  
**ABSTAIN:** None (0)  
**ABSENT:** Phan(1)

**BUSINESS CALENDAR**

**PUBLIC HEARING**

1. **VARIANCE NO. 2020-01** – Pedro Gomez, Case Planner.

**LOCATION:** 1702 N. Main Street

**REQUEST:** The applicant is requesting approval of a variance to allow a reduction of seven feet from the City's setback standards of 15 feet for front and side yard and landscape areas.



variance to allow a reduction in the City's required off-street parking standards by approximately 26 percent.

Case Planner Guevara provided a staff presentation. Commission discussion regarding parking, exterior site improvements, landscape improvements, lighting, and business operations.

Recording Secretary provided a summary of written correspondence received.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter; addressed concerns regarding reduced parking and exterior improvements.

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

Further discussion ensued regarding the possibility of additional exterior site improvements; staff commented that there must be a nexus between the conditions of approval and the discretionary action.

Commissioner Morrissey motioned to continue the matter for two weeks to explore alternative parking arrangements. Commissioner Garcia introduced a friendly amendment to also explore ways to improve the current landscape plan. The friendly amendment was accepted.

**MOTION: Continue the matter until September 14, 2020.**

**MOTION:** Morrissey      **SECOND:** Garcia

**VOTE:**      **AYES:**      Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)  
                 **NOES:**      None (0)  
                 **ABSTAIN:**      None (0)  
                 **ABSENT:**      Phan (1)

**\*\*\*END OF BUSINESS CALENDAR\*\*\***

**WORK STUDY CALENDAR**

3. GENERAL PLAN UPDATE

Principal Planner Carvajal provided a presentation which included information on the following

- Purpose and Elements
- Timeline of Events



- Land Use Element (Document Organization, Policy Framework)
- What We Heard
- Environmental Justice
- Land Use Plan
- Land Use Focus Areas
- Future Planning Commission Sessions
- Environmental Impact Report

Commission discussion ensued regarding impact of high density housing, open space, and community engagement.

The following individuals spoke on the matter:

- Brett Korte commented on environmental justice and community engagement.
- Dale Helvig commented on the General Plan process.
- Jose Vera commented on the pollution in the city.
- Leonard Flores commented on open space and air quality.
- Adolfo Sierra commented on environmental justice.
- Mary Whiteneck commented on high density.

**\*\*END OF WORK STUDY CALENDAR\*\***

## **COMMENTS**

### 4. STAFF COMMENTS:

Vince Fregoso: Commissioners will receive APA membership

### 5. COMMISSION MEMBER COMMENTS:

- All Commissioners thanked staff.

**9:01 P.M.** – The next meeting will be on Monday, September 14, 2020 at 5:30 p.m.

Sarah Bernal  
Recording Secretary

# REQUEST FOR Planning Commission Action



**PLANNING COMMISSION MEETING DATE:**

**SEPTEMBER 14, 2020**

**TITLE:**

**PUBLIC HEARING – DRAFT ENVIRONMENTAL  
IMPACT REPORT NO. 2020-03 FOR THE  
UPDATE TO THE SANTA ANA GENERAL PLAN**

**PLANNING COMMISSION SECRETARY**

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For \_\_\_\_\_

DENIED

- Applicant's Request
- Staff Recommendation

CONTINUED TO \_\_\_\_\_

Prepared by Verny Carvajal

Executive Director

Planning Manager

## **RECOMMENDED ACTION**

Receive and file the public comments for Draft Environmental Impact Report No. 2020-03.

## **DISCUSSION**

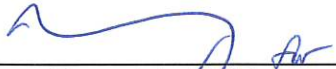
The Draft Environmental Impact Report (DEIR) for Santa Ana's Comprehensive General Plan Update has been released for its 45-day public comment review period. The DEIR is intended to inform public decision makers, responsible and trustee agencies, and the general public of the potential environmental effects of the proposed project.

Santa Ana's "Golden City Beyond: A Shared Vision" General Plan is expected to be completed in 2020 and will guide the City's development and conservation for the next 25 years through 2045. The update will provide long-term policy direction and communicate the vision, values, and goals for the City's physical development, fiscal and environmental sustainability, and overall quality of life. The new Santa Ana General Plan will serve to identify areas of opportunity and provide options to enhance development potential in key areas of the city while bringing the City into compliance with recent state laws and reflect updates to current conditions and input from the general public, city staff, and other stakeholders. Santa Ana's General Plan is based on a vision statement and core values established as part of an extensive multi-year community outreach effort, a Technical Advisory Committee, and a General Plan Advisory Group.

The Draft EIR for the General Plan began its public comment and review period on August 3, 2020, with the review period ending on September 16, 2020. The purpose of this hearing is to allow the Planning Commission an opportunity to receive public comments on the potential environmental impacts associated with the proposed plan. The hearing provides the public an additional means to communicate their comments. Responses to the comments received during the public review period will be included in the final EIR.

DEIR No. 2020-03  
September 14, 2020  
Page 2

Based on the current general plan schedule, it is anticipated that the EIR will be presented to the Planning Commission in late September for a recommendation to the City Council. Planning staff will continue to update the Commission on the progress of the project.



\_\_\_\_\_  
Verny Carvajal, AICP  
Principal Planner

VC:jm

vc\reports\deir20-03.pc

Attachment:  
Exhibit 1 – Draft EIR

**The Draft General Plan Program Environmental Impact Report (PEIR)  
is available online at:**

<https://www.santa-ana.org/sites/default/files/pb/general-plan/documents/Draft%20EIR/Complete%20Draft%20PEIR.pdf>

**Draft Environmental Impact Report No. 2020-03**  
State Clearinghouse #2020029087  
Citywide  
Comprehensive General Plan Update  
**Exhibit 1**



City of Santa Ana General Plan

## Planning Commission Study Session Part II

September 14, 2020



A SHARED VISION FOR SANTA ANA



# GOLDEN CITY BEYOND: 2045

## SANTA ANA GENERAL PLAN

- Recap: Purpose and Elements of General Plan
- Organization of Draft General Plan Elements
- Highlights of Draft Policies and Sample Exhibits
- Next Steps



## PURPOSE & ELEMENTS

### IN THE SANTA ANA GENERAL PLAN

Provides long-term policy direction to guide the physical development, quality of life, economic health, and sustainability of our Santa Ana community through 2045

- Land Use
- Open Space
- Conservation
- Safety
- Noise
- Mobility/Circulation \*
- Housing \*
- Urban Design
- Historic Preservation
- Economic Prosperity
- Public Services
- Community
- *Environmental Justice* \*



# WHAT WE HEARD

## CHANGES TO THE CITY POLICY

### NEW TOPICS

- ▶ health & wellness
- ▶ environmental justice
- ▶ climate adaptation & resiliency
- ▶ historic preservation

### LAND USE FOCUS AREAS

- ▶ active urban places
- ▶ corridor residential
- ▶ creative industrial

### GREATER EMPHASIS

- ▶ community empowerment
- ▶ alternative transportation
- ▶ equitable parks & recreation
- ▶ sustainable development
- ▶ economic prosperity

### NEXT STEPS

- ▶ public hearings
- ▶ City Council adoption

- **VISION**
- **VALUES**
- **POLICIES**
- **POTENTIAL ACTIONS**





# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### Community Element

**CM-1: Recreation and Culture** Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana's diverse population.

**CM-2: Education** Provide exceptional, accessible, and diverse educational programs and facilities to meet community needs.

**CM-3: Active Living and Well-being** Promote the health and wellness of all Santa Ana residents.



#### Community Element

Santa Ana General Plan  
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### Community Element

## COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous community-related considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▶ Maintain a diverse culture and strong sense of community
- ▶ Leverage Downtown
- ▶ Increase community participation
- ▶ Improve educational opportunities for youth
- ▶ Expand senior services
- ▶ Ensure equitable access to programs
- ▶ Promote healthy food options



# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

# Community Element

### POLICY FRAMEWORK

#### GOAL CM-1: Recreation and Culture

Provide opportunities for public and private recreation and cultural programs that meet the needs of Santa Ana's diverse population.

##### POLICY CM-1.1 ACCESS TO PROGRAMS

Provide and maintain access to recreational and cultural programs within walking distance of residential areas. Among areas that are underserved or suffer from a lack of access, prioritize the improvement of access for residents living within environmental justice area boundaries.

Eq

##### POLICY CM-1.2 COMMUNITY INPUT

Engage residents and community facility users to provide input for facility improvements and programming.

Ed

##### POLICY CM-1.3 EQUITABLE PROGRAMS

Encourage cultural programs and activities of local interest that are inclusive and affordable to all.

Eq

##### POLICY CM-1.4 SHARED USE

Expand community activities and programs at City facilities and throughout the community through shared use or cooperative agreements.

Eq

##### POLICY CM-1.5 EQUITABLE RECREATIONAL SPACES

Promote the development and use of municipal buildings, indoor facilities, sports fields, and outdoor spaces for recreation that serve residents throughout the City, with priority given to areas that are underserved and/or within environmental justice area boundaries.

Eq

##### POLICY CM-1.6 RECREATION ON PRIVATE PROPERTY

Promote the development and use of privately-owned recreation and entertainment facilities that are affordable and meet the needs of Santa Ana residents.

Eq

##### POLICY CM-1.7 CONNECTIONS TO FACILITIES

Support efforts to connect residents and visitors to local and regional cultural, educational, and natural environments.

C

##### POLICY CM-1.8 DEVELOPER INVOLVEMENT

Promote developer participation in the provision of community facilities to meet the recreational needs of residents.

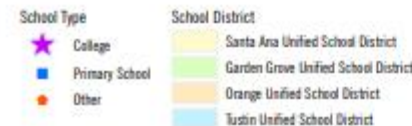
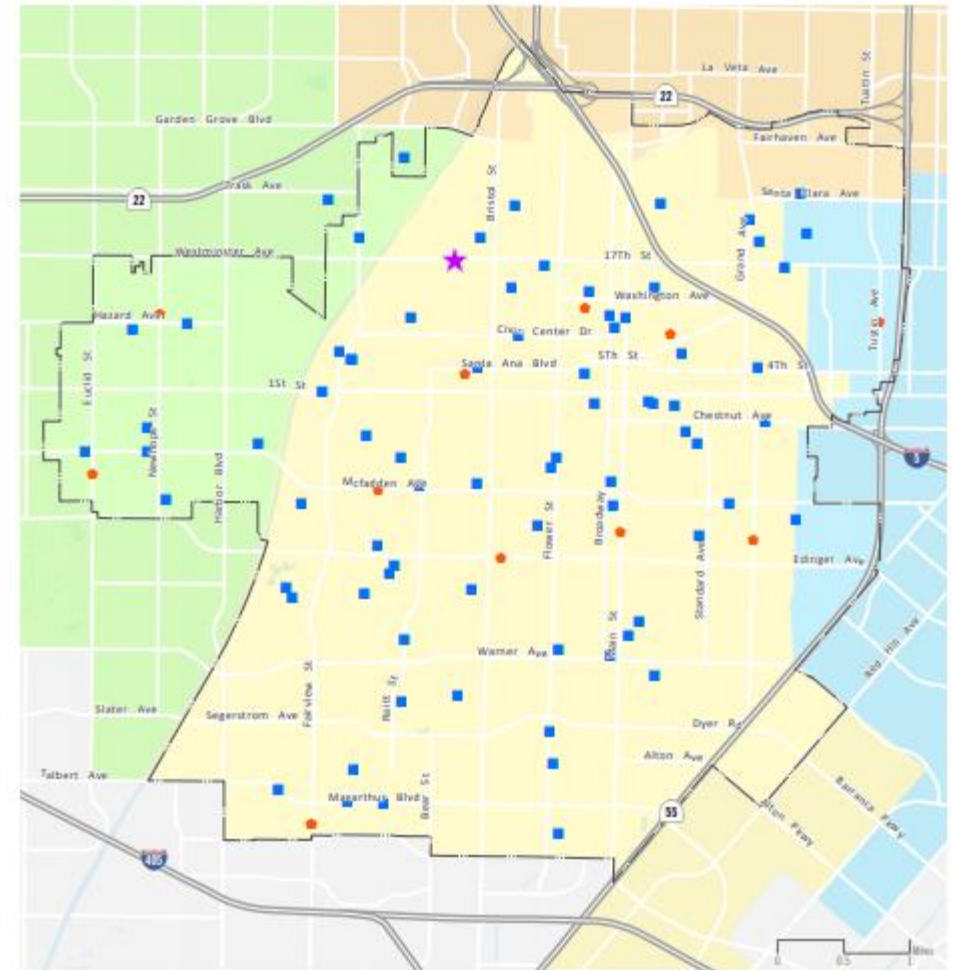
Eq

##### POLICY CM-1.9 ART AND CULTURAL PROGRAMMING

Promote art and cultural programs of local interest to provide educational and cultural awareness opportunities.

