

**REQUEST FOR QUALIFICATIONS (RFQ)/  
REQUEST FOR PROPOSAL (RFP) #2021-275**

**PROFESSIONAL CONSULTING SERVICES**

**For**

**Feasibility Study  
Santa Ana College  
Student Housing**



**Request for Qualifications must be received no  
later than**

**August 10, 2020 at 4:00 PM**

**Submit Response To:** RSCCD Facility Planning, District  
Construction and Support Services  
2323 N. Broadway, Suite 112  
Santa Ana, CA 92706  
**Attention: Carri M. Matsumoto  
Assistant Vice Chancellor**

**Questions or  
Clarifications:**

All questions must be submitted in writing,  
via email to: [FacilitiesRFP@rsccd.edu](mailto:FacilitiesRFP@rsccd.edu)

# 1. REQUEST FOR QUALIFICATIONS

## 1.1. Purpose

By way of this Request for Qualifications/Request for Proposals (“RFQ/RFP”), the Rancho Santiago Community College District (“District”) is requesting Statements of Qualifications and Proposals (“Responses”) to provide Professional Consulting Services (“Services”) for a potential student housing project which includes a feasibility study, operational and management assessment and strategic planning consulting services for Santa Ana College (“College”).

“Project”: The project encompasses review of a proposed concept for student housing provided by developer, Northgate Market to determine its viability for the college and long term operations of such. The District is interested in seeing if student housing is needed for students who may be in need of housing and shelter. Therefore, a feasibility study, student survey and market demand analysis for the proposed project located in the City of Santa Ana at E. 4<sup>th</sup> St. and N. Minter St. is necessary to determine if this could be achieved in a financially prudent fashion. The project shall also be inclusive of recommendations for how the student housing will be operated, managed and overseen by the College.

The purpose of this RFQ/RFP is to obtain information that will allow the District to select a qualified Firm (“Consultant” or “Firm”) to provide Services on behalf of the District. The District has an immediate need to determine the feasibility of the potential development venture in order to outline an implementation plan for such projects.

Firms are required to submit a response according to **Section 1.5 “Response Format”**.

<b>Event / Occurrence</b>	<b>Deadline</b>
District Issues RFQ/RFP	July 13, 2020
Deadline for Consultants to submit questions regarding this RFQ/RFP	July 27, 2020 by 4:00pm
<b>Deadline for Consultants to submit Responses</b>	<b>Monday, August 10, 2020 by 4:00pm</b>
District to screen submissions (subject to change)	Week of August 10, 2020
District to interview Consultant(s) (subject to change)	Week of August 17, 2020
District to finalize recommendation for District Board of Trustees	August 31, 2020 (subject to change)
District Board of Trustees approves successful Consultant	September 14, 2020 Board Meeting (subject to change)

The District has set the above RFQ/RFP Schedule that all Consultants must adhere to. The District reserves the right to modify this RFQ/RFP Schedule as needed and will issue an addendum if it modifies the Schedule.

## 1.3. Qualified Consultant

All Consultants submitting a Response to this RFQ/RFP and seeking to provide services for the Project should be extremely familiar with all applicable regulations, including the procedures for state-funded projects, industry guidelines especially as they apply to California Community College projects, and be capable of providing work product that will enable the District to strictly comply with said requirements. Consultants must demonstrate

a knowledge and experience with Division of State Architect (DSA) and experience with Community College and School Districts.

#### **1.4. Submission**

If your Firm is interested in performing Services for the District, please submit to the District a Response in accordance with this RFQ/RFP. Responses must be submitted no later than the date indicated in the RFQ/RFP schedule included in Section 1.2. As the District is working remotely due to the Covid-19 pandemic, only electronic submittals are accepted. Responses must be received no later than date and time indicated in the RFQ/RFP schedule, Section 1.2. Delivery of Responses is the sole responsibility of the Consultant. All Responses must be signed (electronic signatures accepted) and become the property of the District.

#### **1.5 Response Format**

Each Consultant is required to submit a Response they deem appropriate to the following request. Submittals should be brief and concise but provide sufficient clarity to meet the criteria in the evaluation process. Each Response, tabbed, organized in the same order as the RFQ/RFP, and include all sections and information (as required) in Part 3, Statement of Qualifications Response Format. Each Consultant shall submit **one (1)** electronic submittal, in PDF format with bookmarks, of the Response. The District will evaluate the Responses based on the responsiveness to District requirements listed.

NOTE for Exhibits: All Exhibits should be tabbed, labeled, and included as part of the appendix. It is at the Firm's discretion to determine how to reference, in the body of the Response, the location of the Exhibits in the appendix. All Exhibits may be recreated in another program as long as the formatting and information requested mirrors the PDF forms attached to this RFQ/RFP. The intent of the PDF forms is to keep all the requested information in a uniform format.

NOTE for Firms teaming with Sub-Consultants: Each responding Firm shall select their proposed sub-consultants based on their own criteria. However, RSCCD reserves the right to approve and request additional information or substitutions for sub-consultants proposed for any projects that may be awarded. Sub-Consultants do not need to complete all the Exhibits in this RFQ/RFP. Carefully read each section to determine which forms the Sub-consultants need to submit.

#### **1.6 Questions**

Consultants must carefully read the entire RFQ/RFP prior to submitting questions as most questions will be answered in this RFQ/RFP. If, however, you should have questions regarding this RFQ/RFP, please email [FacilitiesRFP@RSCCD.edu](mailto:FacilitiesRFP@RSCCD.edu). All questions must be submitted in writing. The question deadline for this RFQ/RFP is included in Section 1.2. After this deadline, the District will not answer, address, and/or review any questions interested Consultants might submit. Responses to all questions received prior to the deadline will be provided to all Consultants via addendum.

## **2. PROJECT DESCRIPTIONS**

**See Exhibit I** which provides a detailed project description, scope of work and project schedule for the Proposed Student Housing at E. 4<sup>th</sup> St. and N. Minter St for Santa Ana College.

### **3. SCOPE OF SERVICES**

#### **3.1. SCOPE OF SERVICES**

Provide professional consulting services to the District for the Project. The Consultant shall, without limitation to the District's right to require other services not listed herein, carry out the responsibilities defined in the scope of services set forth in a typical District professional services agreement. This will be made available via Addendum at a later date. Such services shall be performed consistent with the highest standard of care for professionals performing similar scopes of services. The Consultant shall, as a minimum, undertake the responsibilities reasonably necessary and customarily provided by Professional Firms conducting business in the Southern California area to ensure that all of the District's goals, standards, policies and procedures are adhered to over the course of the Project. Each Consultant must be prepared and equipped to provide turn-key Services in an expeditious and timely manner and on relatively short notice so as to enable the District to meet critical, and at times unpredictable, time deadlines and schedules.

#### **3.2. Compliance with Applicable Laws**

Consultant's Response must set forth Consultant's understanding of all applicable laws, guidelines, and requirements, including the Education Code, Division of the State Architect (DSA), California Community Colleges Chancellors Office (CCCCO) and local ordinances and/or other applicable guidelines applicable to the Services to be undertaken, as well as Consultant's ability and methodology to comply with the same. Consultant's Response must confirm that the proposed Services will meet all the aforementioned requirements as set by the applicable codes, regulations, and guidelines.

#### **3.3. Working Conditions**

Each Consultant shall be capable of working indoors and outdoors, as required, in all weather and site conditions including, but not limited to, rain, dirt, mud, and ice. The Consultant's activities may require kneeling, bending, climbing ladders, stepping over trenches, etc.

#### **3.4 Deadlines**

Each Consultant must be prepared to provide turnkey services for such services as the District may hereafter require. Each Consultant must be prepared and equipped to provide such services in an expeditious and timely manner and on relatively short notice to enable the District to meet critical, and at times unpredictable, time deadlines and schedules.

The District shall not be responsible in any manner for the costs associated with the preparation or submission of Consultant's Response. The Response, including all documents, forms, reports, drawings, plans, photos, and narrative materials, shall become the property of the District. The District shall have the right to copy, reproduce, publicize, and/or dispose of each Response in any way that the District may choose.

### **4. STATEMENT OF QUALIFICATIONS/PROPOSAL RESPONSE FORMAT**

#### **4.1. Firm Information**

Provide a cover letter and introduction, including the company name, headquarters and local office (if different from headquarters) address, telephone number, and e-mail address



of the person or persons authorized to represent the institution regarding all matters related to the Response. As part of the narrative, provide a brief synopsis of the firm's corporate structure and history. In a narrative discussion, describe any litigation or threatened litigation against your firm or its owners that may affect your performance or completion of this proposed program. A person authorized to bind the firm to all commitments made in the Response shall sign this letter. In addition to the cover letter, complete **Exhibit A – Firm Information Form** and **Exhibit B – Information Questionnaire Form**.

#### **4.2 Firm Approach and Methodology**

Describe the Consultant's philosophy with regard to approach and experience in working with a Community College District. Identify key elements to providing quality service and project delivery that would lead to a successful project completion.

#### **4.3 Firm Experience**

Provide a summary of Consultant's relevant expertise and experience in professional consulting services, especially as it relates to community college facilities. Consultant must demonstrate a minimum of five (5) years of relevant experience and professional success. Using **Exhibit C – Firm Project Experience Form**, provide a **minimum of three (3)** completed projects, with a minimum of **one project in the State of California**. Provide detailed descriptions of the projects (particularly community college projects) that the consultant has worked on **within the last eight (8) years**, which demonstrates relevant experience for projects of various size, type, and difficulty. Each project description should include the date(s), the scope of work or similar services that was performed, the name, title, address, and telephone number of a contact person who can be contacted for verification of information provided by Consultant. Do not provide **Exhibit C** for Sub-Consultants.

Furthermore, provide a list of all District contracts held within the last five (5) years including, with respect to each project, the project name, property address, contract amount, and Consultant's contact person at the District on said project. Past performance of the Consultant will be evaluated, and Clients listed may be contacted for a reference.

#### **4.4 Key Personnel/Team Members**

Please identify your Firm's available team members, key personnel and staff members and their specific expertise and experience in professional services, especially as it relates to Community College campus projects. Include an organizational chart for the proposed staff and indicate who will be the District's main contact person for your Firm. Provide the names and detailed resumes of key personnel who will be the designated team available, knowledgeable, regularly attentive and working directly with the District. In addition, list all professional registration certification and/or license designations and numbers that are currently active in the State of California. Do not list any inactive registration and/or license designations.

#### **4.5 Sub-Consultants**

Identify any Sub-Consultants, if any that are likely to be used by your Firm in carrying out Services for the District. For each sub-consultant Firm, please list names, California license or registration numbers if applicable, contact person(s), business addresses, phone numbers, fax numbers, e-mail addresses, date established, and time associated with Firm. Please complete **Exhibit A – Firm Information Form** and **Exhibit B – Information Questionnaire Form** for Sub-Consultants. Provide team member resumes for each team member.

#### **4.6 Billing Rates**

Provide billing rates for all personnel and categories of employees as well as any overhead or other special charges. If applicable, Consultant's Response should provide estimates for certain standardized components of the Services. Provide Consultant's typical fee schedule as applicable, as well as any Sub-consultant fees or services that may be needed. Please use **Exhibit D – Billing Rate Form** and also provide for Sub-Consultants, if any.

Consultant hourly rates shall be **all-inclusive** and include/account for all direct labor costs, fringe benefits, travel, insurance, overhead, profit, and all other expenses the Consultant will incur in providing Services. All other services not included herein shall be negotiable as required.

#### **4.7 Contract**

Consultants shall review a typical District agreement, to be provided via addendum at a later date, and provide any comments or objections to the Agreement in its Response. Consultants will be required to substantially accept the form of Agreement, including the indemnification provisions therein. **PLEASE NOTE: The District will NOT consider any substantive changes to the form of Agreement.**

#### **4.8 Certification**

Consultants shall certify that they have received the RFQ/RFP, read the instructions, and submitted a Statement of Qualifications with the proper authorizations. Consultant shall complete **Exhibit E – Certification, Request for Qualification** and submit it with the Response. Do not provide this form for Sub-Consultants.

#### **4.9 Non-Conflict of Interest**

Consultants shall certify that they shall perform Services as an independent contractor and not as an officer, agent, or employee of the District. Consultant shall complete **Exhibit F – Statement of Non-Conflict of Interest** and submit it with the Response. Do not provide this form for Sub-Consultants.

Note: During the qualification and selection process (i.e. from the date this RFQ/RFP and/or future RFQ/RFPs are released to the conclusion of the selection process), if it is determined that any individual(s) who works for or represents any interested firm communicates with, contacts and/or solicits Board Members of the District in any fashion, said firm shall be disqualified from the RFQ and/or RFQ/RFP selection process, and may be removed from any established prequalified list, as well as the removal from the "interested vendors list".

#### **4.10 Local Hire and Local Business Questionnaire**

Consultants shall certify by completing **Exhibit H – Questionnaire Form for Local Hire and Local Business** for Firm and any sub-consultants. The Rancho Santiago Community College District is interested in furthering opportunities for Local Hires and Local Businesses. The District collects this data as part of the RFQ/RFP process and any future RFP process.

### **5. INSURANCE REQUIREMENTS**

The Firm awarded a contract will be required to maintain, in full force and effect and at their own expense, insurance policies with companies certified with the California Insurance

Commission. The following minimum insurance is required in order for your firm to qualify for participation in any project with the Rancho Santiago Community College District:

1. Comprehensive general and auto liability insurance with limits of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate, bodily injury, and property damage liability per occurrence, including:
  - Owned, non-owned and hired vehicles
  - Blanket contractual
  - Broad form property damage
  - Products/completed operations; and
  - Personal injury
2. Professional liability insurance, including contractual liability, with limits of \$2,000,000 per claim.
3. Workers' Compensation Insurance shall be maintained, in accordance with provisions of the California Labor Code, adequate to protect any person, firm, or corporation employed directly or indirectly in connection with the work of the Consultant from claims under Workers' Compensation Acts which may arise for operations, whether such operations be by any person, firm, or corporation, employed directly or indirectly by the Consultant upon or in connection with the work.

Prior to commencing any project, the selected firm must provide the District with certificates of insurance that includes the following: the Rancho Santiago Community College District and its Board, Officers and employees, shall be named as additional insured parties on General Liability and Automobile policies. Endorsements must be submitted with the certificate(s).

## **6. SELECTION CRITERIA AND EVALUATION PROCESS**

All Responses will be evaluated as per the selection criteria and evaluation process described below. All Consultants shall be advised and understand the policies applicable to contract award if selected.

### **6.1. Selection Criteria**

Although not necessarily exhaustive of the criteria to be utilized, the District intends to use the following evaluation criteria in selecting the Consultant for the Project:

- Responsiveness to the RFQ/RFP: breadth and depth of response, completed Firm Information Form
- Firm Information: complete information regarding firm location, ownership, etc. Completed Firm Information Questionnaire (legal history, insurance coverage, safety record, disputes, termination, bankruptcy)
- Firm Project Experience: completed the form and demonstrates adequate and relevant experience, community college and/or school district experience, experience with Division of the State Architect (DSA), proven experience in meeting schedules and deadlines, adequately addresses items noted on form
- Project Team and Sub-Consultants: has provided all team member resumes with appropriate information, project experience noted, licenses noted, qualifications noted

- Current Workload & Availability: has adequate resources to support project, firm's support staff, project team and/or sub-consultants
- Firm Approach & Methodology: outlines a proposed methodology to be utilized in design of project as it relates to involvement of faculty, staff, management and other interested parties; evidence of ability to prioritize project and begin job in a timely fashion, able to address appropriately and differentiate aesthetics and functionality objectives of projects, has experience with site evaluations for projects
- Specific Team Member Project Experience: evaluate team member experience, relevancy for project and scope, totality of team members including sub-consultants identified to work on project
- Fee: has provided a proposed fee, provided billing rates for team members and sub-consultants, has competitive rates in comparison to others, completed the Billing Rate Form
- Budgets/Cost Estimates: proven experience in accuracy of firm's cost estimates
- Firm located in District or Orange County (for locally funded projects), filled out the local hire/business form
- Veteran owned firms and/or DVBE firm
- Completed Certification Form
- Completed Statement of Non-Conflict of Interest Form
- Provided Confidential Financial Information (if requested)
- Provided comments on Draft Agreement (if applicable)
- Client Reference Checks: satisfaction of prior/current clients, professional reputation of the firm, past experience working with District

## **6.2. Evaluation of Responses**

Responses will be evaluated by a screening panel of individuals selected by the District. At the District's discretion, to further assist in evaluation, some, one, or all of the responding firms may be requested to participate in an oral interview. The interview will be used as another opportunity to clarify any issues within a given Response and explore the approaches that may be used to satisfy all District requirements. The District reserves the right to request that some or all of the responding firms consent to being interviewed by selected District personnel and/or representatives and/or submit additional written information.

Based on its evaluation of the Responses that it receives, the District may select a Consultant. The District reserves the right to request that some or all of the respondents submit additional written information and/or that they consent to be interviewed by selected District personnel and/or representatives.

## **6.3. Policies Applicable to Contract Awards**

All work to be performed under any awarded contract must conform to all applicable laws and guidelines and all requirements of the District, local jurisdictions as applicable, all other governmental agencies with jurisdiction, and conform to the requirements set forth by this RFQ/RFP.

This Request and any potential future RFQs or RFPs do not commit the District to award a contractual agreement with any vendor or to pay any costs incurred in the preparation of Responses or participation in an interview.

The District reserves the right at its sole discretion to: (i) waive or correct any defect or informality in any response, (ii) withdraw this RFQ/RFP, (iii) reissue this RFQ/RFP, (iv) send out additional RFQs/RFPs, (v) reject any and/or all RFQs/RFPs, (vi) prior to submission deadline for RFQ/RFP, modify all or any portion of the selection procedures including deadlines for accepting responses, Services to be provided under the RFQ/RFP, or the requirements for content or format of the RFQs/RFPs, (vii) waive irregularities, (viii) procure any services specified in this RFQ/RFP by any other means, (ix) determine that no projects will be pursued and/or (x) terminate or change the contracting process articulated in this RFQ/RFP because of unforeseen circumstances.

Acceptance by the District of any Responses submitted pursuant to this RFQ/RFP shall not constitute any implied intent to enter into an agreement for services.

Responses, including all graphic and narrative materials, shall become the property of the District upon the District's receipt of the Response. The District shall have the right to copy, reproduce, publicize, and/or dispose of each Response in any way that the District may choose.

The District reserves the right to negotiate the terms and conditions of any agreement for services that may hereafter be let by the District.

## **7. DISABLED VETERAN BUSINESS ENTERPRISE PARTICIPATION GOALS**

The Rancho Santiago Community College District supports a participation goal of at least 3 percent (3%) of the overall dollar amount expended each year to Disabled Veterans Business Enterprises (DVBE). If Consultant is selected to provide services to the District, Consultant will be required to sign and return a Certification form (copy included with these RFQ/P documents) certifying that they will provide the District with information regarding the use of any DVBE contractors or consultants on the project.

Information about DVBE resources can be found on the Executive Branch's website at <http://www.dgs.ca.gov/default.htm> or by calling the Office of Small Business and DVBE Certification at 916-375-4940. **Please note that DVBE documentation is included in this RFQ but is not required to be submitted in the Response.** The DVBE documentation will be required if the Consultant is Pre-Qualified and then chosen to provide services as a result of an RFP process. Please review **Exhibit G – Statement of Intent to Meet DVBE Participation Goal.**

# Exhibit A – Firm Information Form

## Background

\_\_\_\_\_  
Firm Name Address

\_\_\_\_\_  
Yr Est. Phone FAX E-Mail

## **Principals/Officers to Contact:**

\_\_\_\_\_  
Primary Contact Title Phone E-Mail

\_\_\_\_\_  
Secondary Contact Title Phone E-Mail

Is the firm authorized to do business in CA?  Yes  No  
If Yes, on what basis?  CA Corp  CA Business License  Other: \_\_\_\_\_

Any former address or parent company?  Yes  No  
If Yes, please specify: \_\_\_\_\_

Type of Firm:  Sole Owner  Partnership  Corporation  
 Joint Venture  Other: \_\_\_\_\_

DVBE Participant?  Yes  No

Veteran Owned Business?  Yes  No

## Experience

Professional Service Fees (indicate index number corresponding to fees received in each noted year):

2015

2016

2017

2018

2019

### Index numbers for Professional Services Fees:

- |                        |                      |
|------------------------|----------------------|
| 1. Less than \$50,000  | 5. \$500,000-\$1M    |
| 2. \$50,000-\$100,000  | 6. \$1M-\$2M         |
| 3. \$100,000-\$250,000 | 7. \$2M-\$5M         |
| 4. \$250,000-\$500,000 | 8. Greater than \$5M |

Years of Service

Community College

**Personnel**

Total # of Personnel: \_\_\_\_\_

Total # of Consultants: \_\_\_\_\_

In house expertise.

