

RESOLUTION NO. 2021-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 2020-07 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATIONS FOR THE PROPERTIES LOCATED AT 2530 AND 2534 WESTMINSTER AVENUE FROM GENERAL COMMERCIAL (GC) TO URBAN NEIGHBORHOOD (UN)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Brian Hendricks, representing Community Development Partners ("Applicant") is requesting approval of General Plan Amendment ("GPA") No. 2020-07 to amend the General Plan land use designation of the properties located at 2530 and 2534 Westminster Avenue from General Commercial (GC) to Urban Neighborhood (UN) and to update text portions of the City's Land Use Element to reflect this change in order to facilitate construction of an 85-unit affordable housing development.
- B. On December 14, 2020, the Planning Commission of the City of Santa Ana held a duly noticed public hearing and voted to recommend that the City Council adopt a resolution approving GPA No. 2020-07.
- C. On January 19, 2021, the City Council of the City of Santa Ana held a duly noticed public hearing to consider all testimony, written and oral, related to GPA No. 2020-07, at which time all persons wishing to testify were heard, the project was fully considered, and all other legal prerequisites to the adoption of this resolution occurred.

Section 2. The General Plan Amendment consists of amendments to the Land Use Element and text updates, as shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. The City Council hereby finds that the proposed General Plan Amendment is compatible with the objectives, policies, and general plan land use programs specified in the General Plan for the City of Santa Ana in that:

- A. The City of Santa Ana has officially adopted a General Plan.
- B. The land uses authorized by the General Plan Amendment, and the

General Plan Amendment itself, are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, for the following reasons:

- i. The proposed General Plan land use designation for the project area is Urban Neighborhood, which applies to residential areas with pedestrian oriented commercial uses. The project is an 85-unit multi-family affordable housing project for very-low income households and permanent supportive housing units for persons experiencing chronic homelessness. The project will include on-site service providers and has access to Orange County Transportation Authority bus routes at Westminster Avenue and Fairview Street. The ground floor along Westminster Avenue has been designed to incorporate a lobby at the corner of Westminster Avenue and Huron Drive, service provider offices at the northeast corner of the development and residential patios with direct street access. In addition, this amendment is consistent with Table A-3 (Correlation of Land Use Designation and Zoning Districts) of the General Plan Land Use Element.
- ii. The Westminster Avenue/Seventeenth Street corridor has a variety of existing land use designations that include Urban Neighborhood, Medium Density Residential, General Commercial, Professional and Administrative Office, District Center, and Institutional. The Urban Neighborhood Designation will allow for use residential use of the property. In addition, multi-family uses are often used in planning and zoning practice to buffer higher intensity uses like commercial uses from single-family residential uses as multi-family and single-family uses are more compatible in nature to each other. The project is similar in scale and density to several nearby multi-family developments to the east and west along Seventeenth Street such as Solare Apartment Homes, San Tropez Apartment Homes and Villa Portofino which are three-stories in height and range from 29 to 38 dwelling units per acre. Additionally, the project's density and height is similar to those permitted within the Harbor Mixed-Use Transit Corridor Specific Plan - Transit Node North which is west of the project site and permits a range of 30 to 50 dwelling units per acre.
- iii. The General Plan Amendment will support several goals and policies of the General Plan, including the Land Use Element and Housing Element. Specifically, the project will be consistent with Land Use Element Goal 1 to promote a balance of land uses to address basic community needs. Policy 1.5 states a desire maintain and foster a variety of residential land uses. Housing Element Goal 2 encourages a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels, and age groups to

foster an inclusive community. Policy 2.3 encourages the construction of rental housing for Santa Ana's residents and workforce, including a commitment to very low, low, and moderate income residents and moderate income Santa Ana workers. Housing Element Goal 3 is to increase opportunities for low and moderate income individuals and families to find quality housing opportunities and afford a greater choice of rental or homeownership opportunities. Policy 3.1 supports the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the federal government. Policy 3.4 supports the provision of employment training, childcare services, rental assistance, youth services, and other community services that enable households to attain the greatest level of self-sufficiency and independence. The general plan amendment will allow the construction 85 multi-family affordable housing units (very-low income and permanent supportive housing) with on-site supportive services. The project will allow for redevelopment of an underutilized lot with a new residential development with a contemporary design and variety of building materials.