C

FIGURE CM-2. SCHOOLS AND SCHOOL DISTRICTS



Source: City of Santa Ana 2020 Date Published: 6/4/2020



# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### Circulation Element

**CE-1: Comprehensive Circulation** A comprehensive and multimodal circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community

**CE-2: Regional Mobility** An integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.

**CE-3: Active Transportation** A safe, balanced, and integrated network of travelways for nonmotorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.





# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### Circulation Element

#### **CE-4: Transportation, Land Use, and Design**

Coordinated transportation planning efforts with land use and design strategies that encourage sustainable development and achieve broader community goals.

**CE-5: Sustainable Transportation** A transportation system that is attractive, safe, state-of-the-art, and supports community, environmental, and conservation goals.





## COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous circulation considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Increase the amount of active transportation opportunities
- ▷ Alleviate parking congestion in commercial areas and neighborhoods
- ▷ Improve safety for bicyclists and pedestrians
- ▷ Expand the availability and frequency of transit
- ▷ Address high traffic speeds and congestion

# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN



# Circulation Element

### POLICY FRAMEWORK

#### GOAL CE-1: Comprehensive Circulation

A comprehensive and multimodal circulation system that facilitates the safe and efficient movement of people, enhances commerce, and promotes a sustainable community.

##### POLICY CE-1.1

###### SAFETY

Achieve zero fatalities from traffic collisions through education, enforcement, and infrastructure design.



##### POLICY CE-1.2

###### BALANCED MULTIMODAL NETWORK

Provide a balanced and equitable multimodal circulation network that reflects current and changing needs.



##### POLICY CE-1.3

###### TRAFFIC MANAGEMENT SYSTEMS

Utilize technology to efficiently move people and vehicles and manage motor vehicle speeds.



##### POLICY CE-1.4

###### MOTOR VEHICLE LEVEL OF SERVICE

Maintain at least a vehicle level of service "D" for intersections of arterial streets, except in areas planned for high intensity development or traffic safety projects.



##### POLICY CE-1.5

###### MULTIMODAL LEVEL OF SERVICE

Ensure that new development and City projects maintain or improve the current level of service for all modes of transportation.



##### POLICY CE-1.6

###### COMPLETE STREETS

Transform travelways to accommodate all users through street design and amenities, such as sidewalks, trees, landscaping, street furniture, and bus shelters.



##### POLICY CE-1.7

###### PROACTIVE MITIGATION

Proactively mitigate potential air quality, noise, congestion, safety, and other impacts from the transportation network on residents and business.



##### POLICY CE-1.8

###### ENVIRONMENTAL SUSTAINABILITY

Consider air and water quality, noise reduction, neighborhood character, and street-level aesthetics when making improvements to travelways.



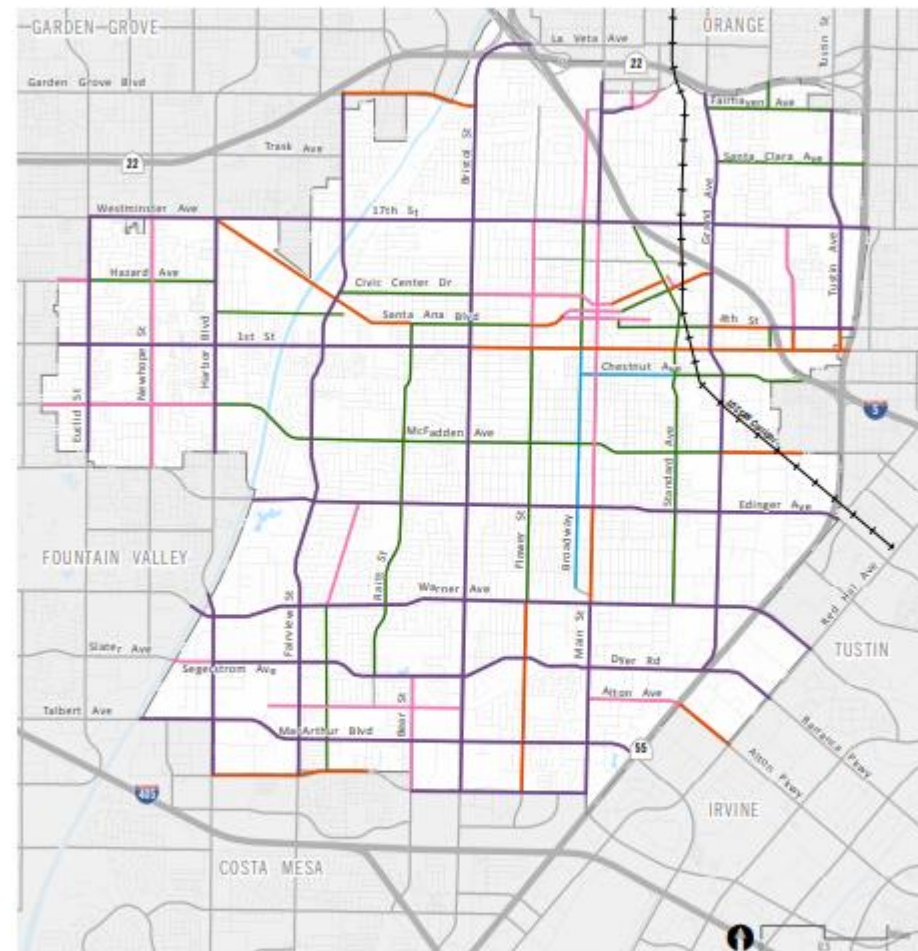
##### POLICY CE-1.9

###### REGIONAL CONSISTENCY

Ensure the street network is consistent with standards set in the OCTA Master Plan of Arterial Highways and the Congestion Management Program.



FIGURE CE-1. MASTER PLAN OF STREETS & HIGHWAYS



Source: OCTA Master Plan of Arterial Highways (06/20/2020) and the City of Santa Ana Date Published: 6/29/2020



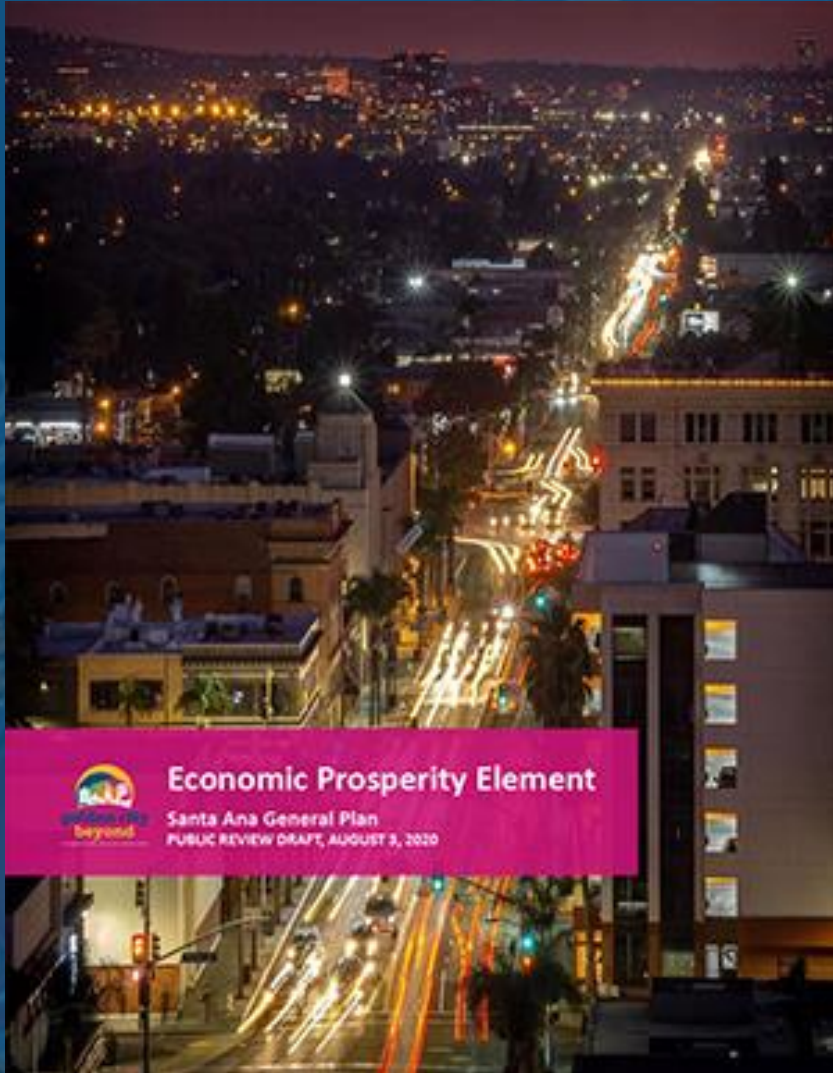
# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### Economic Prosperity Element

**EP-1: Job Creation and Retention** Foster a dynamic local economy that provides and creates employment opportunities for all residents in the City.

**EP-2: Diverse Economic Base** An integrated system of travelways that connects the City to the region, employment centers, and key destinations, making Santa Ana the leader in regional transportation.







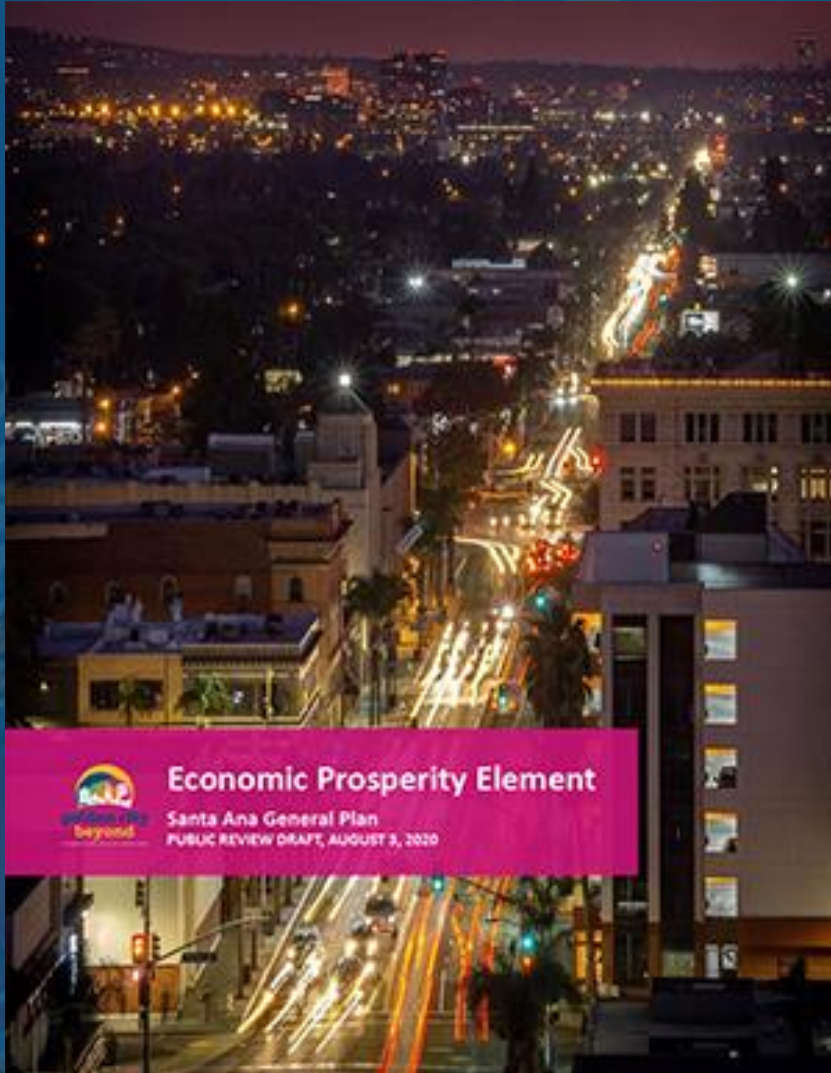
# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### Economic Prosperity Element

EP-3: Business Friendly Environment Promote a business friendly environment where businesses thrive and build on Santa Ana's strengths and opportunities.

EP-4: Economic Development Strategies Promote strategies that create an economic development mindset integrated throughout City Hall.



