

EXHIBIT 11 – GENERAL PLAN CONSISTENCY FINDINGS

Land Use Element

Goal LU-1 encourages land use decisions that improve the quality of life and respect the character of the surrounding community. Policy LU-1.1 promotes compatibility between land uses to enhance livability and encourage healthy lifestyles. The proposed use aligns with this policy by integrating an active recreation facility into an existing industrial area with minimal conflict. As an indoor/outdoor soccer and fitness center, Footlab would provide a healthy, family-oriented activity center accessible to Santa Ana residents while maintaining compatibility with nearby industrial operations.

Goal LU-2 encourages a balanced mix of land uses that meet Santa Ana's diverse needs. Policy LU-2.7 specifically supports land use decisions that promote business creation and retention. In addition, Goal LU-3 supports the preservation and improvement of neighborhood character while Policy LU-3.1 encourages new development that provides a net community benefit. The project repurposes an underutilized industrial property to introduce a dynamic use that meets recreational and wellness needs while contributing to business activity. The flexible hours of operation, which begin after most industrial activity concludes, further ensures compatibility with surrounding land uses. Moreover, the proposed project revitalizes a currently underused parcel through site and architectural enhancements, outdoor field improvements, and integrated landscaping, creating a facility that reflects the City's goals for quality design and positive community presence.

Economic Prosperity Element

Goal EP-1 supports the development of a dynamic local economy with broad employment opportunities. Policy EP-1.2 encourages new job-producing businesses that offer living-wage employment. Moreover, Goal EP-3 promotes a business-friendly environment that builds on Santa Ana's strengths and Policy EP-3.8 encourages balancing fiscal and community benefits in land use decisions. The project will create a range of employment opportunities, including facility management, coaching, event staffing, and operations support, many of which may be filled by local residents. In addition, the proposed use introduces a unique economic engine in the form of sports and recreation, drawing patrons to the area, activating a site that has been underutilized, and potentially increasing revenue for surrounding businesses. The project enhances economic sustainability without detracting from surrounding land uses.

Open Space Element

Goal OS-1 encourages the provision of accessible parks, open spaces, and recreational opportunities that improve community well-being. Policy OS-1.10 supports the use of creative solutions to address open space deficiencies through partnerships with private organizations and the development of innovative facilities. The proposed Footlab facility is consistent with Goal OS-1 and Policy OS-1.10 as it provides a privately operated, yet publicly accessible, recreation facility that helps meet the need for active open space in

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a park-deficient area of the City. By offering both indoor and outdoor sports opportunities, the project delivers a unique and flexible recreational amenity that enhances the well-being of local residents, while reducing pressure on the City's existing park resources.

Goal OS-2 focuses on enhancing health, safety, and inclusivity through improved access to open space and recreational opportunities. Policy OS-2.1 encourages a variety of recreational facilities to meet diverse community needs, and Policy OS-2.2 promotes the integration of open space that supports active lifestyles. The Footlab facility aligns with these policies by providing indoor and outdoor athletic spaces designed to serve all ages and interests, fostering active living and social connection. In addition, Policy OS-2.7 supports healthy indoor recreation alternatives in areas with air quality concerns, particularly relevant in the City's industrial zones. Footlab provides a safe and controlled indoor environment for physical activity, addressing this concern directly. Furthermore, the project is consistent with Policy OS-2.15, which emphasizes inclusive and affordable recreation, by offering programming and access that is available to the community regardless of income or background.

Community, Noise, and Urban Design Elements

Goal CM-1 supports creating a safe and healthy city with increased access to physical activity and recreational opportunities. Policy CM-1.3 promotes equitable distribution of recreational facilities. Footlab enhances the community's access to sports and fitness activities, especially for youth and families in nearby residential areas. Its location along a major corridor and near Esqueda Elementary School supports its accessibility and community-serving function. Moreover, the proposed project represents a valuable recreational asset that can significantly benefit the broader community, particularly in our park-deficient City. Specifically, the indoor component provides year-round access to recreational opportunities in a controlled and safe environment, which is especially beneficial in urban areas where available land for traditional outdoor parks and sports fields is limited.

Goal N-1 encourages the reduction of noise impacts to sensitive receptors. Policy N-1.4 supports buffering strategies and operational adjustments to minimize noise impacts. The proposed project includes a range of noise mitigation measures, such as limited outdoor operational hours, restrictions on amplified sound, and landscaped buffers along Warner Avenue to reduce potential impacts on nearby residences and school uses. These efforts align with the City's goal of maintaining a peaceful environment for all community members.

Goal UD-2 emphasizes the importance of high-quality design that improves the visual character of neighborhoods and commercial areas. Policy UD-2.1 promotes the integration of pedestrian-friendly and visually engaging spaces. Footlab's site improvements, including façade upgrades, outdoor field enhancements, lighting controls, and landscaping, significantly improve the aesthetics of the existing property. The design

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creates an inviting and active street presence that contributes positively to the built environment.