Section 4. The GPA will not adversely affect the public health, safety, and welfare in that the GPA will not result in incompatible land uses on adjacent properties, inconsistencies with any General Plan goals or policies, or adverse impacts to the environment.

Section 5. The City Council of the City of Santa Ana after conducting the public hearing hereby approves GPA No. 2020-07. The amendments to the Land Use Element are attached hereto as Exhibit A and incorporated herein by this reference as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated December 14, 2020, the Request for Council Action dated January 19, 2021, and exhibits attached hereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

Section 6. The City Council approves GPA No. 2020-07 as set forth in Exhibit A, attached hereto and incorporated herein by reference, subject to compliance with the Mitigation Monitoring and Reporting Program, and upon satisfaction of the conditions set forth below:

- A. Subject to compliance with the Mitigation Monitoring and Reporting Program, the Land Use Element map and text shall be amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.
- B. The General Plan Amendment shall not take effect unless and until Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), Environmental Review No. 2020-48 and

Amendment Application (AA) No. 2020-05 are adopted and approved by the City Council.

Section 7. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 8. This decision rendered by the City Council of the City of Santa Ana is final and is subject to judicial review pursuant to California Code of Civil Procedure section 1094.6. The Planning and Building Agency shall give direct notice to the Applicant of the City Council's decisions and these findings.

ADOPTED this ____ day of _____, 2021.

Vicente Sarmiento
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: 

Lisa Storck
Assistant City Attorney

AYES: Councilmembers _____
NOES: Councilmembers _____
ABSTAIN: Councilmembers _____
NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Clerk of the Council, do hereby attest to and certify the attached Resolution No. 2021-xx to be the original resolution adopted by the City Council of the City of Santa Ana on _____.

Date: _____

Clerk of the Council
City of Santa Ana

City of Santa Ana General Plan Land Use Element 1998

City of Santa Ana Planning Division



Adopted

February 2, 1998
(Reformatted January 2010)

The following is a chronology of the approved general plan amendments that have been incorporated into this document since the comprehensive update of the General Plan Land Use Element adopted by the Santa Ana City Council February 2, 1998 (GPA 1997-05):

[GPA 2020-07 \(Pending\)](#)

