



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
May 6, 2025

TOPIC: 2024 General Plan Annual Progress Report

AGENDA TITLE

City of Santa Ana 2024 General Plan Annual Progress Report.

RECOMMENDED ACTIONS

1. Receive and file the City of Santa Ana 2024 General Plan Annual Progress Report; and
2. Authorize staff to submit the City of Santa Ana 2024 General Plan Annual Progress Report to the State of California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).

GOVERNMENT CODE §84308 APPLIES: No

DISCUSSION

[Government Code Section 65400](#) requires local planning agencies to submit an annual progress report on the status of the General Plan and Housing Element and progress in their implementation to the local legislative body. The progress report is submitted to the State of California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) annually.

The [General Plan](#) is a state-mandated document, which plans the framework for the City of Santa Ana's physical, social, and economic development. The current General Plan Annual Progress Report for the calendar year 2024 documents and discusses the progress towards the overall implementation of the various adopted elements of the General Plan during the calendar year. This is the third General Plan Annual Progress Report prepared under the 2022 General Plan. The report includes highlights of major accomplishments and a table detailing the work completed by various City agencies toward completing the implementation actions across all General Plan elements in 2024 (Exhibit 1).

General Plan

Significant progress is underway in implementing the General Plan. As detailed in the City of Santa Ana 2024 General Plan Annual Progress Report (Exhibit 1), highlights include:

- The Santa Ana City Council adoption of the largest and most expensive mixed-use, master planned development in the City's history, the 41-acre, \$2.9 billion Related Bristol Specific Plan. The plan includes up to 3,750 residential units and 200 senior living units.
- The completion of Round 1 stakeholder engagement for the Comprehensive Zoning Code Update from Spring to Fall 2024. Round 1 consisted of community stakeholder interviews, six community workshops, and two business community workshops. Through the outreach, the City reached over 30,000 residents, property owners, business owners, and developers. The ongoing effort also includes analysis of existing regulations and identification of opportunities to modernize all aspects of the City's Zoning Code.
- The formation of the Environmental Justice Action Committee comprised of five residents representing each of the Environmental Justice (EJ) clusters and two representatives of Community-Based Organizations who advocate for Environmental Justice.
- The launch of PBx, short for Planning and Building Express. The same-day permit service is available for certain residential and commercial projects and was awarded a Turning Red Tape into Red Carpet Award by the Orange County Business Council. As part of the PBx same-day express services, the Planning and Building Agency has expanded over-the-counter plan review services to include Accessory Dwelling Units (ADUs). In addition, the agency offers seven-days-or-less ADU permitting when applicants utilize City-owned standard sets.
- The opening of the new Gerardo Mouet Park in Cornerstone Village, addressing the longstanding underdevelopment of parks/open space.
- The initiation of \$19.3 million in renovations to and restoration of the Main Library, which will transform the public resources into a modern space design to serve the community's 21st-Century needs.

Exhibit 1 details additional accomplishments and highlights on 230 actions completed or currently in progress.

Housing Element

As required by HCD, the Housing Element Annual Progress Report includes detailed accounting of all housing projects submitted, reviewed, entitled, and constructed in the

City of Santa Ana in 2024, in addition to the status of the implementation actions and programs to achieve the City's housing vision in the state mandated form.

The Housing Element Annual Progress Report also measures the City's progress to meet state-mandated housing goals as set forth in our Regional Housing Needs Allocation (RHNA) for the 6th cycle planning period (2021-2029). Through a process referred to as "RHNA," each jurisdiction is given a target for how many permits to issue in four housing income categories ranging from very-low income (affordable to those who earn 50% or less of the Area Median Income [AMI]), to above moderate income (more than 120% of AMI). Based on the income limits published by State HCD in May of 2024, the Area Median Income for Orange County is \$129,000.

The Housing Element portion of the report includes a summary of Santa Ana's progress in meeting its share of the RHNA allocation for the 6th cycle. There were a total of 262 building permits issued for new housing units in 2024, of which 48 housing units are affordable to very low-income and 81 to low-income households, respectively. With the issuance of these permits, the City has issued 4,439 building permits during the 6th cycle planning period, exceeding its total allocation of 3,137 by 1,302 (142%).

Progress Towards 2021-2029 RHNA Goal (New Housing Units by Category and Year)													
Income	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units	Total Units Remaining	% of RHNA Completed
Very Low	606	41	191	64	48						344	262	57%
Low	362	43	102	113	81						339	23	94%
Mod.	545	11	41	84	65						201	344	37%
Above Mod.	1,624	639	567	2,281	68						3,555	(1,931)	219%
Total:	3,137	734	901	2,542	262						4,439	(1,302)	142%

Based on building permits issued. Parenthesis used to show number of units issued permits in excess of RHNA goal.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with this action.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT

1. 2024 General Plan Annual Progress Report and Attachments

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Agency

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