

Clarifications to the August 2021 Draft General Plan

Draft Policy Framework, Maps, Tables, Implementation, and Text

November 29, 2021



The following represents minor revisions and corrections made to the August 2021 version of the Draft Santa Ana General Plan, in addition to the clarification of November 1 and November 8, 2021. The updated content is shown by element, with policy and implementation actions displayed with tracked changes. Updates to maps, tables, time frames, and other edits are either described, shown with tracked changes, or displayed as final content with a brief description of the nature of the changes.

SAFETY ELEMENT

- Page S-09, POLICY S-4.2 FEDERAL AVIATION REGULATION PART 77. Do not approve buildings and structures that would penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Obstruction Surfaces, unless, ~~found~~ consistent with the California Public Utilities Code Section 21240, such building or structure is determined by FAA to pose “no hazard” to air aviation by the Airport Land Use Commission (ALUC). Additionally, under this Policy, in accordance with FAR Part 77, required applicants proposing buildings or structures that penetrate the 100:1 Notification Surface will be required to file a Form 7460-1 Notice of Proposed Construction or Alteration with FAA and provide a copy of the FAA determination to the City and the ALUC ~~for~~ Orange County.

LAND USE ELEMENT

Figure LU-4, Density and Intensity Map, page LU-16

- Remove outlines to identify GC areas east of the 55 Freeway/Dyer Focus Area and the small parcels with the West Santa Ana Blvd Focus Area to the standard GC of 0.5 FAR.

Table LU-3, Density and Intensity Standards, page LU-17

- Add the following to the end of Footnote 1. “FAR calculations exclude structured parking square footage.”
- Add the following to the end of Footnote 4. “Westview Housing project (SD-97) designated as UN-40 allow density up to 42.5 Du/acre.”

Figure LU-15, Land Use Map, West Santa Ana Boulevard, page LU-48

- Remove the outline and label from the GC areas, with exception of the block of GC located northwest of First Street and Townsend.

Table LU-6, Land Use Designations, West Santa Ana Boulevard, page LU-49

- Remove the “GC-1.5” reference and replace with standard “GC” reference (0.5 FAR and 35 feet maximum height) and GC-1 for the block of GC northwest of First Street and Townsend (also 35 feet maximum height).

Figure LU-18, Land Use Map, 55 Freeway and Dyer Road, page LU-56

- Add the “GC” label to the area east of the 55 freeway.

Table LU-7, Land Use Designations, 55 Freeway and Dyer Road, page LU-56

- Change the 2-story maximum height reference to 35 feet for the CG-1.5 area.
- Add a row for General Commercial with 0.5 FAR and 35’ maximum height.

Figure LU-1, Page LU-12:

- Change land use designation on map for the Legacy Sunflower project to UN-50.

Table LU-3, Page LU-17:

- Change Note 4 as follows: Exception Areas. The Lake Center Development, near Lake Center Drive and Susan Street, defined by Specific Development Plan Number 58 (SD-58), allows intensities up to 0.72 FAR. The property located at 4040 W. Carnegie Ave. and approved by GPA No. 2000-08 allows intensities up to 0.47 FAR. Select properties designated UN-30 may also permit Hybrid Court building types with higher residential densities per the Transit Zoning Code. The 4th and Mortimer project in SD-84 designated UN-30 allows densities up to 50 du/ac. The Sunflower Legacy project in SD-94 designated UN-50 allows densities up to 63 units per acre. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre.
- Page LU 22, 23, 24 add Footnote #4. “Refer to page LU-14 for Mixed Use Intensity/Density clarification.”

Table LU-4, Page LU-30; Table LU-5, Page LU-40; Table LU-6, Page LU-49; Table LU-7, Page LU-56; Table LU-8, Page LU-62:

- Revise the note as follows: ~~See Table LU-9. Notes for All Focus Area Designations, for additional notes~~ Note: See Table LU-9 on page LU-68 for additional criteria for all Focus Area designations.

Table LU-9, Page LU-68:

- Revise all references to “Focus Area Interim Development Guidelines” to “Focus Area Interim Development Standards” to ensure that readers understand the City’s intent to use the direction provided in Appendix A as zoning regulations until such time that the City’s Municipal Code is updated.

Land Use Maps:

- Figure LU-1, Page LU-12; Figure LU-4, Page LU-17; and Figure LU-18, Page LU-56: Remove “GC” designation from Hotel Terrace Drive.
- Figure LU-1, Page LU-12 and Figure LU-4, Page LU-16 as follows:

- Revise the following land use designations approved through prior general Plan amendments: Northeast block of Mountain View and First Street to match existing pursuant GPA No. 2020-04. Hapham Project on Edinger Avenue GPA No. 2017-03; Sunflower Legacy Project GPA No. 2019-01; Westview Housing on 17th Street GPA No. 2020- 07.
- The land use designations for the following properties identified by assessor parcel number (APN) have been corrected to correspond with the existing land use designations (APN 003-161-10, 144-551-52, 016-045-19, 398-441-06, 411-131-38). No land use changes are proposed for these sites.
- The land use designations for the following properties identified by assessor parcel number (APN) have been corrected to correspond with existing right-of-ways and will not be assigned a land use designation (APNs: 411-131-11, 008-131-33, 430-222-18, 430-222-19, 430-222-15, 430-222-17, 430-222-20, 430-222-22, 430-222-23, 398-082-33, 398-221-22, 398-221-23, 430-222-10, & 430-222-11).
- The land use designations for the following properties identified by assessor parcel number have been revised to coincide with surrounding land uses or City park project (APNs: 396-261-26, 396-261-38, 396-261-37, 396-261-38, 011-251-17, 011-251-18, 011-251-19, & 011-251-20)

OPEN SPACE ELEMENT

Figure OS-2, Page OS-09 Figure OS-2:

- Change the legend to read “Joint-use Park School”.

Table OS-3 Open Space Element Implementation, Page OS 16:

OS 1.7: Public parkland requirements for residential projects. Update the Residential Development Fee Ordinance for Larger Residential Projects to require public parkland within City limits and a 10-minute walking distance of the new residential projects.

OS 1.7a: Open Space and Park land Incentives. Allow developers a reduction in on-site open space by giving credits for the provision of park land for public use. Establish a process and program to incentivize developers to provide additional on-site and/or publicly accessible open space ~~through the coordination between two or more residential projects (of any size)~~ to create public park land and open space, ~~such as exploring open space housing density bonus options.~~ Research and collaborate with residents, developers, and community organizations to design and implement an open space density bonus to incentivize the creation of additional on-site open space in exchange for more density in the project. Agency/Timeframe: PBA/PRCSA 2022

INTRODUCTION

- Add an Introduction section for the General Plan to provide a brief overview of the GP’s organization, a summary of the update process, and a glossary.

Clarifications to the August 2021 Draft General Plan

Draft Policy Framework and Maps



November 8, 2021

The following represents minor revisions and corrections made to the August 2021 version of the Draft Santa Ana General Plan. The updated content is shown by element, with draft policy and implementation items displayed with tracked changes. Updates to maps, tables, time frames for implementation actions, and other text edits are either described or displayed as final content with a brief description of the nature of the changes.

LAND USE ELEMENT

Table LU-5, Land Use Designations, Grand Avenue and 17th Street

Table LU-6, Land Use Designations, West Santa Ana Boulevard

Table LU-7, Land Use Designations, 55 Freeway and Dyer Road

- Revise General Commercial Land Use designation references in the Focus Areas such that the maximum height is changed from two (2) stories to 35 feet, consistent with height limit in General Commercial land use designations citywide.

Figure LU-18, Land Use Map, 55 Freeway and Dyer Road

- Revise proposed General Commercial (GC) land use designation area east of the 55 Freeway, from 1.5 FAR back to existing 0.5 FAR (consistent with the existing land uses and zoning district allowances).

Figure LU-19, Artist Rendering, 55 Freeway and Dyer Road

- Note #2, General Commercial “The area surrounding....allowing for existing hotel uses on both sides of the 55 Freeway to remain and promoting new commercial development.

MOBILITY ELEMENT

Figure M-2, Master Plan of Bikeways

- Revise to show the following:
 1. Newhope Street (New Class II)
 - a. between McFadden Avenue to 1st Street
 - b. between Hazard Avenue to Westminster Avenue
 2. McFadden Avenue between West City Limit to Harbor Boulevard (New Class II)
 3. Fairview Street (New Class I)

- a. Between Civic Center Drive and Trask Avenue
 - b. Between Warner Avenue and Sunflower Avenue
- 4. Susan Street between Alton Avenue and MacArthur Boulevard (New Class II)
- 5. Santa Ana River (New Class I)
 - a. between Edinger Avenue and MacArthur Boulevard
 - b. between Memory Lane and SR-22
- 6. PE ROW between Westminster Avenue and Raitt Street (New Class I)
- 7. OCFCD (New Class I)
 - a. between Westminster Avenue and West City Limit
 - b. between 1st Street and Monta Vista Avenue
 - c. between Occidental Street and Alton Avenue
 - d. between Edinger Avenue and Sunflower Avenue
- 8. LOSSAN Corridor between 6th Street and Chestnut Avenue (New Class I)
- 9. Greenville Street between Edinger Avenue and Warner Avenue (New Class II)
- 10. Willits Street between Orange County District Flood Channel and Raitt Street (Class IV to Class II)
- 11. Walnut Avenue (Class II to Class III)
 - a. between 1st street and Raitt Street
 - b. between west of Pacific Avenue and Pacific Avenue
- 12. Bristol Street between Edinger Avenue and Washington Avenue (New Class IV)
- 13. Civic Center Drive between Bristol Street and Broadway (New Class II)
- 14. Chestnut Avenue between Cypress Avenue and Grand Avenue (New Class II)
- 15. Cypress Avenue between Chestnut Avenue and 1st Street (New Class II)
- 16. Standard Avenue between 1st Street and 4th Street (New Class II)
- 17. 5th Street French Street to Lacy Street (New Class II)
- 18. Lacy Street between 5th Street and 6th Street (New Class III)
- 19. Brown Street between Lacy Street and Garfield Street (New Class IV)
- 20. Garfield Street between Brown Street and 6th Street (New Class IV)
- 21. 1st Street between Grand Avenue and East City Limit (New Class IV)
- 22. Cabrillo Park Drive between 1st Street and 4th Street (New Class II)
- 23. Grand Avenue (New Class II)
 - a. between 21st Street and Fairhaven Avenue
 - b. 1st Street and 4th Street
- 24. Fairhaven Avenue Dayna Street to East City Limit (New Class IV)
- 25. Sunflower Avenue Bristol Street to Main Street (New Class II)
- 26. Warner Avenue Pullman Street to Red Hill Avenue (New Class II)

Implementation Action M-4.4

- Reevaluate the Residential Permit Parking Program to ensure it complies with state law and best practices.