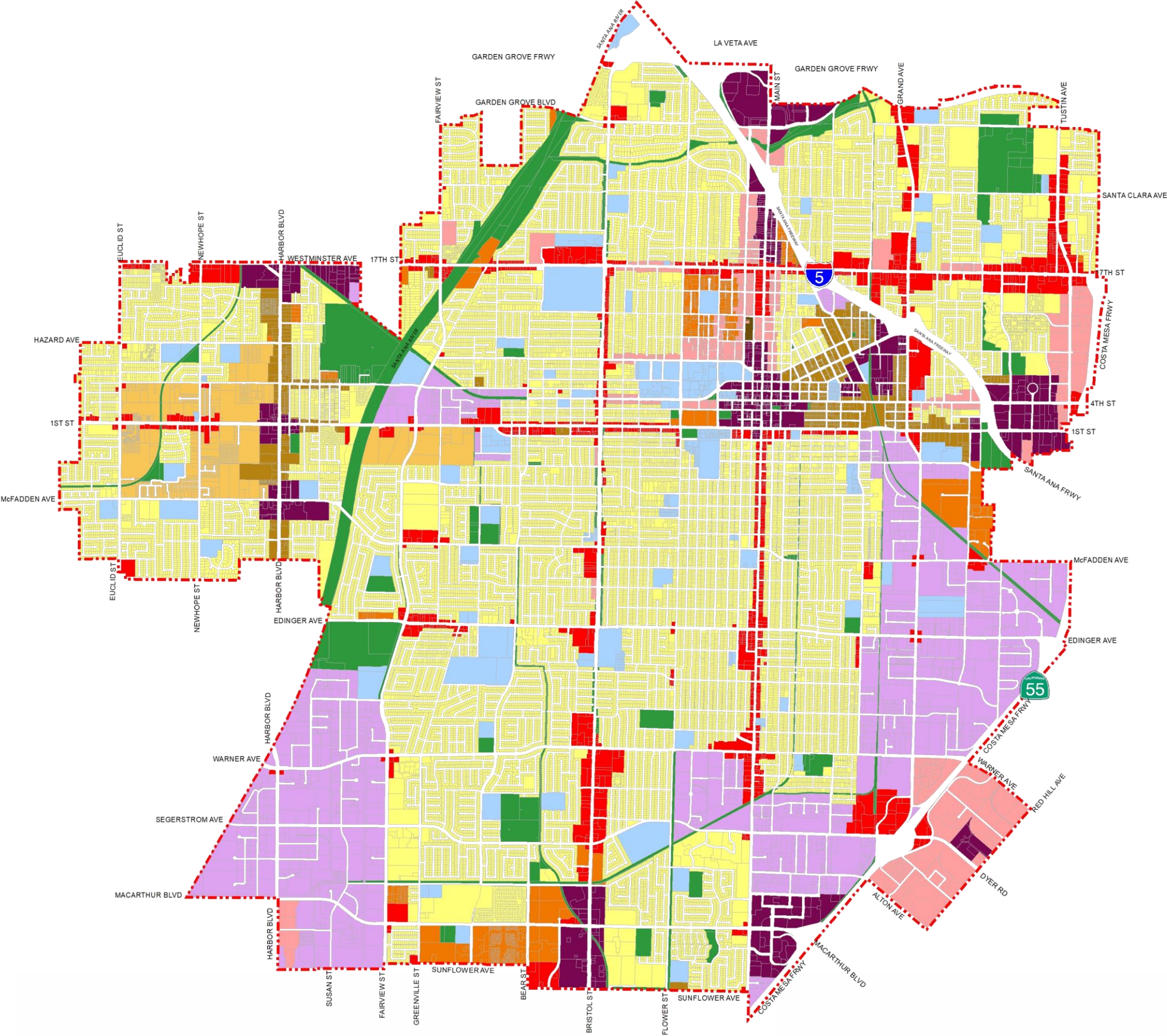
GPA 2020-03 (September 1, 2020)
GPA 2020-01 (April 21, 2020)
GPA 2018-04 (December 31, 2019)
GPA 2019-02 (October 1, 2019)
GPA 2019-01 (June 4, 2019)
GPA 2017-03 (June 4, 2019)
GPA 2018-05 (December 4, 2018)
GPA 2018-03 (September 18, 2018)
GPA 2018-02 (May 15, 2018)
GPA 2015-01 (May 15, 2018)

GPA 2017-02 (December 19, 2017)
GPA 2017-01 (June 20, 2017)
GPA 2016-03 (February 21, 2017)
GPA 2016-02 (May 17, 2016)
GPA 2016-01 (April 19, 2016)
GPA 2015-03 (February 2, 2016)
GPA 2014-02 (October 21, 2014)
GPA 2014-01 (June 3, 2014)
GPA 2011-03 (March 19, 2012)
GPA 2011-02 (June 6, 2011)
GPA 2010-01 (June 7, 2010)
GPA 2008-02 (July 20, 2009)
GPA 2007-03 (May 18, 2009)

GPA 2004-03 (February 2, 2009)
GPA 2008-01 (May 5, 2008)
GPA 2007-02 (June 18, 2007)
GPA 2007-01 (March 19, 2007)
GPA 2006-01 (October 2, 2006)
GPA 2005-01 (December 5, 2005)
GPA 2005-02 (October 17, 2005)
GPA 2004-01 (April 5, 2005, as passed by the voters of Santa Ana)
GPA 2004-04 (July 19, 2004)
GPA 2004-06 (July 6, 2004)
GPA 2003-02 (June 16, 2003)
GPA 2003-01 (February 18, 2003)

GPA 2002-01 (September 3, 2002)
GPA 2002-03 (August 19, 2002)
GPA 2001-03 (February 19, 2002)
GPA 2001-02 (January 7, 2002)
GPA 2000-09 (May 7, 2001)
GPA 2000-08 (February 5, 2001)
GPA 2000-03 (December 4, 2000)
GPA 2000-02 (November 20, 2000)
GPA 1999-02 (October 18, 1999)
GPA 1999-01 (August 16, 1999)
GPA 1998-04 (October 5, 1998)
GPA 1998-05 (September 21, 1998)
GPA 1998-01 (May 4, 1998)

Exhibit 2 Land Use Plan



Land Use Designations

- LR-7 (Low Density Residential)
- LMR-11 (Low-Medium Density Residential)
- MR-15 (Medium Density Residential)
- UN (Urban Neighborhood)
- GC (General Commercial)
- IND (Industrial)
- INS (Institutional)
- O (Open Space)
- DC (District Center)
- PAO (Professional & Administration Office)
- OBPDC (One Broadway Plaza District Ctr.)