	Name of Proposed Consultant	Level of Education/ Degree Obtained	Years of Experience	
			Similar Work	Community College Work
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____

**Sub-Consultants**

	Name of Proposed Sub-Consultant	Area of Service and License #	Years of Experience	
			Similar Work	Community College Work
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____

## Exhibit B – Firm Information Questionnaire

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### ANSWER THE FOLLOWING QUESTIONS

1. Is the company or its owners connected with other companies as a subsidiary, parent, affiliate, or holding company?  Yes  No  
If yes, explain on a separate, signed sheet.
2. Does the company have an ongoing relationship or affiliation with a contractor or equipment manufacturer?  Yes  No  
If yes, explain on a separate, signed sheet.
3. Has the company (or any owner) ever defaulted on a contract forcing a surety to suffer a loss?  Yes  No
4. In the past five (5) years, has the company had any project with disputed amounts more than \$50,000 or a project which was terminated by the owner, owner's representative, or other contracting party and which required completion by another party?  Yes  No  
If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, date, and reason for termination/dispute.
5. Has the company, an affiliate company, or any owner ever declared bankruptcy or been in receivership?  Yes  No  
If yes, explain on a separate, signed sheet.
6. Has the company ever had arbitration on contracts in the past five (5) years?  Yes  No  
If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, contract value, disputed amount, a brief description, and final resolution.
7. Does the company have any outstanding liens or stop notices for labor and/or materials filed against any contracts which have been done or are being done by the company?  Yes  No  
If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, amount of dispute, and brief description of the situation.
8. Has your firm, or an individual from your firm providing services for a project, ever been terminated for convenience or cause from a project, by either school district, College, CCD, public agency, or client?  Yes  No  
If yes, explain on a separate, signed sheet. State the project name, location, owner/contact person, telephone number, and brief description of the situation.



9. Has your firm ever worked with the District in the past 8 years? \_\_\_ Yes \_\_\_ No

If yes, provide detail on a separate sheet; state the project name, the service that was provided, and the scope of the project work. Who was your company's main day to day representative on the project and who was the District's main day to day point of contact for the District?

10. Has any of your subconsultants ever worked with the District in the past 8 years?  
*(N/A for subconsultants completing this form)*

\_\_\_ Yes \_\_\_ No

If yes, provide detail on a separate sheet; state the project name, the service that was provided, and the scope of the project work. Who was your company's main day to day representative on the project and who was the District's main day to day point of contact for the District?

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT ALL OF THE INFORMATION SUBMITTED WITH THIS RFQ/RFP IS TRUE AND CORRECT. FAILURE TO PROVIDE BACK UP TO A "YES" ANSWER AND/OR FAILURE TO SIGN THIS DOCUMENT MAY RESULT IN A RESPONSE DISQUALIFICATION.

Signature: _____	Title: _____
Print Name: _____	Date: _____
_____	_____

# Exhibit C – Firm Project Experience Form

<p>Minimum of three (3) relevant projects completed within the last eight (8) years, and one of the three projects must have been for a community college district. <b><u>Use multiple sheets, as necessary.</u></b></p>	
Firm name:	
Project Name:	
Client Name:	
Location (City/State):	
Client Contact Name:	
Client Contact Title:	
Client Contact Telephone No:	Client Contact Email:
Type of Project: (Feasibility, Planning, Design, Development, Financing (P3, etc.), Other)	
What was the Professional Service Contract Amount?	\$
Original Total Budget for the Project? \$	Actual project cost at end of project? \$
Did your firm provide cost estimates? ( Y / N )	Contractors on the project:
Milestone Project Schedule:	Was the project completed on schedule? (Y / N) If “no”, explain below, including the reasons.
Project Summary/Narrative: (Please provide details of Project, comments and/or clarifications)	

## Exhibit D – Billing Rate Form

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Firm Name: \_\_\_\_\_

### Billing Rates

Do rates include travel charges?  Yes

*Note: all rates shall include travel and mileage. These will not be acceptable reimbursable items.*

Job Title	Name of Personnel	Hourly Rate	Daily Rate (max)

\_\_\_\_\_ Effective Dates of Rates

\_\_\_\_\_ Signature

**NOTE:** All licensed professionals in responsible charge of the work MUST be directly employed by the responding Consultant and NOT employed as a Sub-Consultant. Consultant's proposed rates should include and account for all direct labor costs, fringe benefits, insurance, overhead, profit, travel, and all other expenses the Consultant will incur in providing Services. All other Services not included herein shall be negotiated as required.

## **Exhibit E – Certification, Requests for Qualifications**

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I certify that I have read and received a complete set of documents including the instructions for submitting a Response to the attached Request for Qualifications. I further certify that I am submitting one (1) electronic Response containing a complete, single-document PDF version of the Firm's SOQ in response to this request and that I am authorized to commit the Firm to the SOQ submitted.

I consent to Rancho Santiago Community College District contacting references included in this Statement of Qualifications, including but not limited to other school districts listed herein for the purposes of obtaining information about the survey experience.

**FAILURE TO SIGN THIS DOCUMENT MAY RESULT IN A STATEMENT OF QUALIFICATIONS DISQUALIFICATION**

_____ SIGNATURE	_____ TYPED OR PRINTED NAME
_____ TITLE	_____ COMPANY
_____ ADDRESS	_____ CITY, STATE, ZIP
_____ TELEPHONE	_____ FAX
_____ DATE	

If you are a corporation, please provide your corporate seal here.



## Exhibit F – Statement of Non-Conflict of Interest

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The undersigned, on behalf of the consulting Firm set forth below (the “Consultant”), does hereby certify and warrant that if selected, the Consultant, while performing the consulting services required by the Request for Qualifications, shall do so as an independent contractor and not as an officer, agent or employee of the Rancho Santiago Community College District (“the District”).

(1) No officer or agent of the Consultant has been an employee, officer, or agent of the District within the past two (2) years

(2) The Consultant has not been a source of income to pay any employee or officer of the District within the past twelve (12) months

(3) No officer, employee or agent of the District has exercised any executive, supervisory or other similar functions in connection with the Consultant Agreement or shall become directly or indirectly interested in the Consultant Agreement

(4) The Consultant shall receive no compensation and shall repay the District for any compensation received by the Consultant under the Consultant Agreement should the Consultant aid, abet or knowingly participate in violation of this statement; and

(5) During the selection process (from the date the RFQ is issued and ending on the date of the award of the contract), if it is determined that any individual(s) who work(s) and/or represent(s) the Consultant for business purposes communicates, contacts and/or solicits District’s Governing Board (“Board”), selection committee members, any members of Citizens’ Oversight Committee, or with any employee of the District except for clarification and questions as described herein in Section 1.6 in any fashion, such Consultant shall be disqualified from the RFQ selection process and from participating in any future RFQs and/or RFPs. This may also result in the removal of the Vendor, Firm, Contractor and/or Consultant from any established Pre-qualified list, as well as the removal from the “interested vendors” list.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

**IF CONSULTANT IS UNABLE TO VERIFY THAT NO CONSULTANT EMPLOYEES ARE ALSO EMPLOYEES, OFFICERS OR AGENTS OF THE DISTRICT, PLEASE READ SECTION BELOW AND PROVIDE ADDITIONAL INFORMATION ON A SEPARATE SHEET.**

(1) Consultants are required to disclose any Consultant’s employee, officer or agent who is also an employee of the District. Please provide this information on a separate sheet.

(2) For all “dual employees” disclosed by a Consultant, the Consultant must provide specific details of the general/routine roles and responsibilities of the “dual employee” for the Consultant and the specific duties and responsibilities of the “dual employee” relating to the RFP and services required by the RFP.

(3) For Consultant who discloses that an employee, officer or agent of the Consultant is also a District employee, the District reserves the right to reject any Proposal based on the roles and responsibilities of the “dual employee” violating BP 7004 or Government Code §1126(a).

## Exhibit G – Statement of Intent to Meet DVBE Participation Goals

---

The Rancho Santiago Community College District has a participation goal for disabled veteran business enterprises (“DVBE”) of 3 percent, per year.

Set forth below is a list of the anticipated participation of DVBEs which \_\_\_\_\_ (the “Consultant”) intends to use as part of its Agreement for Services, School Facilities Improvement Program (the “Program”). Although it is not specifically required, you are encouraged to include DVBE participation.

Prior to, and as a condition precedent for, final payment under the Agreement for the Program, the Consultant shall provide appropriate documentation to the District identifying the amount paid to DVBEs in conjunction with the Agreement, so that the District can assess its success in meeting the 3 percent goal.

The Consultant anticipates: (a) that \_\_\_\_\_ percent of the total dollar amount awarded to the Consultant shall be paid to DVBEs and (b) using the following DVBE Sub-Consultants:

Names of Sub-consultants:

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## **Exhibit H – Questionnaire Form for Local Hire and Local Business**

The Rancho Santiago Community College District is interested in furthering opportunities for Local Hires and Local Businesses and the Board of Trustees has established a goal of 50% participation of “Local Hires” and 25% participation of “Local Businesses” for various capital construction projects. It is the intent of the District to not only meet these goals, but to exceed them. As used in this Exhibit, “Local Hire” and “Local Business” is defined as follows:

“Local Hire” means an individual who is “domiciled”, as defined in Elections Code section 349(b), in the following zip codes at least seven days prior to commencing work on the Project: 92602, 92606, 92610, 92612, 92614, 92618, 92620, 92626, 92627, 92660, 92675, 92676, 92679, 92688, 92701, 92703, 92704, 92705, 92706, 92707, 92708, 92780, 92782, 92802, 92805, 92806, 92807, 92808, 92840, 92843, 92861, 92862, 92865, 92866, 92867, 92868, 92869, 92883, or 92887. Local Hire shall also mean a “veteran” as defined in Military and Veterans Code section 980, who possesses a current and valid DD Form 214 and will provide work on the Project. Local Hire shall also mean any current or former student that the District determines is or was enrolled as a student at one of the District’s colleges and will provide work on the Project.

“Local Business” means a business serving as a vendor as defined in Business and Professions Code section 7026 or a business supplying construction-related materials that has its principal headquarters or permanently staffed regional office and that has held a business license within the zip codes listed above for Local Hire for a minimum of three months prior to the date the entity submits a bid, contract, or proposal for the Project. A Local Business vendor must also be properly registered with the Department of Industrial Relations in accordance with Labor Code section 1725.5. Local Business shall also mean any business supplying services or supplies for the Project that has its principal headquarters or permanently staffed regional office and that has held a business license within the zip codes listed above for Local Hire for a minimum of three months prior to the date the entity signs a contract or proposal for the Project. Local Business shall also mean any state or nationally certified minority-owned, women-owned, or disabled veteran business that has performed work for the District or other public agency within the zip codes listed above for Local Hire during the past four years. Certification for a minority-owned, women-owned, or disabled veteran business must be provided to the District. Local Business shall also mean a business that participates in an internship program that is currently approved or recognized by the District. The entity may also apply to obtain District approval of its internship program. The internship program must be approved by the District and must be completed by the end of the Project or by the next semester immediately after completion of the Project. Local Business shall also mean any entity that uses apprentices from a District approved apprenticeship program.

The Consultant agrees it will use Local Hires and Local Businesses to the extent possible or if the opportunity arises at any time. The District may request information or documents to confirm participation by a Local Hire or Business and Consultant agrees to comply with any reasonable requests.

Please complete questions below, including additional sheet for each Subconsultant (if applicable):

Company: \_\_\_\_\_

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Firm is a Minority Business Enterprise (MBE)          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Firm is a Women Business Enterprise (WBE)             | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Firm is a Disabled Veteran Business Enterprise (DVBE) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

If "yes" for items 1-3 above, provide a copy of certification.

4. Firm is a Veteran Owned Business  Yes  No

If "yes" to 4, provide DD214 Form/Card

5. This business participates in or provides opportunities for internship programs:  
 Yes  No

If "yes", state type of internship program(s) offered \_\_\_\_\_

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6. List ALL Team Members who are considered a Local Hire. Check the applicable box(es), if any, pertaining to each individual.

	Team Member (First and Last Name)	Zip Code (for Local Residents Only)	Local Resident*	RSCCD Student**	Veteran	Intern
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						

\*\* A RSCCD student is an individual who is or was enrolled in one or more classes at any of these campuses (Santa Ana College, Centennial Education Center, Digital Media Center, Orange County Sheriff's Regional Training Academy, Santiago Canyon College or Orange Education Center).

If selected, the Consultant agrees it will use Local Hires and Local Businesses to the extent possible or if the opportunity arises at any time the Consultant is providing services pursuant to this RFQ/RFP and the final contract entered into with the District. The District may request information or documents to confirm participation by a Local Hire or Business and Consultant agrees to comply with any reasonable requests.



Company: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Exhibit I – Feasibility Study for proposed Student Housing Development at E. 4<sup>th</sup> St. and N. Minter St. for Santa Ana College

---

## Background:

Rancho Santiago Community College District is seeking a qualified Firm to provide it with a Student Housing Feasibility Study to identify student housing needs at Santa Ana College. The findings of the study shall advise and provide options with regard to the need, extent of the need, size, structure, unit type, public-private partnerships, financing, planning, design, and development. The main objectives of the study are to determine if there is a student demand for housing and what type of housing, can the College financially support the development and how long will the return on investment be, how will the campus manage the student housing operations, and what are the best viable proposed development structures to consider.

Northgate Gonzalez Real Estate Group (“Northgate”) has presented RSCCD with the opportunity to partner on the development of student housing on an approximately 10,000 square foot site in downtown Santa Ana on the northeast corner of Minter and 4<sup>th</sup> Street. The site is currently zoned as Special Development Zone 84 and classified in the city’s General Plan as Urban Neighborhood. However, development may still require a Zone Change, General Plan Amendment, Conditional Use Permit as well as City of Santa Ana development approvals. There is no on-site parking so other parking alternatives need to be explored. The facility is approximately 1.8 miles from Santa Ana College. The proposed development is a three-story dormitory style building that would house 25-30 students in a communal living environment. An architect was commissioned to design a plan which was shared with RSCCD (see attached). Northgate is open and flexible with respect to the development structure to partner with RSCCD. The site is located in an area the City of Santa Ana is likely supportive of seeing further development and the City may have funding available to contribute but that also needs further confirmation and exploration.

The District is exploring the viability of this development partnership and would like an independent consultant to provide assistance in evaluating the feasibility of such, confirm and/or verify the need for student housing, in particular, studying if this housing could be made available to those students most in need of housing and how this could be successfully and financially structured from a development, operational and management perspective.

Based on the results of the study, and after strategic planning meetings with the College, should student housing be deemed necessary and financially supportable, the study shall specifically delineate the best options and scenarios for consideration, recommendations, justification, and analysis on the feasibility of housing requirements specific to this site.



### Scope of Work:

The District envisions the Study will minimally include the tasks identified below:

#### Data Gathering, Surveys and Strategic Planning:

- Conduct a Strategic Asset Value (“SAV”) analysis and create a list of prioritized objectives for the College in pursuing housing development; such objectives will inform further work, guide the analysis, and assist to facilitating a final recommendation in the Feasibility Study.
- Review and assess existing planning documentation.
- Review layout, maps and drawings and schematics, including those for buildings in planning, design, or construction phases (see attachment).
- Perform preliminary market research to determine range of student housing needs.
- Identify and outline feasible development partnership options available the financing and/or funding models and what the potential financial structure(s) would entail.
- Identify and outline property management options available to the College to consider for long term operations and oversight of student housing facility.
- Identify and address College concerns regarding safety, parking, available transit, etc.
- Develop and undertake various market demand analyses and surveys to include students, employee, and community constituencies. Surveys may minimally include data to ascertain information such as:
  1. Desire for student housing and/or affordable student housing

2. Extent of the need for student housing, which student types are in need of housing (full time, part time, international, homeless, other)
  3. How many students would desire student housing if available
  4. Support for the development of housing facilities (local community, city, college other)
  5. Expected size and scale (determine if proposed size and scale meets needs)
- Review other housing projects at colleges of similar size with similar objectives or other institutions that demonstrate successful implementation. Identify what made them successful, what were the lessons learned (see attached), how could this information assist the District and College. Address any concerns of College this process and identify any recommendations to address such.
  - Conduct and synthesize detailed primary market research (Market Demand Study).
  - Utilize, apply and evaluate national, state or local planning standards where applicable.
  - Develop, administer and analyze a web-based Student Survey.
  - Benchmark comparable campus student housing development at peer institutions if applicable.
  - Conduct focus groups with students and various stakeholder groups when needed.
  - Perform off-campus market research and analysis.

#### **Developing Options and Model Financing Structures:**

- Develop a comprehensive integrated financial model that takes into consideration: capital construction costs, on-going property management and other operating costs, the type of capital and maintenance budgets needed, the return on investment timeline.
- Development of schedules to assist the College in ascertaining financial commitments, operational responsibilities and both short and long term impacts to developing and overseeing student housing.
- Test run various scenarios that include all capital costs and ongoing costs to determine return on investment timeline.
- Review and identify various funding strategies seeking to balance the short and long-term financial impact of development.
- Review and explain development and financing options available and recommendations for this particular project to the District and College so that they have a better understanding of the components that are necessary for successful implementation.
- Identify options that should be further explored, identify any public-private partnerships available and/or that may be viable to pursue in order to support this development.

#### **Facilitating and Presenting at Meetings:**

- Conduct an SAV analysis and a kickoff session with District and College Project Workgroup.

- Participate in meetings with staff, the District and College Project Workgroup, and other constituent groups as needed.
- Participate and make any necessary presentations to committees and to our Board of Trustees at meetings if needed.
- Work collaboratively with District Facilities Department, the Project Workgroup and other District/Campus committees to facilitate meaningful discussions to thoroughly explore the proposed development by Northgate in order to provide feedback to the District from constituents.
- The Firm is expected to conduct a minimum of eight (8) regularly scheduled progress meetings with either the District Facilities Department and/or the Project Workgroup, or other meetings at mutually agreed-upon intervals and times.
- The Firm shall plan for four (4) additional meetings as needed.

**Preliminary and Final Recommendations:**

- The Firm will present preliminary SAV findings that include preliminary market research and present a Draft of the Feasibility Study.
- The Feasibility Study shall include and address at minimum:
  - demand for student housing needs for the College as described herein
  - the proposed Northgate concept and the viability of such for successful implementation, including identifying any challenges
  - operations and property management options available to the College and recommendations regarding such
  - identify potential available financial development options, transactional structures that are/may be viable and appropriate for the District to consider and the reasons why or why not
  - any other potential recommendations or findings deemed appropriate based upon the work and expertise of the Consultant that shall assist the District and College in assessing the need for student housing, the project proposal by Northgate and future or other considerations that may not be articulated in this RFQ/RFP but helpful to this explorative review and process
- Conduct a meeting with the District Facilities group, the College Workgroup, and other District/Campus committees.
- Retain feedback from the various District constituent groups in order to finalize recommendations.
- Finalize the Feasibility Report, recommendations and compile all necessary documents to share with the District and College to document the process undertaken as part of the assessment.

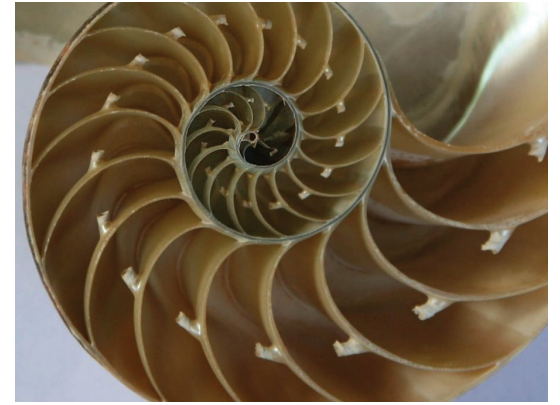
Perform all other services in accordance with Agreement.