#### Economic Prosperity Element

Santa Ana General Plan  
PUBLIC REVIEW DRAFT, AUGUST 3, 2020



## VOL I: SERVICES/INFRASTRUCTURE

### SANTA ANA GENERAL PLAN

#### COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous economic considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Developing local talent and a skilled workforce
- ▷ Broad economic goals
- ▷ Maintain a business-friendly environment
- ▷ Attract industries with living wage jobs
- ▷ Invest in downtown and citywide
- ▷ Highlight the City's unique and attractive qualities
- ▷ Expand employment opportunities for youth
- ▷ Support small businesses



# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### GOAL EP-3: Business Friendly Environment

Promote a business friendly environment where businesses thrive and build on Santa Ana's strengths and opportunities.

ECONOMIC PROSPERITY

**POLICY EP-3.1**  
**LEVERAGE HISTORIC AND CULTURAL ASSETS**  
 Market the City's historic and cultural assets to increase the attraction of businesses and their employees to Santa Ana's places and destinations.

C S

**POLICY EP-3.2**  
**CITY BRANDING**  
 Promote Santa Ana as a "Smart City" and regional leader in sustainability, equity, innovation, place making, collaboration, and community pride in products made in Santa Ana.

C Eq S

**POLICY EP-3.3**  
**MITIGATE IMPACTS**  
 Promote the development of sustainable and equitable new land use plans that proactively mitigates negative impacts on existing residents and businesses.

H Eq S

**POLICY EP-3.4**  
**COMPLETE COMMUNITIES**  
 Encourage the development of "complete communities" that provide a range of housing, services, amenities, and transportation options to support the retention and attraction of a skilled workforce and employment base.

C H Eq S

**POLICY EP-3.5**  
**SIMPLIFY THE PROCESS**  
 Provide a streamlined development process and assist businesses with permit processing.

Eq Ed

**POLICY EP-3.6**  
**RESPONSIVE TO TRENDS**  
 Maintain flexible and up-to-date land use regulations that are responsive to changing business trends; best practices, technological advancements, and community needs.

Eq Ed

**POLICY EP-3.7**  
**FACILITATING INVESTMENT**  
 Promote a solution-based customer focus in order to facilitate additional development and investment in the community.

Eq S Ed

**POLICY EP-3.8**  
**COMPREHENSIVE ANALYSIS OF LAND USE**  
 Pursue a balance of fiscal and qualitative community benefits when making land use decisions.

H Eq S

**POLICY EP-3.9**  
**CIVIC CULTURE AND COMMUNITY SERVICE**  
 Facilitate a business culture that encourages community service and wellness programs for residents and employees.

C H Eq S Ed

CONTINUED ON NEXT PAGE >>

### << EP-2: DIVERSE ECONOMIC BASE

**POLICY EP-2.10**  
**GREEN BUSINESS**  
 Support the growth of a diverse green business sector that facilitates and promotes environmental sustainability and creates a competitive advantage for business attraction activities.

H S

**POLICY EP-2.11**  
**GOODS PRODUCING SECTOR**  
 Support economic development initiatives and land use strategies that preserve and foster an environment that allows the goods producing sector to thrive.

S

**POLICY EP-2.12**  
**RESILIENCY**  
 Collaborate with governmental agencies and businesses to develop, maintain, and deploy physical and financial strategies that enable businesses of all sizes and their employees to withstand and recover from the acute impacts of flooding, extreme weather events, and public health epidemics or pandemics.

H Eq S



**Buy-Local Campaign**  
 Locally-owned businesses are the backbone of our local economy and the foundation of Santa Ana's unique culture. Locally-owned businesses are also more likely to recirculate revenue into payments to other local suppliers.

Image by City of Santa Ana



# VOL I: SERVICES/INFRASTRUCTURE

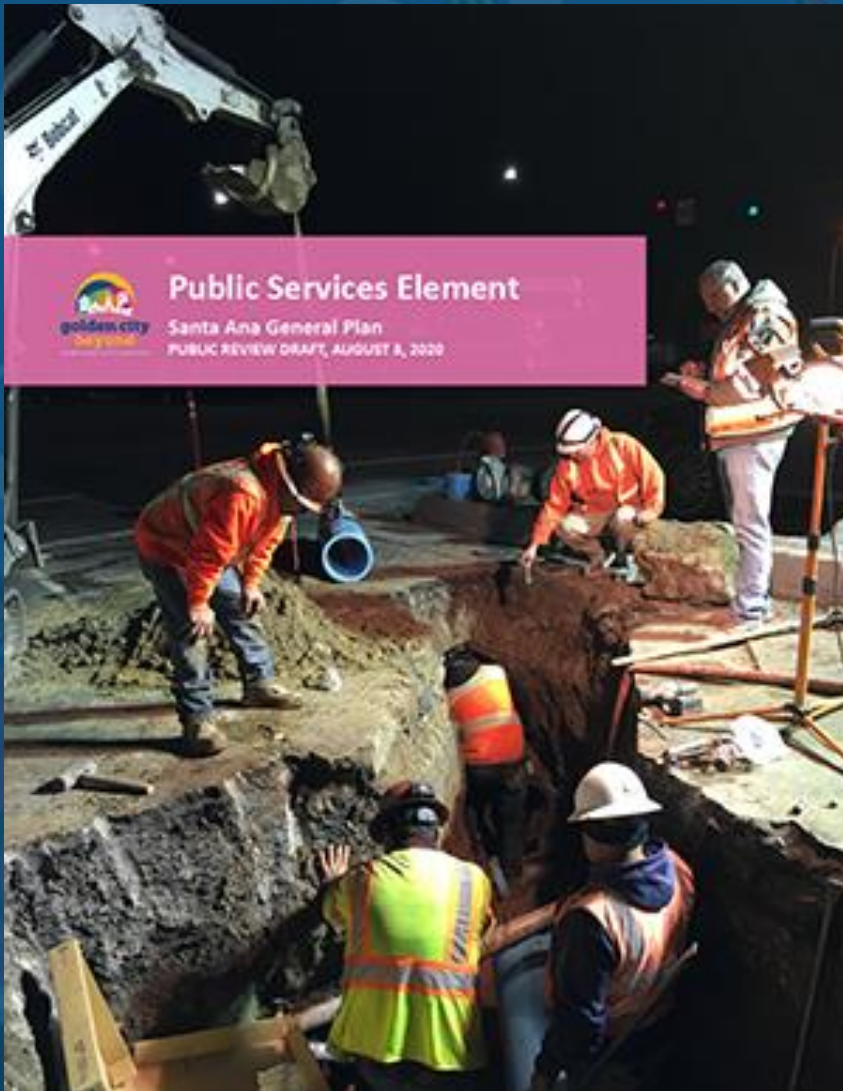
## SANTA ANA GENERAL PLAN

### Public Services Element

**PS-1: Public Facilities** Provide quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.

**PS-2: Public Safety** Preserve a safe and secure environment for all people and property.

**PS-3: Utility Infrastructure** Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.





# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous public service considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Improve public safety through crime reduction and community-oriented policing
- ▷ Enhance ongoing maintenance of public facilities
- ▷ Ensure clean drinking water
- ▷ Augment public services and programs
- ▷ Provide public services in an efficient and cost-effective manner



# VOL I: SERVICES/INFRASTRUCTURE

## SANTA ANA GENERAL PLAN

### GOAL PS-3: Utility Infrastructure

Supply, maintain, and expand City services and infrastructure improvements through innovative funding options and sustainable practices.

#### POLICY PS-3.1

##### SERVICE PARTNERSHIPS

Partner with service providers to ensure access to a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, public spaces, and public agencies.

Eq S

#### POLICY PS-3.2

##### WASTEWATER SERVICE

Provide and maintain wastewater collection facilities which adequately serve existing land uses and future development projects while maximizing cost efficiency.

Eq S

#### POLICY PS-3.3

##### WASTEWATER TECHNOLOGY

Explore new technologies that treat and process wastewater that reduce overall capacity needs of centralized wastewater systems.

S

#### POLICY PS-3.4

##### DRAINAGE FACILITIES

Expand and maintain storm drain facilities to accommodate the needs of existing and planned development.

Eq

#### POLICY PS-3.5

##### GREEN INFRASTRUCTURE

Incorporate sustainable design and Low Impact Development (LID) techniques for storm water facilities and new development to achieve multiple benefits, including enhancing preserving and creating open space and habitat, reducing flooding, and improving runoff water quality.

S

#### POLICY PS-3.6

##### WATER SERVICE

Provide water quality and service that meets or exceeds State and Federal drinking water standards.

H S

#### POLICY PS-3.7

##### EMERGENCY CONNECTIONS

Maintain emergency connections with local and regional water suppliers in the event of delivery disruption.

H S

#### POLICY PS-3.8

##### CONSERVATION STRATEGIES

Implement cost effective conservation strategies and programs that increase water use efficiency.

S

#### POLICY PS-3.9

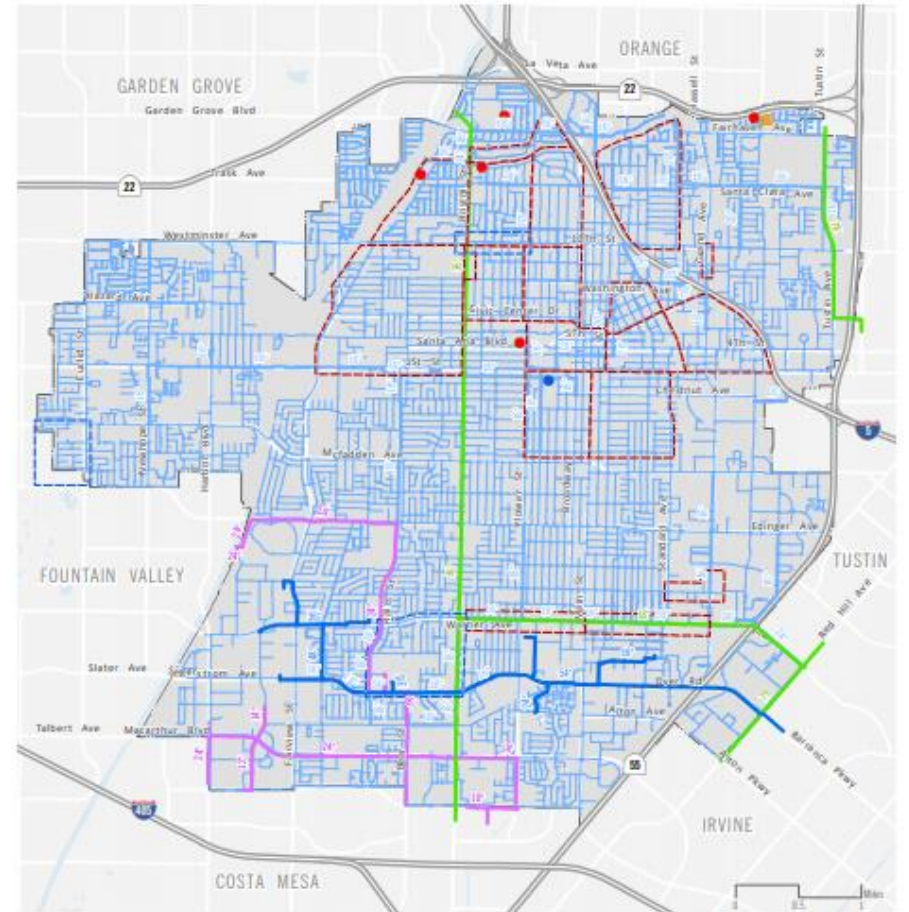
##### HOUSEHOLD RECYCLING

Expand household recycling services and educational awareness programs.