Land Use Plan



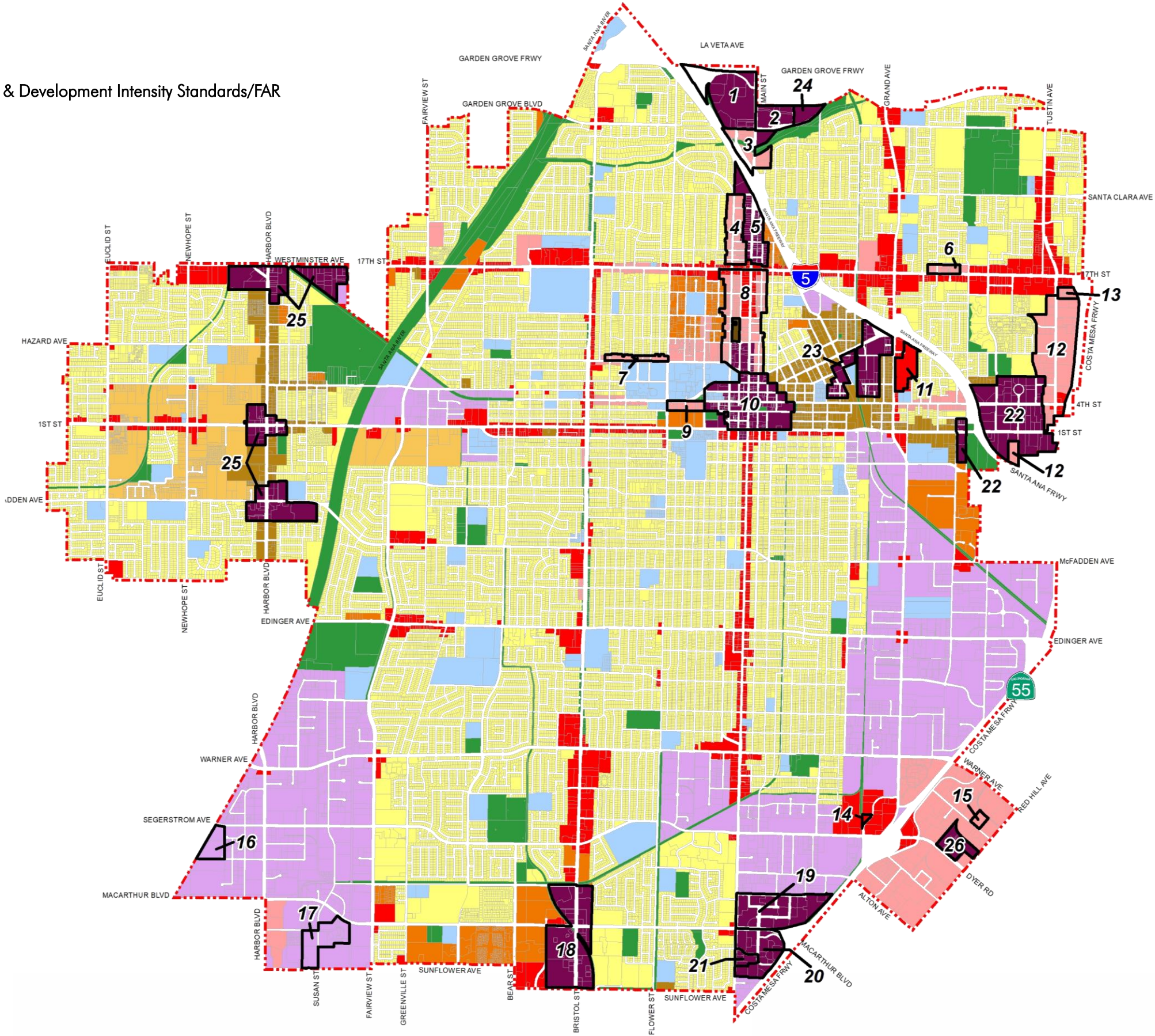
Exhibit 2

Pending - January 2021

Land Use Element



Exhibit A-4 Land Use Plan & Development Intensity Standards/FAR



These land use designations have a floor area ratio as noted below unless otherwise indicated in the table below.