Clarifications to the August 2021 Draft General Plan

Draft Policy Framework, Maps, Tables, Implementation, and Text

November 1, 2021



The following represents minor revisions and corrections made to the August 2021 version of the Draft Santa Ana General Plan. The updated content is shown by element, with policy and implementation actions displayed with tracked changes. Updates to maps, tables, time frames, and other edits are either described, shown with tracked changes, or displayed as final content with a brief description of the nature of the changes.

VISION STATEMENT *[each element]*

A SHARED VISION

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

CONSERVATION ELEMENT

Implementation Action 1.19

- **Climate Action Plan.** Review and update the City's Climate Action Plan. Time frame: 2023 *[updated to reflect Council Climate Action Resolution on 9/7/21]*

Table CN-1, CalEnviroScreen Scores for Environmental Justice Communities

- The table was updated with the final CES 4.0 results, which were finalized and released in October 2021. Based on the final composite scores, two census tracts were added that met the 75th percentile criteria (6059074005 and 6059074106) and one census tract was removed that no longer met the 75th percentile criteria (6059074004). The individual composite, pollution, and population percentile scores, as well as the individual pollution and population variables were also updated based on the finalized CES 4.0 results.

Figure CN-3, Environmental Justice Communities

- The map updated with the final CalEnviroScreen (CES) 4.0 results, which were finalized and released in October 2021. Based on the final composite scores, two census tracts were added that met the 75th percentile criteria (6059074005 and 6059074106) and one census tract was removed that no longer met the 75th percentile criteria (6059074004).

OPEN SPACE ELEMENT**- POLICY OS-1.2 PARKS AND RECREATION SYSTEM***

Provide and support a comprehensive and integrated network of parks, recreation facilities, trails, and open space that is diverse, with a variety of active and passive recreational opportunities.

- POLICY OS-1.3 PARK STANDARD*

Establish and maintain public parks, open space, and recreation requirements for new residential and nonresidential development to provide sufficient opportunities for Santa Ana residents and visitors. Attain a minimum of two acres of land per 1,000 persons residing in the City of Santa Ana.

- POLICY OS 1.4 PARK DISTRIBUTION*

Ensure the City residents have access to public or private parks, recreation facilities, or trails in the City of Santa Ana, within 10-minute walking and biking distance of home. Prioritize provision, programs, and partnerships in park deficient and environmental justice areas. *[Policy OS-1.4 was left out of the August 2021 draft due to an editing error and showed up as a duplicate of Policy OS-1.5.]*

Implementation Action 1.7

- **Public parkland requirements for residential projects.** Update the Residential Development Fee Ordinance for Larger Residential Projects to require public parkland within City limits and a 10-minute walking distance of the new residential projects. Allow developers a reduction in on-site open space by giving credits for the provision of park land for public use. Establish a process and program to incentivize publicly accessible open space through the coordination between two or more residential projects (of any size) to create public park land and open space, such as exploring housing density bonus options .

Implementation Action 1.16 *[new action]*

- **Acquisitions to meet park standard.** Using the Park Master Plan as guidance, identify and acquire property within the City for park and open space use which will focus on bringing the park and recreation system to 2 acres of land per 1,000 residents with a plan to keep pace with future urban growth.

Agency/Time Frame: PRCSA 2022 & ongoing

Table OS-1, Open Space Resources

- The table (listing and acreage) was updated to recategorize Roosevelt Community Center from a Neighborhood Park to as a joint-use facility and a part of the Roosevelt Community Center Park.
- The table (listing and acreage) was updated to remove Griset Park and Neal Machander Tennis Center as both facilities are school facilities without joint-use agreements.
- The table (listing and acreage) was updated to rename “Willard Intermediate Park” to “Willard Intermediate Playlot”, with the acreage figure update to reflect more accurate boundaries.

- The table (listing) was updated rename “Willard Intermediate Park” to “Willard Intermediate School”.
- The table (listing and acreage) was updated to remove Spurgeon Intermediate and Rosita Elementary schools as joint-use agreements are no longer active.
- The table was updated to correct the number of linear miles of City bikeways/trails from 22.7 to 15.74 miles.
- The table was updated to incorporate the numerical references found on Figure OS-1, Open Space Resources.

Figure OS-1, Open Space Resources

- The map was corrected to be consistent with Figure M-2, Master Plan of Bikeways. The correction involved the removal of the Class I Bikeway/Trail segment west of Broadway.
- The map was corrected to reflect changes in Table OS-1, to correct the categorization of Standard and McFadden as a public park, to remove the sole private park, and to update the legend accordingly.

Figure OS-2, Walking Distance to Park Facilities

- The map was updated to reflect the correct darker blue colorization for the Joint-use Park symbology, to reflect changes in Table OS-1, and to reflect a more accurate listing of joint-use facilities.

SAFETY ELEMENT

Table of Contents

- The reference date for the City’s draft Local Hazard Mitigation Plan was updated from March 2021 to August 2021 to reflect the latest version.

Preamble, page S 01

- The following text was added to specifically incorporate the City’s Local Hazard Mitigation Plan by reference into the General Plan.

“The Local Hazard Mitigation Plan (LHMP) for the City of Santa Ana planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA’s 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities.”

LAND USE ELEMENT

- **POLICY LU-1.6 TRANSIT ORIENTED DEVELOPMENT**

Encourage residential mixed-use development within the city's District Centers, Urban Neighborhoods, and adjacent to high-quality transit.

- **POLICY LU-2.8 CITY IMAGE**

Encourage land uses, development projects, and public art installations that promote the city's image as a cultural, governmental, and business-friendly regional center

Implementation Action 3.25

- **LU IA 3.25 Engage EJ communities.** Work with community serving organizations, neighborhood leaders, and residents to form an Ad Hoc Committee to develop ongoing EJ Community Engagement programs for existing and new disadvantaged EJ communities, including multilingual communication protocols. Host biannual or quarterly Roundtable meetings with local stakeholders to guide and evaluate implementation of environmental justice policies.

Table LU-3, Density and Intensity Standards, page LU 17

- The table was revised to clarify that density and intensity may be regulated by floor area ratio (FAR) and/or dwelling units per acre (du/acre) for mixed use designations.
- The table was revised to provide more specific maximum intensity and height standards for the MainPlace (DC-2.1) and City Place (DC-2.54) development areas that align with the approved zoning.
- Footnote 2, Typical Maximum Height, was revised as follows to add additional language to ensure that readers understand the City's intent to govern height through general plan policy standards and zoning regulations:
Typical Maximum Height. The typical maximum heights identify the upper limit of a typical building height within each density and intensity category, **but the actual maximum standard allowed on each site may be different than listed in this table.** The allowable height of development on any parcel is subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code) and, if within a focus area, the focus area maximum height (starting on page LU-26 of this element), both of which may further restrict the allowable height. Some properties within a height district, as defined in Section 41-602 of the municipal code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights above the typical maximum height depicted here. The **general plan height standard shall equal the** zoning height standard where the allowable height in the zoning standards differs from the typical maximum height shown in this table. **This includes, but is not limited to the following: Metro East Mixed-Use Overlay - subzone Village Center = 6 story max, subzone Active Urban = no limit; Harbor Mixed Use Transit Corridor Specific Plan - subzone Transit Node = 10 story max, subzone Neighborhood Transitional = 3 story max, subzone Corridor = 4 story max; Transit Zoning Code - subzone Corridor = 3 story max.**
- Revised Footnote 4, Exception Areas, to add the following language:
 The 4th and Mortimer project designated UN-30 allows densities up to 50 du/ac. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre.

Figure LU-1, Land Use Map, page LU 12

- The map was revised to reflect the Change from DC-5 to UN-50 for portions of the Transit Zoning Code designated as *Urban Center*.

Figure LU-4, Density and Intensity Map, page LU 16

- The map was revised to change:
 - o From DC-3 to DC 2.1 for the MainPlace SP
 - o From DC-3 to DC 2.54 for the City Place development
 - o From DC-3 to DC-5 for portions of the Harbor Corridor SP designated as *Transit Node*
 - o From DC-5 to UN-50 for portions of the Transit Zoning Code designated as *Urban Center*
 - o From UN-20 to UN-40 for portions of the Transit Zoning Code designated as *Corridor*
 - o From UN-50 to UN -30 for portion of the Transit Zoning Code designated as *Urban Neighborhood 2*

Table of Contents

- The title of Appendix A was revised from “Focus Area Interim Development Guidelines” to “Focus Area Interim Development Standards” to ensure that readers understand the City’s intent to use the direction provided in Appendix A as zoning regulations until such time that the City’s Municipal Code is updated.

Caption to image before preamble

- Sana Ana County Seat and Downtown.

Introduction, page LU 02

- The city has also expanded beyond its historic role as the civic center and County Seat of Orange County and is emerging as the county’s cultural and economic hub.

Density and Intensity Standards, page LU 14

- First paragraph under previous header of “DENSITY AND INTENSITY IN SANTA ANA” moved to be first paragraph at the top of the page.
- **Nonresidential Intensity**
 Floor area ratio (FAR) is a measurement used to identify nonresidential land use intensity. The FAR is the ratio of the total gross floor area of all buildings on a lot compared to the total area of that lot.
 Higher FARs generally indicate larger buildings and/or more stories, but Figure LU-3, Floor Area Ratio (FAR), illustrates that the size and height of the building can vary a great deal within the same FAR. Note, FAR is also a measure used in mixed-use area buildout as described below.

- **Mixed Use Density and Intensity**

To encourage a dynamic mixture of residential, office, clean industrial, and commercial uses in mixed-use areas (Industrial/Flex, Urban Neighborhood, One Broadway Plaza District Center, and District Center¹), when both residential and nonresidential uses are planned the density...