**See attached reference documents:**

Concept design by JZMK Partners  
City of Santa Ana Full City Zoning Map  
City of Santa Ana General Plan – Land Use  
City of Santa Ana Transit Zoning Code  
CA Community Colleges with Student Housing

**Project Schedule (Subject to Change):**

Contract Approval by Board of Trustees (anticipated)	On or about September 14, 2020
Kick Off Meetings Work Period (minimum of four (4) regularly scheduled progress meetings with DO Facilities and Workgroup included).	Week of September 14 8-12 weeks
Firm and District review of draft report	Week of November 16
Presentation of study results to District / College	Week of November 30
Final Report to District	Week of December 14



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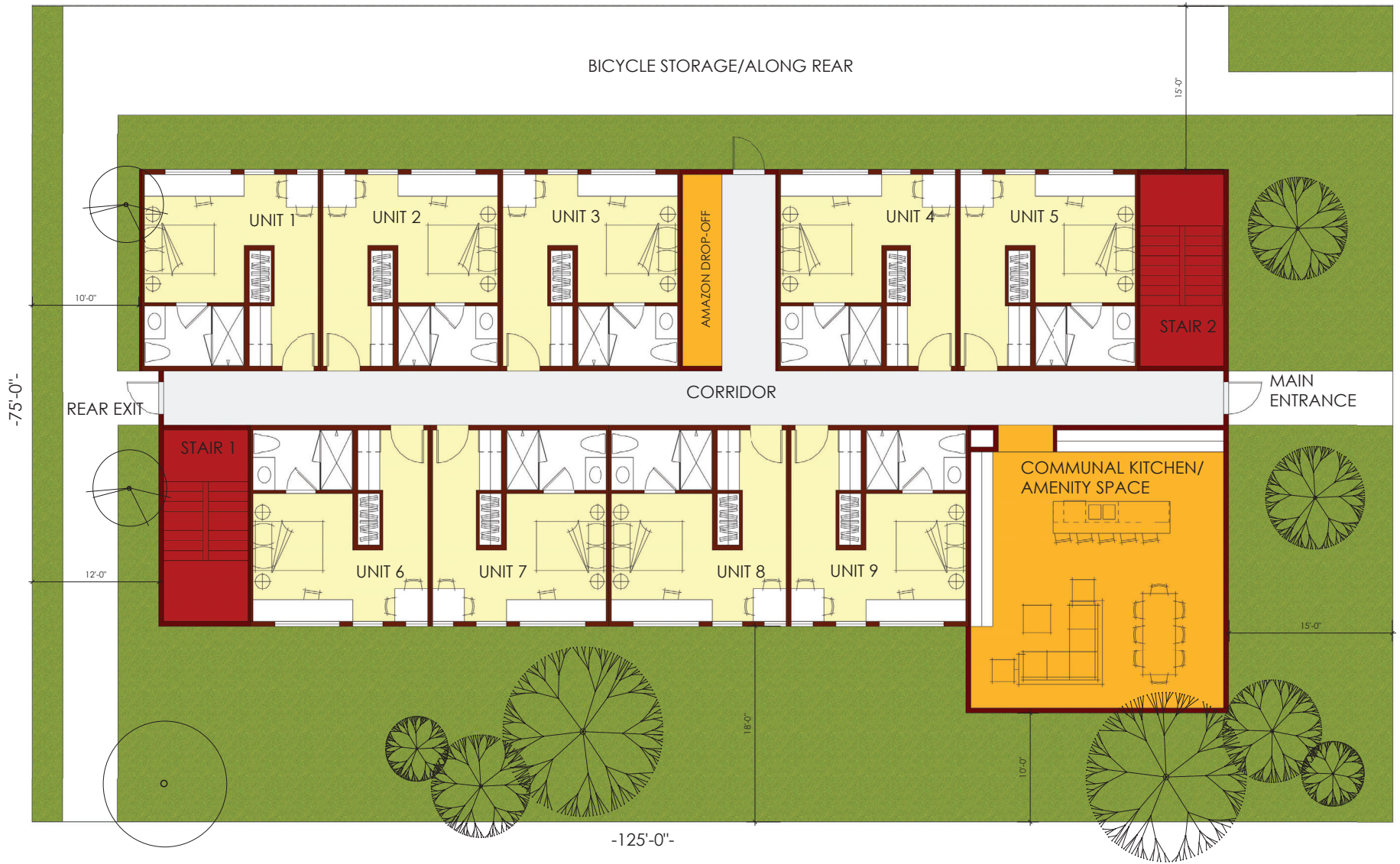
CONCEPTUAL DESIGN FOR STUDENT HOUSING

DRAFT LAYOUT

APRIL 14TH

**JZMK**  
PARTNERS





FIRST FLOOR

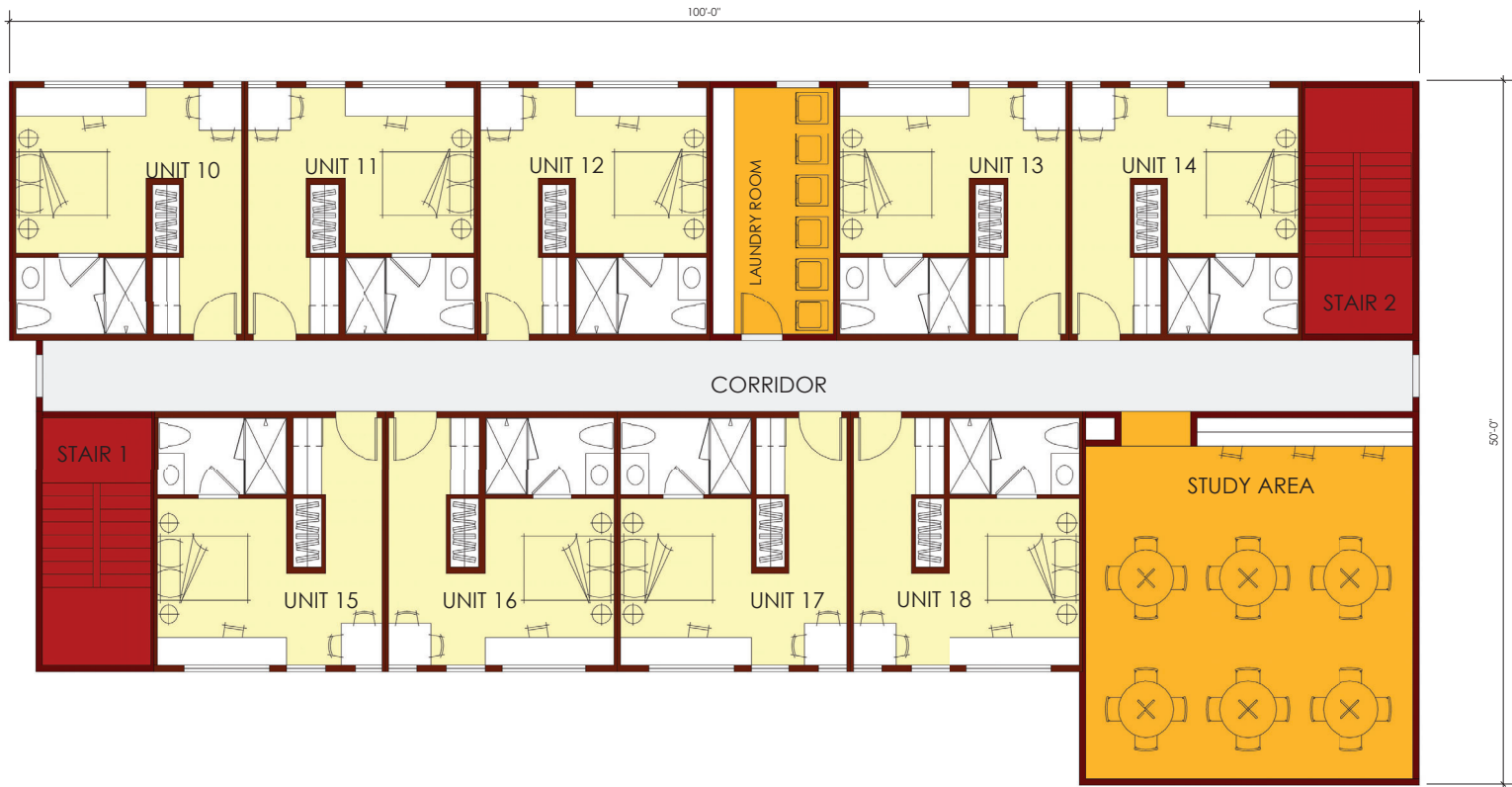
LOT SIZE: 0.22 AC  
 DENSITY: 121 DU/AC

SUMMARY:  
 (27) STUDIO UNITS, COMMUNAL AREAS

STUDENT HOUSING CONCEPT  
 SANTA ANA, CALIFORNIA







## SECOND FLOOR

LOT SIZE: 0.22 AC  
DENSITY: 121 DU/AC

SUMMARY:  
(27) STUDIO UNITS, COMMUNAL AREAS

STUDENT HOUSING CONCEPT  
SANTA ANA, CALIFORNIA

**JZMK**  
PARTNERS



## THIRD FLOOR

LOT SIZE: 0.22 AC  
DENSITY: 121 DU/AC

SUMMARY:  
(27) STUDIO UNITS, COMMUNAL AREAS

STUDENT HOUSING CONCEPT  
SANTA ANA, CALIFORNIA

**JZMK**  
PARTNERS



3D PERSPECTIVE VIEW

LOT SIZE: 0.22 AC  
DENSITY: 121 DU/AC

SUMMARY:  
(27) STUDIO UNITS, COMMUNAL AREAS

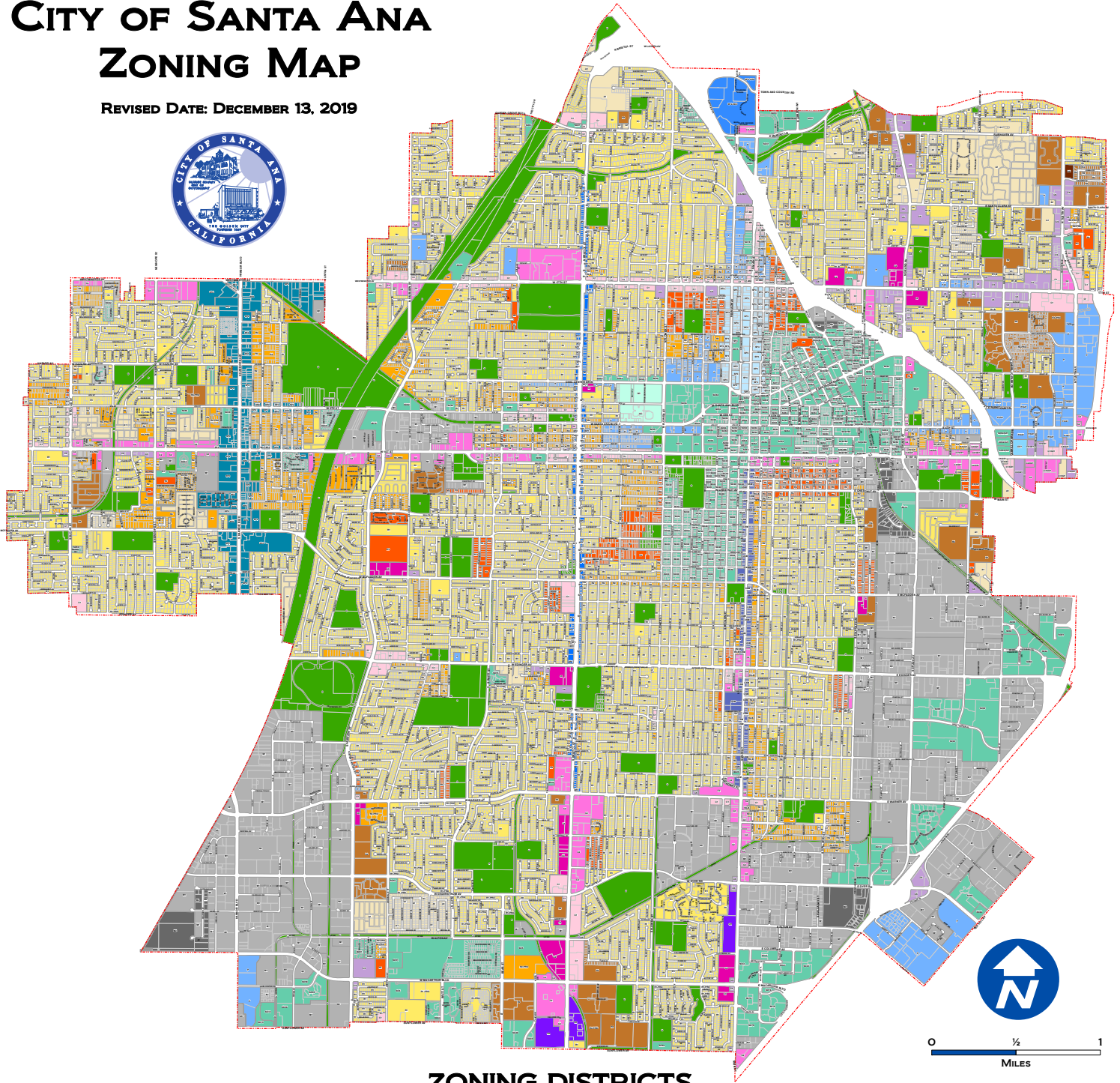
STUDENT HOUSING CONCEPT  
SANTA ANA, CALIFORNIA

**JZMK**  
PARTNERS



# CITY OF SANTA ANA ZONING MAP

REVISED DATE: DECEMBER 13, 2019



## ZONING DISTRICTS

	A1	GENERAL AGRICULTURAL
	R1	SINGLE-FAMILY RESIDENCE
	R2	TWO-FAMILY RESIDENCE
	R3	MULTIPLE-FAMILY RESIDENCE
	R4	SUBURBAN APARTMENT
	RE	RESIDENTIAL ESTATE
	C1	COMMUNITY COMMERCIAL
	C2	GENERAL COMMERCIAL
	C4	PLANNED SHOPPING CENTER
	C5	ARTERIAL COMMERCIAL
	CR	COMMERCIAL RESIDENTIAL
	CSM	SOUTH MAIN STREET COMMERCIAL DISTRICT
	P	PROFESSIONAL
	GC	GOVERNMENT CENTER
	SD	SPECIFIC DEVELOPMENT

	M1	LIGHT INDUSTRIAL
	M2	HEAVY INDUSTRIAL
	O	OPEN SPACE LAND
	OZ1	METRO EAST MIXED USE OVERLAY ZONE
<b>SPECIFIC PLANS</b>		
	SP1	BRISTOL STREET CORRIDOR SPECIFIC PLAN
	SP2	HARBOR MIXED USE TRANSIT CORRIDOR SPECIFIC PLAN
	SP3	MIDTOWN SPECIFIC PLAN
	SP4	MAINPLACE SPECIFIC PLAN
<b>SUFFIXES</b>		
-B		PARKING MODIFICATION
-OZ1		METRO EAST MIXED USE OVERLAY ZONE
-OZ-M1/M2		TRANSIT ZONING CODE M1/M2 INDUSTRIAL OVERLAY ZONE
-PRD		PLANNED RESIDENTIAL DEVELOPMENT
-HDII		HEIGHT DISTRICT II
-MD		MUSEUM DISTRICT

# 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 2018-04 (December 31, 2019)  
GPA 2018-06 (November 19, 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)



RESOLUTION NO. 98-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 97-05 APPROVING THE LAND USE ELEMENT OF THE GENERAL PLAN (GPA 97-05)

WHEREAS, California Government Code Section 65302(a) requires a General Plan to contain a land use element which reflects the long-term vision for the type, location and intensity of development that is desired in the community; and

WHEREAS, the proposed Land Use Element will replace the Land Use Element previously adopted in 1984; and

WHEREAS, the Planning Commission of the City of Santa Ana, after noticed public hearing, recommended that the City Council approve General Plan Amendment No. 97-05, approving the Land Use Element of the General Plan; and

WHEREAS, this Council, on February 2, 1998, held a duly noticed public hearing on said Land Use Element of the General Plan;

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

1. The Land Use Element of General Plan Amendment 97-05 is hereby amended, adopted and approved. Said General Plan shall be maintained by the Executive Director of the Planning and Building Agency, or his or her designee.

ADOPTED this 2nd day of February, 1998.

ATTEST:

Janice C. Guy
Clerk of the Council

Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido Aye
Richardson Aye
Espinoza Absent
Lutz Aye
McGuigan Aye
Franklin Aye
Moreno Aye

APPROVED AS TO FORM:

Gary A. Sheatz
Assistant City Attorney

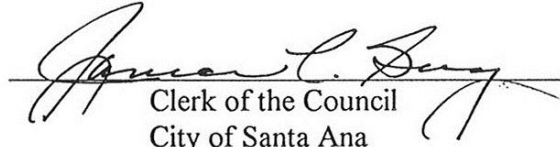
**CERTIFICATE OF ORIGINALITY & PUBLICATION**

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Resolution No. 98-008 to be the original resolution adopted by the City Council of the City of Santa Ana on 2-2-98.

Date: 2/4/98

  
Clerk of the Council  
City of Santa Ana



# Table of Contents

## Land Use Element

Purpose and Scope.....	1
Format of the Land Use Element.....	1
Community Factors.....	5
Land Use Characteristics.....	5
Demographic Characteristics.....	6
Environmental Characteristics.....	7
Infrastructure.....	8
Policy Plan.....	9
Land Use Goals.....	9
Land Use Policies.....	10
Land Use Plan.....	14
Development Intensity Standards.....	14
Specific Plans.....	19
Implementation Plan.....	23
Glossary.....	26
References.....	29

## Appendix A

Background.....	A-1
Regional Context.....	A-2
Relationship to Other Elements and Plans.....	A-3
Land Use Plan Implementation.....	A-11
Existing Conditions.....	A-36
Land Use Constraints.....	A-40

## Exhibits

Exhibit 1	Regional Location.....	3
Exhibit 2	Land Use Plan.....	17
Exhibit 3	Specific Plans.....	21
Exhibit A-1	Merge Redevelopment Plan.....	A-5
Exhibit A-2	Enterprise Zone.....	A-9
Exhibit A-3	Floor Area Ratio Concept.....	A-13
Exhibit A-4	Land Use Plan & Development Intensity Standards/FAR.....	A-17
Exhibit A-5	Major Development Areas.....	A-25
Exhibit A-6	Specific Plans.....	A-27
Exhibit A-7	Liquefaction.....	A-43
Exhibit A-8	Subsidence.....	A-45
Exhibit A-9	Flood Hazards.....	A-47
Exhibit A-10	FAA Notification Area Review.....	A-53



Exhibit A-11 Archaeological Sensitivity.....A-59  
Exhibit A-12 Historic Resources.....A-61

## Tables

Table 1 Development Intensity Standards ..... 15  
Table 2 Implementation Matrix ..... 23

Table A-1 Development Intensity Standards .....A-11  
Table A-2 Key Area- Floor Area Ratios.....A-12  
Table A-3 Correlation of Land Use Designations and Zoning Districts .....A-30  
Table A-4 Land Use Plan Build-out Capacities (Amended) .....A-35  
Table A-5 Existing Land Use.....A-36  
Table A-6 Population Growth in the City .....A-37  
Table A-7 Santa Ana Population Race and Ethnicity-2000 .....A-38  
Table A-8 Housing Unit Characteristics .....A-39



# Land Use Element

## PURPOSE AND SCOPE

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The Land Use Element of the City of Santa Ana General Plan serves as a long-range guide for land use and development in the City. The Element indicates the type, location, and intensity of the development and land uses permitted in the City. The primary objective of this Element is to assist in the management of future growth, to improve the City's overall physical appearance, to minimize potential land use conflicts, and to facilitate growth and development reflecting the community's vision.

The Land Use Element is one of the seven elements required by State planning law. It is intended to guide the City's physical development in a manner consistent with the Circulation Element and other land use related elements of the General Plan.

The scope and content of this Land Use Element is governed by California Law (Section 65302(a) of the State Government Code) which indicates that the Land Use Element must:

- Designate the distribution, location, and extent of land uses for housing, business, industry, open space, recreation, and public facilities;
- Establish standards of population density and building intensity for each land use category covered by the Plan; and
- Identify land uses in those areas subject to development constraints.

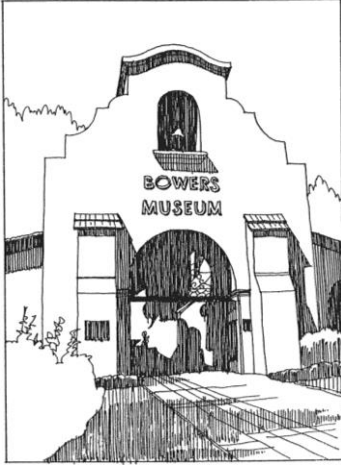
## FORMAT OF THE LAND USE ELEMENT

The Land Use Element is presented in four sections. The body of the Element is a summary of the opportunities and constraints, which shape the City's land use policy, as well as the policy framework which guides the decision-making process. The Appendix to the Element provides detailed information regarding the areas addressed within the policy framework. Each section of the Element is summarized below:

- The **Purpose and Scope** provides an overview of the Element's rationale, and the requirements governing its scope and content.



## LAND USE ELEMENT

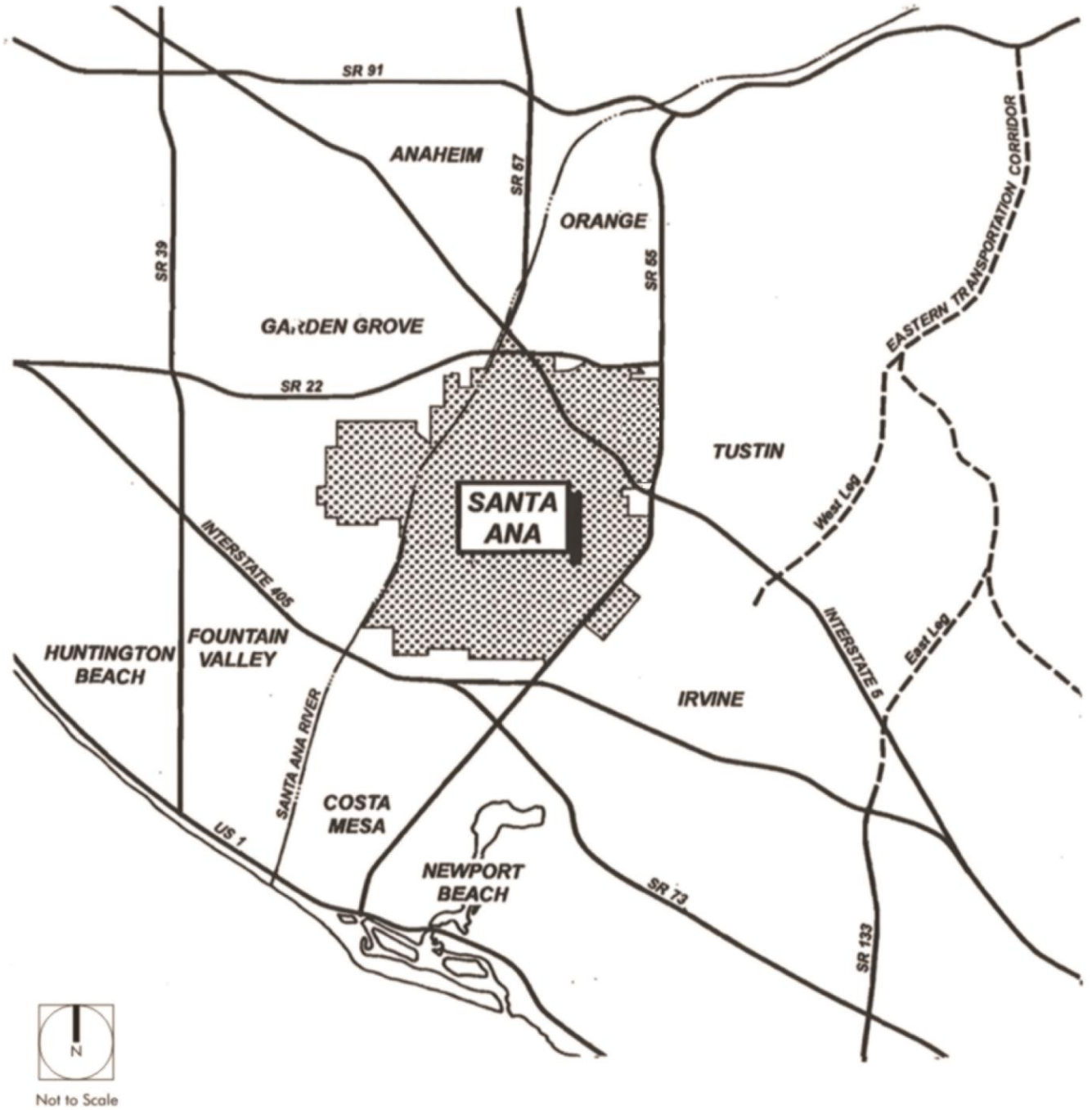


- The **Community Factors** provide an overview of the factors and community characteristics which were considered in the formulation of the Land Use Element.
- The **Policy Plan** states City goals and policies regarding land use and development with supporting policies identified for each goal. The Policy Plan also includes the Land Use Plan, as well as standards for the intensity of development.
- The **Implementation Plan** contains a listing of the actions, programs, and other measures, which are used to implement the Land Use Element.
- The **Appendix** contains detailed background information relevant to the areas addressed in the Element. It also includes the analyses and technical information considered in formulating the Policy Plan and the Implementation Plan.