DC (District Center)	1.0
UN (Urban Neighborhood)	0.5 - 1.5
PAO (Professional & Administration Office)	0.5
OBPDC (One Broadway Plaza District Ctr.)	2.9
GC (General Commercial)	0.5
IND (Industrial)	0.45
INS (Institutional)	0.5
O (Open Space)	0.2

Project / Area	Floor Area Ratio
1- MainPlace.....	2.1
2- City Place.....	2.54
3- North Main St.....	1.5
4- North Broadway.....	1.0
5- Museum District.....	1.5
6- Hutton Development.....	1.0
7- Civic Center Specific Dev Plan.....	1.0
8- Midtown Specific Plan.....	0.5-1.0
9- Civic Center.....	1.0
10- Downtown.....	3.0
11- Orange County Register.....	1.15
12- First St / Tustin Ave.....	1.0
13- Bentall Center Dev.....	1.5
14- 2720 Hotel Terrace Dr.....	1.0
15- 1951 E Carnegie Ave.....	0.55
16- 4040 W Carriage Ave.....	0.47
17- Lake Center Dev.....	0.72
18- South Coast Metro.....	1.0
19- Mac Arthur Place.....	2.0
20- Mac Arthur Place South.....	1.0
21- Pac Tel Office.....	1.5
22- Metro East.....	3.0
23- Transit Village.....	5.0
24- Town and Country Manor.....	1.27
25- Harbor Mixed Use Specific Plan.....	0.5-5.0
26- The Heritage.....	1.7

- LR-7 (Low Density Residential)
- LMR-11 (Low-Medium Density Residential)
- MR-15 (Medium Density Residential)

Land Use Plan & Development Intensity Standards/ FAR Areas



Exhibit A-4

Pending - January 2021

Land Use Element

Harbor Boulevard, and other major arterial roadways in the City. The intensity standard applicable to this designation is a floor area ratio of 0.5 - 1.0, though most General Commercial districts have a FAR of 0.5. A total of ~~859.6~~ 857.6 acres of land is included in this designation.

General Commercial districts are key components in the economic development of the City. They provide highly visible and accessible commercial development along the City's arterial transportation corridors. In addition, General Commercial land uses provide important neighborhood facilities and services, including shopping, recreation, cultural and entertainment activities, employment, and education. The districts also provide support facilities and services for industrial areas including office and retail, restaurants and various other services.

The General Commercial development standards are based upon the character and intensity of development, as well as the degree of access and market demand for these properties. The relationships to adjacent land uses, are also considered. Uses typically located in this district are:

- Business and professional offices;
- Retail and service establishments;
- Recreational, cultural, and entertainment uses; and
- Vocational schools.

General Commercial Districts have a floor area ratio of 0.5 with the exception of the Mid-town area which has an floor area ratio of up to 1.0.



Mixed Use

The Land Use Plan provides for two distinct mixed use land use designations. These designations allow for both vertical and horizontal mixed use developments, with an emphasis on linkages to a range of transportation options:

- The **District Center (DC)** land use designation includes the major activity areas in the City. Seven areas of the City, totaling 685.4 acres, are designated as District Center. The intensity standard for the District Center designation ranges from a floor ratio of 1.0 to 5.0.

District Centers are designed to serve as anchors to the City's commercial corridors, and to accommodate major development activity. District Centers are to be developed with an urban character that includes a mixture of high-rise office, commercial, and residential uses which provide shopping, business, cultural, education, recreation, entertainment, and housing opportunities. Residential developments within some District Centers are allowed at a density of up to 90 units per acre when developed as an integral component of a master planned mixed use project. In Harbor Corridor, Metro East, Downtown, and Transit Village District Centers residential



District Centers are considered to be the City's "major development areas." The most intense development in the City is targeted to these areas. The Tustin Avenue corridor is a major development area even though it is not a designated District Center. This area has developed over the years as a prime office corridor and employment area. The PAO designation facilitates the continued development of this area with high intensity, high quality regional office projects.