[added Footnote 1]:

1. District Centers that are part of a special planning area, as shown on Figure LU-2, or subject to special development standards may be regulated by FAR alone.

- **Rounding *[new text]***

When calculating the square footage allowed for a proposed development, no upward rounding is permitted in determining the final permitted intensity. Likewise, no upward rounding is permitted in calculating the allowable number of residential units. For example, in a calculation producing a yield of 12.7 units for a given development site, 12 units are permitted.

Footnote 1, Typical Maximum Height, pages LU 18, 19, and 21

1. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. Some properties within a height district, per Section 41-602 of the Municipal Code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights in excess of the typical maximum height shown here. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page.

Industrial / Flex category revisions, page LU 22

- Maximum Intensity in table was revised to clarify that density and intensity may be regulated by floor area ratio (FAR) and/or dwelling units per acre (du/acre) for mixed use designations.

Typical Maximum Height Footnote 1, page LU 22

1. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page.

UN category revisions, page LU 23

- Maximum Intensity in table was revised to clarify that density and intensity may be regulated by floor area ratio (FAR) and/or dwelling units per acre (du/acre) for mixed use designations.

Typical Maximum Height Footnote 2, page LU 23

2. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown on this page. This includes, but is not limited to the following: Harbor Mixed Use Transit Corridor Specific Plan - UN-30 in subzone *Neighborhood Transitional* = 3 story max, UN-50 in subzone *Corridor* = 4 story max; Transit Zoning Code - UN-40 in subzone *Corridor* = 3 story max.

UN-30 Footnote 3, page LU 23

3. UN-30 designations in the South Bristol Street Focus Area have a maximum height of 3 stories (see Table LU-8 on page LU-62). Where the maximum height allowed in a focus area conflicts with the height shown on this page, the focus area maximum height shall prevail. The 4th and Mortimer project designated UN-30 allows densities up to 50 du/ac.

DC category revisions, page LU 24

- DC 2.1 and DC 2.54 categories added table with description of DC land uses, with maximum intensity and height standards to align with the approved zoning.
- Maximum Intensity in table was revised to clarify that density and intensity may be regulated by floor area ratio (FAR) and/or dwelling units per acre (du/acre) for mixed use designations.

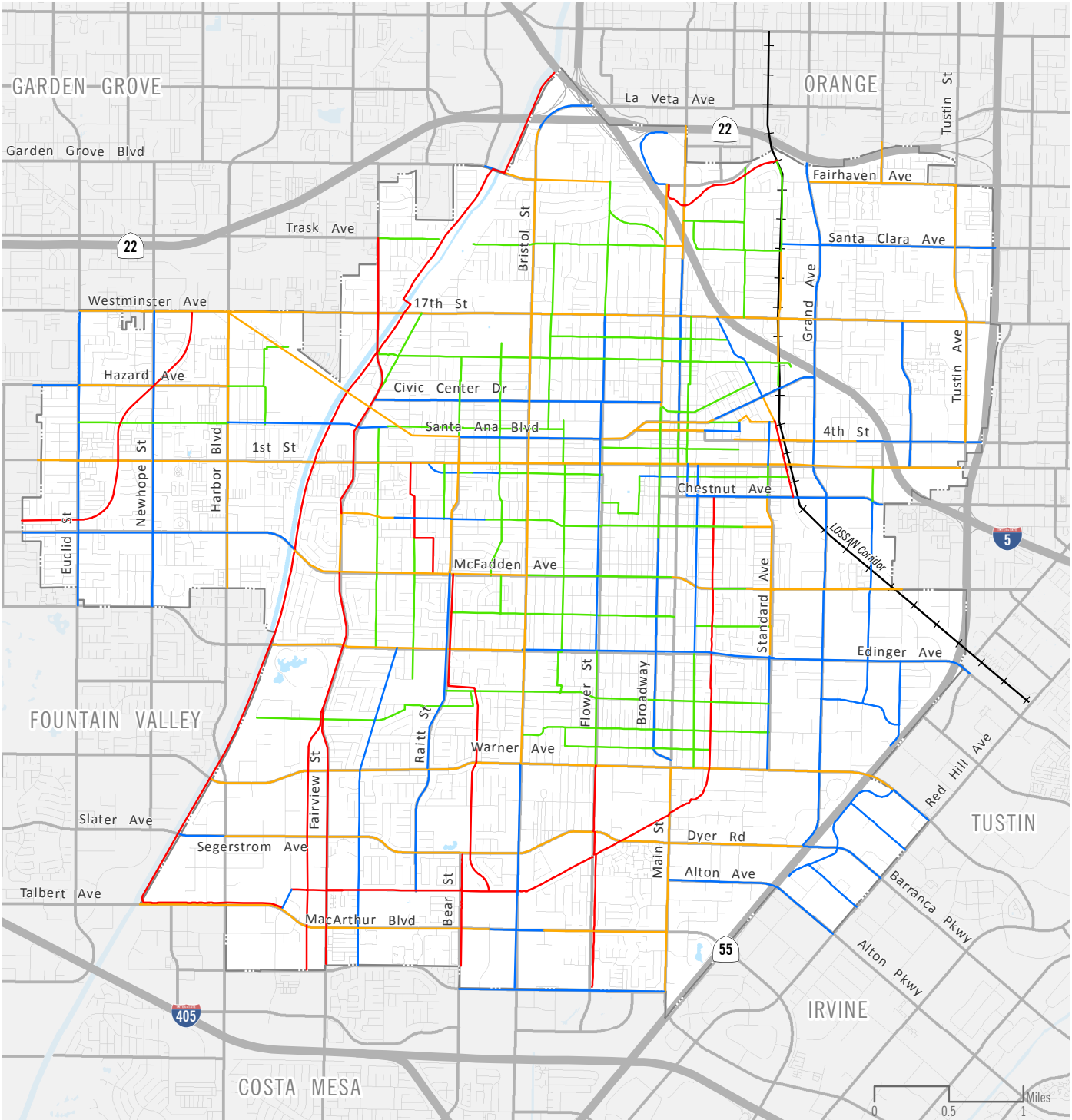
Footnote 2, page LU 24

2. The typical maximum height identifies the upper limit of typical building height, but the actual maximum standard allowed on each site may be different than listed on this page. The allowable height of development on any parcel is also subject to the zoning standards (Chapter 41 of the Santa Ana Municipal Code), which may further specify allowable height. Some properties within a height district, per Section 41-602 of the Municipal Code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights in excess of the typical maximum height shown here. The general plan height standard shall equal the zoning height standards where the allowable height in the zoning standards differs from the typical maximum height shown. This includes, but is not limited to the following: Metro East Mixed-Use Overlay - DC-3 in subzone Village Center = 6 story max, DC-3 in subzone Active Urban = no limit; Harbor Mixed Use Transit Corridor Specific Plan - DC-5 in subzone Transit Node = 10 story max.

Footnote 4, page LU 24 *[new text]*

4. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre.

ABOUT THE MAP. This map displays the City's long-term plan for a comprehensive bicycle network, with a hierarchy of facilities that provide varying levels of design, signage, and separation from vehicles. The City intends to provide a safe and efficient system that reduces the reliance on the automobiles and facilitates an increase in bicycling by choice. Table M-2 describes each bicycle classification.



- Class I Path
- Class II Bike Lane
- Class III Bike Route / Boulevard
- Class IV Cycle Track

Source: City of Santa Ana (2020) Date Published: 11/8/2021



TABLE CN-1. CALENVIROSCREEN SCORES FOR ENVIRONMENTAL JUSTICE COMMUNITIES

Census Tract	Neighborhood(s)	Low Income	Percentile Score & Quartile Rank			Variables in the Upper Quartile	
			Composite	Pollution	Population	Pollution	Population
6059074003	Delhi	No	86	99	56	AQ DPM TD CS GW HZ L	LB
6059074300	Delhi, Madison Park	Yes	89	93	73	AQ CS GW HZ L SW	LB ED HB
6059074200	Delhi, Madison Park, Memorial Park	Yes	81	82	71	AQ GW L HZ	ED LI POV
6059074005	Sunwood Central, Rosewood Baker, South Coast	Yes	76	79	65	AQ L	ED LI
6059074108	Centennial Park	Yes	82	89	66	AQ L CS HZ	LB ED
6059074106	n/a	Yes	76	89	56	AQ CS GW HZ	LB ED
6059074109	Valley Adams	Yes	77	81	65	AQ L HZ	ED HB
6059089004	Riverview West	Yes	82	77	77	AQ DPM L	ED LI POV HB
6059089001	Riverview West	Yes	80	70	79	AQ	ED LI POV HB
6059089105	Santa Anita	Yes	81	65	83	AQ L TD	ED LI POV HB
6059074403	Cornerstone Village, Lyon St	Yes	81	94	57	AQ TD CS HZ	ED LI POV HB
6059074406	Lyon St, Saddleback View	Yes	93	94	79	AQ DPM TD CS SW L	ED LI POV HB LB
6059074602	Madison Park, Pacific Park	Yes	82	83	72	AQ CS HZ L	ED LI POV HB
6059074502	Cedar Evergreen, Madison Park	Yes	88	90	76	AQ CS GW HZ L	ED LI POV HB
6059074405	French Court, French Park, Lacy, Logan, Pacific Park	Yes	91	94	77	AQ DPM TD CS SW L	ED LI POV HB
6059075002	Downtown, French Park, Heninger Park, Lacy, Pacific Park, Willard	Yes	90	83	86	AQ DPM CS HZ SW L	LB ED LI POV

Rankings

Quartile 1 = Good	Quartile 2 = Moderate	Quartile 3 = Poor	Quartile 4= Challenged (Upper)
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Variable in the CES 4.0 model:

Pollution Exposure

AQ = Air Quality (incl. Ozone, PM2.5, Toxic Releases)
 DPM- Diesel Particulate Matter
 TD = Traffic Density
 L = Lead

Environmental Effects

CS = Toxic Cleanup Sites
 GW: Groundwater Threats
 HZ = Hazardous Waste
 SW = Solid Waste Sites/Facilities

Sensitive Population

LB = Low Birth Weight

Socioeconomic Factors

LI = Linguistic Isolation
 POV = Poverty
 HB = Housing Burden
 ED = Educational Attainment
 UE = Unemployment

Note: Indicators not ranked in upper quartile: air quality (ozone); air quality (PM2.5); drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease; unemployment. Low income status consistent with Assembly Bill 1550 and mapping by the California Air Resources Board.