This Land Use Element governs the land area included within the corporate boundaries of the City of Santa Ana. The City's location in a regional context is shown in Exhibit 1.



Exhibit 1 Regional Location



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## COMMUNITY FACTORS

The Santa Ana community serves as the governmental and cultural center of Orange County. With a current population exceeding 300,000 residents, the City ranks among the largest in California. Santa Ana continues to experience growth, although unlike many of its Orange County neighbors, it has been almost fully developed for many years. The City's rich history is reflected in its diverse mix of residential neighborhoods, business districts, and emerging cultural opportunities.

The development patterns of Santa Ana's neighborhoods vary significantly in intensity, character, and architecture. Commercial uses range from small, family owned and operated businesses to large regional shopping centers. The City's strong industrial base is characterized by a mixture of facilities which range from one to two person manufacturers to Fortune 500 corporate operations.

As the seat for Orange County, the Civic Center area contains Federal, State, and local governmental facilities including the courts, criminal justice facilities, administrative offices, and service centers. Each of these land use characteristics help to define the City as a vibrant and dynamic urban center. Playing a key role in shaping future growth and redevelopment, the Land Use Element perpetuates positive land uses and promotes development which supports a high quality of life throughout the community.

A number of critical issues were considered in the formulation of the goals and policies contained in this Element. These goals and policies, together with the Land Use Plan, provide a "framework" for future decision-making regarding land use and development in the City. The emerging issues and opportunities which are important factors for the Element include the City's land use patterns, demographic characteristics, environmental conditions, and public infrastructure considerations.

## LAND USE CHARACTERISTICS

Many of the City's land use characteristics are directly related to its historic position as one of Orange County's earliest pioneer settlements. Since Santa Ana was founded in the 19th century, its primary settlement period occurred before the automobile age. Unlike many of its Orange County neighbors, the City's land use patterns mirror both its rich history as well as, its more recent growth. Key land use characteristics include the following:

- Santa Ana is surrounded by incorporated cities. As a result, its sphere of influence is primarily restricted to within its own jurisdictional boundaries. Since the City has very limited vacant land available for development, most new development involves recycling and redevelopment in areas previously improved. The City's central location and its status as a county governmental

Santa Ana was founded by  
William Spurgeon in 1869.



and employment center are likely to result in continued development pressure.

- The City is the fifth largest Orange County city in terms of land area, consisting of 27.3 square miles. Of this total, 58 percent is devoted to residential development, 15 percent to commercial uses, 14 percent to industrial, 11 percent to public and institutional uses, and two percent to public parkland and open space. The City’s overall distribution of land use and development reflects its maturity as a commercial, employment, and governmental center.
- Historically, over 6,000 acres of land in Santa Ana was included in one Merged Redevelopment Project Area. Further, an 11,790-acre area has been designated as a *California Enterprise Zone* and that designation expired on December 13, 2013. The Enterprise Zone provided businesses with tax incentives intended to promote business development and growth, in addition to creating jobs. The City has been permitted to continue to process Enterprise Zone vouchers for existing companies until December 31, 2014.
- The City of Santa Ana has adopted a number of specific plans to provide greater direction, and consistently high quality development standards for projects in these areas. These specific plans were established for those areas of the City which would benefit from a comprehensive development scheme not otherwise possible under existing land use regulations.
- Santa Ana is served by five freeways: the Santa Ana Freeway (I-5), the Garden Grove Freeway (SR-22), the Costa Mesa Freeway (SR-55), the San Diego Freeway (I-405), and the Orange Freeway (SR-57). Planned freeway enhancements and other regional transit improvements will further enhance accessibility to the City. The City’s central location in relation to the regional transportation network contributes to its continued growth and economic vitality.

## DEMOGRAPHIC CHARACTERISTICS

To fully understand the City’s land use and development trends, the demographic and socioeconomic characteristics of the community must be considered. Key demographic trends likely to affect future land use and development include the following:

- The City experienced a dramatic increase in population growth from 1970 to 1990 in spite of its “built-out” character. During this time period, the City’s population nearly doubled while the County’s population increased by only 25 percent.
- The City’s population as of January 1, 2009 is estimated by the California Department of Finance to be 355,662 persons. According to 2006 Orange County Projections, it is anticipated to grow to 371,203 persons by the year 2015, based on growth trends.

Santa Ana is the largest City in Orange County in terms of population and ranks 52<sup>nd</sup> in the United States. *Census 2000*





- Since 1990, the development of new housing in the City has not kept pace with its population growth. This has led to a significant increase in the average household size. The 2009 average in the City is 4.7 persons per household compared to 3.1 persons per household for the County.
- The 2009 housing stock of the City of Santa Ana consisted of 75,856 units including 40,875 single-family units and 34,978 multiple-family units and mobile homes. Approximately 51 percent of the housing units in the City are renter-occupied and 49 percent are owner-occupied per Census 2000.
- The City's population is relatively young, with 115,074 persons (34.1%) younger than 18 years old. This is a greater percentage of children than for the County as a whole (27%). In 2000, the City's population was the youngest among the larger cities in the nation. In addition, 18,132 residents (5.4%) were 65 years or older in 2000.

## ENVIRONMENTAL CHARACTERISTICS

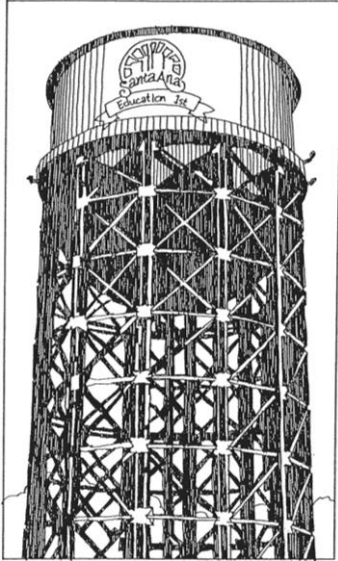
Even though the City is largely developed, a number of environmental factors must be considered in planning for future development activity. The environmental factors such as flooding and earthquake faults which typically constrain development are not substantial deterrents to continued growth and development in Santa Ana nor the region. Seismic, flooding, and air quality issues are summarized below and further discussed in the Environmental Impact Report for the Land Use Element:

- No known major fault traces are located in Santa Ana. However, the south-central portions of the City, and areas with lower elevations along the Santa Ana River, may be subject to liquefaction in the event of a major earthquake.
- The Santa Ana River is the major drainage channel flowing through the City. During severe storms, overflows of the Santa Ana River could lead to flooding.
- Santa Ana is located in the South Coast Air Basin which has yet to attain Federal and State standards for ozone, carbon monoxide, and particulates. Major development proposals will continue to be subject to governmental review and oversight designed to improve air quality.



## INFRASTRUCTURE

The City's ability to implement the Land Use Plan of the Element is largely based upon the current and future capacity of the City's major infrastructure systems. The capacity considerations included in the development of the Land Use Plan include the following:



- The Santa Ana Water Department delivers service to City businesses and residents. Based on 2005 Urban Water Management Plan, the City expects to continue to have access to adequate water supplies through the year 2025 without problems of major significance.
- Increases in development may require the construction of additional sewer facilities. The Orange County Sanitation District's Sewer Master Plan outlines plans for the provision of efficient and adequate sewage disposal services throughout the County.
- Storm drain facilities in the City need replacement and upgrades in some areas to meet the 10-year storm criteria. The City's Updated Master Plan of Drainage has identified and prioritized storm drain improvements needed in the City to accommodate development anticipated in the Land Use Plan.
- In compliance with State legislation, the City has implemented a citywide recycling program to reduce its rate of solid waste generation, and its impact upon County landfills.

The foregoing environmental and infrastructure-related factors may have implications in regard to future land use and development. While none are sufficient to preclude development, each must be thoroughly evaluated in decisions regarding the development of particular sites and uses in implementing the Land Use Plan.



## POLICY PLAN

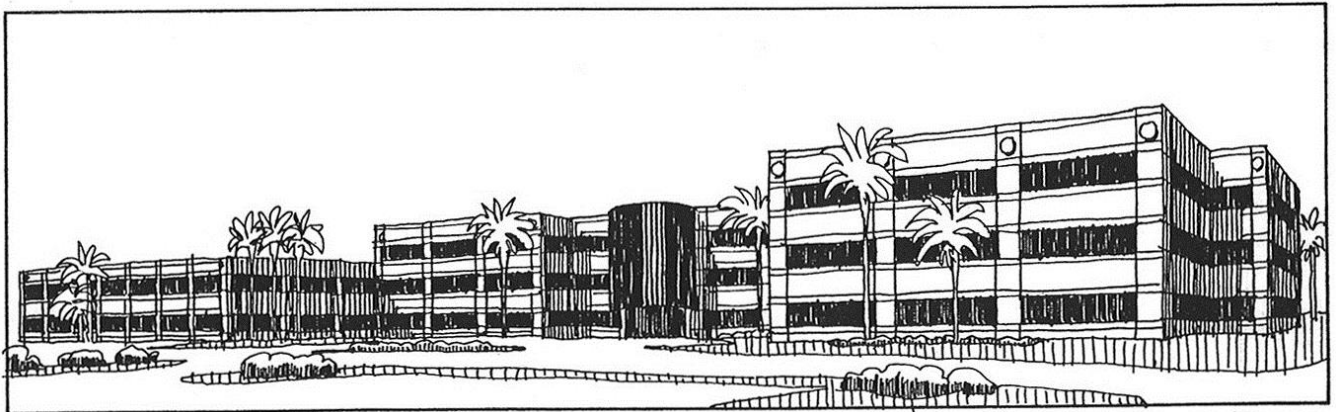
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The goals and policies listed in this section of the Element direct land use and development, and reflect long range planning objectives for the community. They provide the framework around which the Land Use Plan and the Implementation Plan are structured.

Since Santa Ana is an almost fully developed City, the goals and policies of this Element largely focus on the conservation, maintenance, and rehabilitation of existing property. At the same time, however, it is also sensitive to opportunities for redevelopment and new development that serves to improve the quality of life in the City.

## LAND USE GOALS

- Goal 1** Promote a balance of land uses to address basic community needs.
- Goal 2** Promote land uses which enhance the City's economic and fiscal viability.
- Goal 3** Preserve and improve the character and integrity of neighborhoods.
- Goal 4** Protect and enhance development sites and districts which are unique community assets that enhance the quality of life.
- Goal 5** Ensure that the impacts of development are mitigated.
- Goal 6** Reduce residential overcrowding to promote public health and safety.



## LAND USE POLICIES

### Goal 1

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**Promote a balance of land uses to address basic community needs.**

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- Policy 1.1 Promote medium density housing in and around the downtown area.
- Policy 1.2 Support high density residential development within the City’s District Centers as a part of a mixed use development.
- Policy 1.3 Encourage high intensity office development to attract major tenants that will contribute to cultural and business activities of the central City.
- Policy 1.4 Support development of single-family residential lots on a minimum area of at least 6,000 square feet.
- Policy 1.5 Maintain and foster a variety of residential land uses in the City.
- Policy 1.6 Support “live/work” opportunities within specifically defined areas.
- Policy 1.7 Support open space in under-served areas.
- Policy 1.8 Encourage the development of commercial and nonprofit recreational facilities and services.
- Policy 1.9 Coordinate street and parkway designs that are attractive, functional, and compatible with adjacent onsite development.
- Policy 1.10 Encourage the location of commercial centers at arterial roadway intersections in commercial districts.
- Policy 1.11 Support the location of regional governmental facilities in the downtown and Civic Center areas.



Goal 2

**Promote land uses which enhance the City’s economic and fiscal viability.**

- Policy 2.1 Discourage the intrusion of commercial land uses in industrial areas.
- Policy 2.2 Support commercial land uses in adequate amounts to accommodate the City’s needs for goods and services.
- Policy 2.3 Encourage the location of child-care facilities within employment centers.
- Policy 2.4 Support pedestrian access between commercial uses and residential neighborhoods that are in close proximity.
- Policy 2.5 Balance the economic and fiscal benefits of commercial development with its impacts on the quality of life in the City.
- Policy 2.6 Encourage the creation of new employment opportunities in developments which are compatible with surrounding land uses, and provide a net community benefit.
- Policy 2.7 Support projects that contribute to the redevelopment and revitalization of the central City urban areas.
- Policy 2.8 Promote rehabilitation of commercial properties, and encourage increased levels of capital investment.
- Policy 2.9 Support developments that create a business environment that is safe and attractive.
- Policy 2.10 Support new development which is harmonious in scale and character with existing development in the area.
- Policy 2.11 Create Class A office space suitable for acquisition of major, high profile tenant in the Downtown Development Area.
- Policy 2.12 Encourage large-scale office development with ancillary retail in the proximity of the Civic Center Complex, Downtown and Midtown urban areas.
- Policy 2.13 Support regulations that encourage large and growing commercial and industrial employers to remain in Santa Ana.

The corner of Fourth Street and Main Street was the first commercial lot sold in the City (the lot sold for \$15.00).



### Goal 3

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#### **Preserve and improve the character and integrity of existing neighborhoods.**

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- Policy 3.1 Support development which provides a positive contribution to neighborhood character and identity.
- Policy 3.2 Foster communication between the City, residents, and neighborhood associations.
- Policy 3.3 Coordinate City programs and activities in neighborhoods.
- Policy 3.4 Continue proactive code enforcement programs and activities.
- Policy 3.5 Encourage new development and/or additions to existing development that are compatible in scale, and consistent with the architectural style and character of the neighborhood.

### Goal 4

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#### **Protect and enhance developments sites and districts which are unique community assets that enhance the quality of life.**

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- Policy 4.1 Maintain areas of the City with unique characteristics which contribute positively to the area in which they are located, such as the Artists Village and historic French Park.
- Policy 4.2 Encourage the retention and reuse of historical buildings and sites.
- Policy 4.3 Support land uses which provide community and regional economic and service benefits.
- Policy 4.4 Encourage the development of projects which promote the City's image as a regional activity center.
- Policy 4.5 Encourage development of employment centers and mixed use projects within targeted areas adjacent to major arterial roadways, transit and freeway corridors.

The old Orange County Courthouse is designated as a Historic Landmark in the California State Historical Landmark Program.



**Goal 5**

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**Ensure that the impacts of development are mitigated.**

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- Policy 5.1 Promote development which has a net community benefit, and enhances the quality of life.
- Policy 5.2 Protect the community from incompatible land uses.
- Policy 5.3 Minimize the impact of future right-of-way expansion on existing development and neighborhoods through the use of transportation system management programs and traffic demand management to relieve traffic congestion.
- Policy 5.4 Support land uses which are consistent with the Land Use Plan of the Land Use Element.
- Policy 5.5 Encourage development which is compatible with, and supportive of surrounding land uses.
- Policy 5.6 Discourage access to commercial and industrial areas by way of residential streets.
- Policy 5.7 Anticipate that the intensity of new development will not exceed available infrastructure capacity.
- Policy 5.8 Encourage the placement of education facilities in close proximity to public parks.
- Policy 5.9 Encourage development which provides a clean and safe environment for the City’s residents, workers, and visitors.
- Policy 5.10 Support a circulation system which is responsive to the needs of pedestrians and vehicular travel.
- Policy 5.11 Encourage development which does not generate obnoxious fumes, toxins, or hazardous materials.
- Policy 5.12 Provide appropriate permanent measures to reduce storm water pollutant loads in storm water from a development site.
- Policy 5.13 Support economic reinvestment in blighted, nonresidential properties through condominium ownership provided the property complies with the City’s current standards for quality development.





## Goal 6

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### Reduce residential overcrowding to promote public health and safety.

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- Policy 6.1 Support legislative and regulatory changes to laws and codes concerning safe occupancy standards.
- Policy 6.2 Support reducing the number of units in multiple-family developments by allowing the property owner to combine two or more units into a larger unit.
- Policy 6.3 Prohibit new development and building alterations which can readily be converted to improper occupancy.
- Policy 6.4 Target educational programs concerning overcrowding to tenants, owners, and property managers.
- Policy 6.5 Promote health and safety programs which address the occupancy of housing units and overcrowding.

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## LAND USE PLAN

The Land Use Plan is comprised of three components that direct and regulate land use in Santa Ana. These include a Land Use Map, development intensity standards, and adopted Specific Plans. These key components establish a framework for land use and development in the City. The Land Use Plan indicates the location, types, and extent of development and land uses throughout Santa Ana. It consists of a map which designates land use categories and their relative location, as well as development intensity standards for each category. The Land Use Plan is further supported by Specific Plans which correlate to the Land Use Plan.

## DEVELOPMENT INTENSITY STANDARDS

As required by State law, the Land Use Element also establishes standards for development intensity. These standards ensure that the types of development permitted under each land use designation are well understood by the property owner, decision-makers, developer, and the general public. Development intensity refers to the size or degree of development possible within a particular land use category.

The development intensity standard used for nonresidential development is floor area ratio, which is the ratio of the building's floor area to the total area of the lot on which the building is located. The development intensity standard for residential developments is "units per acre" which is a measure of the number of units allowed for each acre of land - with the exception of Metro East District Center, Transit Village District Center, Downtown District Center, Harbor Corridor District Center, Heritage District Center, 2525 North Main District





Center and Urban Neighborhood areas. To encourage a dynamic mixture of residential, office and commercial uses, within these areas both building intensity and residential density is based on floor area ratio and zoning development standards. In calculating either the allowable floor area or the allowable residential density, it is the City’s policy to not allow upward rounding. The Land Use Plan is illustrated in Exhibit 2. Additional information concerning the Land Use Plan and the land use designations is provided in Table 1 (Land Use Development Intensity Standards), and in the Appendix.

**Table 1  
Development Intensity Standards**

<i>Land Use Designation</i>	<i>Density/Intensity Standards (du/acre - FAR)<sup>1</sup></i>
<b>Residential Land Use Designations</b>	
Low Density Residential (LR-7)	7 du/acre
Low-Medium Density Residential (LMR-11)	11 du/acre
Medium Density Residential (MR-15)	15 du/acre
<b>Mixed Use Land Use Designations</b>	
District Center <sup>2</sup> (DC)	
Other District Center (Midtown, MacArthur Place, etc.)	90 du/acre and FAR 1.0-2.0
2525 North Main District Center	FAR 1.43
Heritage District Center	FAR 1.7
Downtown District Center	FAR 3.0
Metro East District Center	FAR 3.0
Transit Village District Center	FAR 5.0
Harbor Corridor District Center	FAR 5.0
Urban Neighborhood	
Transit Zoning Code Area/ Segerstrom, First, Fifth & 17 <sup>th</sup> Corridor	FAR 0.5-1.80
Harbor Corridor	FAR 3.0
Metro East	FAR 0.75-1.5
<b>Commercial Land Use Designations<sup>3</sup></b>	
Professional and Administrative Office (PAO)	FAR 0.5-1.0
General Commercial (GC)	FAR 0.5-1.0
One Broadway Plaza District Center (OBPDC) <sup>4</sup>	FAR 2.9
<b>Industrial Land Use Designations</b>	
Industrial (IND)	FAR 0.45
<b>Other Land use Designations</b>	
Institutional (INS)	FAR 0.5
Open Space (O)	FAR 0.2

Notes:

<sup>1</sup> The intensity standards shown refer to the theoretical maximum amount of development permitted for each land use designation (du-dwelling units; FAR-floor area ratio). Development must also adhere to zoning regulations, and/or specific plan requirements.