S Ed

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FIGURE PS-3. WATER FACILITIES





# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

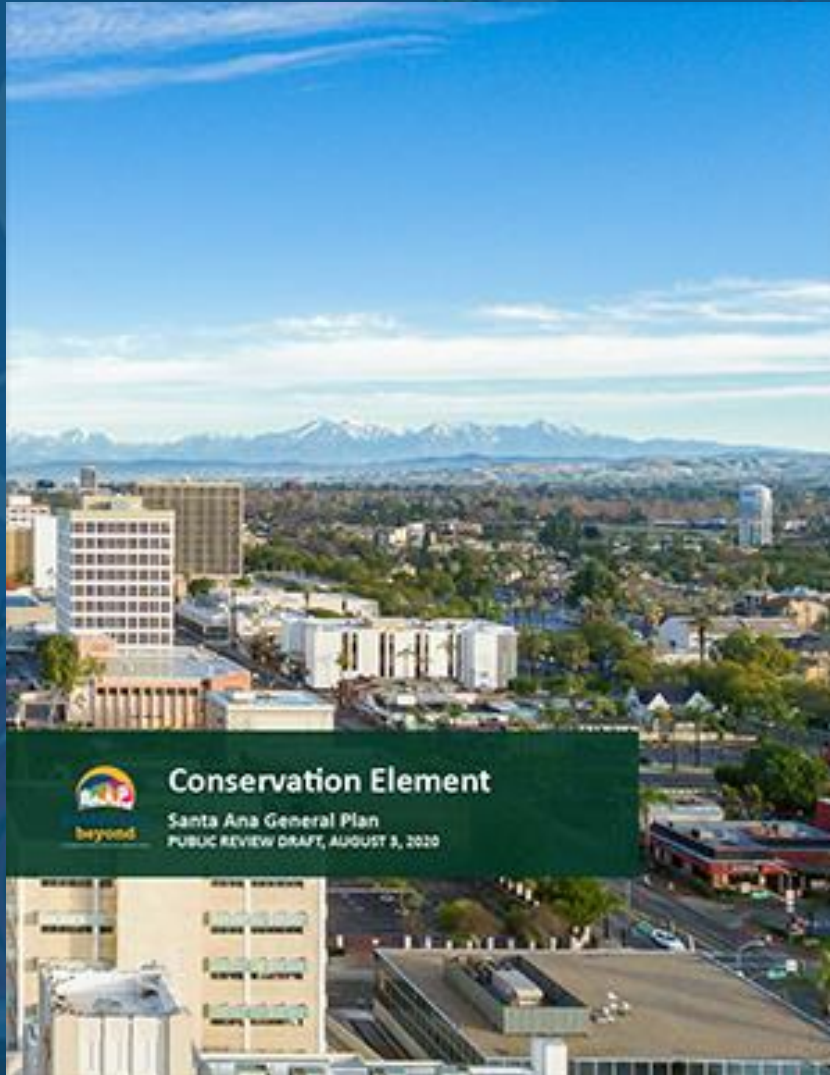
### Conservation Element

**CN-1: Air Quality and Climate** Protect air resources, improve regional and local air quality, and minimize the impacts of climate change.

**CN-2: Natural Resources** Preserve and enhance Santa Ana's natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.

**CN-3: Energy Resources** Reduce consumption of and reliance on non-renewable energy, and support the development and use of renewable energy sources.

**CN-4: Water Resources** Conserve and replenish existing and future water resources.





# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN



### COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous conservation considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Build and develop in a sustainable manner
- ▷ Ensure healthy air, water, and soil conditions
- ▷ Support renewable resources
- ▷ Preserve the natural environment
- ▷ Maintain a robust urban forest





# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

### << GOAL CN-1: AIR QUALITY AND CLIMATE

#### POLICY CN-1.9

##### PUBLIC INVESTMENT ALTERNATIVE TRANSPORTATION INFRASTRUCTURE

Continue to invest in infrastructure projects that support public transportation and alternate modes of transportation in the City of Santa Ana, including pedestrian, bicycling, public transportation, car sharing programs, and emerging technologies.

S

#### POLICY CN-1.10

##### TRANSPORTATION MANAGEMENT

Continue to support and invest in improvements to the City's Transportation Management System, including projects or programs that improve traffic flow and reduce traffic congestion.

S

#### POLICY CN-1.11

##### PUBLIC INVESTMENT IN LOW- OR ZERO EMISSION VEHICLES

Continue to invest in low-emission or zero-emission vehicles to replace the City's gasoline powered vehicle fleet and to transition to available clean fuel sources such as bio-diesel for trucks and heavy equipment.

S

#### POLICY CN-1.12

##### SUSTAINABLE INFRASTRUCTURE

Encourage the use of low or zero emission vehicles, bicycles, non-motorized vehicles, and car-sharing programs by supporting new and existing development that includes sustainable infrastructure and strategies such as vehicle charging stations, drop-off areas for ride-sharing services, secure bicycle parking, and transportation demand management programs.

S

#### POLICY CN-1.13

##### CITY CONTRACT PRACTICES

Support businesses and contractors that use reduced-emissions equipment for city construction projects and contracts for services, as well as businesses that practice sustainable operations.

S

#### POLICY CN-1.14

##### TRANSPORTATION DEMAND MANAGEMENT

Require and incentivize projects to incorporate Transportation Demand Management (TDM) techniques.

H S Ed

#### POLICY CN-1.15

##### COMMUNITY EMISSIONS REDUCTION

Collaborate with the South Coast Air Quality Management District and local stakeholders in advance of designation as a priority community for air monitoring and reduction, and implement measures and strategies identified in other air monitoring and emissions reduction plans that are applicable to and feasible for Santa Ana.

H Eq S

#### POLICY CN-1.16

##### INDIRECT SOURCE RULES

Support the development of regional legislation such as the drayage truck rule, advanced clean truck rule, and heavy-duty low NOx rule by the South Coast Air Quality Management District.

H Eq S

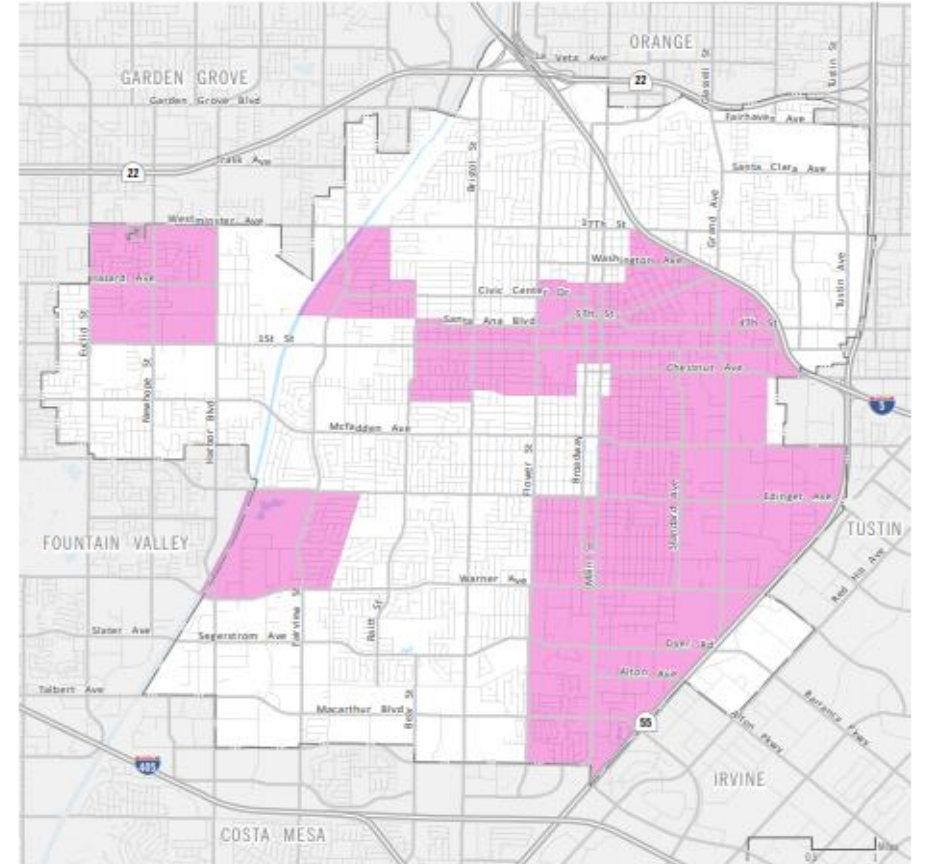
#### POLICY CN-1.17

##### INDOOR RECREATION

Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

H Eq

FIGURE CN-3. ENVIRONMENTAL JUSTICE COMMUNITIES



Environmental Justice Community

Source: City of Santa Ana, 2010 Date Published: 5/01/2020



# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

### Open Space Element

**OS-1: Parks, Open Space, and Recreation** Provide a safe, accessible, sustainable, and diverse park and facility system with recreational opportunities accessible to all residents.

**OS-2: Public Health and Safety** Provide a system of parks, open spaces, and community centers that are well-maintained, safe, and healthy environments for all users

**OS-3: Corridors and Pathways** Preserve, expand, and create additional open space areas and linkages throughout the City to protect the natural and visual character of the community, and to connect to local and regional activity centers.





# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

### Open Space Element

#### COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous open space considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and/or community strengths:

- ▷ More open space and community centers
- ▷ More equitable distribution of open space
- ▷ Improve park safety and accessibility
- ▷ Enhance facility maintenance
- ▷ Increase public events and programming
- ▷ Expand senior services



# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

# Open Space Element

### GOAL 05-1: PARKS, OPEN SPACE, AND RECREATION

#### POLICY 05-1.10

##### SHARED USE

Collaborate with school districts, faith-based communities, and community serving organizations to expand shared use facilities through cooperative agreements, as well as pursuing multiple use strategies of publicly owned land.



#### POLICY 05-1.11

##### ACCESSIBILITY

Design new and renovated existing parks, recreation facilities, and trails to provide access to residents of all physical abilities.



#### POLICY 05-1.12

##### NEIGHBORHOOD NEEDS

Consider unique neighborhood needs in the development of open spaces and programs.



#### POLICY 05-1.13

##### INDOOR RECREATION

Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

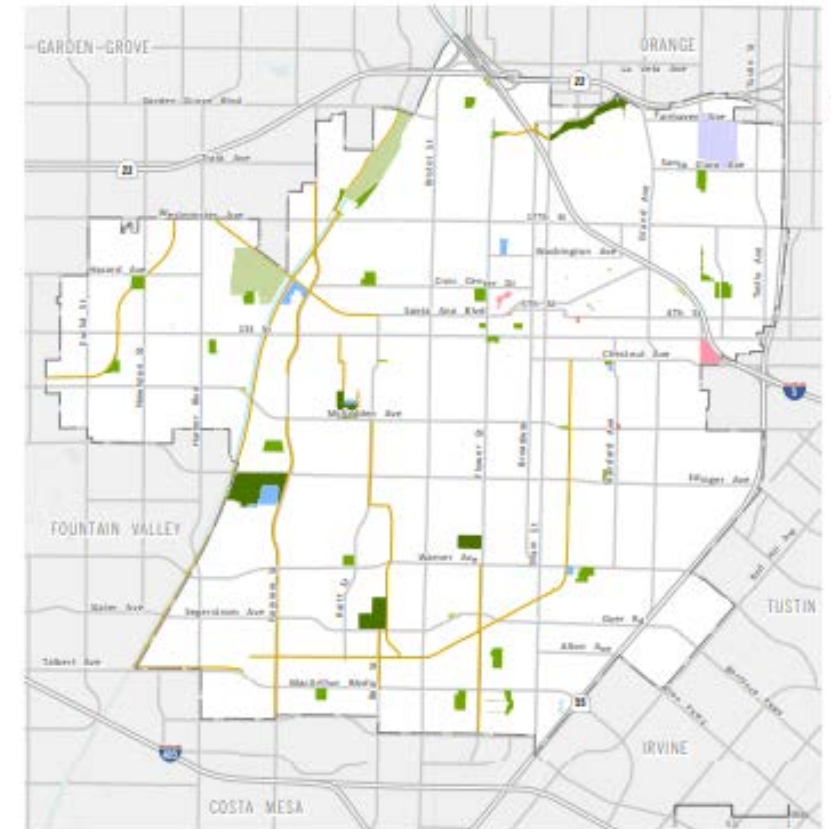


Santa Ana Zoo

Over 270,000 people visit the Santa Ana Zoo each year, with City residents able to visit the Zoo for free on the third Sunday of each month. This photo shows a multi-species exhibit designed to mimic the Pampas Grasslands of South America, with a Rhesus visible on the left and a Guanaco laying down under the tree's shade on the right.