TABLE CN-1. CALENVIROSCREEN SCORES FOR ENVIRONMENTAL JUSTICE COMMUNITIES

6059074901	Flower Park, Heninger Park, Pico Lowell	Yes	88	76	87	AQ CS HZ L	ED LI POV UE
6059075201	Artesia Pilar	Yes	84	81	78	AQ HZ L	LB ED LI POV UE HB
6059075202	Artesia Pilar	Yes	82	84	72	AQ CS HZ L	ED LI UE HB
6059074801	Artesia Pilar, Central City	Yes	85	83	77	AQ HZ L	ED LI POV
6059075004	French Court, Santa Ana Triangle	Yes	83	79	76	AQ DPM TD L	ED LI POV HB
6059074805	Bella Vista	Yes	77	63	79	AQ	ED LI POV HB
6059075100	Flower Park, Washington Square, Willard, Floral Park, West Floral Park	Yes	77	83	64	AQ CS HZ L	ED LI
6059074802	Casa Bonita, Artesia Pilar	Yes	76	88	58	AQ CS HZ L	ED LI POV

Rankings

Quartile 1 = Good	Quartile 2 = Moderate	Quartile 3 = Poor	Quartile 4= Challenged (Upper)
--------------------------	------------------------------	--------------------------	---------------------------------------

Variable in the CES 4.0 model:

Pollution Exposure

AQ = Air Quality (incl. Ozone, PM2.5, Toxic Releases)
DPM- Diesel Particulate Matter
TD = Traffic Density
L = Lead

Environmental Effects

CS = Toxic Cleanup Sites
GW: Groundwater Threats
HZ = Hazardous Waste
SW = Solid Waste Sites/Facilities

Sensitive Population

LB = Low Birth Weight

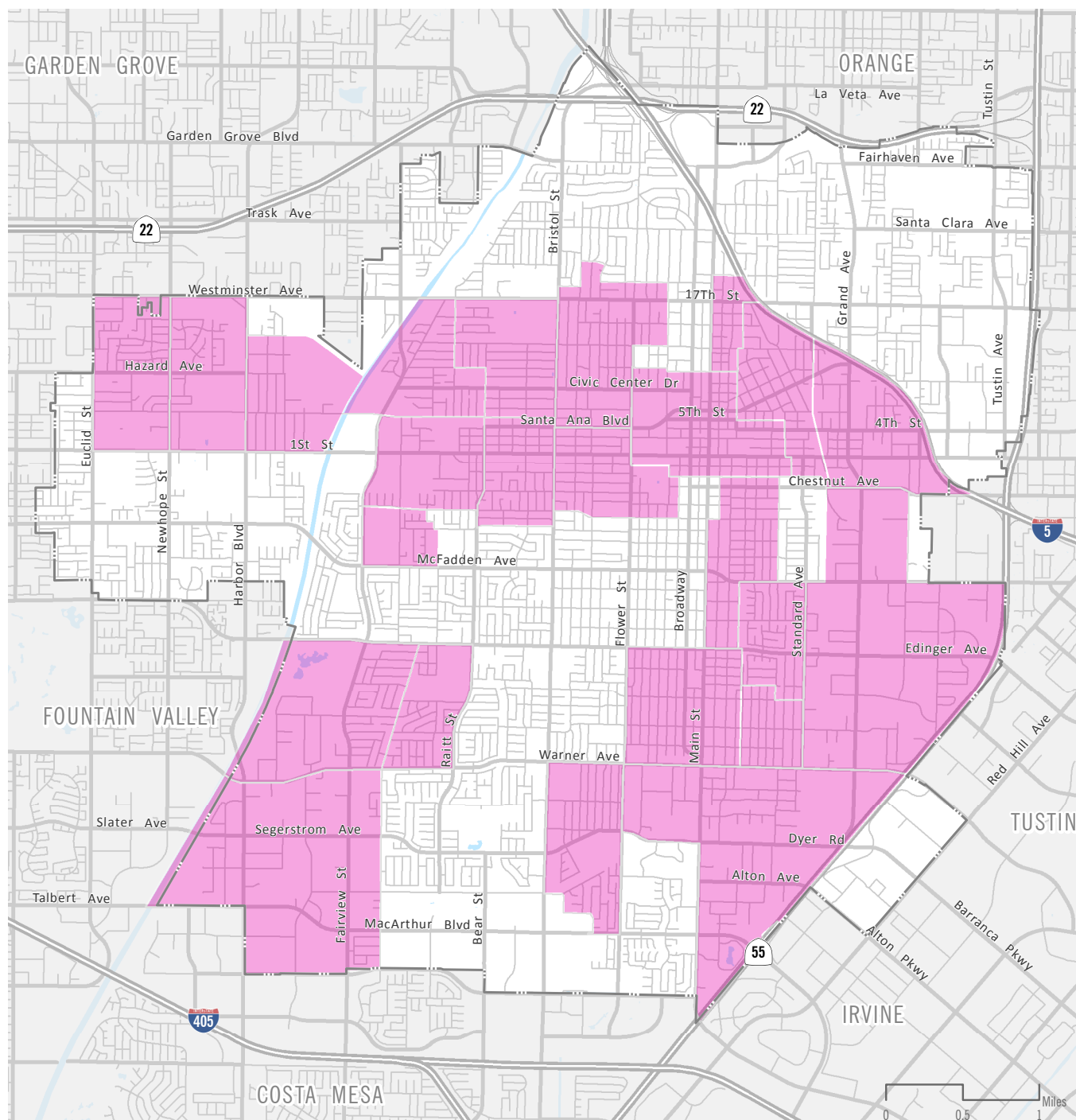
Socioeconomic Factors

LI = Linguistic Isolation
POV = Poverty
HB = Housing Burden
ED = Educational Attainment
UE = Unemployment

Note: Indicators not ranked in upper quartile: air quality (ozone); air quality (PM2.5); drinking water contaminants; pesticide use; impaired water bodies; asthma; cardiovascular disease; unemployment. Low income status consistent with Assembly Bill 1550 and mapping by the California Air Resources Board.



ABOUT THE MAP. This map shows the boundaries of Santa Ana's environmental justice communities based on data from CalEPA's CalEnviroScreen tool. The boundaries represent the areas where the City's policies will emphasize and prioritize improving existing environmental conditions, expanding access to public facilities and resources, and augmenting opportunities for civic engagement.



Source: CalEnviroScreen 4.0 Date Published: 11/1/2021

Environmental Justice Communities

FIGURE CN-3
ENVIRONMENTAL JUSTICE COMMUNITIES

Environmental Justice Community: The City uses a mapping tool from CalEPA called CalEnviroScreen (CES) to identify the most vulnerable and disadvantaged areas in Santa Ana. The CES tool measures 21 indicators for every census tract in California related to people's exposure to pollution and quality of life. The results for each census tract are combined and measured against every other census tract, producing a composite score that ranks census tracts from the least impacted to the most impacted. Those ranked in the top 25 percent—shown with values between 75 and 100 percent—are considered disadvantaged or environmental justice communities.