- The **One Broadway Plaza District Center (OBPDC)** is a distinct land use that is envisioned as a major activity center with a landmark mixed-use tower, which will include residential, professional office, and commercial uses. The district will be a focal point in the downtown area serving the Civic Center complex, Downtown, and Midtown urban areas.
- The **Urban Neighborhood (UN)** land use designation applies to primarily residential areas with pedestrian oriented commercial uses, schools and small parks. The Urban Neighborhood allows for a mix of residential uses and housing types, such as mid to low rise multiple family, townhouses and single family dwellings; with some opportunities for live-work, neighborhood serving retail and service, public spaces and use, and other amenities. Either vertical or horizontal integration of uses is permitted based on zoning standards, with an emphasis on tying together the uses with pedestrian linkages and street frontages. Street connectivity is desirable, allowing for a high degree of walkability, transit options, and other forms of transportation including pedestrian and bicycle travel.

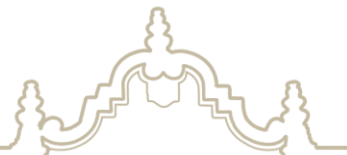
The intensity standard for the Urban Neighborhood ranges from a floor area ratio of 0.5 to 3.0; with residential density based on a combination of floor area ratio and zoning development standards. A total of ~~317.0~~319.1 acres of land in the City are designated Urban Neighborhood.

Industrial

The Industrial designation applies to those areas developed with manufacturing and industrial uses. The designation applies to areas which are predominantly industrial in character, and includes those industrial districts in the southwestern, south central and southeastern sections of the City. A total of 2,152.8 acres of land in the City is designated as Industrial. The maximum floor area ratio for this designation is 0.45.

The Industrial districts of the City are vital to its economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic development. As one of the County's oldest cities, Santa Ana has long been an industrial center for the region. The City's goal is to maintain this strong industrial base by setting land use policies which preclude the intrusion of less intensive commercial or residential uses. Typical uses found in this district include the following:

- Light and heavy product manufacturing and assembly.



- **Redevelopment Plans.** The City will apply redevelopment tools associated with the implementation of the adopted redevelopment plans, as appropriate. The City will encourage the further development of industrial, commercial, and residential projects in suitable locations to strengthen the City’s tax and employment base.
- **Special Studies.** In certain instances, a special study may be required to address a particular issue. In these cases, a specific effort to identify staff resources needed to conduct the appropriate investigation and analysis will be identified.
- **Zoning Code Review.** The zoning code serves as a primary tool used by the City to regulate development. The City will develop a program to revise the Zoning Ordinance to ensure that development regulations and standards are consistent with community needs and high quality development. The City will initiate appropriate changes to the ordinance to ensure, where appropriate, conformity between the Land Use Element and Zoning Map.

LAND USE PLAN BUILDOUT

As indicated previously, the City of Santa Ana has been almost completely developed for many years. As a result, any new development will necessarily consist of redevelopment and infill development on the remaining vacant and underutilized parcels. Many parcels with nonresidential land use designations will never be developed to the maximum intensity permitted under the General Plan.

Table A-4 indicates the development possible under the build-out of the Land Use Plan. The build-out for residential land uses considered two scenarios. Effective build-out for residential development is calculated by adding the ~~21,896~~21,981 units possible in the areas designated as District Center and Urban Neighborhood to the existing 74,669 units presently found in the City per Census 2000. Theoretical build-out for residential development considered the development possible if all of the areas designated as residential were developed according to the permitted Land Use Plan intensities. Since the Land Use Element does not contemplate the elimination of existing housing in the City, the effective build-out figure represents a more realistic estimate of future residential development.

As indicated in Table A-4, three of the non-residential land use designations have a range in FAR intensities. For the non-residential land use designations, effective build-out considered the development possible under the lower range of FAR intensities while theoretical build-out considered the upper FAR range. Typically, parking and landscaping requirements will result in significantly less floor area for commercial and industrial developments than that which is permitted under the General Plan.

As indicated in Table A-4, between ~~77,315~~77,400 to ~~96,565~~96,650 housing units are allowed by the Land Use Plan. The additional units which presently exist in



the City beyond the maximum number permitted under the theoretical buildout scenario are a reflection of the higher density multiple-family developments constructed in the 1970's and 1980's. However, the purpose of the Land Use Plan as it applies to the residential areas is to preserve and maintain the stability of existing neighborhoods, regardless of the character of development. The intent of the Plan is not to create any displacement, nor decrease existing development densities. Rather, it is to ensure a safe, healthy, and livable environment for City residents. Existing residential development entitlements are protected through this Land Use Element, applicable Zoning regulations, and sections of the City code pertaining to legal nonconforming uses.