Photo by City of Santa Ana

FIGURE 05-1. OPEN SPACE



Open Space Type					
	Community Park		Specialty Park		Golf Course
	Neighborhood Park		Joint-use School		Cemetery
	Small Park		Private Park		Class I Bikeway/Trail (Existing & Planned)

Source: City of Santa Ana, 2010. Date Published: 01/2010





# VOL II: NATURAL ENVIRONMENT

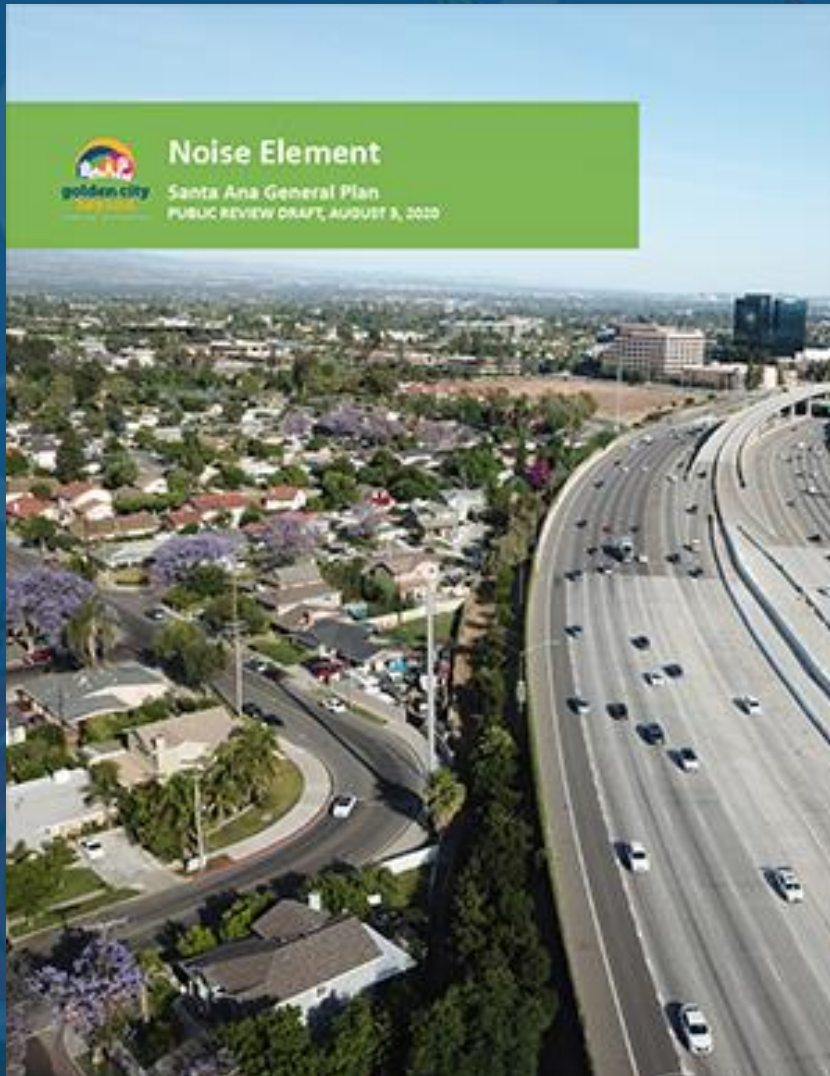
## SANTA ANA GENERAL PLAN

### Noise Element

**N-1: Land Use Compatibility** Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.

**N-2: Noise Generators** Reduce the impact of known sources of noise and vibration.

**N-3: Airport and Land Use Environs** Protect sensitive land uses from airport related noise impacts.





## COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous noise-related considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Traffic noise
- ▷ Noise from overcrowded residential structures
- ▷ Noise generated by industrial facilities
- ▷ Noise generated by commercial businesses



# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

### POLICY FRAMEWORK

#### GOAL N-1: Land Use Compatibility

Ensure that existing and future land uses are compatible with current and projected local and regional noise conditions.

##### POLICY N-1.1

###### NOISE STANDARDS

Utilize established Citywide Noise Standards and guidelines to inform land use decisions and guide noise management strategies.



##### POLICY N-1.2

###### SOUND DESIGN

Encourage functional and attractive designs to mitigate excessive noise levels.



##### POLICY N-1.3

###### REGIONAL NOISE IMPACTS

Collaborate with local and regional transit agencies and other jurisdictions to minimize regional traffic noise and other sources of noise in the City.



##### POLICY N-1.4

###### SENSITIVE USES

Protect noise sensitive land uses from excessive, unsafe, or otherwise disruptive noise levels.

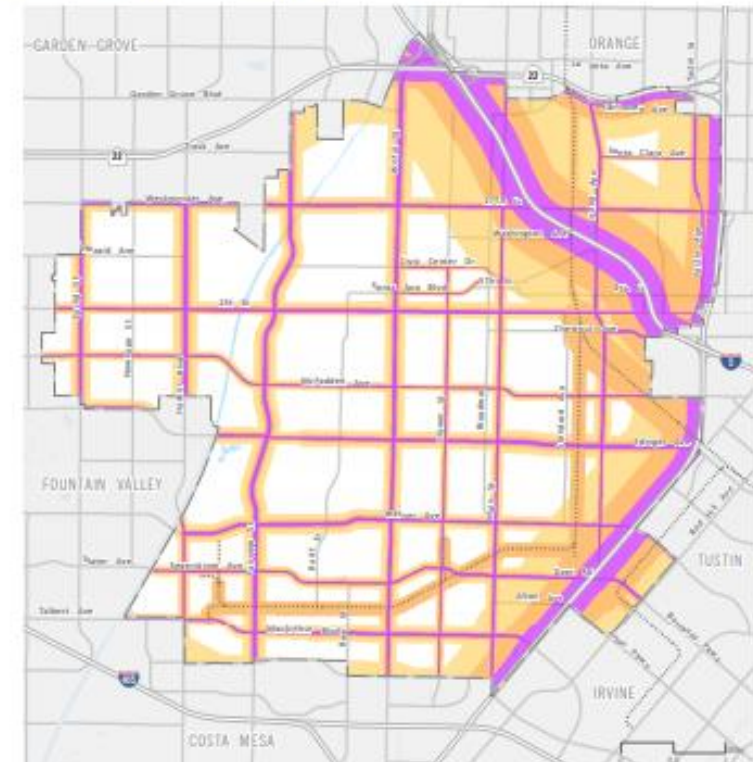


#### ▲ Vibrant Restaurants, Bars, & Dance Clubs

The City contains many lively places to eat, drink, dance, and listen to live music. Some parts of the City, like Downtown, are more compatible with businesses that stay open late and host live music, while other areas prefer to remain quieter neighborhoods.

Photo by City of Santa Ana.

FIGURE N-4. EXISTING NOISE CONTOURS



#### Existing Noise Contours

- 70+ dBA
- 65 dBA
- 60 dBA
- Railway

Source: Pacific 122 Data Partners (2012)





# VOL II: NATURAL ENVIRONMENT

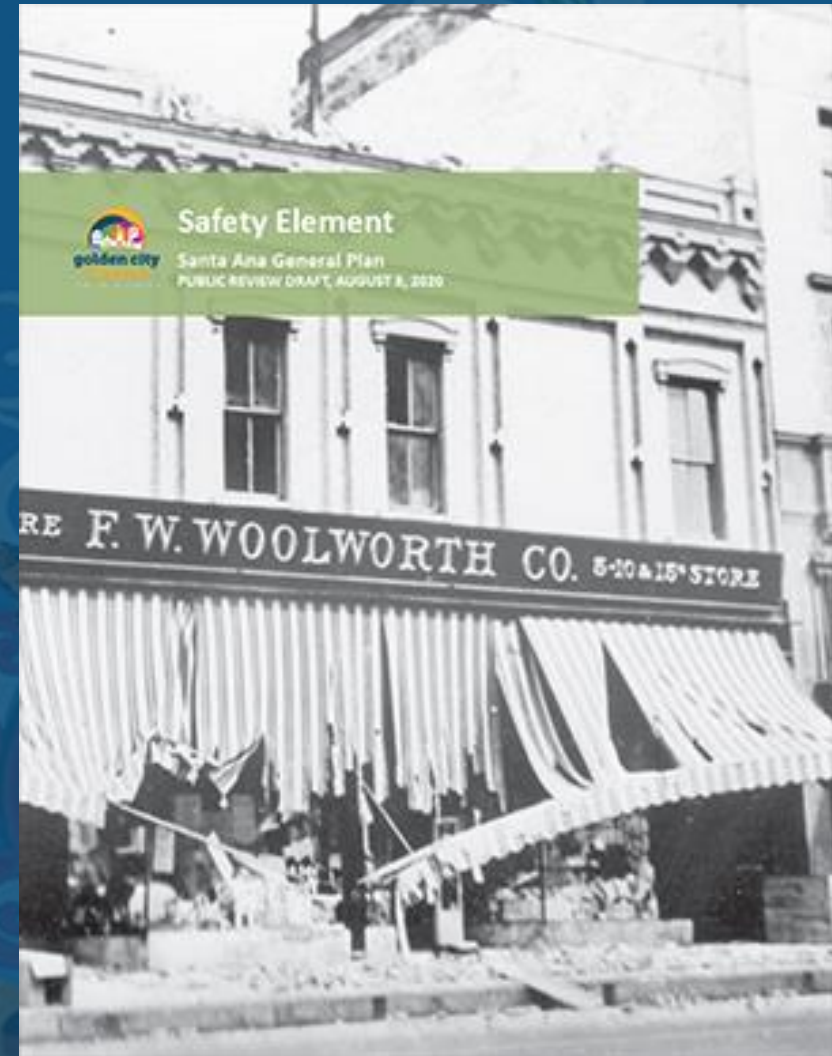
## SANTA ANA GENERAL PLAN

### Safety Element

**S-1: Flood Safety** Protect life and minimize property damage, social and economic disruptions caused by flood and inundation hazards.

**S-2: Hazardous Materials** Protect residents and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, production, storage, transport, and disposal of hazardous materials.

**S-3: Geologic and Seismic Hazards** Provide a safe environment for all Santa Ana residents and workers while minimizing risk of injury, loss of life, property damage, and social and economic impacts caused by geologic and seismic hazards.







# VOL II: NATURAL ENVIRONMENT

## SANTA ANA GENERAL PLAN

### Safety Element

## COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous safety considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Mitigation of environmental vulnerabilities
- ▷ Responsible use and disposal of hazardous materials
- ▷ Planning and protection from flooding and seismic hazards





# VOL III: BUILT ENVIRONMENT

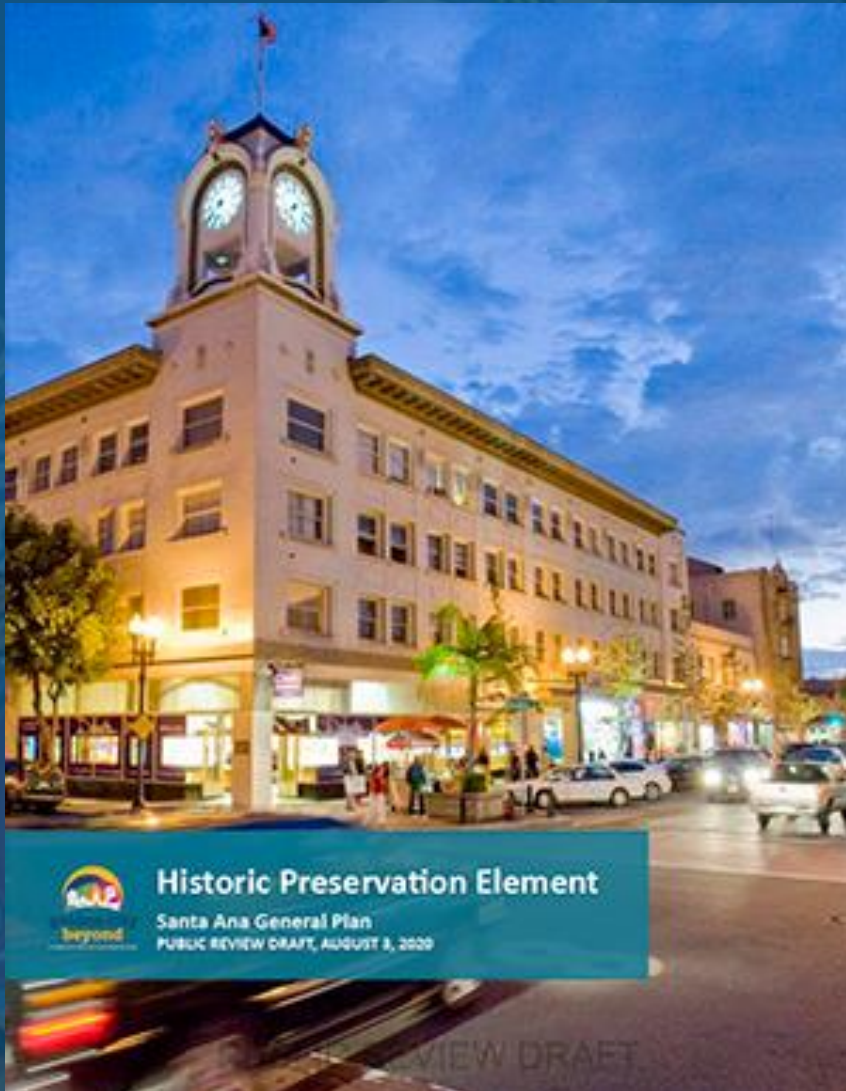
## SANTA ANA GENERAL PLAN

### Historic Preservation Element

**HP-1: Historic Areas and Resources** Preserve and enhance Santa Ana's historic areas and resources to maintain a unique sense of place.