<sup>2</sup> The District Center and Urban Neighborhood land use designations permit both residential and non-residential development.

<sup>3</sup> Commercial intensities may vary. Baseline FAR is 0.5. Specific areas allowing greater intensities are indicated in Exhibit A-3.

<sup>4</sup> One Broadway Plaza District Center land use designation permits office, restaurant and ancillary retail for a master planned development.

\*Refer to Appendix for description of Land Use designations.

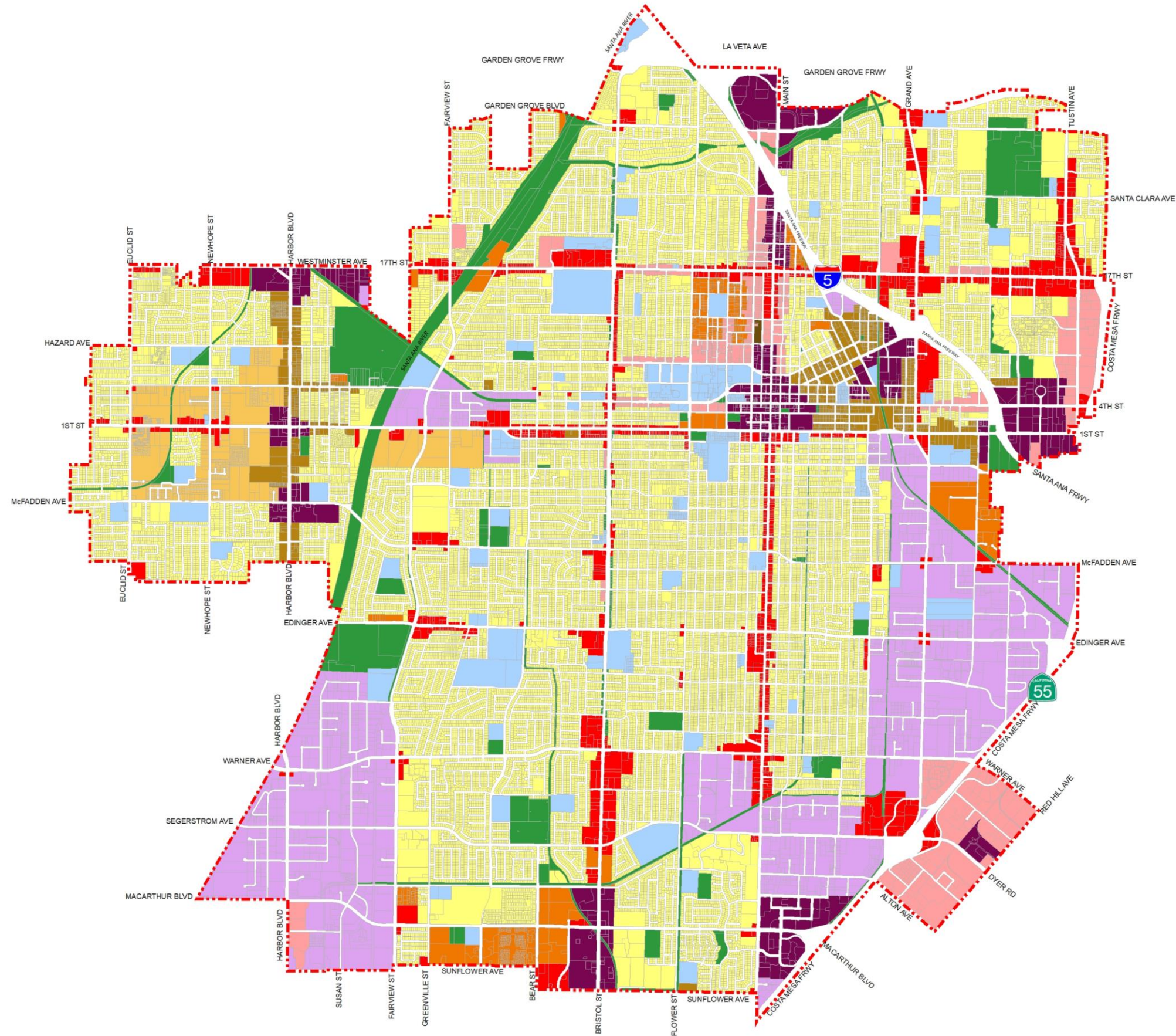


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Exhibit 2 Land Use Plan



### 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)
- OBPD (One Broadway Plaza District Ctr.)

### Land Use Plan



Revised - December 2019

### Land Use Element



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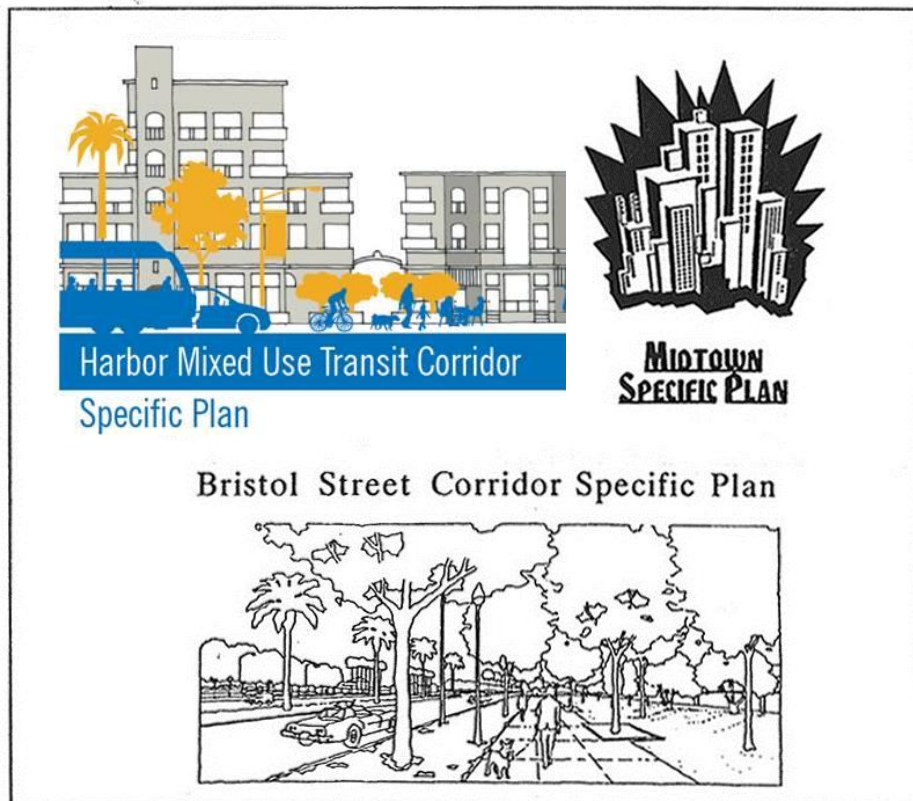




## SPECIFIC PLANS

The City of Santa Ana has also adopted three specific plan areas, shown in Exhibit 3, to provide greater direction in the development of these areas. As required by State law, these specific plans, indicated below, are consistent with the Land Use Plan.

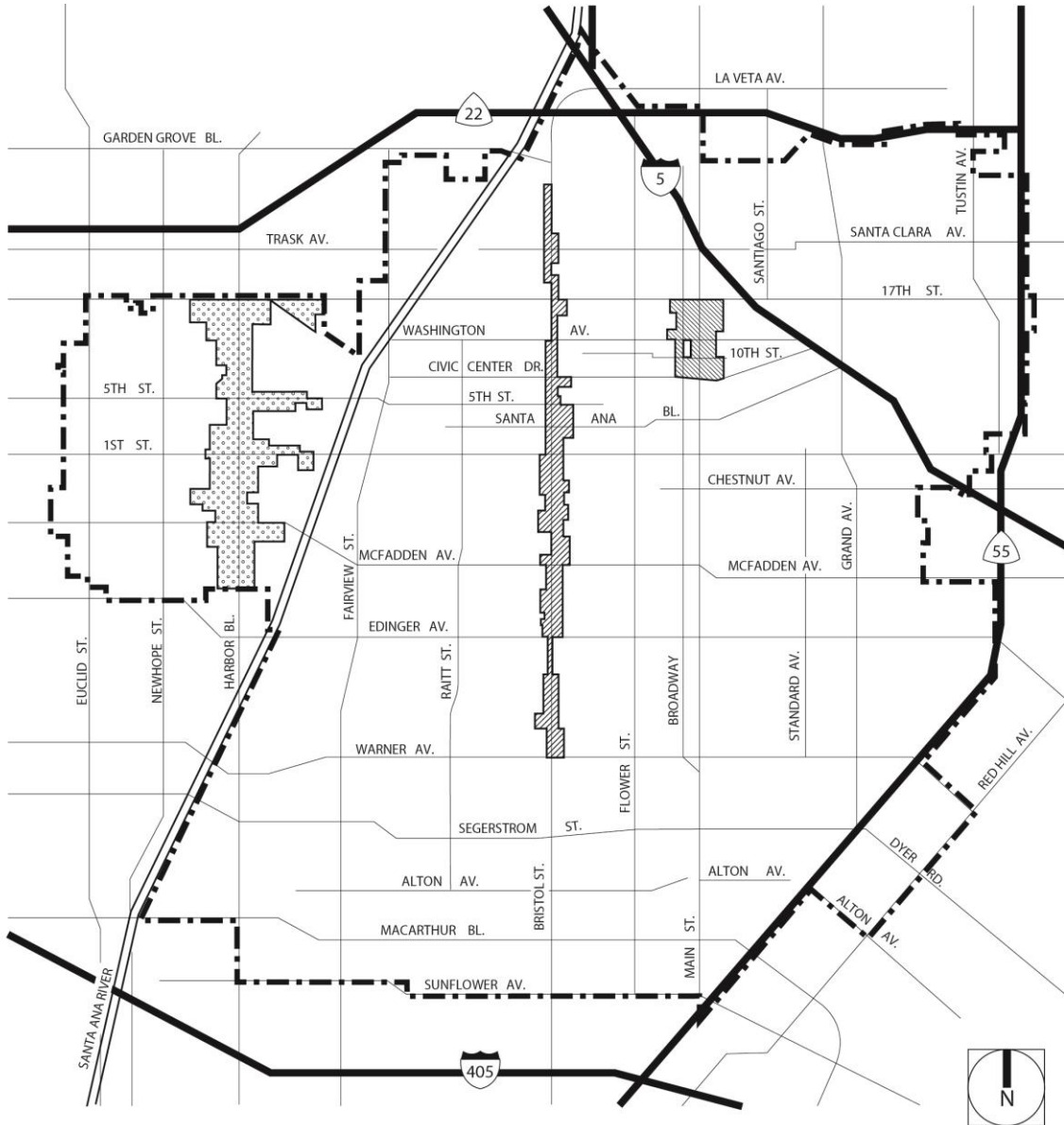
- **Harbor Mixed Use Transit Corridor Specific Plan** which promotes quality mixed use/residential development, and land use compatibility along Harbor Boulevard within a 305 acre planning area.
- **Bristol Corridor Specific Plan** which applies to a 3.9-mile section of Bristol Street in the central portion of the City.
- **Midtown Specific Plan** which regulates development in the areas north of downtown and east of the Civic Center in order to create a thriving and integrated district for civic, cultural, and commercial activities.



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Exhibit 3 Specific Plans



	Harbor Mixed-Use Corridor Specific Plan
	Bristol Street Corridor Specific Plan
	Midtown Specific Plan





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## IMPLEMENTATION PLAN

This section of the Land Use Element indicates the actions and programs that are used to implement the goals of the Element. The first column identifies the specific policy or policies in the Policy Plan (shown in parentheses) related to the action. The second column identifies the agency responsible for implementation, as well as the timing of the action

**Table 2  
Implementation Matrix**

	<i>Action (Policy)</i>	<i>Lead Agency/ Time Frame</i>
<b>GOAL 1: Promote a balance of land uses to provide basic community.</b>		
1.1	Develop a schedule to change the zoning of properties to be consistent with the land use designation. (Policy 1.9)	PBA 1998–2000
1.2	Maintain zoning regulations that permit a variety of residential product types within a specific Residential and Mixed Use Land Use Designation. (Policies 1.1, 1.2, 1.3, 1.4,1.5)	PBA 1998–2010
1.3	Increase City park land in under served areas. (Policy 1.6)	RCSA/PBA 1998–2010
1.4	Evaluate the Land Use Map on an annual basis, and initiate changes as necessary. (Policies 1.6, 1.7, 1.9)	PBA 1998–2010
1.5	Evaluate the criteria for approving infill land subdivisions. (Policies 1.1, 1.2,1.7)	PBA 1998–2000
1.6	Continue project review through City review processes. (Policies 1.3, 1.7, 1.8, 1.10)	PBA 1998–2010
1.7	Evaluate “performance” zoning regulations. (Policy 1.7)	PBA 1998–2005
1.8	Comprehensively revise the zoning code, and design and development standards consistent with the General Plan. (Policies 1.7, 1.8)	PBA 1998–2010
1.9	Concentrate commercial activities at major arterial intersections. (Policy 1.9)	PBA 1998–2010
1.10	Develop high quantity of office space in the proximity of the Civic Center. (Policies 1.3, 2.10, 2.11)	
1.11	Prepare and present an annual status report on implementation of the Land Use Element to the Planning Commission and City Council. (Policy 1.10)	PBA 1998–2010
<b>GOAL 2: Promote land uses which enhance the City’s economic and fiscal viability.</b>		
2.1	Evaluate development through the project review processes to determine potential impacts to the City’s services. (Policies 2.1, 2.5)	PBA 1997–2010
2.2	Evaluate development projects to determine their economic and community contributions. (Policies 2.1, 2.2, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 2.11)	CDA/PBA 1997–2010
2.3	Establish regulations and/or incentives for development to support child care needs. (Policies 2.2, 2.3)	PBA 1997–2000
2.4	Evaluate the use of a comprehensive pedestrian system to connect development with residential areas through development review processes. (Policy 2.4)	PBA 1997–2010



**Table 2  
Implementation Matrix**

	<i>Action (Policy)</i>	<i>Lead Agency/ Time Frame</i>
<b>GOAL 3: Preserve and improve the character and integrity of neighborhoods.</b>		
3.1	Continue the facilitation of neighborhood associations. (Policy 3.2)	CDA 1997–2010
3.2	Facilitate City programs that support neighborhood activities. (Policy 3.3)	CDA 1997–2010
3.3	Continue aggressive code enforcement programs and activities. (Policy 3.4)	PBA 1997–2010
3.4	Continue project review through City review processes. (Policies 3.1, 3.5)	PBA 1997–2010
<b>GOAL 4: Protect unique community assets which enhance the quality of life.</b>		
4.1	Continue project review through City review processes. (Policies 4.1, 4.5)	PBA 1997–2010
4.2	Coordinate revisions to the Municipal Code consistent with the Urban Design Element’s urban form layers. (Policies 4.2, 4.4)	PBA 1997–2010
4.3	Evaluate project benefits through City review processes. (Policies 4.2, 4.3)	PBA 1997–2010
<b>GOAL 5: Ensure that impacts of development are mitigated.</b>		
5.1	Protect sensitive land uses through environmental assessment and project review. (Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9)	PBA 1997–2010
5.2	Revise zoning regulations to strengthen buffers between land uses. (Policies 5.2, 5.5, 5.6, 5.9)	PBA 1997–2010
5.3	Revise nonconforming land use regulations to address incompatibility issues. (Policies 5.2, 5.9)	PBA 1997–2000
5.4	Continue project review through City review processes. (Policies 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11)	PBA 1997–2010
5.5	Ensure that post-development hydrology and storm water runoff rates and velocities from a site have no significant adverse impact on downstream drainage facilities, flood protection levels, erosion or stream habitat.	
5.6	Minimize the quantity of storm water directed to impermeable surfaces or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains) and maximize the percentage of permeable surfaces to allow more percolation of storm water into ground.	
5.7	Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc. where such measures are likely to be effective and technically and economically feasible.	



**Table 2  
Implementation Matrix**

	<i>Action (Policy)</i>	<i>Lead Agency/ Time Frame</i>
<b>GOAL 6: Reduce residential overcrowding to promote public health and safety.</b>		
6.1	Continue efforts to revise residential occupancy standards in the Uniform Housing Code. (Policy 6.1)	PBA 1997–2005
6.2	Support reducing the number of units in multiple-family projects by allowing one or more units to be combined to form a larger unit. (Policy 6.2)	PBA 1997–2000
6.3	Continue ongoing education and safety programs that address overcrowding. (Policies 6.3, 6.4, 6.5)	CDA/PBA 1997–2010
6.4	Continue to monitor projects in the plan check and field inspection process for improper occupancy. (Policy 6.3)	PBA 1997–2010
6.5	Continue code enforcement activities. (Policy 6.3)	PBA 1997–2010
6.6	Direct redevelopment money set-aside for affordable housing units toward new unit construction. (Policy 6.3)	CDA 1997–2005
6.7	Evaluate Municipal Code to accommodate extended family lifestyle. (Policy 6.3)	PBA 1997–2005

Notes:

CDA - Community Development Agency

PBA - Planning and Building Agency

RCSA - Recreation and Community Services Agency



## GLOSSARY

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**Air Basin.** One of 14 self-contained regions in the United States, minimally influenced by air quality in contiguous regions. Santa Ana is located in the South Coast Air Basin.

**Air Pollutant Emissions.** Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant. The South Coast Air Quality Management District has identified primary pollutants including carbon monoxide, nitrogen dioxide, particulates (PM<sub>10</sub>), reactive organic gasses, and sulfur dioxide.

**Air Pollution Control District (APCD).** A single- or multi-county agency with legislative authority to adopt and enforce all rules and regulations necessary to control non-vehicular sources of air pollutants in its area. The South Coast Air Quality Management District (SCAQMD) is the designated APCD for the South Coast Air Basin.

**Air Quality Standard.** A health-based standard for air pollution established by the federal government and the State. Santa Ana is located in the South Coast Air Basin which is considered a non-attainment area for ozone and a number of other pollutants

**Ambient Air Quality.** The quality of the air at a particular time and place.

**Ambient Noise Level.** The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Community Noise Equivalent Level (CNEL).** The-average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 P.M. to 10 P.M. and after addition of 10 decibels to sound levels in the night before 7 A.M. and after 10 P. M.

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect.

**Decibel (dB).** A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micro Newtons per square meter).

**Density.** Dwelling units per acre; population, families per square mile/acre.

**Erosion.** The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.



**Fault.** A fracture in the earth’s crust forming a boundary between rock masses that have shifted. A fault is considered to be an active fault if it has exhibited movement within the last 11,000 years and can be expected to move within the next 100 years. A potentially active fault is a fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000). An inactive fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

**Flood Plain.** A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

**Floor Area Ratio.** The ratio of the gross floor area of all the buildings on a lot to the area of the lot itself.

**Ground Failure.** Mudslide, landslide, liquefaction, or the seismic compaction of soils.

**Goal.** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. For example: “To enhance the open-space amenities of the community” may be considered a goal.

**Hazardous Material.** An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

**Household.** The census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

**Implementation Measure.** An action, procedure, program or technique that carries out general plan policy. Example: “Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan.”

**Implementation Program (Action Program).** A coordinated set of measures to carry out the policies of the general plan. Example: Open-space action program for implementing open-space policies.

**Infrastructure.** The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

**Intensity.** The level of land use (low to high) for buildings. The intensity may be measured using lot coverage, floor area ratio, or building bulk.

**Liquefaction.** A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.



**Policy.** A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals, and standards in both the text and diagrams.

**Standard.** A specific, often quantified guideline, defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: Three to six dwelling units per net acre (low density residential).

**Subsidence.** The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydro compaction, or peat oxidation, and not the result of a landslide or slope failure.)

**Surface Rupture.** A break in the ground's surface and associated deformation resulting from the movement of a fault.

**Vacancy Rate.** The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.



## REFERENCES

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Draft Environmental Impact Report for the Proposed Santa Ana General Plan Draft Land Use Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August 1, 1997.

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City of Santa Ana Circulation Element Update, Technical Memorandum Number 1. Prepared for the City of Santa Ana. Orange, California: Parsons Brinckerhoff Quade & Douglas, Inc.

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# Appendix A





# Appendix A

## BACKGROUND

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This section serves as the Appendix to the Land Use Element. It also discusses related plans, describes land use standards in greater detail, and provides an overview of existing conditions. The Appendix also provides a context for planning, and an overview of those trends affecting the City.

The previous Land Use Element was adopted by the City in 1982, with the next comprehensive update more than 16 years later in 1998. Major demographic changes have occurred during this time including a shift in the City's ethnic diversity, a lower median age, and a growth in the average number of persons per household. Other changes in this time period have included a growth in the number of neighborhood associations in the City. These neighborhood associations have had an active role in shaping land use and development in the City.

Between 1982 and 1998, the City's population has increased from 224,000 to



325,888 persons according to the State Department of Finance estimates. Since 1980, the number of persons living in the City grew by more than 73 percent. During this period of substantial population growth, the number of housing units remained relatively stable. Other notable demographic changes have occurred as well. The City's population is getting older. The median age of the population in 1980 was 26.2 years. By 2000, it had increased to 26.5 years compared to a median age of 33.3 years for the County overall.