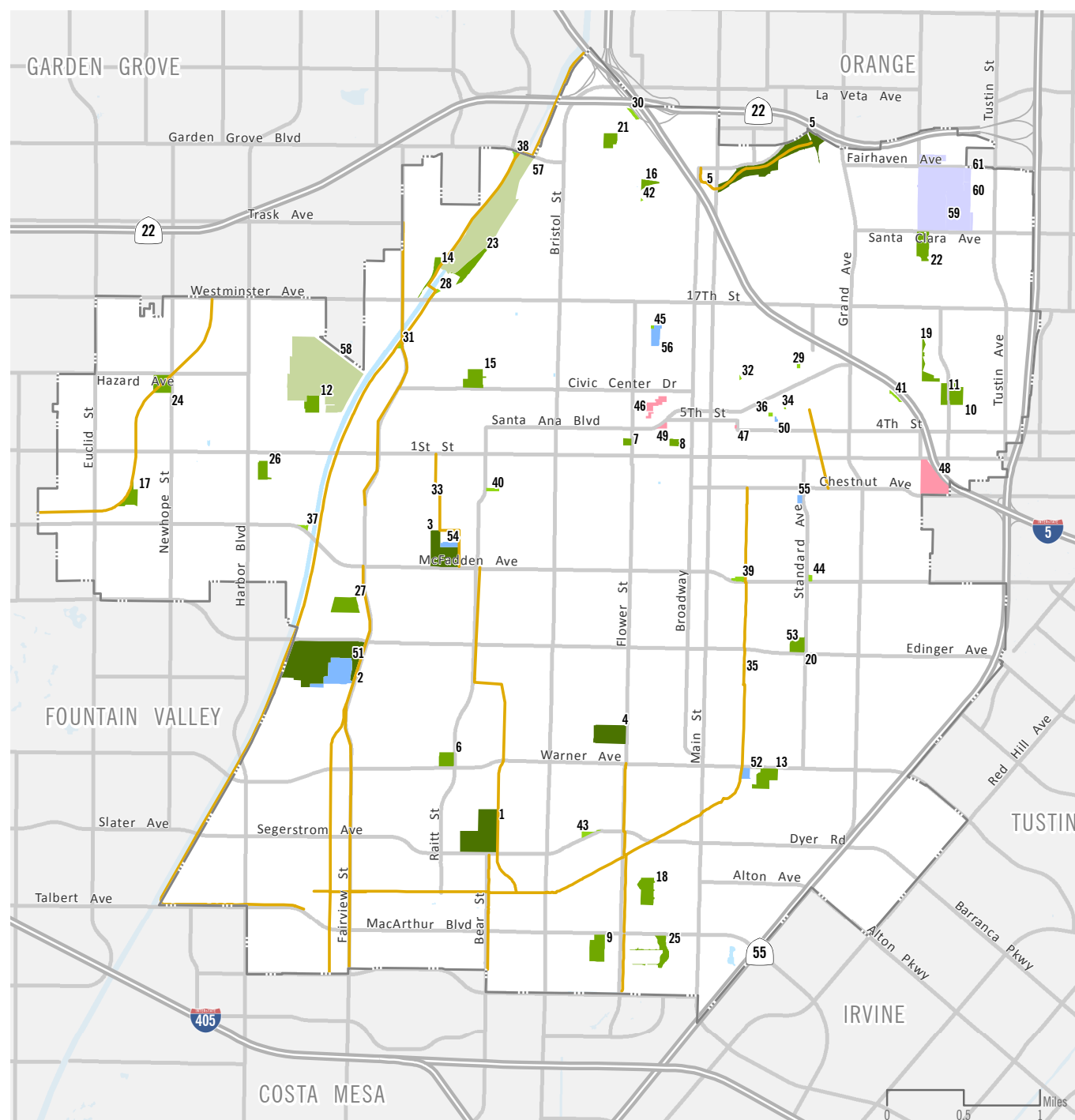
TABLE OS-1. OPEN SPACE RESOURCES

Park Name	Acres	Park Name	Acres	Park Name	Acres
COMMUNITY PARKS		168.10			
1. Carl Thornton Park	32.70	3. Jerome Park	19.27	5. Santiago Park	34.57
2. Centennial Regional Park	65.26	4. Memorial Park	16.30	--	--
NEIGHBORHOOD PARKS		145.86			
6. Adams Park	5.68	14. Edna Park	3.56	22. Portola Park	9.07
7. Angels Community Park	1.60	15. El Salvador Park	8.91	23. Riverview Park	8.33
8. Birch Park	2.37	16. Fisher Park	2.58	24. Rosita Park	8.68
9. Bomo Koral Park	10.40	17. Heritage Park	6.44	25. Sandpointe Park	7.73
10. Cabrillo Park	7.60	18. Lillie King Park	10.40	26. Santa Anita Park	5.05
11. Cabrillo Tennis Center	3.61	19. Mabury Park	5.46	27. Windsor Park	10.81
12. Cesar Chavez Campesino Park	6.48	20. Madison Park	6.04	--	--
13. Delhi Park	9.94	21. Morrison Park	5.12	--	--
SMALL PARKS		11.84			
28. 17th Street Triangle	0.70	34. Garfield Fitness Park	0.10	40. Raitt and Myrtle	1.09
29. Chepa's Park	0.41	35. Maple Occidental Exercise Park	0.96	41. Saddleback View Park	0.92
30. Colonel William W. Eldridge Park	1.20	36. Mariposa Park	0.43	42. Sarah May Downie Herb Garden	0.13
31. Fairview Triangle	0.74	37. McFadden Triangle Park	0.77	43. Segerstrom Triangle Park	1.33
32. French Park	0.21	38. Memory Lane Park	0.56	44. Standard and McFadden Park	0.66
33. Friendship Park	0.10	39. Pacific Electric Park	1.41	45. Willard Intermediate Playlot	0.12
SPECIALTY PARKS		24.78			
46. Civic Center Plaza	4.89	48. Santa Ana Zoo at Prentice Park	18.75	--	--
47. Plaza Calle Cuatro	0.20	49. Sasscer Park	0.94	--	--
JOINT-USE SCHOOL/REC AREAS		31.78			
50. Garfield Community Center	0.39	53. Madison Elementary School	0.03	56. Willard Intermediate School	4.85
51. Godinez Fundamental High School	18.58	54. Monte Vista Elementary School	2.40	--	--
52. James Monroe Elementary School	2.91	55. Roosevelt Community Center Park	2.62	--	--
OTHER OPEN SPACE		282.77			
57. River View Golf Course	81.78	59. Fairhaven Memorial Cemetery	66.83	61. St. John's Lutheran Cemetery	4.23
58. Willowick Golf Course	102.11	60. Santa Ana Cemetery	27.82	--	--
CLASS I BIKEWAY/TRAILS - 19.44 MILES					
City Bikeways/Trails - 15.74 miles		Santa Ana River Trail - 3.70 miles		--	
TOTAL PARKS/REC FACILITIES - 382.36 ACRES		TOTAL OTHER OPEN SPACE - 282.77 ACRES		TOTAL TRAILS - 19.44 MILES	

Notes: The numbering corresponds to the labels on Figure OS-1, Open Space Resources. The list of parks and acreage figures are accurate as of October 2021. All figures are subject to rounding.



ABOUT THE MAP. This map shows the number, type, and distribution of open space areas in Santa Ana, with the majority representing parks and trails owned and operated by the City. The City also maintains joint-use agreements with schools to expand public parks and recreation resources. Golf course and cemetery areas provide a more limited form of recreation or open space. See Table OS-1, Open Space Resources, for a listing of parks and open space resources with numbering that is consistent with the labels on this figure.



Source: City of Santa Ana 2021 Date Published: 11/22/2021

Open Space Type

- | | | | |
|---|--|---|--|
| Community Park | Specialty Park | Golf Course | Class 1 Bikeway/Trail (Existing & Planned) |
| Neighborhood Park | Joint-use School | Cemetery | |
| Small Park | | | |

FIGURE OS-1
OPEN SPACE RESOURCES



ABOUT THE MAP. This map shows the walking distance from publicly accessible parks. This map can help identify neighborhoods that may be underserved or have limited access to parks and recreation facilities. The City seeks to ensure an equitable distribution of access to these facilities for all Santa Ana residents.

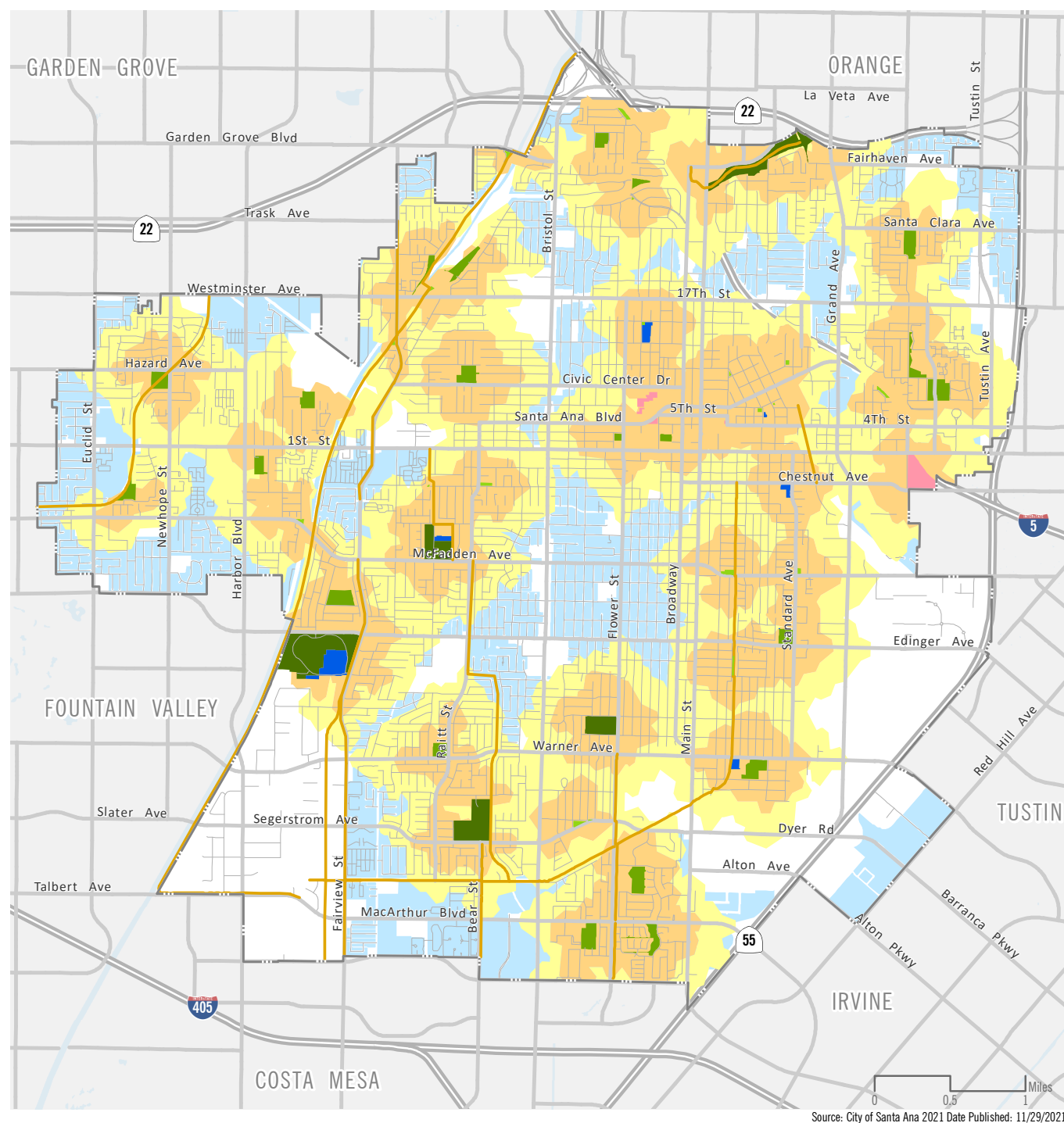
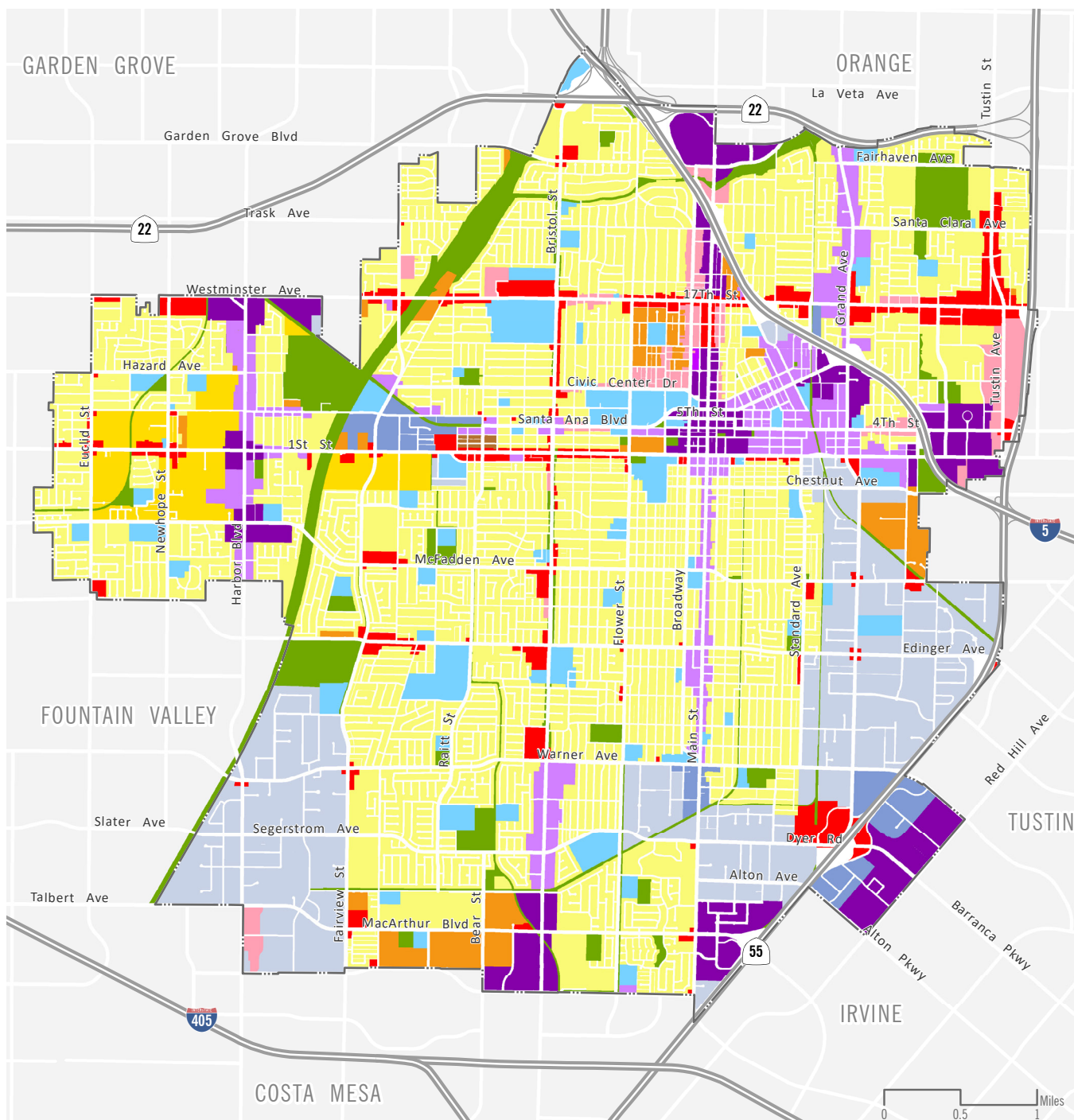