The Land Use Element's implementation may result in an increase in the amount of commercial, office, and industrial development in the City. As indicated in Table A-4, up to ~~31,808,407~~31,763,628 square feet of commercial and office, and 42,199,991 square feet of industrial development are possible under the effective capacity parameters of Land Use Plan.



Table A-4
Land Use Plan Build-out Capacities

Land Use		Acres	Intensity/ Density	Effective Buildout¹		Theoretical Buildout	
Residential							
Low Density Residential	LR-7	6,463.7	7 du/ac				45,246 du
Low Medium Density Residential	LMR-11	421.6	11 du/ac				4,638 du
Medium Density Residential	MR-15	369.1	15 du/ac				5,536 du
Subtotal		7,254.4			96,565 96,650 du¹		55,419 du
Mixed Use							
				Non Res.	Res.	Non-Res.	Res.
District Center							
Other²	DC	309.5	90 du /ac FAR 1.0-2.0	11,955,583 sf	3,017 du	23,764,534 sf	3,017 du
Heritage	DC	18.8	FAR 1.7	54,090 sf	1,221 du	54,090 sf	1,221 du
Downtown	DC	62.5	FAR 3.0	2,057,824 sf	1,661 du	2,057,824 sf	1,661 du
Metro East	DC	113.9	FAR 0.75- 3.0	2,464,776 sf	5,037 du	2,464,776 sf	5,037 du
Transit Village	DC	51.4	FAR 5.0	402,864 sf	2,761 du	402,864 sf	2,761 du
Harbor Corridor	DC	125.0	FAR 5.0	1,836,155 sf	2,029 du	1,836,155 sf	2,029 du
One Broadway Plaza District Ctr³	OBPDC	4.3	FAR 2.9	310,000 sf	415 du	310,000 sf	415 du
Urban Neighborhood	UN	317.0 319.1	FAR 0.5-3.0	1,656,955 1,661,356 sf	5,755 5,840 du	1,656,955 1,661,356 sf	5,755 5,840 du
Subtotal		1,002.4 1,004.5		20,738,247 20,742,648 sf	21,896 21,981 du	32,547,198 32,551,599 sf	21,896 21,981 du
Commercial							
Professional & Admin. Office	PAO	600.8	FAR 0.5-1.0	13,085,424 sf		26,170,848 sf	
General Commercial	GC	859.6 857.6	FAR 0.5-1.0	18,722,983 18,678,204 sf		37,445,967 37,356,408 sf	
Subtotal		1,460.4 1,458.4		31,808,407 31,763,628 sf		63,616,815 63,527,256 sf	
Industrial							
Industrial	IND	2,152.8	FAR 0.45	42,199,991 sf		42,199,991 sf	
Other							
Institutional	INS	800.6	FAR 0.2-0.5	6,974,740 sf		17,436,850 sf	
Open Space	OS	1,010.9	FAR 0.2	8,806,961 sf		8,806,961 sf	
Subtotal		1,811.5		15,781,701 sf		26,243,811 sf	

FAR=floor area ratio; d.u.=dwelling unit; s.f.=square feet (of floor area). Acreage shown in table does not include roads in right-of-way.

¹ Effective capacity for non-residential development assumes development possible under the lower range of FAR intensity standards with the exception of the Metro East District Center, Transit Village District Center, Downtown District Center, Heritage District Center, and Urban Neighborhood areas. The Harbor Corridor District Center, Metro East District Center, Transit Village District Center, Downtown District Center, and Urban Neighborhood areas allow a range of intensity for mixture of residential and non-residential development based on the zoning development standards. Residential effective capacity was calculated by adding the ~~21,896~~21,981 units possible in the District Center and Urban Neighborhood with the existing 74,669 (Census 2000) housing units.

² Land use designation permits both residential and non-residential development. Build-out assumes 90% of land area will be developed as commercial and 10% will be developed as residential; with the exception of Town and Country Manor project intended for continuum of care and housing seniors.

³ Land use designation permits high intensity office development with ancillary retail use.

This table has been revised to correspond with the GIS Land Use Map illustrated in Exhibit 2.