**HP-2: Cultural and Historic Resources** Promote the City's cultural and historic resources to advance Santa Ana's role in Southern California history.

**HP-3: Historic Preservation** Develop, implement, and maintain a nationally recognized historic preservation.





## VOL III: BUILT ENVIRONMENT SANTA ANA GENERAL PLAN

### COMMUNITY CONSIDERATIONS



Through the community engagement process for this General Plan, participants identified numerous historic preservation considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Rich cultural and architectural history
- ▷ Unique neighborhoods
- ▷ Protect existing neighborhoods from intrusive development
- ▷ Maintain character, sense of place, and identity
- ▷ Pride in neighborhoods
- ▷ Adaptive reuse of buildings



## VOL III: BUILT ENVIRONMENT SANTA ANA GENERAL PLAN

### GOAL HP-2: Cultural and Historic Resources

Promote the City's cultural and historic resources to advance Santa Ana's role in Southern California history.

#### POLICY HP-2.1

##### RESOURCE STEWARDSHIP

Expand community outreach to educate property owners and businesses regarding responsibilities and stewardship requirements of the City's historic resources.



#### POLICY HP-2.2

##### EDUCATIONAL AWARENESS

Provide educational opportunities to foster community awareness and pride in Santa Ana's history.



#### POLICY HP-2.3

##### COMMEMORATING HISTORY

Support efforts to identify and commemorate historic structures and sites, and historically sensitive areas in Santa Ana through murals, plaques, and educational exhibits.



#### ► Howe-Waffle House

The Howe-Waffle House, built in 1889, is listed on the National Register of Historic Places, as a California Historical Point of Interest, and as a landmark building on the City's Historic Register.

The house was restored by the Santa Ana Historical Society and is currently used as a house and medical museum, fostering awareness and pride in Santa Ana's history.

*Photo by City of Santa Ana*



#### POLICY HP-2.4

##### LOCAL AND REGIONAL PARTNERSHIPS

Strengthen relationships and programs with local and regional institutions and organizations to promote the appreciation, maintenance, rehabilitation, and preservation of Santa Ana's historic and cultural resources.



#### POLICY HP-2.5

##### ECONOMIC DEVELOPMENT TOOL

Promote economic development through heritage education and the promotion of tourism.



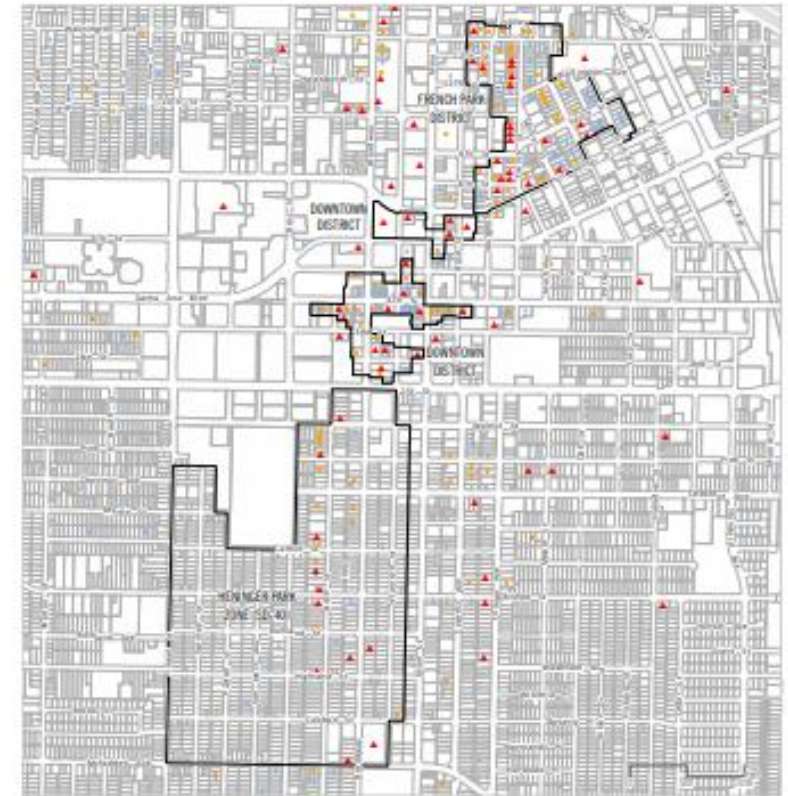
#### POLICY HP-2.6

##### CENTER CORE

Promote Santa Ana's identity as the cultural and historic downtown of Orange County.



FIGURE HP-2. HISTORIC RESOURCES - DOWNTOWN AREA



#### Historic Registry Category

- Landmark:** The building, structure, object or site is on the National or California Register, appears eligible for listing on the National or California Register, has historical/cultural significance to the city, or has a unique architectural significance.
- Key:** The building, structure, object or site has a distinctive architectural style and quality, is characteristic of a significant period in the history of the city, or is associated with a significant person or event in the city.
- Contributor:** The building, structure, object or site contributes to the overall character and history of a neighborhood or district and is a good example of period architecture.
- Historic District:**

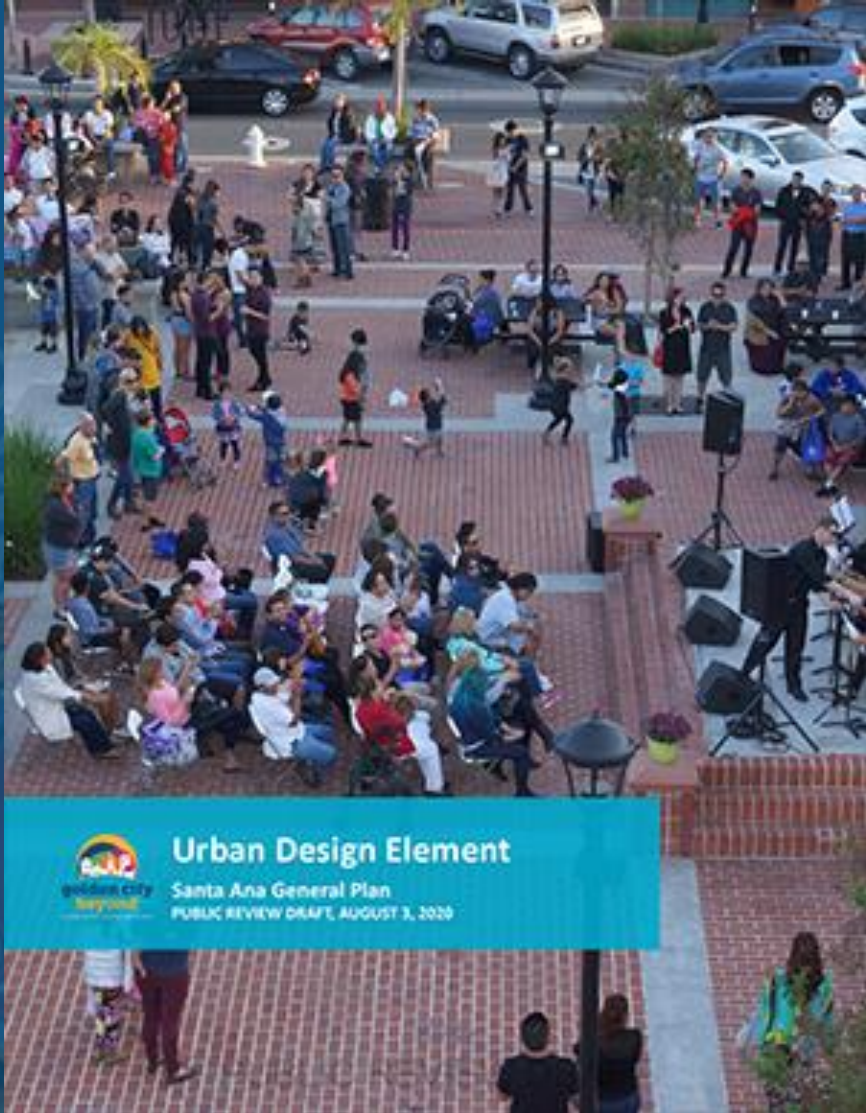




# VOL III: BUILT ENVIRONMENT

## SANTA ANA GENERAL PLAN

### Urban Design Element



**UD-1: Physical Character** Improve the physical character and livability of the City to promote a sense of place, positive community image, and quality environment.

**UD-2: Sustainable Environment** Improve the built environment through sustainable development that is proportional and aesthetically related to its setting.

**UD-3: Attractive Travelways** Create and maintain safe and attractive travelways through coordinated streetscape design.



# VOL III: BUILT ENVIRONMENT

## SANTA ANA GENERAL PLAN

### Urban Design Element



**UD-4: Nodes and People Places** Create nodes and urban hubs throughout the City to foster community, education, arts and culture, business activities, entertainment, and establish Santa Ana as a vibrant center.

**UD-5: Focus Intersect** Create focal points at major intersections to enhance community identity and open space

**UD-6: Landmarks** Create new and protect existing City landmarks and memorable places that convey positive images.

**UD-7: Gateways** Create and strengthen gateways into the City that promote a sense of arrival.



## VOL III: BUILT ENVIRONMENT SANTA ANA GENERAL PLAN

### COMMUNITY CONSIDERATIONS

Through the community engagement process for this General Plan, participants identified numerous urban design considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- ▷ Create well-designed, accessible, and attractive places for people
- ▷ Maintain well-designed private property
- ▷ Enhance the streetscape, greenscape and urban forest
- ▷ Encourage architectural diversity and respect the City's architectural heritage
- ▷ Promote creative development that is compatible with existing land uses
- ▷ Promote sustainable design practices





# VOL III: BUILT ENVIRONMENT

## SANTA ANA GENERAL PLAN

### GOAL UD-6: Landmarks

Create new and protect existing City landmarks and memorable places that convey positive images.

#### POLICY UD-6.1

##### DESIGN WITH LANDMARKS

Strengthen the design of development to frame and enhance landmarks, natural features, and view corridors.

**C S**

#### POLICY UD-6.2

##### APPROPRIATE DESIGN NEAR LANDMARKS

Ensure development near existing landmarks is supportive and respectful of architecture, site, and other design features of the landmark.

**C Eq S**

#### POLICY UD-6.3

##### CREATE NEW LANDMARKS

Encourage new development that will lead to the creation of new landmarks in the City and bolster community pride.

**C**



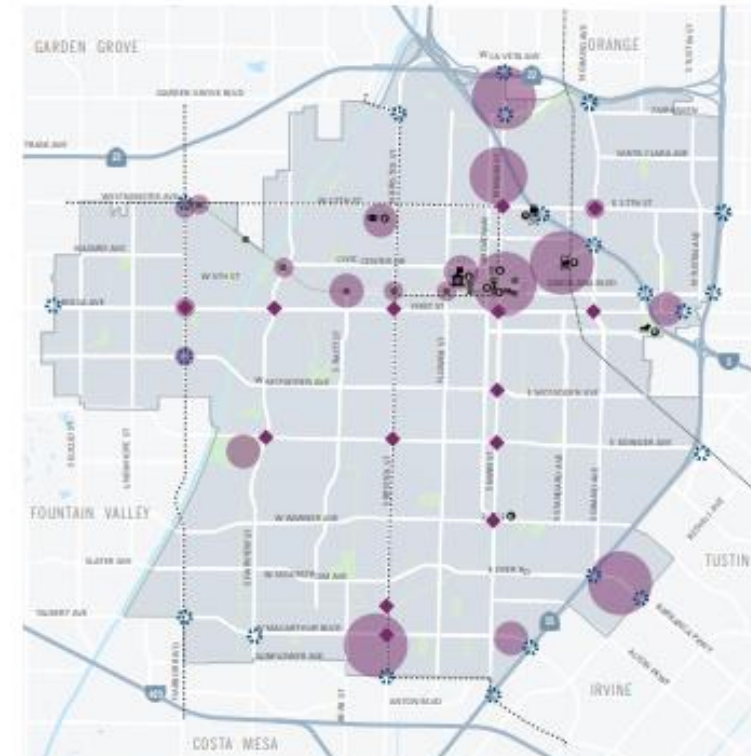
#### « Santa Ana Regional Transportation Center

The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is not only the focal point of transportation in Orange County, but also an important landmark within the city. Landmarks provide visual and symbolic interest, and they help people orient themselves within the city.