## REGIONAL CONTEXT

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The City of Santa Ana is located approximately 30 miles southeast of downtown Los Angeles, and 10 miles northeast of Newport Beach in the west-central section of Orange County. Santa Ana is bordered by the City of Orange; the City of Tustin on the east; the cities of Irvine and Costa Mesa on the south; and the cities of Fountain Valley and Garden Grove on the west. Freeway access to the City of Santa Ana is provided by the Garden Grove Freeway (SR-22) and the Orange Freeway (SR-57) on the north, the Santa Ana Freeway (I-5) on the northeast, the Costa Mesa Freeway (SR-55) on the east, the San Diego Freeway (I-405) on the south.

## REGIONAL TRENDS

Santa Ana is the largest City in Orange County in terms of population (9 percent of the County population) and fourth in terms of land area (27.3 square miles). Approximately 58 percent of the City's land area is developed with residential uses. Commercial areas account for approximately 15 percent of the City's total land area, and industrial uses cover approximately 14 percent.

The City's January 2009 population is estimated by the California Department of Finance to be 355,662 persons. The 2009 housing stock consists of 75,856 dwelling units and the average household size is 4.7 persons per household.

The City experienced rapid population growth from 1970 through 1990. The City's population in 1970 was 155,710 persons. By 1990, the population had increased to 293,742 persons, representing an increase of 89 percent, while the County's population increased by only 25 percent. Moreover, during this period of intensive population growth, the number of housing units in the City only grew by approximately 12 percent. The City's growth trends since 1990 have been more modest and is expected to continue at approximately one percent per year through the year 2010. The City's housing production is likewise expected to continue to be stable. There has been little growth in housing over the last several years; however, additional infill housing is anticipated through 2015 particularly in the City's District Centers. With even modest population growth at the current rate of housing production, the City is likely to continue to experience a rise in average household size.



## RELATIONSHIP TO OTHER ELEMENTS AND PLANS

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A number of other City plans and regulations are important considerations in respect to implementation of the Land Use Element. The City's zoning regulations are a primary tool for implementing the Land Use Plan. In addition, a number of Specific Plans have been adopted for key districts in the City which helps to implement the plan for these areas. Finally, the City has also adopted redevelopment plans and other programs which are effective tools in support of adopted land use policy. While all of these Plans are discussed in the Implementation Plan of this Element, they are also important when evaluating development proposals.

### SANTA ANA GENERAL PLAN

The Land Use Element is an integral part of the General Plan, and is one of the seven mandatory elements under State planning law. State law also requires all elements of the General Plan to be internally consistent, and to provide similar policy direction. The Elements which are most closely related to the Land Use Element include the following:

- The **Circulation Element** establishes a transportation network to improve access, to facilitate efficient transportation, and to serve the circulation needs of future development contemplated in the Land Use Element. The scope of the Circulation Element has been expanded to include the Growth Management Element which is in conformance with the Measure M Program.
- The **Urban Design Element** seeks to create a positive visual appearance in the City through a variety of improvement programs, and the preservation of the area's historical structures.
- The **Open Space and Recreation Element** seeks to provide sufficient open space to meet the recreational and aesthetic needs of the City. The Element also promotes the preservation of open space for the conservation of natural resources.
- The **Housing Element** promotes the preservation of the existing housing stock, the development of housing to meet existing and future needs, and the promotion of opportunities to develop and maintain affordable housing in the City.
- The **Economic Development Element** outlines ways to increase employment opportunities in the City, and to enhance Santa Ana's economic base.
- The **Airport Environs Element** of the City of Santa Ana General Plan serves as a long-range policy guide ensuring that development in the City does not endanger the general public from safety or noise hazards associated with aircraft in the vicinity of John Wayne Airport (JWA). Additionally, it provides



guidance for the purpose of ensuring navigable airspace is not impacted by future development in the City.

## REDEVELOPMENT PLANS

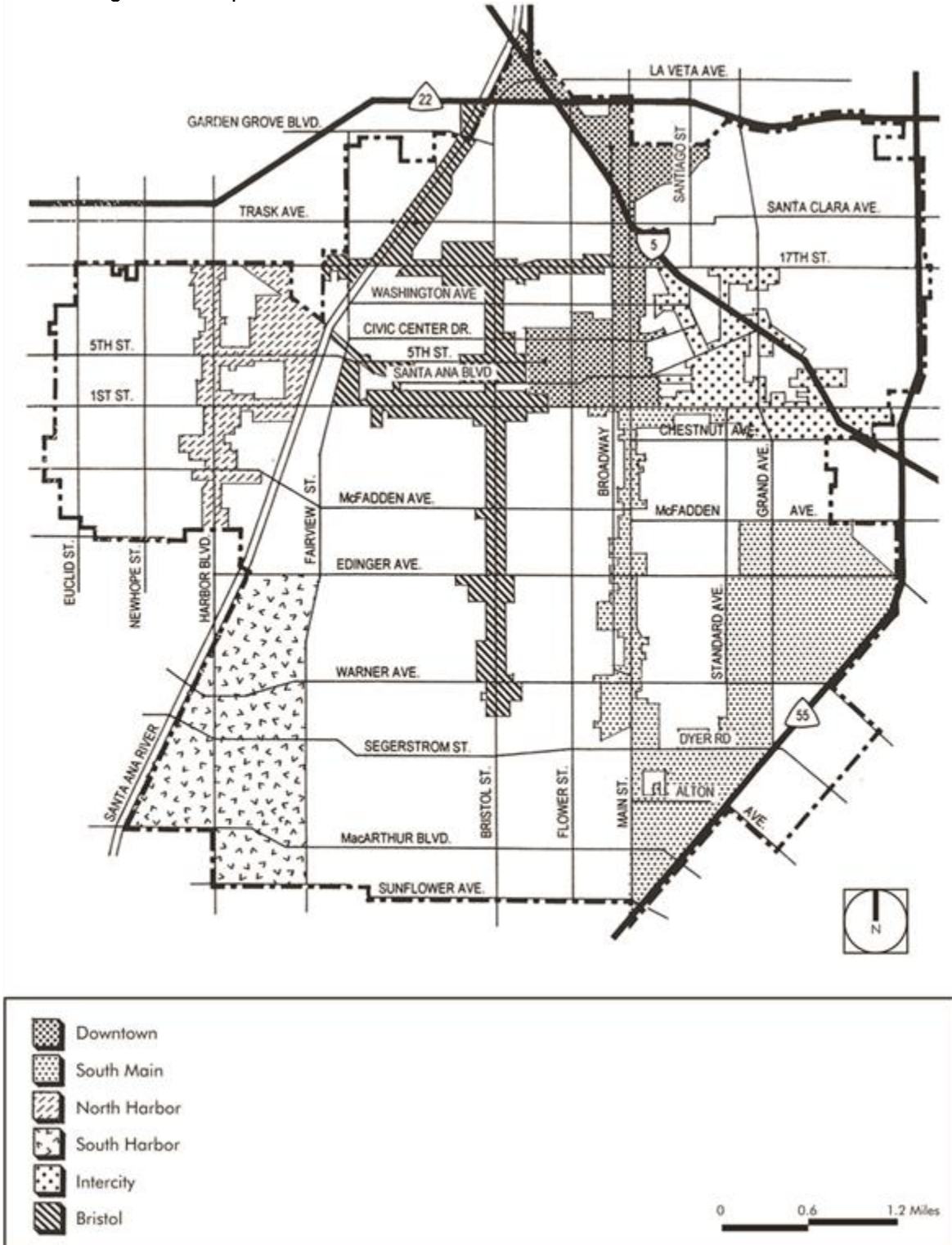
Prior to the elimination of Redeveloping Agencies in California in 2011, an estimated 5,185 acres (8.1 square miles) of land in Santa Ana was included in one Merged Project Area. Prior to August 2004, this Project Area was divided into six separate redevelopment project areas as described below. Of this total, 9 percent (464 acres) is in residential use, 32 percent (1,678 acres) commercial, 40 percent (2,075 acres) industrial, with other uses accounting for the remaining 19 percent (968 acres). The following six redevelopment plans have been adopted:

- **Santa Ana Redevelopment Plan.** This plan which encompassed 694 acres, was adopted in 1973 to revitalize the downtown area, improve traffic circulation, reestablish businesses, and stimulate private investment;
- **North Harbor Boulevard Redevelopment Plan.** Adopted in 1982, the Plan covered 470 acres along Harbor Boulevard. The Plan for this area was adopted to define future development, and create design standards for new development in the area.
- **Inter-City Commuter Station Redevelopment Plan.** This plan, also adopted in 1982, focused on approximately 525 acres designed to provide for the development of a commuter rail station and to promote supporting uses.
- **South Main Street Redevelopment Plan.** Adopted in 1982, the plan applied to 1,500 acres in one of the primary commercial and industrial districts of the City;
- **South Harbor Boulevard/Fairview Street Redevelopment Plan.** Adopted in 1982, this 1,085 acre plan covered a key industrial area in the vicinity of Harbor Boulevard and Fairview Street; and
- **Bristol Corridor Redevelopment Plan.** Adopted in 1989, the plan promoted the redevelopment of a 781 acres area along the Bristol Street corridor of the City.

The location of the previously existing redevelopment project areas are shown in Exhibit A-1.



Exhibit A-1 Merge Redevelopment Plan



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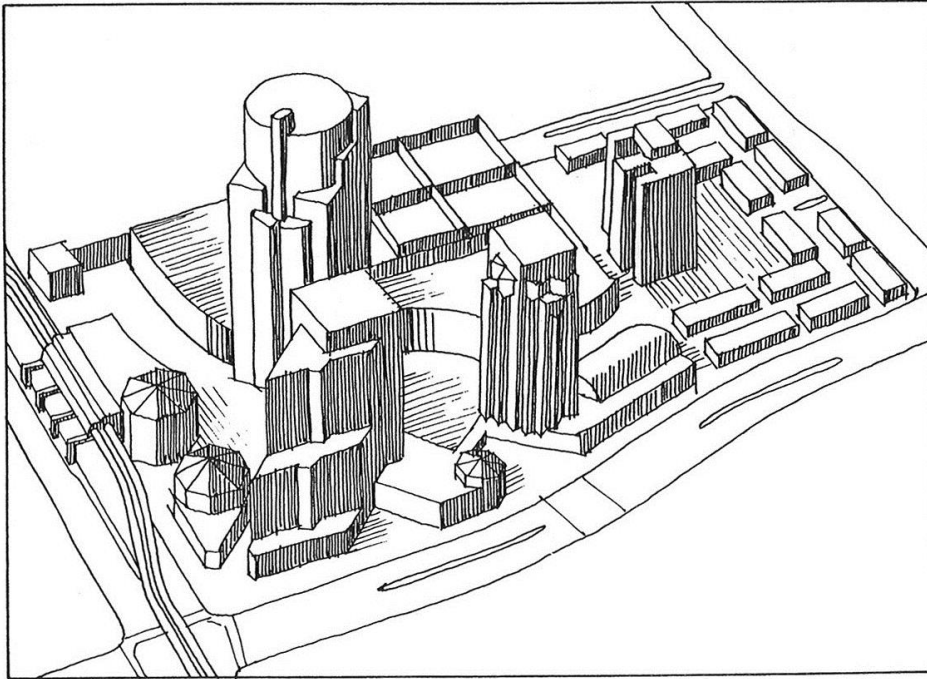




## ENTERPRISE ZONE

A 11,790 acre portion of the City of Santa Ana has been designated by the State as a California Enterprise Zone. This designation provides businesses with state tax incentive programs designed to promote new business development, as well as growth or expansion of existing businesses to revitalize the economy of the zone. Tax benefits include sales and use tax credits, hiring credits, business expense deductions, net loss operating carryovers, net interest deductions for lenders, and employee tax credits. The designated area will remain an Enterprise Zone until the year 2023.

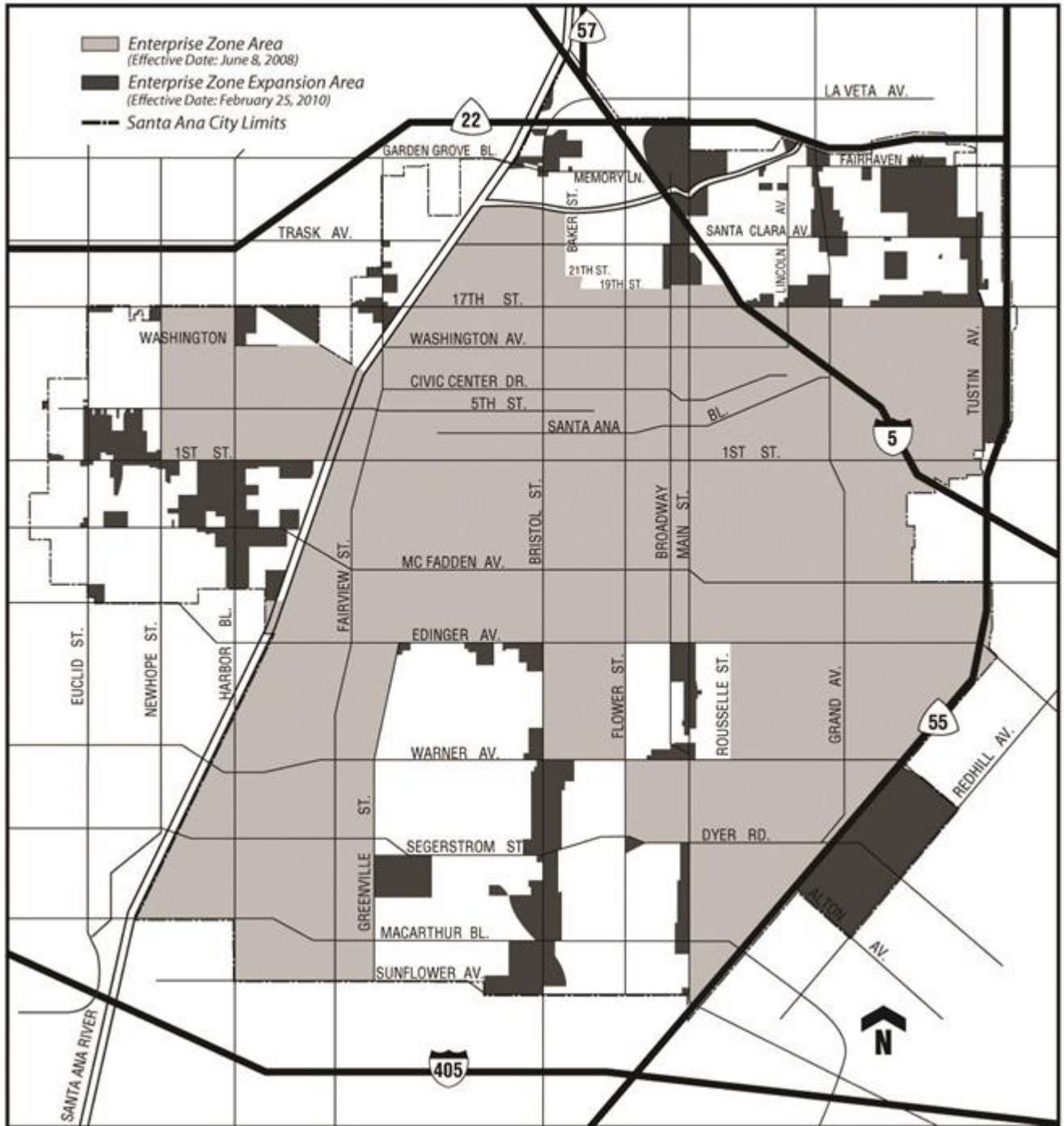
The location of the Enterprise Zone is shown in Exhibit A-2.



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Exhibit A-2 Enterprise Zone



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## LAND USE PLAN IMPLEMENTATION

To effectively achieve the broad range of goals outlined for the City’s future growth and development, a variety of plans, programs, and regulations must be relied upon. This section of the Element discusses these tools, and how they correlate with implementation of the City’s land use goals.

### DEVELOPMENT INTENSITY STANDARDS

Table A-1 summarizes the development intensity standard for each of the General Plan designations, and provides land use distribution by acreage for the land use. The intensity standards for the categories permitting residential development are expressed in density, measured in “units per acre,” or floor area ratio and zoning development standards in the case of certain Mixed Use land use designations. The intensity standards for non-residential development are expressed as “floor area ratio” or FAR. The FAR concept is illustrated in Exhibit A-3. The intensity standards in concert with the zoning and development standards regulate the massing, form and building size.

**Table A-1  
Development Intensity Standards**

<i>Land Use</i>	<i>Density/Intensity Standards</i>
<b>Residential Land Use Designations</b>	
Low Density	7 du/acre
Low-Medium Density	11 du/acre
Medium Density	15 du/acre
<b>Mixed Use Land Use Designations</b>	
District Center	
Other District Centers (Midtown, etc.)	90 du/acre and FAR 1.0-2.0
2525 North Main District Center	FAR 1.43
Heritage District Center	FAR 1.7
Downtown District Center	FAR 3.0
Metro East District Center	FAR 3.0
Transit Village District Center	FAR 5.0
Harbor Corridor District Center	FAR 5.0
Urban Neighborhood	
Transit Zoning Code Area/ Segerstrom, First, Fifth & 17 <sup>th</sup> Corridor	FAR 0.5-1.80
Harbor Corridor	FAR 3.0
Metro East	FAR 0.75-1.5
<b>Commercial Land Use Designations</b>	
Professional/Admin. Office	FAR 0.5-1.0
General Commercial	FAR 0.5-1.0
One Broadway Plaza District Center*	FAR 2.9
<b>Industrial Land Use Designations</b>	
Industrial	FAR 0.45
<b>Other Land Use Designations</b>	
Institutional	FAR 0.5
Open Space	FAR 0.2

Notes:

du - dwelling unit, FAR - floor area ratio

\* Residential development is not a permitted use.



**LAND USE ELEMENT**

The City established development intensity standards in 1988, for nonresidential land use designations. The standards measure intensity through the use of floor area ratios. The floor area ratios proposed for the City’s major commercial corridors are expected to remain in place over the life of the Land Use Element.

Those areas of the City proposed for the most intensive levels of development include district centers, professional and administrative office districts, and several other commercial centers with a unique character, or special development concerns. Some of these areas correspond to those for which Specific Plans have been prepared.

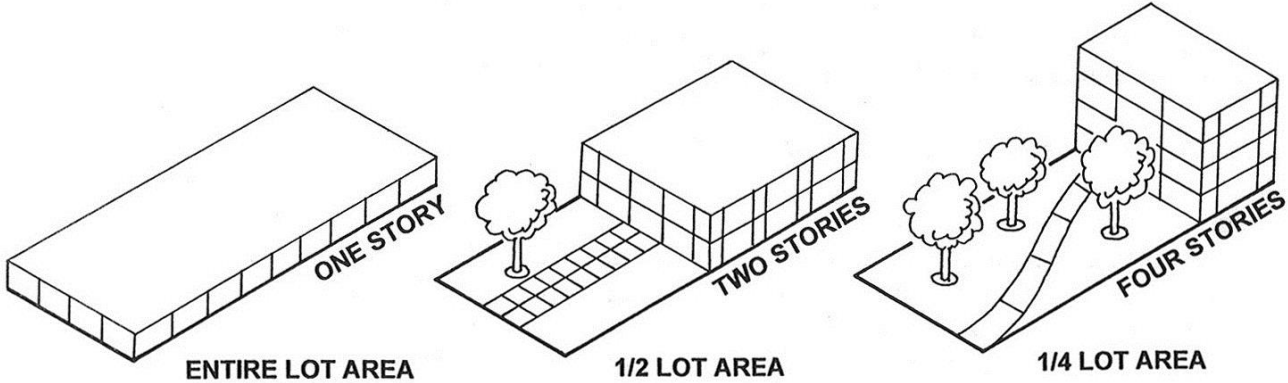
The proposed floor area ratio(s) for most of the City’s commercial corridors allows structures of two to three stories with surface parking. The major development areas—the District Centers and Professional/Administrative Office Districts along Tustin Avenue and East First Street—allow mid-rise and high-rise buildings with structured parking. These areas are expected to generate the highest level of development activity in the City as centers of commerce. These areas are listed in Table A-2 and are shown in Exhibit A-4. The floor area ratios indicated in Table A-2 are the maximum building intensity allowed for development.