FIGURE OS-2
WALKING DISTANCE TO PARK FACILITIES



About the Map. Figure LU-1 shows the fundamental pattern of land use by displaying the pattern and distribution of land use designations across the entire city, down to the parcel level.



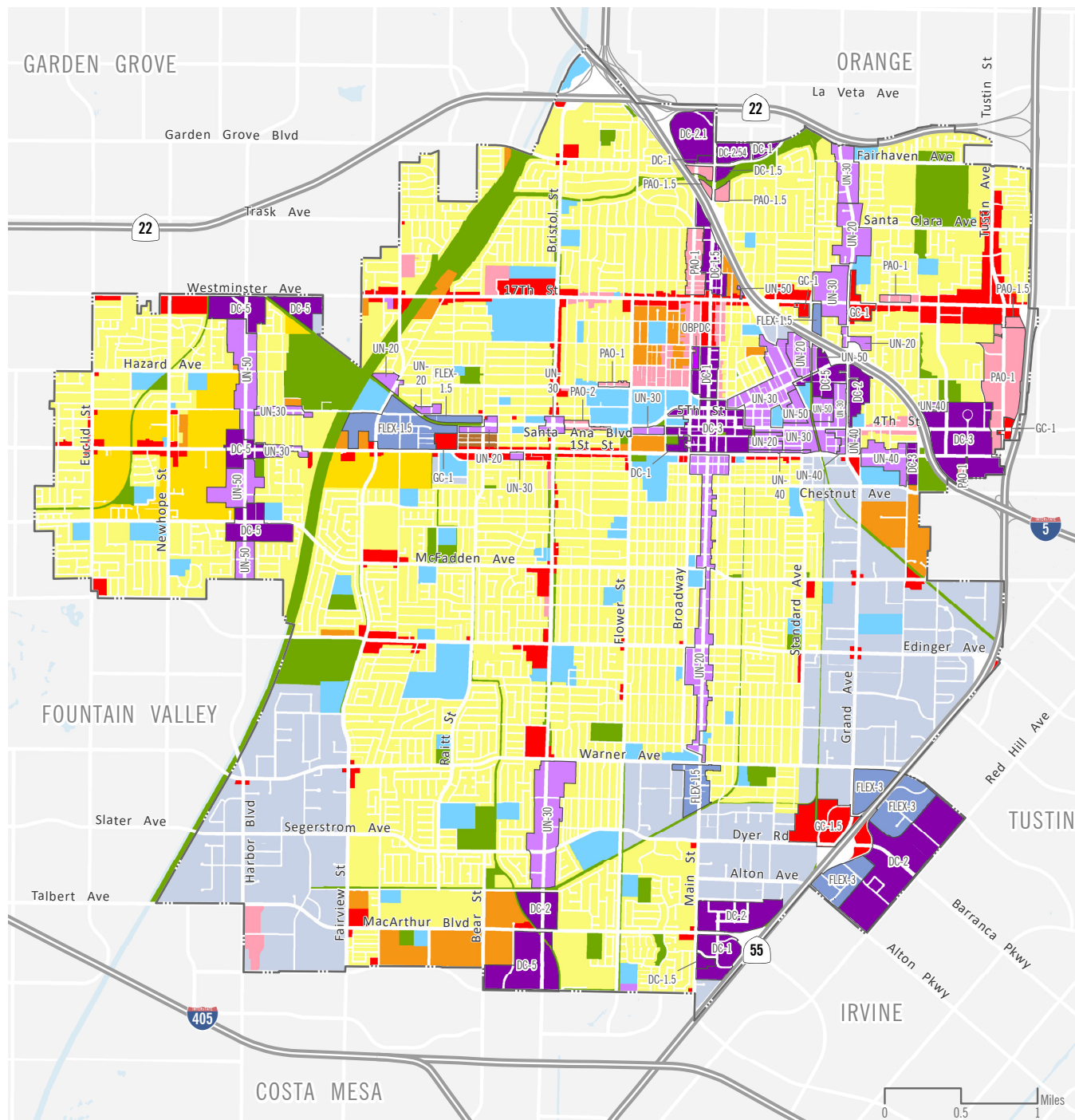
Source: City of Santa Ana 2021 Date Published: 11/30/2021

General Plan Land Use

LR-7, Low Density Residential	INS, Institutional	FLEX, Industrial/Flex
LMR-11, Low-Medium Density Residential	OS, Open Space	UN, Urban Neighborhood
MR-15, Medium Density Residential	PAO, Professional and Administrative Office	OBPDC, One Broadway Plaza District Center
CR-30, Corridor Residential	GC, General Commercial	DC, District Center
	IND, Industrial	



About the Map. Figure LU-4 combined with Table LU-3 describe the general plan standards for development intensity and density and show where they apply.



Source: City of Santa Ana 2021 Date Published: 11/30/2021





























General Plan Land Use

LR-7, Low Density Residential	INS, Institutional	FLEX, Industrial/Flex
LMR-11, Low-Medium Density Residential	OS, Open Space	UN, Urban Neighborhood
MR-15, Medium Density Residential	PAO, Professional and Administrative Office	OBPDC, One Broadway Plaza District Center
CR-30, Corridor Residential	GC, General Commercial	DC, District Center
	IND, Industrial	

**FIGURE LU-4
DENSITY AND INTENSITY MAP**



TABLE LU-3. DENSITY AND INTENSITY STANDARDS

Land Use Designation		Maximum Density/ Intensity ¹	Typical Max. Height ²
	Low Density Residential (LR-7)	7 du/ac	2 stories ²
	Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories ²
	Medium Density Residential (MR-15)	15 du/ac	3 stories ²
	Corridor Residential (CR-30)	30 du/ac	3 stories ²
	Institutional (INS)	n/a	n/a
	Open Space (OS)	n/a	n/a
	Professional and Administrative Office (PAO)	0.5 FAR	35 feet or 3 stories ²
	Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ^{2,3}
	Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories ²
	Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ^{2,3}
	General Commercial (GC)	0.5	35 feet ²
	General Commercial-Medium (GC-1)	1.0 FAR	35 feet ^{2,3}
	General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ^{2,3}
	Industrial (IND)	0.45 FAR ⁴	35 feet ²
	Industrial/Flex- Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories ²
	Industrial/Flex- Medium (FLEX-3)	3.0 FAR	10 stories ²
	Urban Neighborhood-Low (UN-20)	1.0 FAR and/or 20 du/ac	3 stories ²
	Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac ⁴	4 stories ^{2,3}
	Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac ⁴	5 stories ²
	Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac ⁴	6 stories ²
	One Broadway Plaza District Center (OBPDC)	2.9 FAR	37 stories ²
	District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories ²
	District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories ²
	District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories ^{2,3}
	District Center-Medium (DC-2.1)	2.1 FAR	20 stories
	District Center-Medium (DC-2.54)	2.54 FAR	5 stories
	District Center-Medium High (DC-3)	3.0 FAR and/or 90 du/ac	10 stories ²
	District Center-High (DC-5)	5.0 FAR and/or 125 du/ac ⁴	25 stories ^{2,3}

Notes:

- Maximum Density/Intensity.** The maximum density/intensity identifies the upper limit of density and intensity allowed within each category. All development is also subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code), which may further restrict the allowable density or intensity. Zoning standards shall not exceed the maximum density/intensity standards herein unless listed as an exception area in the notes below. FAR calculations exclude structured parking square footage.
- Typical Maximum Height.** The typical maximum heights identify the upper limit of a typical building height within each density and intensity category, but the actual maximum standard allowed on each site may be different than listed in this table. The allowable height of development on any parcel is subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code) and, if within a focus area, the focus area maximum height (starting on page LU-26 of this element), both of which may further restrict the allowable height. Some properties within a height district, as defined in Section 41-602 of the municipal code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights above the typical maximum height depicted here. The general plan height standard shall equal the zoning height standard where the allowable height in the zoning standards differs from the typical maximum height shown in this table. This includes, but is not limited to the following: Metro East Mixed-Use Overlay - subzone *Village Center* = 6 story max, subzone *Active Urban* = no limit; Harbor Mixed Use Transit Corridor Specific Plan - subzone *Transit Node* = 10 story max, subzone *Neighborhood Transitional* = 3 story max, subzone *Corridor* = 4 story max; Transit Zoning Code - subzone *Corridor* = 3 story max.
- Maximum Heights in Focus Areas.** Properties inside focus areas with PAO-1, PAO-2, GC-1, GC-1.5, UN-30, DC-2, and DC-5 designations may have a lower maximum height than shown here (see *Focus Areas* starting on page LU-26 for the maximum heights allowed in each focus area). Where the maximum height allowed in a focus area is lower than the typical maximum height shown in this table, the focus area maximum height shall prevail.
- Exception Areas.** The Lake Center Development, near Lake Center Drive and Susan Street, defined by Specific Development Plan Number 58 (SD-58), allows intensities up to 0.72 FAR. The property located at 4040 W. Carnegie Ave. and approved by GPA No. 2000-08 allows intensities up to 0.47 FAR. Select properties designated UN-30 may also permit Hybrid Court building types with higher residential densities per the Transit Zoning Code. The 4th and Mortimer project in SD-84 designated UN-30 allows densities up to 50 du/ac. The Sunflower Legacy project in SD-94 designated UN-50 allows densities up to 63 units per acre. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre. The Westview Housing project (SD-97) designated as UN-40 allows density up to 42.5 du/acre.



FIGURE LU-11 LAND USE MAP
GRAND AVENUE AND 17TH STREET

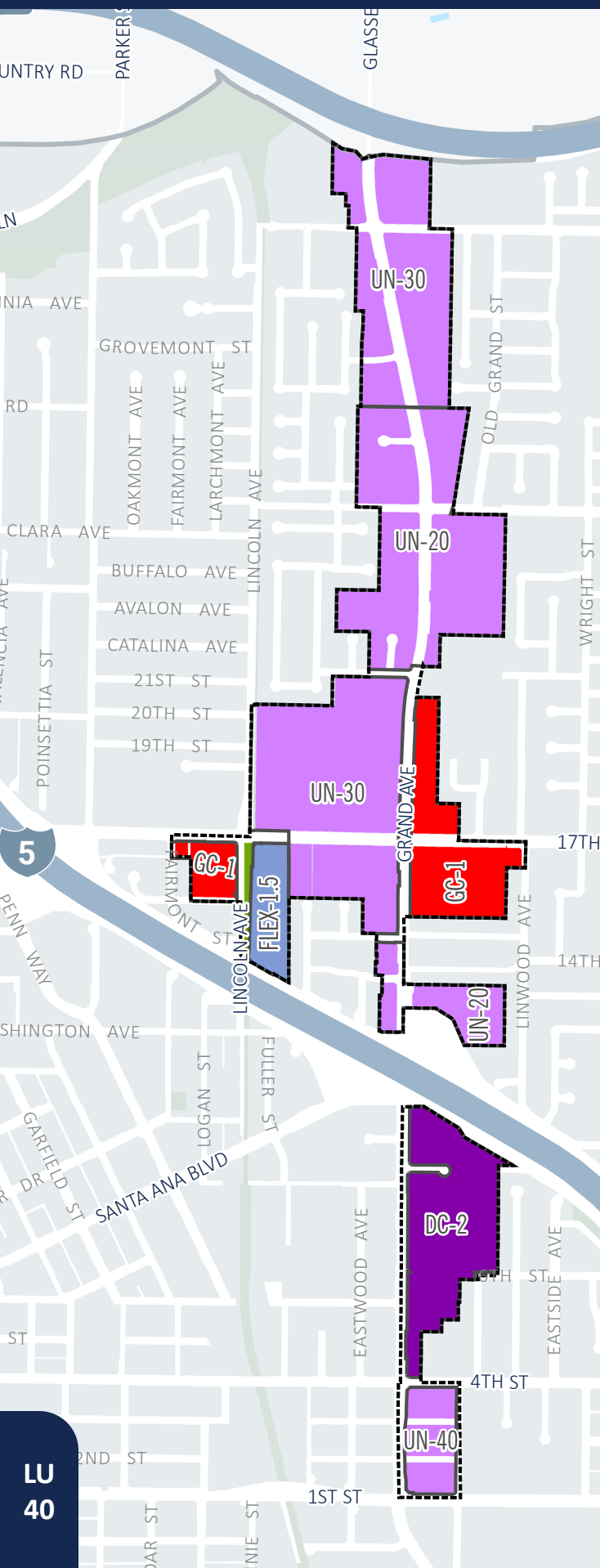


TABLE LU-5. LAND USE DESIGNATIONS
GRAND AVENUE AND 17TH STREET

Designation	Maximum		General Character	
	Intensity	Height		
DC-2	District Center -Medium	2.0 FAR or 90 du/ac	6 stories	Transit-oriented urban village with a wide range and mix of residential, live-work, commercial, and employment-generating uses
UN-20	Urban Neighborhood -Low	1.0 FAR or 20 du/ac	3 stories	
UN-30	Urban Neighborhood -Medium Low	1.5 FAR or 30 du/ac	4 stories	
UN-40	Urban Neighborhood -Medium	1.5FAR or 40 du/ac	5 stories	
FLEX-1.5	Industrial/Flex -Low	1.5 FAR	3 stories	Office/industrial flex spaces, small-scale R&D, clean manufacturing
CC-1	General Commercial -Medium	1.0 FAR	35 feet	Shopping, restaurants, entertainment, service commercial

Notes:

The focus area also includes a nominal amount of land used by railroad operations and mapped with the **OS** Open Space land use designation.

See Table LU-9. Notes for All Focus Area Designations, for additional notes.