The Mediterranean-style building that houses the Transportation Center features a distinct five-story tower, as well as a three-tiered fountain, and tile-paved pedestrian arcades that create a memorable urban feature and contribute to the identity of both the transit center district and the city as a whole.

Photo by City of Santa Ana

FIGURE UD-2. URBAN DESIGN ELEMENTS



- Activity Node / Urban Hub
- ◆ Focus Intersection
- ⊙ Gateway
- Major Landmarks**
  - Santa Ana Water Tower
  - Civic Center
  - Transit Center
  - Old Orange County Courthouse
  - Historic Downtown
  - Historic South Main Street Sign
  - Santa Ana College
  - Santa Ana Zoo
  - Spurgeon Building
- Park / Open Space
- OC Streetcar & Station
- - - OC Metrolink
- - - - - OCTA BRT alignment





# SANTA ANA GENERAL PLAN UPDATE

## NEXT STEPS

- Draft General Plan Environmental Impact Report (EIR)  
Released for 45 day review – **August 3, 2020**
- Draft General Plan Policies & Land Use Maps - **August 3, 2020**
- City Council Study Sessions – **August & September**
- Planning Commission Study Sessions – **August & September**
- Adoption Hearings - **Target Fall 2020**



### **Virtual Community Workshops**

- July 31, 2020 – 70 participants
- August 1, 2020 – 50 participants

### **Virtual Community Outreach Roundtable**

### **1-on-1 With Residents at Santa Ana CARES events**

### **Overarching Feedback**

- Environmental Justice
- GP Timeline – COVID 19
- Increased community outreach/engagement
- Multi-language access
- Increased transparency
- Arts/Culture, Open Space, and Displacement



# SANTA ANA GENERAL PLAN UPDATE

LEARN MORE & SHARE IDEAS



[www.santa-ana.org/general-plan](http://www.santa-ana.org/general-plan)



[newgeneralplan@santa-ana.org](mailto:newgeneralplan@santa-ana.org)



(714) 667-2781



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A SHARED VISION FOR SANTA ANA

General Plan Update

## Planning Commission - Environmental Review/Comments

Monday, September 14, 2020



# Environmental Impact Report Process

1. Environmental Process – *Where we are now*
2. Project Overview
3. Scope and Type of EIR
4. Draft PEIR – Environmental Findings
5. Project Alternatives
6. Public Comments

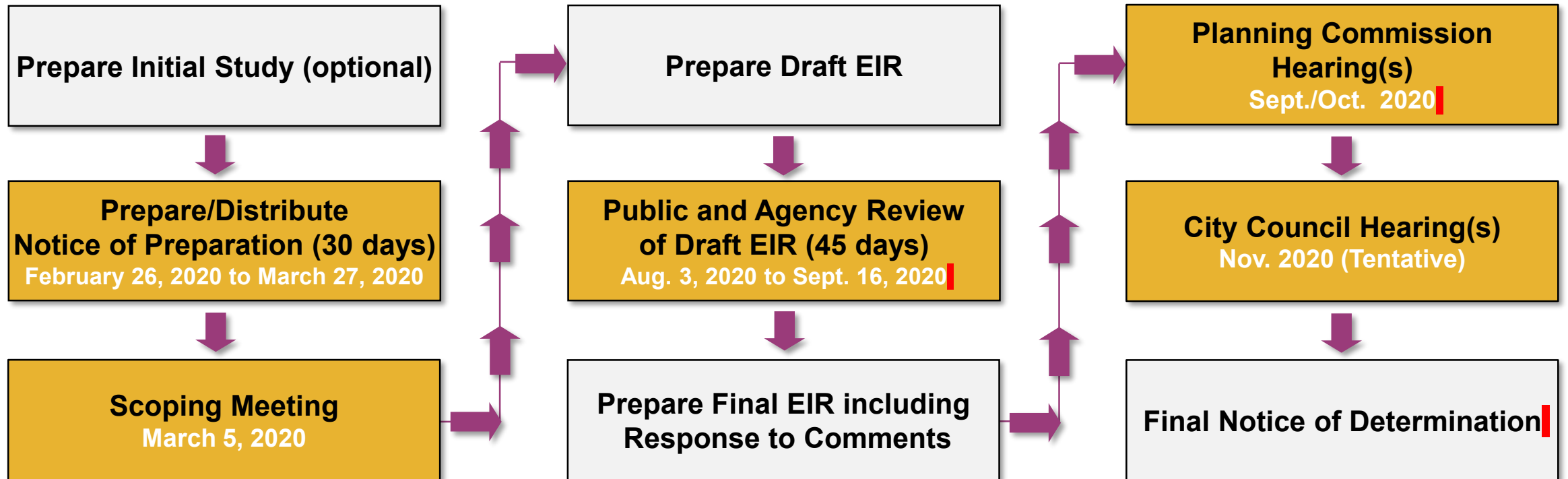



General Plan Update –Environmental Review/Comment

• Process • Project Overview • Scope & Type of EIR • Environmental Findings • Project Alternatives • Comments

9.14.2020

# EIR Process



 Public Input Opportunities



General Plan Update –Environmental Review/Comment

• Process • Project Overview • Scope & Type of EIR • Environmental Findings • Project Alternatives • Comments

9.14.2020

# EIR Process: Milestones

- February 21, 2020 – March 27, 2020: Notice of Preparation, 30-day public review
- March 5, 2020 – Public Scoping Meeting
- August 3, 2020 – September 16, 2020: Draft PEIR Public Review (45 days)
- Close of Public Review Period: September 16, 2020, deadline to submit comments
- **September 14, 2020: Planning Commission Study Session & PEIR Comments**
- Preparation of Final EIR, Facts & Findings, Statement of Overriding Considerations
- Public Hearings: Planning Commission and City Council (dates pending)



General Plan Update –Environmental Review/Comment

• Process • Project Overview • Scope & Type of EIR • Environmental Findings • Project Alternatives • Comments

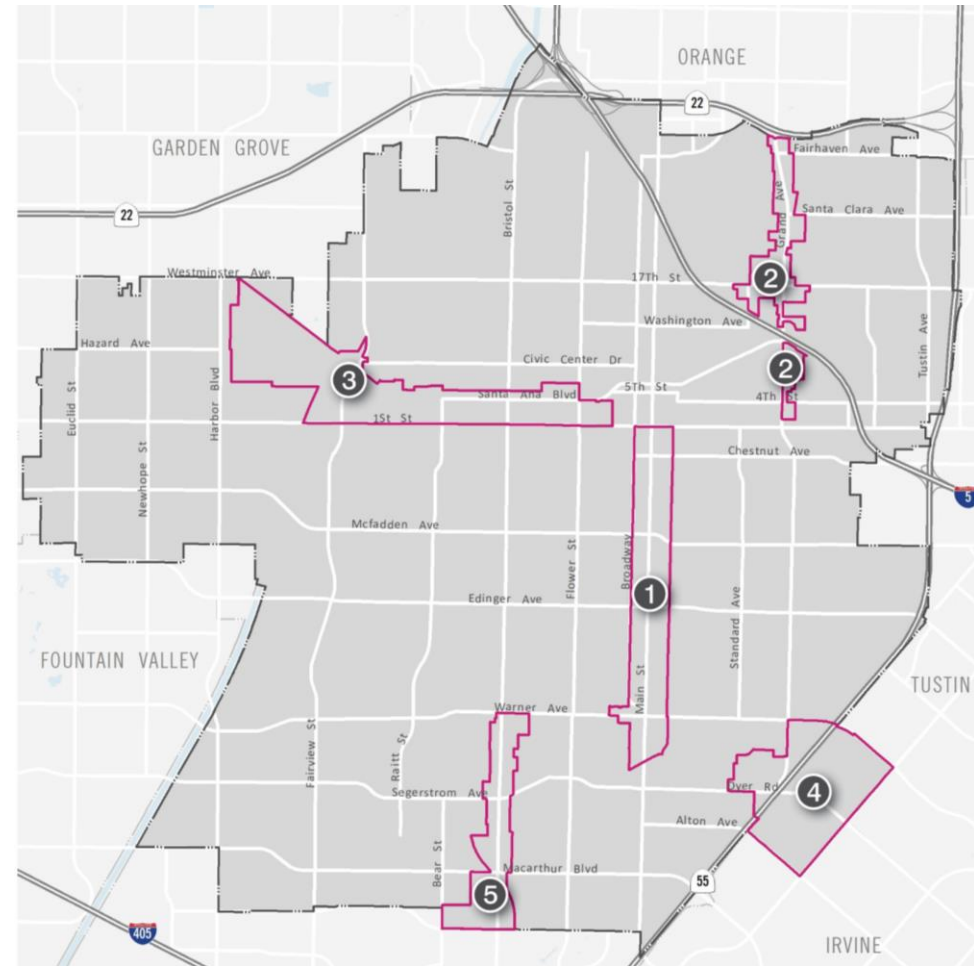
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# Project Buildout: Focus Areas

## Focus Areas

1. South Main Street
2. Grand Avenue/17th Street
3. West Santa Ana Boulevard
4. 55 Freeway/Dyer Road
5. South Bristol Street