**Table A-2 Key Area- Floor Area Ratios**

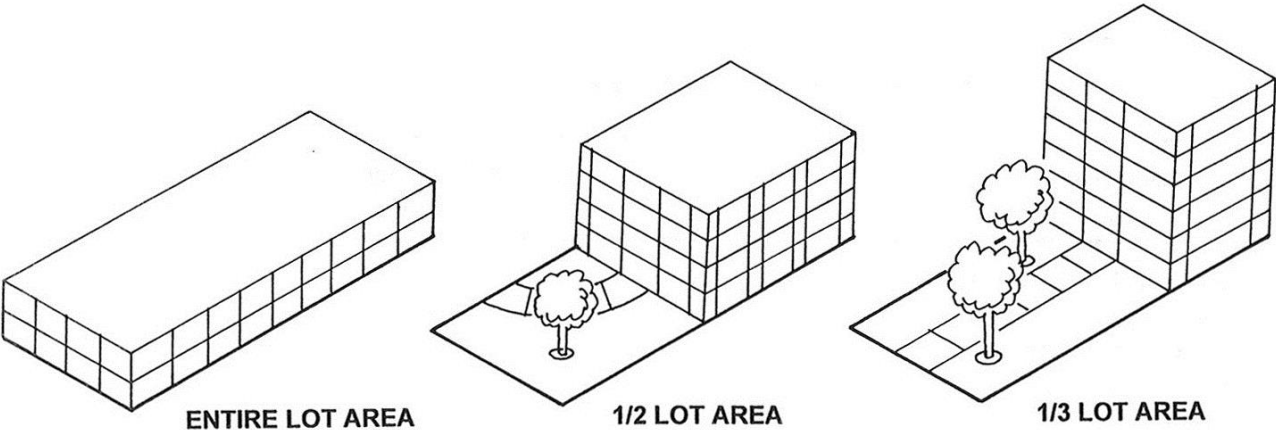
<i>Area</i>	<i>Project/Area</i>	<i>FAR</i>
1	MainPlace	2.1
2	City Place	2.54
3	North Main Street	1.5
4	North Broadway	1.0
5	Museum District	1.5
6	Hutton Development	1.0
7	Civic Center Specific Development Plan	1.0
8	Midtown Specific Plan	0.5–1.0
9	Civic Center	1.0
10	Downtown	3.0
11	Orange County Register	1.15
12	First Street/Tustin Avenue	1.0
13	Bentall Center Development	1.5
14	2720 Hotel Terrace Drive	1.0
15	1951 East Carnegie Avenue	0.55
16	4040 West Carriage Avenue	0.47
17	Lake Center Development	0.72
18	South Coast Metro	1.0
19	MacArthur Place North	2.0
20	MacArthur Place South	1.0
21	Pac Tel Office	1.5
22	Metro East	3.0
23	Transit Village	5.0
24	Town & Country Manor	1.27
25	Harbor Mixed Use Transit Corridor	5.0
26	Heritage	1.7
27	2525 North Main	1.43



Exhibit A-3 Floor Area Ratio Concept



**F.A.R. 1.0**



**F.A.R. 2.0**



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All properties are subject to compliance with the development standards of the underlying zoning district or overlay zone, and are not guaranteed to achieve the designated intensity. The floor area ratio standard should therefore be interpreted as a maximum intensity standard, and not as a development right. 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, a calculation yielding a permitted density of 12.7 units for a given development site, means that 12 units are permitted.

The use of floor area ratio as a development standard allows a high degree of flexibility in both the location and design of a structure. The benefit of this flexibility to the City is the possibility for the provision of more open space on a site without reducing the total square footage of development. The following guiding principals apply to the floor area ratio definitions:

- Floor area ratio refer to the gross floor area of a building divided by the gross lot area upon which it is located.
- Surface parking or parking structures are not included in the building area to calculate the floor area ratio, with the exception of the area affected by the Transit Zoning Code.
- To encourage lot consolidation for optimal site design, the floor area ratio can be calculated on an area wide basis for contiguous parcels which are part of a large, multi-structure project.
- To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer must record deed restrictions limiting the project area to the legally allowed floor area ratio.

## LAND USE DESIGNATIONS

The Santa Ana Land Use Plan includes 12 land use designations. These designations indicate the types and intensity of development to be allowed on the property which they cover. Generally, the designation also reflects the predominant development character of the area. As is typical in older, urbanized communities like Santa Ana, there are some areas where existing development does not completely reflect the land use designation of the Land Use Plan. Where these occur the properties are deemed legal non-conforming and may continue until such time as the property has been vacant for twelve months or more. Each land use designation and a brief description are discussed below.

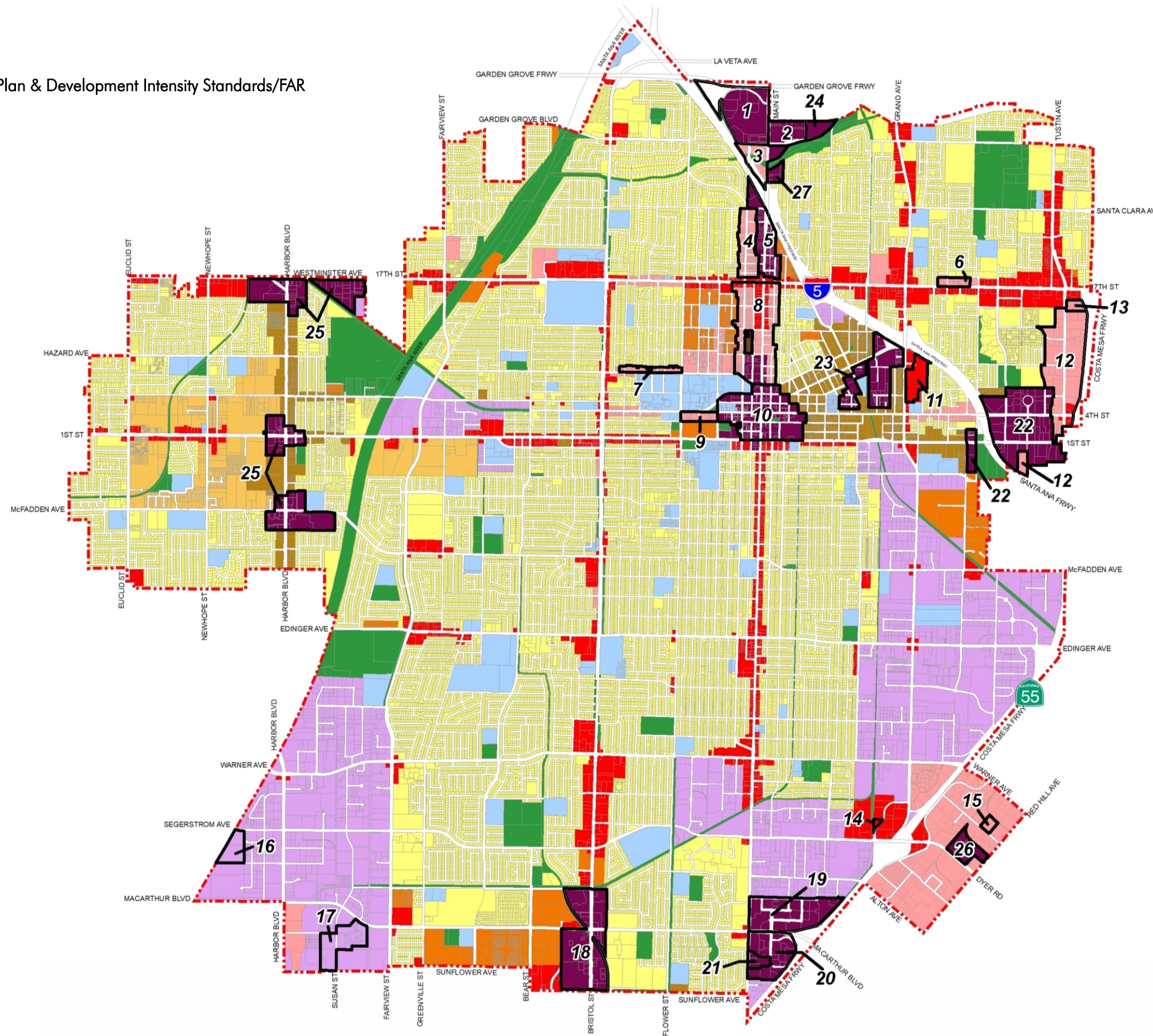


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Exhibit A-4 Land Use Plan & Development Intensity Standards/FAR



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
27- 2525 North Main	1.43

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

### Land Use Plan & Development Intensity Standards/FAR Areas



Revised - December 2019

Land Use Element





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## Residential

The Land Use Plan provides for three distinct residential land use designations. Residential development is also permitted in two other designations: District Center and Urban Neighborhood. The Santa Ana Land Use Plan includes the following residential land use designations:

- The **Low Density Residential (LR-7)** designation applies to those areas of the City which are developed with lower density residential land uses. The allowable maximum development intensity is 7 units per acre. Development in this category is characterized primarily by single-family homes. This designation applies to a large proportion of the City (6,468.1 acres) representing 47 percent of the City's total land area.
- The **Low-Medium Density Residential (LMR-11)** designation applies to those sections of the City which are developed with residential uses at permitted densities of up to 11 units per acre. The land area included in this designation is approximately 421.6 acres. The great majority of the land designated as Low-Medium Density Residential is located in the westerly portion of the City, north and south of First Street. Properties with this designation are typically characterized by mobile home parks, a mixture of duplexes and single family residences, or small lot subdivisions.
- The **Medium Density Residential (MR-15)** designation applies to those sections of the City which are developed with residential uses at densities of up to 15 units per acre. Development in this designation is characterized by duplexes, apartments, or a combination of both. A total of 364.7 acres is designated as Medium Density Residential. The designation applies to areas located in the vicinity of downtown, areas north and south of MacArthur Boulevard, and in other areas where there are established multiple-family development projects.



## Commercial

The Land Use Plan identifies three land use designations that encourage a variety of office, retail and commercial enterprises to serve the community.

- The **Professional/Administrative Office (PAO)** designation applies to those areas where professional and/or administrative offices are predominant, or where such development is being encouraged. Land included in this designation is found primarily near the Civic Center, and along the First Street and Tustin Avenue Corridors in close proximity to freeways. There are other smaller PAO areas in the City such as along North Broadway and along portions of east and west Seventeenth Street. A total of 594.9 acres is included in this land use designation. The floor area ratio intensity standard applicable to this land use designation ranges from 0.5 to 1.0.

The Professional and Administrative Office areas are intended to provide a unique environment for office development in those areas of the City where office uses are the predominant land use. The purpose for maintaining and supporting these areas exclusively for office and office-related uses is to encourage major employment centers at locations which significantly lessen the impact to the City's local street system. The First Street/Tustin Avenue office corridor between the Santa Ana (I-5) and Costa Mesa (SR-55) Freeways serves this purpose. In addition, the orderly, well-maintained quality of existing development supports a continuation of these areas as functional office/employment centers.

The Professional and Administrative Office designation includes a range of floor area ratios to differentiate development intensity and character in relation to adjacent land uses. The areas with a FAR of 0.5 are not major office centers, but rather have an established character of lower intensity garden office and professional service uses. These areas are typically adjacent to low density residential neighborhoods, or are converted residential office uses. Office development along East Fourth Street, between Grand Avenue and the Santa Ana Freeway, is typical of this low-rise office character. The PAO area located adjacent to the Civic Center contains a range of office development intensity which supports the City's functional role as the government center of the County.

The types of uses typically located in the PAO district include the following:

- Professional and administrative offices/office parks;
- Service activities such as copy centers, courier services, travel agencies, and restaurants when such uses are an integral component of a planned office development; and
- Professional uses such as accountants, attorneys, doctors, engineers, and insurance brokers.



- The **General Commercial (GC)** district applies to commercial corridors in Santa Ana including those located along Main Street, Seventeenth Street, 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 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.

- One Broadway Plaza District Center is a separate land use designation as it has an F.A.R. of 2.9, which exceeds the typical District Center intensity limit. Additionally, it does not include a residential component. One Broadway Plaza is envisioned as a landmark professional office complex that will be a focal point in the Downtown Redevelopment area serving the Civic Center complex, Downtown, and Midtown urban areas. The City’s District Centers and major development areas are shown in Exhibit A-5.



## 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 687.0 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 development intensity is based on a combination of floor area ratio and zoning overlay and/or development standards. Some District Centers serve as major retail and employment centers locally and regionally, and should include development which promotes the City as a regional activity center while creating an environment conducive to business on a regional scale. District Centers in Santa Ana include the following:

- The **Main Place/City Place District Center** includes a regional shopping center and office complex, as well as high intensity housing and mixed-use development.
- The **Museum District** located between the Downtown and MainPlace/City Place District Centers is proposed as a major office/cultural center which will be developed over the next 15 to 20 years. The area will focus upon the expanded Bowers Museum, the Discovery Science Center and the construction of additional museums and cultural centers.
- The **Downtown District** serves as one of the County’s major employment and governmental operations centers complemented with a mix of residential, commercial, and services uses to enhance its urban vibrancy. Emphasis on streets that accommodate all modes of transportation, including mass transit, pedestrian and bicyclist is key in this urban setting.





- The **South Coast Metro District** serves as a regional retail shopping area which includes a range of commercial services and office projects.
- The **MacArthur Place District Center** contains an existing office/hotel complex and a proposed major mixed use project which will include professional offices, supporting commercial, and mid and high-rise residential components.
- The **Metro East District** is envisioned as a vibrant urban village with a balance of office, residential, and service uses. Pedestrian and transportation linkages are key in this urban setting.
- The **Transit Village District** is envisioned as a vibrant intense urban village with a balance of employment centers, residential and service uses. Pedestrian and transit linkages to the Santa Ana Regional Transportation Center is key in this district.
- The **Harbor Corridor Mixed Use Transit Corridor** creates a vision for a more livable, sustainable setting through higher intensity housing and mixed use development, convenient access to transit, complete streets, and amenities that promotes active lifestyles.
- **The Heritage District** allows for mixed use development with higher density residential and supportive commercial and office uses within proximity to surrounding employment centers.
- The 2525 North Main District allows for higher density residential development along the North Main Street corridor, in proximity to employment centers, the MainPlace Mall, and cultural destinations.

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 **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 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.
- Commercial uses which are ancillary to industrial uses in the district.

### Institutional

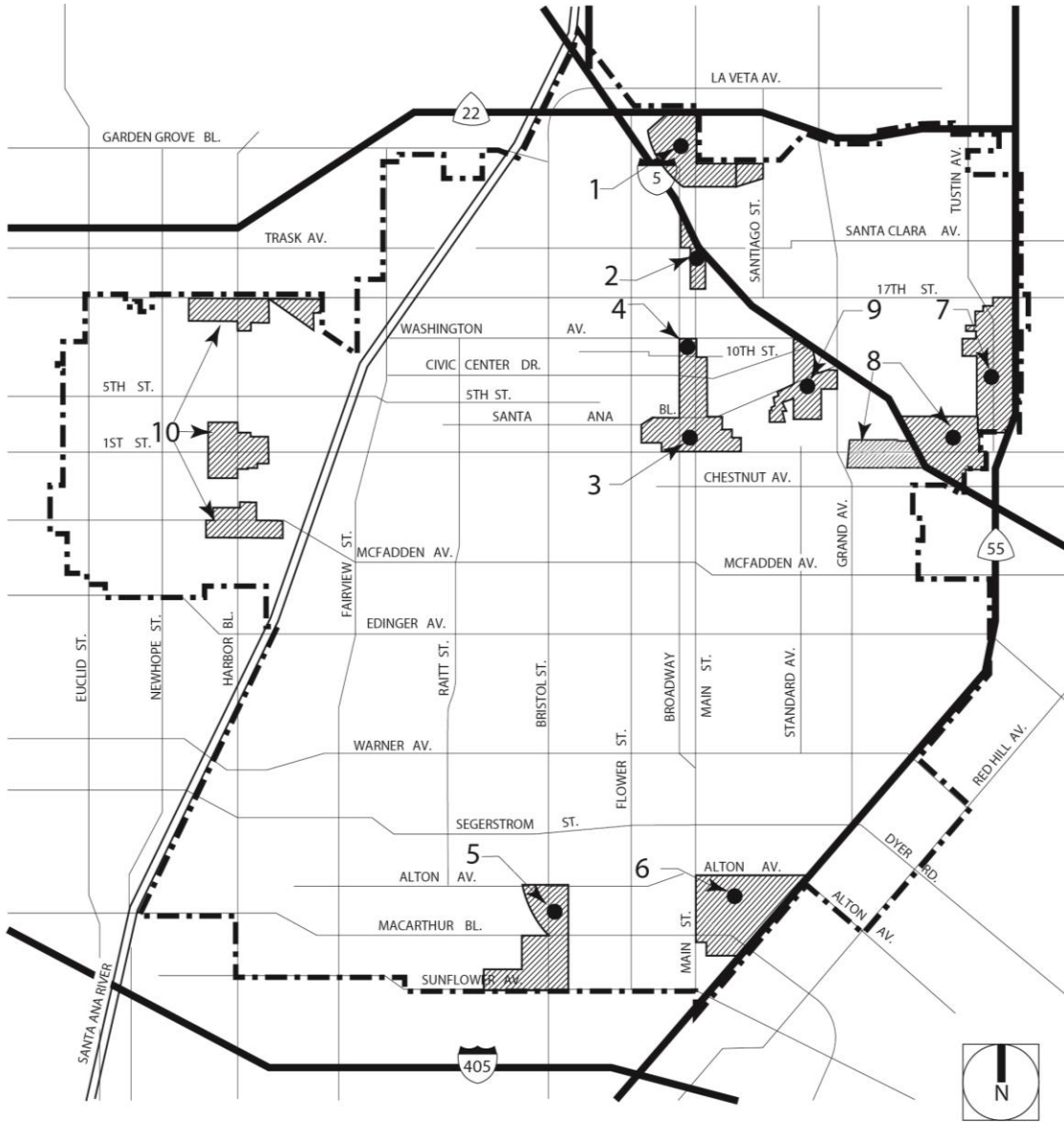
The Institutional designation includes the Civic Center, other governmental facilities, City facilities and public institutions such as schools, etc. Only public properties of approximately five acres or more are designated as Institutional. The maximum applicable floor area ratio standard for this designation is 0.5. The 0.5 FAR is used as a guideline since most development in this designation are State, federal, and local governmental facilities that are not subject to local development regulations. A total of 800.6 acres of land is included in this designation.

### Open Space

The Open Space designation is applied to parks, water channels, cemeteries and other open space uses. A total of 1,010.9 acres are included in this land use designation. Of this total, 358 acres of public park land is included in this land use designation.



Exhibit A-5 Major Development Areas



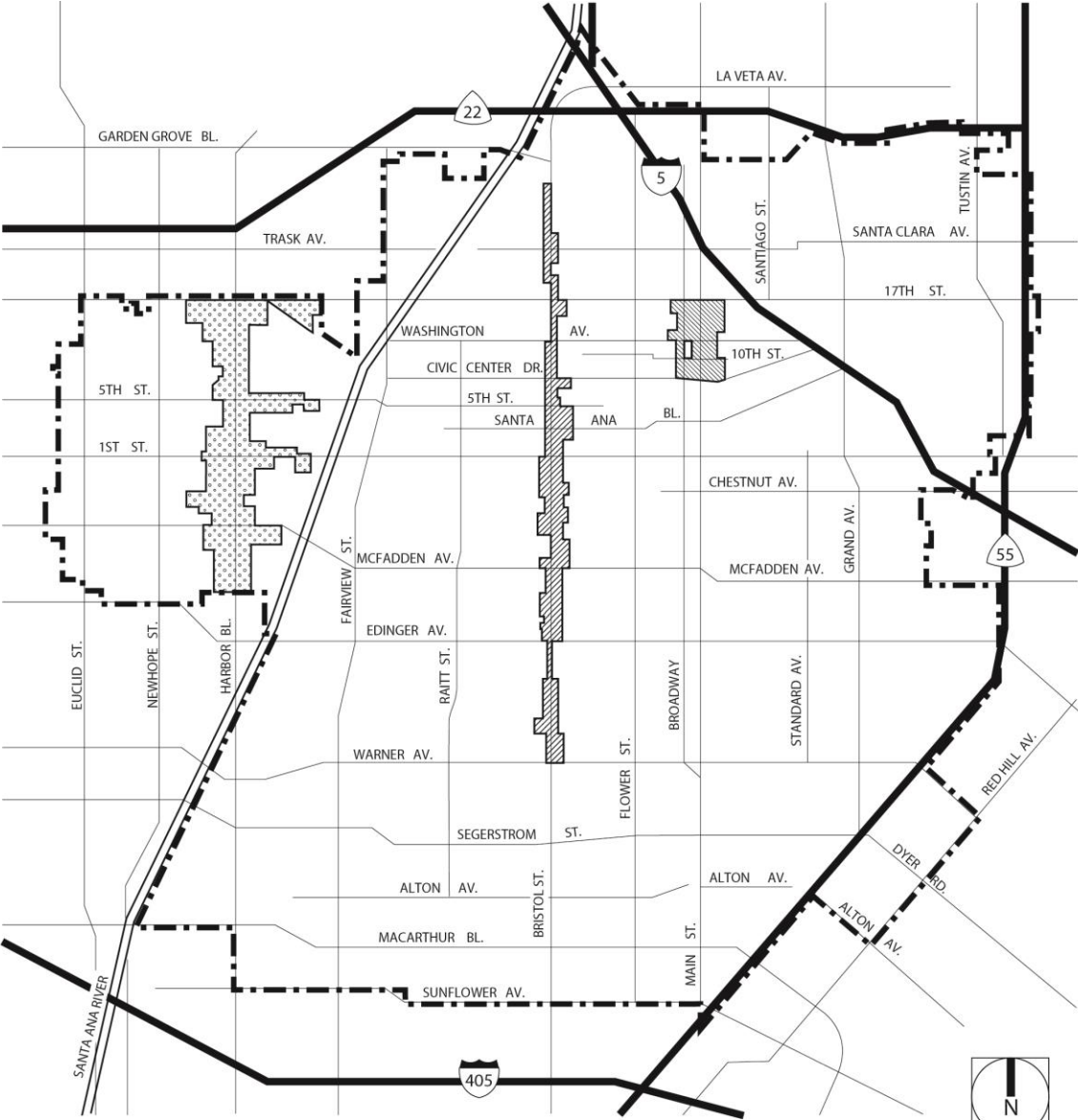
1 - MainPlace	7 - Tustin Avenue Corridor	--- City Limits
2 - Museum District	8 - Metro East	
3 - Downtown	9 - Transit Village	0      0.6      1.2 Miles
4 - One Broadway Plaza	10 - Harbor Mixed-Use Corridor	
5 - Southcoast Metro		
6 - MacArthur Place		



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Exhibit A-6 Specific Plans



	Harbor Mixed-Use Corridor Specific Plan
	Bristol Street Corridor Specific Plan
	Midtown Specific Plan

0      0.6      1.2 Miles





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## SPECIFIC PLANS

The City of Santa Ana has established Specific Plan areas to provide greater flexibility in the development standards contained in the City's General Plan and Zoning Ordinance. The Specific Plans were established for planning areas which would benefit from a comprehensive development scheme otherwise not be possible under existing land use regulations. These specific plans include:

- **Harbor Mixed Use Transit Corridor Specific Plan** applies to an approximately 305-acre area. First adopted in 1992 and updated in 2014, the Specific Plan outlines the planned land uses and development standards for this area, as well as public improvements needed to support the anticipated uses. The Plan promotes vibrant residential and mixed use development along Harbor Boulevard, and connections between activity areas and local transit opportunities, while striving to minimize incompatibility with adjacent residential uses.
- **Bristol Corridor Specific Plan** applies to the 3.9-mile section of Bristol Street in the central portion of the City. This corridor includes a portion of the project area for the Bristol Street Corridor Redevelopment Plan. The Specific Plan utilizes the potential redevelopment of the corridor as an opportunity to upgrade the development character of the area, and to enhance the viability of commercial businesses. The process is being undertaken in coordination with the widening of Bristol Street.
- **Midtown Specific Plan** regulates development within the northern section of Santa Ana's downtown area in order to create a thriving and integrated district for civic, business, cultural and retail activities. The Specific Plan emphasizes the area's role as the urban center of the City through standards for development and urban design that promote pedestrian activity.