FIGURE LU-15 LAND USE MAP
WEST SANTA ANA BOULEVARD

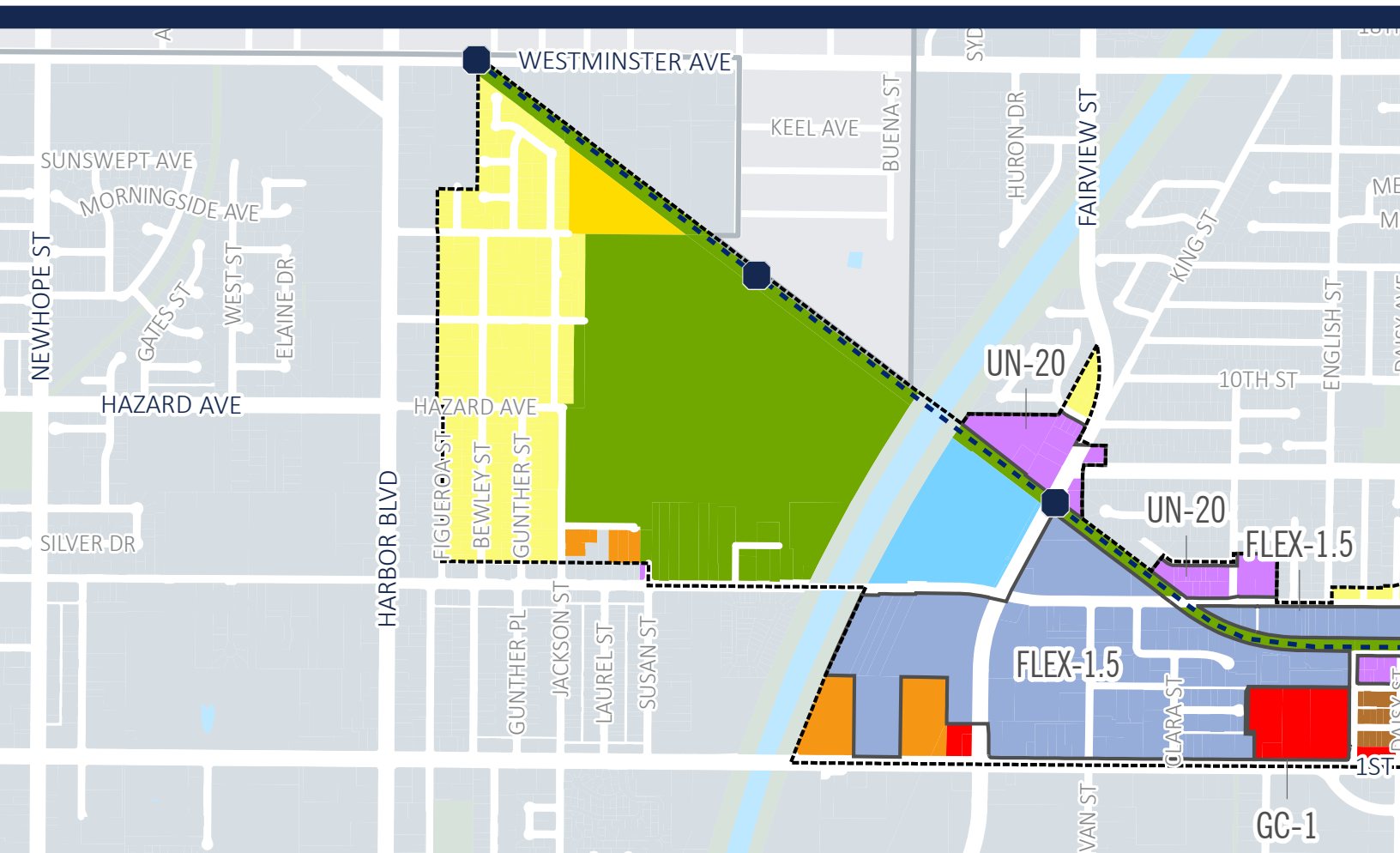






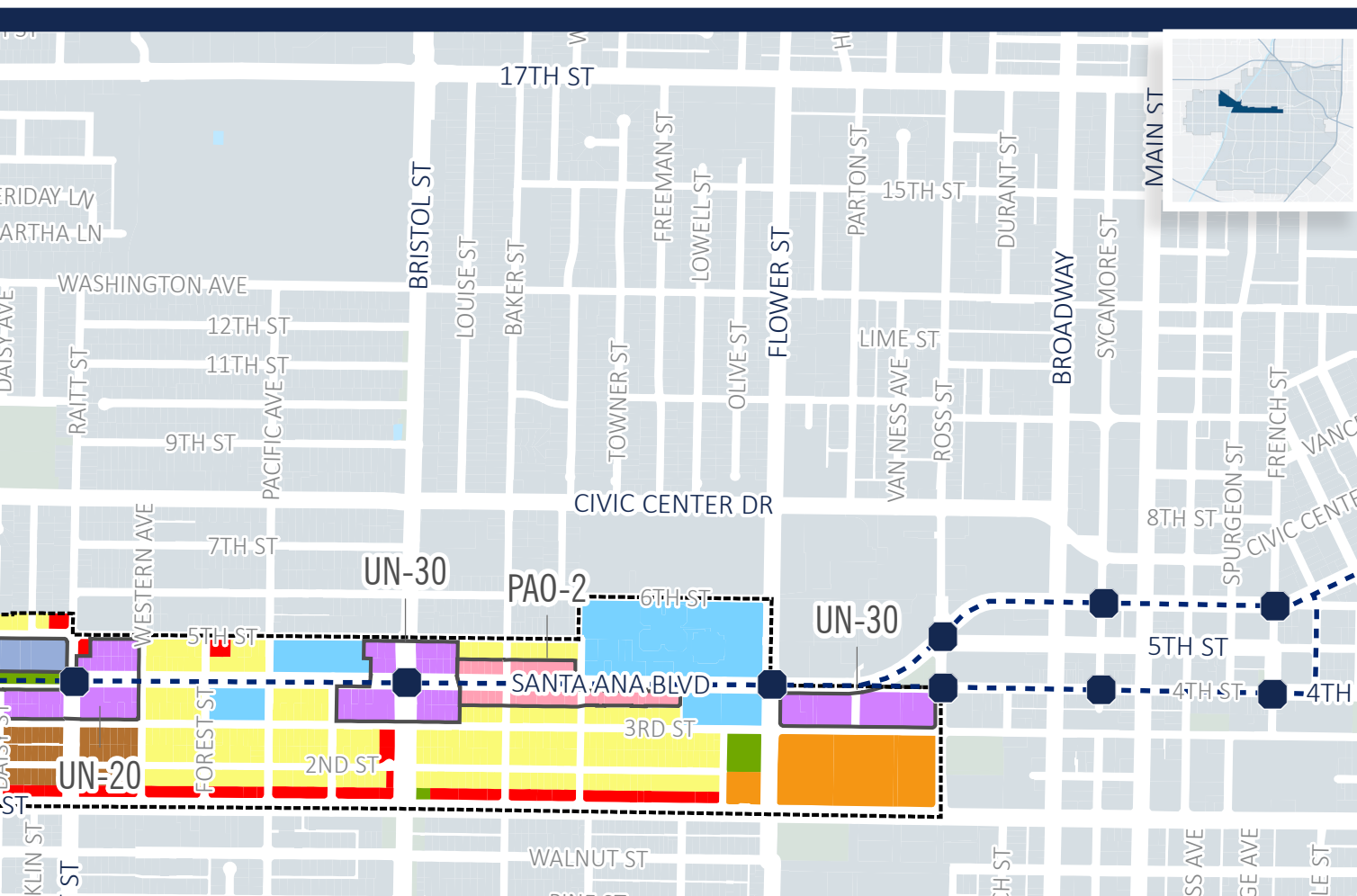



TABLE LU-6. LAND USE DESIGNATIONS WEST SANTA ANA BOULEVARD

Designation		Maximum		General Character
		Intensity	Height	
	Low Density Residential	7 du/ac	2 stories	Low-rise single-family neighborhoods
	Low-Medium Density Residential	11 du/ac	2 stories	Single-family homes, duplexes, small-lot subdivisions, and mobile-home parks
	Medium Density Residential	15 du/ac	3 stories	A mix of low- and medium-rise neighborhoods with single and multifamily housing, including small lot subdivisions, townhomes, live/work units
	Corridor Residential	30 du/ac	3 stories	Medium density urban housing, such as attached townhomes and apartments, along corridors or adjacent to areas designated General Commercial, Urban Neighborhood, or District Center
	Urban Neighborhood -Low	1.0 FAR or 20 du/ac	3 stories	Medium density urban neighborhoods with a mix of attached single- and multifamily housing; mixed-use residential with ground-floor retail, services, and restaurants; cultural uses; and public and open spaces
	Urban Neighborhood -Medium Low	1.5 FAR or 30 du/ac	4 stories	





Designation	Maximum		General Character
	Intensity	Height	
CC-1 General Commercial -Medium	1.0 FAR	35 feet	Shopping, restaurants, entertainment, and service commercial
CC General Commercial	0.5 FAR	35 feet	Shopping, restaurants, entertainment, and service commercial
PAO-2 Professional & Administrative Office-High	2.0 FAR	3 stories	Professional and administrative office and supporting service commercial and restaurants
FLEX-1.5 Industrial/Flex -Low	1.5 FAR	3 stories	Office/industrial flex spaces, small-scale R&D, clean manufacturing, live-work
Institutional	2.0 FAR	2 stories	Government facilities, public service facilities, and public institutions
Open Space	n/a	2 stories	Recreational and green space, commercial open space, public infrastructure, and rail facilities

—  — OC Street Car (planned line / station)

Note: See Table LU-9. Notes for All Focus Area Designations, for notes.



FIGURE LU-18 LAND USE MAP
55 FREEWAY AND DYER ROAD

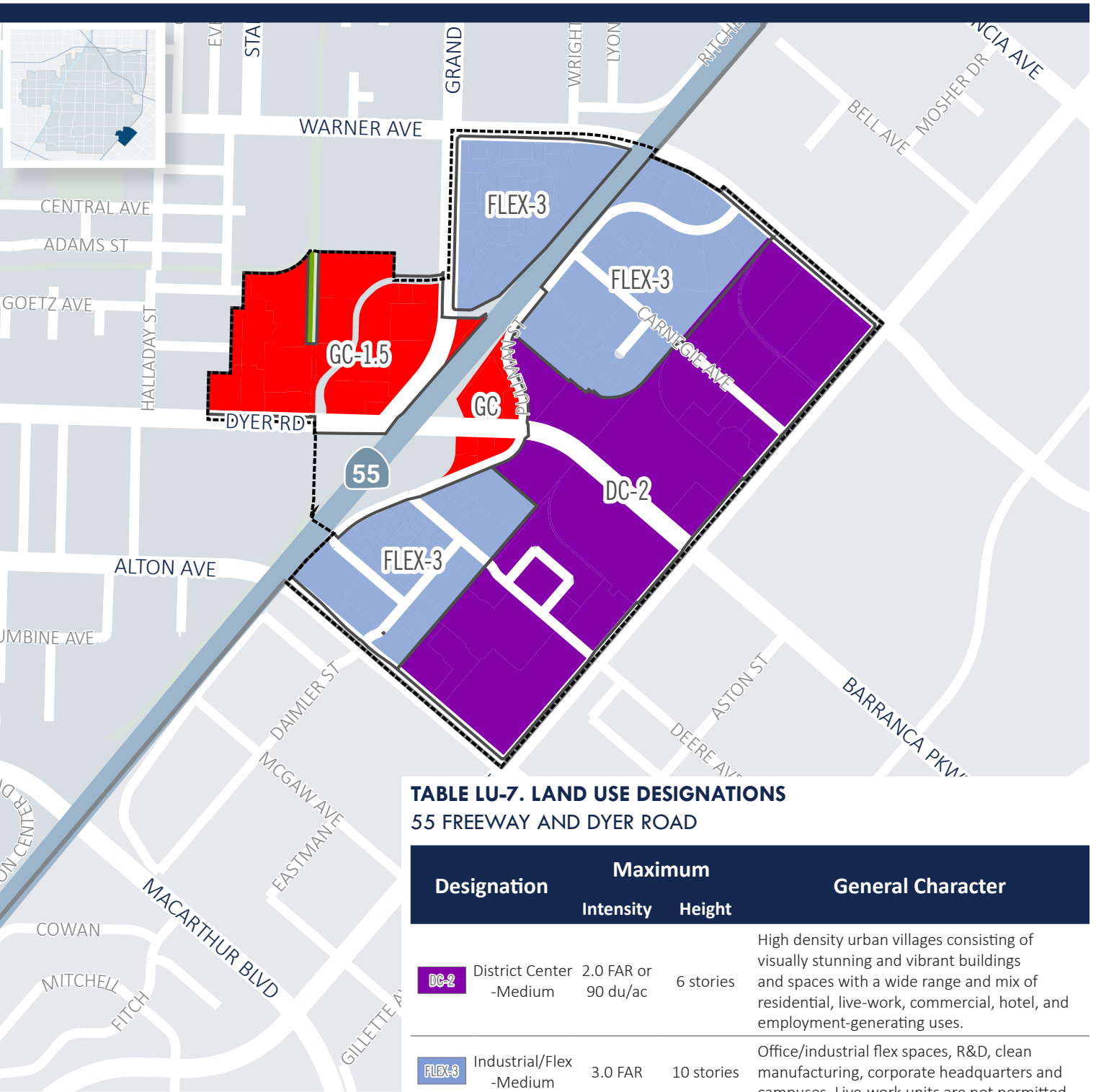



TABLE LU-7. LAND USE DESIGNATIONS
55 FREEWAY AND DYER ROAD

Designation	Maximum		General Character
	Intensity	Height	
DC-2 District Center -Medium	2.0 FAR or 90 du/ac	6 stories	High density urban villages consisting of visually stunning and vibrant buildings and spaces with a wide range and mix of residential, live-work, commercial, hotel, and employment-generating uses.
FLEX-3 Industrial/Flex -Medium	3.0 FAR	10 stories	Office/industrial flex spaces, R&D, clean manufacturing, corporate headquarters and campuses. Live-work units are not permitted.
GC-1.5 General Commercial -Medium High	1.5 FAR	35 feet	Shopping, restaurants, entertainment, service commercial.
GC General Commercial	0.5 FAR	35 feet	Shopping, restaurants, entertainment, service commercial.

Note: The focus area also includes a nominal amount of land used by railroad operations and mapped with the  Open Space land use designation.

See Table LU-9. Notes for All Focus Area Designations, for additional notes.