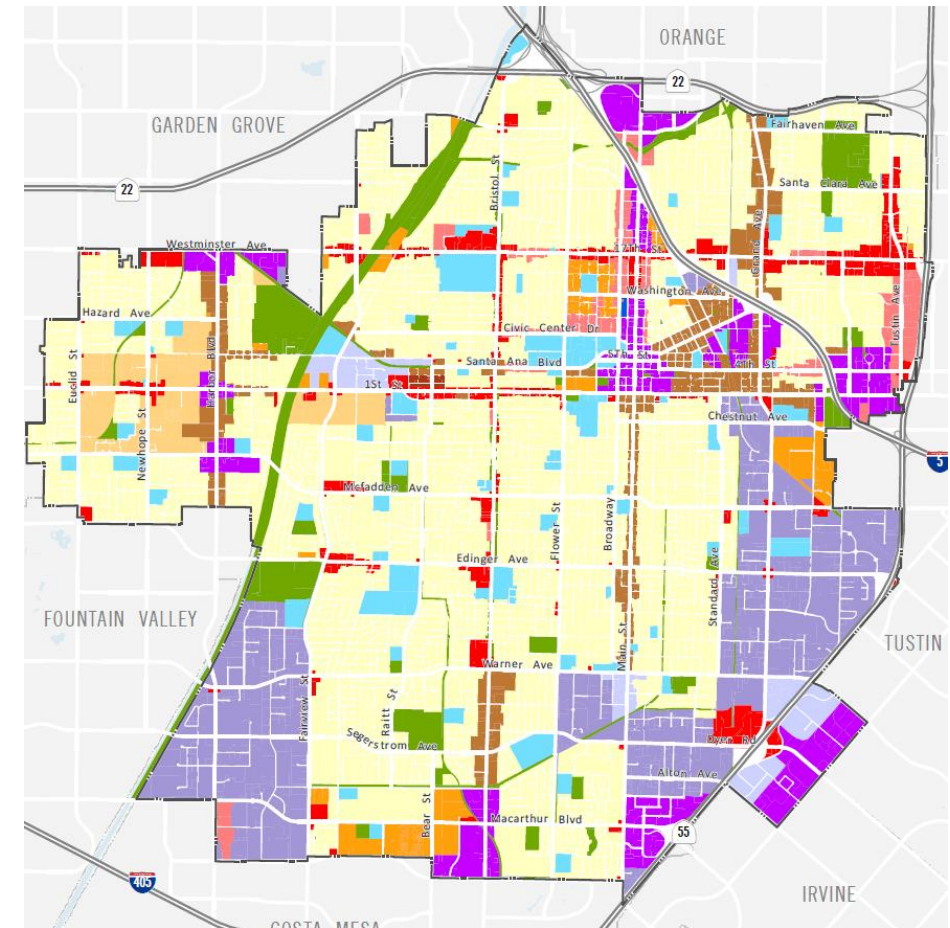
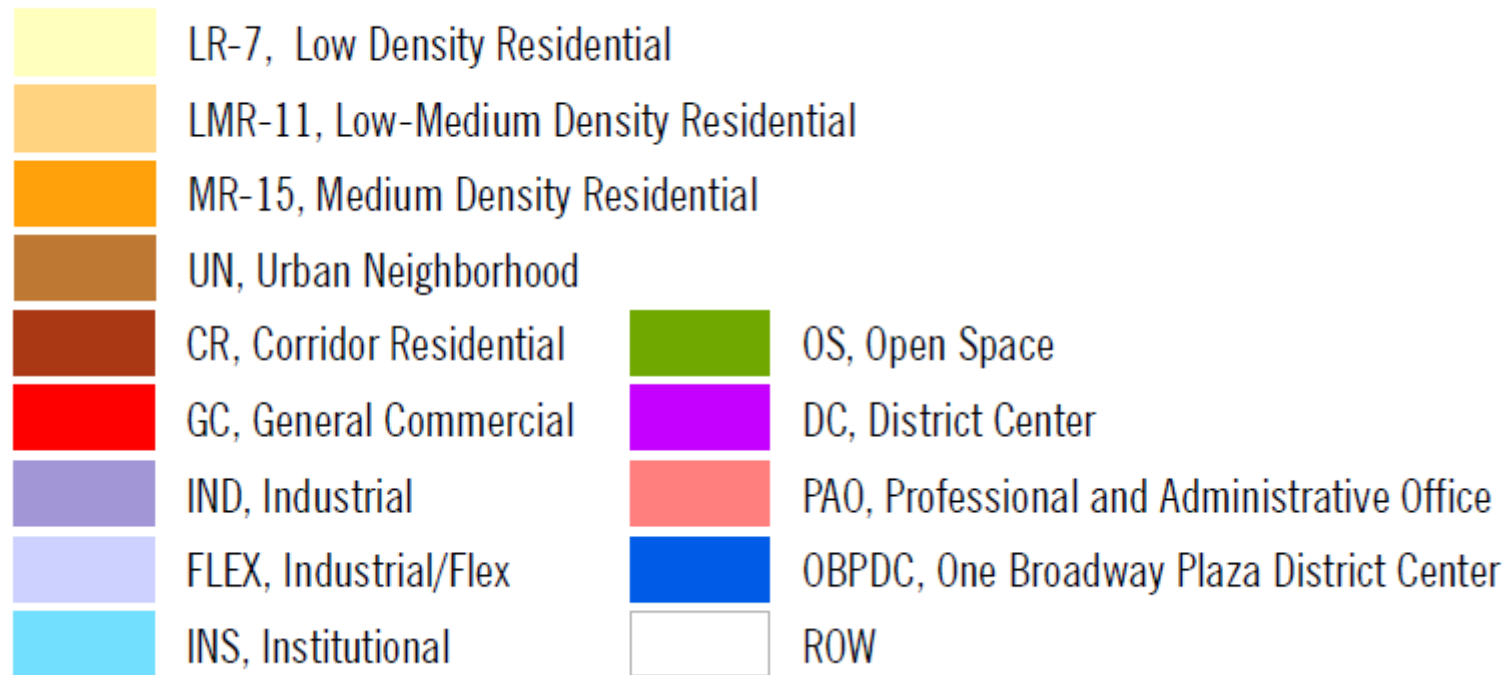
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# Proposed General Plan Land Use Map

## Proposed General Plan



## General Plan Update –Environmental Review/Comment

• Process • **Project Overview** • Scope & Type of EIR • Environmental Findings • Project Alternatives • Comments

3.5.2020

# Potential Growth and Buildout

Draft PEIR Table 3-8. Existing Conditions, Potential Growth, and Buildout Conditions: Housing Units, Nonresidential SF, and Jobs

PLANNING AREA	EXISTING <sup>1</sup>			GROWTH <sup>2</sup>			BUILDOUT		
	Housing Units	Bldg. Sq. Ft. <sup>3</sup>	Jobs	Housing Units	Bldg. Sq. Ft. <sup>3</sup>	Jobs	Housing Units	Bldg. Sq. Ft. <sup>3</sup>	Jobs
<b>FOCUS AREAS</b>	<b>6,380</b>	<b>13,421,155</b>	<b>28,428</b>	<b>17,575</b>	<b>2,263,130</b>	<b>6,616</b>	<b>23,955</b>	<b>15,684,285</b>	<b>35,044</b>
55 Freeway/Dyer Road	1,221	5,666,453	8,898	8,731	475,830	4,404	9,952	6,142,283	13,302
Grand Avenue/17th Street	561	1,400,741	3,568	1,722	-696,847	-1,946	2,283	703,894	1,622
South Bristol Street	220	1,577,511	3,337	5,272	3,505,130	7,855	5,492	5,082,641	11,192
South Main Street	1,720	1,685,978	3,455	588	-739,316	-1,304	2,308	946,662	2,151
West Santa Ana Boulevard	2,658	3,090,472	9,170	1,262	-281,667	-2,393	3,920	2,808,805	6,777
<b>SPECIFIC PLAN / SPECIAL ZONING</b>	<b>4,685</b>	<b>13,924,891</b>	<b>38,548</b>	<b>15,839</b>	<b>3,033,554</b>	<b>1,154</b>	<b>20,524</b>	<b>16,958,445</b>	<b>39,702</b>
Adaptive Reuse Project Incentive Area <sup>4</sup>	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 Mixed Use Transit 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 Mixed-Use 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
<b>ALL OTHER AREAS OF THE CITY<sup>5</sup></b>	<b>67,727</b>	<b>39,772,550</b>	<b>92,004</b>	<b>2,847</b>	<b>552,536</b>	<b>3,666</b>	<b>70,574</b>	<b>40,325,086</b>	<b>95,670</b>
<b>CITYWIDE TOTAL</b>	<b>78,792</b>	<b>67,118,596</b>	<b>158,980</b>	<b>36,261</b>	<b>5,849,220</b>	<b>11,436</b>	<b>115,053</b>	<b>72,967,816</b>	<b>170,416</b>

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

<sup>1</sup> Existing represents conditions as of December 2019 as derived from the City of Santa Ana Planning Information Network and projects already under construction per the January 2020 monthly development project report.

<sup>2</sup> The potential growth for new development in specific plan / special zoning areas is based on the forecast buildout at the time of the



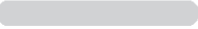






# Master Plan of Arterial Highways

## Existing



## Proposed



-  Freeway
-  Principal
-  Major Arterial
-  Primary Arterial
-  Secondary Arterial
-  Divided Collector
-  Collector



General Plan Update –Environmental Review/Comment

• Process • Project Overview • Scope & Type of EIR • Environmental Findings • Project Alternatives • Comments

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# Proposed Roadway Reclassifications



## LEGEND

-  Freeway
-  Classify as Primary Arterial
-  Classify as Secondary Arterial
-  Classify as Divided Collector Arterial
-  Classify as Collector
-  Classify as Local Street / Delete from MPAH Network



General Plan Update –Environmental Review/Comment

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# Comprehensive Program EIR

**Program EIR** – per CEQA Guidelines Section 15168, a Program EIR,

– **Advantages:**

- Use for series of actions that can be characterized as one large project
- Opportunity for broad policy alternatives and program-wide mitigation measures
- Comprehensively address cumulative impacts
- Avoid duplicative consideration of basic policy considerations

– **Use with later activities:**

- Future projects may ‘tier’ off Program EIR – may be within scope of EIR or environmental review can be more focused
- Mitigation Measures from Program EIR apply to future projects



# Issues Analyzed in the EIR

Aesthetics

Agriculture/Forestry Resources\*

Air Quality

Biological Resources

Cultural Resources

Energy

Geology & Soils

Greenhouse Gas Emissions

Hazards & Hazardous Materials

Hydrology & Water Quality

Land Use & Planning

Mineral Resources

Noise

Population & Housing

Public Services

Recreation

Transportation

Tribal Cultural Resources

Utilities & Service Systems

Wildfire\*

\* Agricultural/Forestry Resources and Wildfire addressed in Chapter 8, *Impacts Found Not to be Significant*



# Project-Related Technical Studies

- Air Quality and GHG Analysis
- Biological Resources
- Cultural Resource Assessment
  - Archaeological Resources
  - Historical Resources
  - Tribal Consultation
- Geology, Soils and Natural Hazards
  - Paleontological Report
- Hydrology, Water Quality, and Infrastructure
- Noise
- Service Level Study for Fire and Police
- Traffic Impact Analysis
- Potable Water and Sanitation Sewer





# Environmental Findings

## LESS THAN SIGNIFICANT IMPACTS – NO MITIGATION REQUIRED:

- Aesthetics
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services – fire protection & emergency/police protection/schools/libraries
- Recreation
- Transportation
- Utilities & Service Systems – wastewater, water supply, storm drainage, solid waste



# Environmental Findings

## LESS THAN SIGNIFICANT IMPACTS – WITH MITIGATION REQUIRED:

- Biological Resources
- Cultural Resources
  - Archaeological resources
- Geology
  - Paleontological resources
- Noise - vibration
- Tribal Cultural Resources



General Plan Update –Environmental Review/Comment

• Process • Project Overview • Scope & Type of EIR • **Environmental Findings** • Project Alternative • Comments

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# Environmental Findings

## SIGNIFICANT UNAVOIDABLE IMPACTS

- **Air Quality**
  - Air Quality Management Plan inconsistency
  - Construction emissions
  - Long-term emissions
  - Expose sensitive receptors to toxic contaminants
- **Cultural Resources**
  - Potential disturbance to historical resources
- **Greenhouse Gas Emissions**
  - Exceed long-term GHG reduction goal (Executive Order S-03-05)



# Environmental Findings

## SIGNIFICANT UNAVOIDABLE IMPACTS – cont.

- **Noise**
  - Air Quality Management Plan inconsistency
  - Construction emissions
  - Long-term emissions
  - Expose sensitive receptors to toxic contaminants
- **Population & Housing**
  - Exceed regional housing/population projections (Orange County COG)
- **Greenhouse Gas Emissions**
  - Exceed long-term GHG reduction goal (Executive Order S-03-05)



# Project Alternatives

Per CEQA, an EIR shall describe a range of reasonable alternatives which would:

- Feasibly attain most of the basic project objectives
- Avoid or substantially lessen any of the significant project effects
- Evaluate comparative merits of alternatives



# Project Alternatives

## Alternatives evaluated:

- No Project/Current General Plan –
  - Required by CEQA
  - Assumes there are no changes in comparison to existing General Plan
- Reduced Intensity Alternative
  - Reduces development in 55 Fwy/Dyer Rd and Bristol St. focus areas
  - Reduces housing units by 5,383 units and building SF by 4.2M SF
- 2020 RTP/SCS Consistency Alternative
  - Reduces housing development (-27%) and building SF by (-2%)
  - Reduction of 31,515 housing units 1.7M SF distributed among focus areas & SP/special zoning areas



# Project Alternatives

## Alternatives – Impact Comparison:

- **No Project/Current General Plan –**

- Impact Reduced: **(5)** *aesthetics, pop/housing, public services, recreation, utilities/services*
- Impacts Increased: **(4)** *air quality, GHG, land use, transportation*
- Similar: **(11)** *agric., biological, cultural, geology, hazards, hydro/WQ, minerals, noise, tribal, wildfire, energy*

- **Reduced Intensity Alternative**

- Impacts Reduced: **(12)** *AQ, cultural, energy, geology, GHG, noise, pop/housing, public services, recreation, traffic, tribal, utilities/services*
- Impacts Increased: **(1)** *Land use & planning*
- Similar: **(7)** *aesthetics, agric., biological, hazards, hydro/WQ, minerals, wildfire*

- **2020 RTP/SCS Consistency Alternative - \*Environmentally Superior Alternative**

- Impacts Reduced: **(12)** *AQ, biological, cultural, energy, geology, GHG, noise, pop/housing\*\*, public services, recreation, tribal, utilities/services (\*\* reduced to less than significant)*
- Impacts Increased: **(2)** *Land use & planning, traffic*
- Similar: **(6)** *aesthetics, agric., hazards, hydro/WQ, minerals, wildfire*



# Public Comments

Comments on the Draft EIR may be submitted to:  
**Verny Carvajal, Principal Planner**

□ Mail to:

City of Santa Ana  
Planning and Building Agency  
PO Box 1988, M-20  
Santa Ana, CA 92702

Email: [newgeneralplan@santaana.org](mailto:newgeneralplan@santaana.org)



General Plan Update – Scoping Meeting

• Agenda • Scoping Meeting • Project • CEQA • EIR • NOP • Issues • Comments

3.5.2020





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Thank you