The location of the three specific plan areas are noted in Exhibit A-6 in the Policy Plan.



## ZONING CODE

The City’s Zoning Code outlines development standards for buildings, site size, height, setbacks, lot coverage, minimum unit sizes, landscaping, parking, signs, fences, and other features. Table A-3 compares the zoning categories with the land use designations in the Land Use Plan.

**Table A-3  
Correlation of Land Use Designations and Zoning Districts**

<i>General Plan Land Use Designation</i>	<i>Corresponding Zoning Districts</i>
Low Density Residential	A1 – General Agriculture RE – Residential Estate R1 – Single-Family Residential
Low–Medium Density Residential	R1 – Single-Family Residential R 1– 4000 – Small Lot Single Family Residential SD – Specific Development
Medium Density Residential	R1 – 4000 – Small Lot Single Family Residential R2 – Limited Multiple Family Residential SD – Specific Development
Professional/Admin. Office	P – Professional SD – Specific Development OZ – Overlay Zone
General Commercial District	P – Professional C1 – Community Commercial C1 – MD – Community Commercial/Museum Dist. C2 – General Commercial C4 – Planned Shopping Center C5 – Arterial Commercial CR – Commercial Residential SD – Specific Development SP – Specific Plan OZ – Overlay Zone
District Center	P – Professional C1 – MD – Community Commercial/Museum Dist. C2 – General Commercial C4 – Planned Shopping Center C5 – Arterial Commercial CR – Commercial Residential SD – Specific Development OZ – Overlay Zone SP -- Specific Plan
Urban Neighborhood	SD – Specific Development OZ – Overlay Zone SP – Specific Plan
Industrial	M1 – Light Industrial M2 – Heavy Industrial SD – Specific Development
Institutional	O – Open Space GC – Government Center
Open Space	O – Open Space

Source: Santa Ana Zoning Ordinance, as amended.





## OTHER IMPLEMENTING TOOLS AND PLANS

As indicated previously, a number of adopted plans will continue to be implemented over the “life” of this Land Use Element. These plans are summarized below, and described in further detail in this Appendix (Relationship to Other Plans and Elements).

- **The Citywide Merged Redevelopment Project Area that combined the following preexisting individual project areas into one:**
  - **Santa Ana Redevelopment Plan.** This plan, consisting of 694 acres was adopted in 1973 to revitalize the downtown area, improve traffic, re-establish businesses, and stimulate private investment.
  - **North Harbor Boulevard Redevelopment Plan.** Adopted in 1982, the Plan covers 470 acres along Harbor Boulevard. A Specific Plan has been adopted for this area which outlines future development, as well as design standards for new development in the area and proposed infrastructure projects.
  - **Inter-City Commuter Station Redevelopment Plan.** This plan, also adopted in 1982, focuses on 525 acres designed to provide for the development of a commuter rail station, and to promote supporting uses.
  - **South Main Street Redevelopment Plan.** The plan covers 1,500 acres in one of the primary commercial districts of the City.
  - **South Harbor Boulevard/Fairview Street Redevelopment Plan.** This 1,085 acre plan covers a key industrial area in the vicinity of Harbor Boulevard and Fairview Street.
  - **Bristol Corridor Redevelopment Plan.** The plan, which encompasses 781 acres, promotes the redevelopment of the Bristol Street corridor of the City.
- **Enterprise Zone.** A 11,790 acre portion of the City of Santa Ana was designated by the State as a *California* Enterprise Zone and will remain in effect until June 8, 2023. This designation provides businesses with State tax incentive programs designed to promote new business development, and growth or expansion of existing businesses for revitalization of the economy of the zone.
- **Metro East Mixed Use Overlay Zone.** This overlay zone stretches over 200 acres located just north of the confluence of the Santa Ana Freeway and Costa Mesa Freeway. The overlay zone allows the introduction of a high-intensity, mixed use urban village within a previously developed office environment.



## IMPLEMENTATION PROGRAMS

This section serves as a guide for the Land Use Element’s implementation, and contains a listing of programs which will be effective in meeting this goal. The programs are arranged below in alphabetical order.

- **Uniform Code Review.** The City will periodically review, and attempt to modify the Uniform Housing Code to reflect safe occupancy standards.
- **Code Enforcement.** Code enforcement is an ongoing program designed to ensure that homes and businesses meet current zoning regulations, as well as safety standards. Structures and/or properties not in compliance with City codes and regulations must be upgraded to protect the safety and welfare of people living and/or working in the City. Code enforcement efforts will continue as applicable to maintain acceptable standards.
- **Environmental Review.** The City will continue to evaluate the environmental impacts of new development, and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, and those having the potential to adversely impact the environment. In compliance with CEQA, the City also assigns responsibilities for verifying the implementation of mitigation measures.
- **General Plan Annual Status Report.** Staff will conduct an annual review and develop a status report detailing the efforts completed to implement the Land Use Element.
- **Historic Review Process.** The City will implement a process for the review, and designation of historic structures. This process is intended to preserve architecturally significant buildings by encouraging their ongoing maintenance and rehabilitation.
- **Interagency Coordination.** Designated representatives from the City will meet with other responsible governmental agencies concerning issues related to planning and development in the City, as appropriate. The City’s project review process is a component of its ongoing interagency coordination process.
- **Mitigation Fees.** The City assesses fees on new development to ensure that the public does not incur an undue financial burden in providing services to the project. The City annually evaluates reasonable and fair methods of assessing new development for the cost of providing any additional infrastructure required by the development.
- **Project Review.** The City will continue to implement its current project review procedures. The purpose of the project review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. This process includes coordination by the



interagency Development Review Committee (DRC) to ensure consistent and comprehensive application of City regulations and policies for all projects.

- **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 21,737 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.



## LAND USE ELEMENT

As indicated in Table A-4, between 77,122 to 96,406 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 37,445,967 square feet of commercial, 25,370,651 square feet of 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 Buildout <sup>1</sup>		Theoretical Buildout	
				Non Res.	Res.	Non-Res.	Res.
<b>Residential</b>							
Low Density Residential	LR-7	6,468.1	7 du/ac				45,276 du
Low Medium Density Residential	LMR-11	421.6	11 du/ac				4,638 du
Medium Density Residential	MR-15	364.7	15 du/ac				5,471 du
<b>Subtotal</b>		<b>7,254.4</b>			<b>96,406 du<sup>1</sup></b>		<b>55,385 du</b>
<b>Mixed Use</b>							
				<b>Non Res.</b>	<b>Res.</b>	<b>Non-Res.</b>	<b>Res.</b>
District Center							
Other <sup>2</sup>	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
2525 North Main	DC	5.9	FAR 1.43		256 du		256 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
Urban Neighborhood	UN	317.0	FAR 0.5-3.0	1,656,955 sf	5,755 du	1,656,955 sf	5,755 du
<b>Subtotal</b>		<b>1,004.0</b>		<b>20,428,247 sf</b>	<b>21,737 du</b>	<b>32,327,198 sf</b>	<b>21,737 du</b>
<b>Commercial</b>							
Professional & Admin. Office	PAO	594.9	FAR 0.5-1.0	12,956,922 sf		25,913,844 sf	
General Commercial	GC	859.6	FAR 0.5-1.0	18,722,983 sf		37,445,967 sf	
One Broadway Plaza District Ctr <sup>3</sup>	OBPDC	4.3	FAR 2.9	543,193 sf		543,193 sf	
<b>Subtotal</b>		<b>1,458.8</b>		<b>32,223,098 sf</b>		<b>63,903,004 sf</b>	
<b>Industrial</b>							
Industrial	IND	2,152.8	FAR 0.45	42,199,991 sf		42,199,991 sf	
<b>Other</b>							
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	
<b>Subtotal</b>		<b>1,811.5</b>		<b>15,781,701 sf</b>		<b>26,243,811 sf</b>	

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.  
<sup>1</sup> 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 21,737 units possible in the District Center and Urban Neighborhood with the existing 74,669 (Census 2000) housing units.  
<sup>2</sup> 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.  
<sup>3</sup> 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.*



## EXISTING CONDITIONS

### LAND USE CHARACTERISTICS

The City of Santa Ana contains a variety of land uses, reflecting its maturity as a commercial, employment, and administrative center for Orange County. Since, the City has very limited vacant land available for development, most new projects consist primarily of infill development and redevelopment activities on properties which are currently improved. Because of the City’s age, some properties are undergoing development for the second or third time.

The City has a total land area of 27.3 square miles or 17,408 acres. Total land use distribution is as follows: 10,216 acres (58.7%) is residential, 2,643 acres (15.2%) is commercial (retail, office, and mixed use), 2,481 acres (14.3%) is industrial, and 1,538 acres (8.8%), contains public and institutional uses. The remaining 530 acres (3.0%) is undeveloped and open space areas. The distribution of existing land uses within the City is summarized in Table A-5.

**Table A-5  
Existing Land Use**

<i>Land Use Category</i>	<i>Acres</i>	<i>Percent</i>
Single-Family Residential	7,255	41.7%
Multiple-Family Residential	2,961	17.0%
Commercial	2,643	15.2%
Industrial	2,481	14.3%
Public/Institutional/Parks	1,538	8.8%
Vacant Agricultural	530	3.0%
<b>TOTAL</b>	<b>17,408</b>	<b>100.0%</b>

Source: City of Santa Ana Land, 1997

### DEMOGRAPHIC CHARACTERISTICS

The City of Santa Ana is the largest in Orange County in terms of population with an estimated 1990 population of 293,742 persons. The City’s current population is 355,662 persons according to the most recent 2009 California Department of Finance estimates. This represents an increase of 61,835 persons (or 21%) since the 1990 Census was completed.

The City’s population has doubled since 1970. According to the 1970 U.S. Census, 155,710 persons lived in the City. By 1980, the population increased by 48,003 (31%) to a total of 203,713 persons. The greatest period of growth was in the 1980s when the population increased by 90,029 persons. According to County estimates, the City of Santa Ana is projected to grow to 350,172 persons by the year 2020, if historic trends continue. Between 1990 and 2009, the City’s housing



inventory has decreased by 856 units while the population grew by 18 percent. Table A-6 provides historic population growth trends for the City from 1950 to the present.

**Table A-6  
Population Growth in the City**

<i>Year</i>	<i>Population</i>	<i>Percentage of Increase</i>	<i>Increase in Population</i>
1950	45,533	–	–
1960	100,350	120%	54,817
1970	155,710	55%	55,360
1980	203,713	31%	48,003
1990	293,742	44%	90,029
2000	337,977	15%	44,061

Source: Santa Ana CHAS, 1994; US Census 2000.

In addition to being the largest city in Orange County, Santa Ana now ranks 9th in California and 52nd in the nation. The population of the City of Santa Ana represents the largest percentage of the County’s total population, or approximately 12 percent.

Population growth in the City since 1990 absent a corresponding increase in housing units has led to a significant increase in the average household size. The 2009 average household size in the City was 4.7 persons per household. This compares to 3.3 persons per household for the County as a whole. According to the State Department of Finance, Santa Ana had the highest average household size in the County in 2003.

Based on the 2000 US Census, the City’s population is relatively young, with 127,603 persons (38%) under 20 years old. This is a greater percentage of children than is the case for the County (which is 29.7 percent). This condition is to be expected given the rate of natural population increase and the high birth rate experienced within the City during the 1980’s. Also, 18,565 persons (5.5%) are over 65 years old. More than 76 percent or 257,097 residents are of Hispanic origin, with only 12.4 percent Caucasian, 8.7 percent Asian, 1.3 percent Black, and 0.4 percent of American Indians or other races.

The percentage of Hispanic residents is over three times greater than the overall County average (22%). The County’s total population is approximately 51.3 percent white and 30.8 percent Hispanic. Race and ethnicity statistics are shown in Table A-7.



**Table A-7  
Santa Ana Population Race and Ethnicity-2000**

<i>Race/Ethnicity</i>	<i>Persons</i>	<i>Percent</i>
White	41,984	12.4%
Hispanic	257,097	76%
Black	4,309	1.3%
American Indian, Eskimo, and Aleutian Islander	886	0.3%
Asian and Pack Islander	30,405	9%
Two or more	3,023	0.9%
Other	273	0.1
<b>TOTAL</b>	<b>337,977</b>	<b>100.0%</b>

Source: US Census, 2000.

## HOUSING CHARACTERISTICS

The 2000 housing stock of the City of Santa Ana consisted of 74,475 units. The housing supply consists of 33,453 single-family detached units, 6,377 attached units, 7,511 units in projects with 2 to 4 units, 14,125 units in projects with 5 to 49 units, 9,106 units in developments with 50 or more units, 3,879 in mobile home units, and 24 in other dwelling units. According to the 2000 US Census, almost 50 percent, or 37,816 units, are renter-occupied, 49.3 percent owner-occupied with the remainder (or 4.5%) vacant.

The State Department of Finance 2009 estimate for the City’s housing stock is 75,856 units. This represents an increase of 883 units from 1990. The current housing inventory includes 33,743 detached single-family units, 7,135 attached single-family units, 7,469 units in 2 to 4 unit projects, 23,600 units in projects with 5 units or more, and 3,909 mobile homes. The current vacancy rate is estimated at 4.7 percent. Table A-8 summarizes the change in housing unit characteristics between 1990 and 2009.





**Table A-8  
Housing Unit Characteristics**

<i>Unit Type</i>	<i>1990<sup>1</sup> #</i>	<i>%</i>	<i>1997<sup>2</sup> #</i>	<i>%</i>	<i>Change #</i>	<i>%</i>
Single-family, detached	32,978	44.0	32,982	44.0	3	0.1
Single-family, attached	6,075	8.1	6,169	8.2	94	1.6
2-4 units	7,301	9.7	7,108	9.5	-193	-2.6
5 or more units	23,835	31.8	23,874	31.9	39	0.2
Mobile homes	3,829	5.1	3,830	5.1	1	0.1
Other	955	1.3	955	1.3	0	0.0
<b>TOTAL</b>	<b>74,973</b>	<b>100.0</b>	<b>74,918</b>	<b>100.0</b>	<b>-55</b>	<b>-0.1</b>

Source:

<sup>1</sup> US Census, 1990

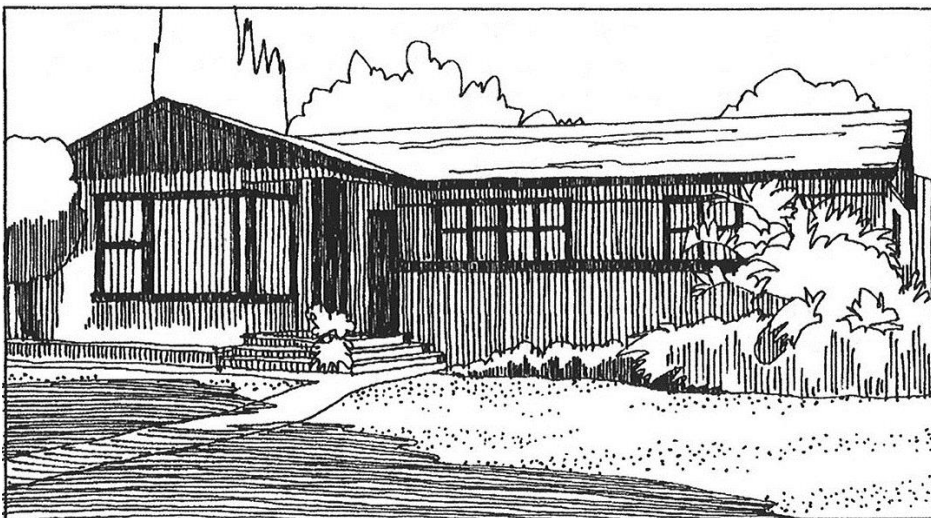
<sup>2</sup> DOF, January 1997

<i>Unit Type</i>	<i>2000 #</i>	<i>%</i>	<i>2009 #</i>	<i>%</i>	<i>Change #</i>	<i>%</i>
Single-family, detached	33,453	45.00	33,743	44.5	290	0.9
Single-family, attached	6,377	8.60	7,135	9.4	758	10.6
2-4 units	7,511	10.00	7,469	9.8	-42	-0.6
5 or more units	23,231	31.00	23,600	31.1	369	1.6
Mobile homes	3,879	5.10	3,909	5.2	30	0.8
Other	24	0.03	0	0	-24	-24.0
<b>TOTAL</b>	<b>74,475</b>	<b>100.00</b>	<b>75,856</b>	<b>100.0</b>	<b>2,673</b>	

Source:

<sup>1</sup> US Census, 2000

<sup>2</sup> DOF, January 2009



## LAND USE CONSTRAINTS

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### GEOLOGICAL CONSTRAINTS

Soil conditions within the City are a direct result of stream and wind deposition. A soil survey by the U.S. Department of Agriculture, Soil Conservation Service shows that there are a wide variety of soils existing in the City, some of which may present constraints to future development.

In addition to soil constraints, numerous geological faults have been mapped within the Southern California region, many of which are located within 50 miles of the City. However, no known major fault traces are located in the City and Santa Ana is not included in an Alquist-Priolo Earthquake Fault Zone. The most significant issues warranting consideration include the following:

- **Expansive Soils** - Highly expansive soils require compaction prior to development to reduce the amount of swelling when wet. A high soil expansion hazard is present in Omni and Thapto soils which are found in the south central section of the City, south of Segerstrom Avenue between Susan Street and the Costa Mesa Freeway.
- **Erosion** - An erosion hazard is associated mainly with soils along the Santa Ana River and Santiago Creek. Since the Santa Ana River is channelized, erosion hazards remain only on Santiago Creek.
- **Surface Rupture** - Surface rupture refers to the tearing and/or displacement of the earth along a fault trace that has experienced an earthquake. No known or suspected faults are located within the City. As a result, the potential for surface rupture is considered to be low.
- **Ground Motion** - The intensity of ground shaking at a given location depends primarily on an earthquake's magnitude, distance from the source (epicenter), fault characteristics, and the characteristics of soils, and geology of the impacted area. Most emergency preparedness planners and geological scientists expect a major damaging earthquake within the next 20 years. The greatest potential for earthquake damage is expected to come from a large earthquake along the Newport-Inglewood fault. A Magnitude 7 earthquake on the fault would be expected to cause significant damage regionally.
- **Liquefaction** - The City of Santa Ana is located in an area with relatively high groundwater. In the event of a major earthquake, liquefaction within the City is generally not considered to be a hazard if the water table is deeper than 50 feet, except for areas along drainage channels with shallow groundwater. There are some areas in the City with groundwater depths of less than 50 feet. The south-central portions of the City (shown in Exhibit A-7), and those areas along the Santa Ana River contain soils which are susceptible to liquefaction.



- **Soil Subsidence and Settling** - Soils in portions of the City along the Santa Ana River may be subject to settling since most of these areas contain unconsolidated and recent alluvium. Subsidence and swelling, and ground settlement are generally due to the withdrawal of fluids from the earth such as oil or water. Groundwater pumping may also lead to land subsidence. Subsidence hazards in Santa Ana are shown in Exhibit A-8.

**FLOOD HAZARDS**

The Santa Ana River is the major drainage channel flowing through the City and many of the major storm drains in the City, are (directly or indirectly) connected to it. The lower Santa Ana River from Weir Canyon Road to the Pacific Ocean was improved as a part to the U. S Army Corps of Engineers’ Santa Ana Mainstream Project. The reach through Santa Ana consists mostly of a trapezoidal, concrete lined channel with a bottom width of 180 feet.

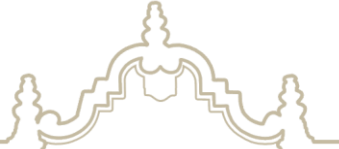
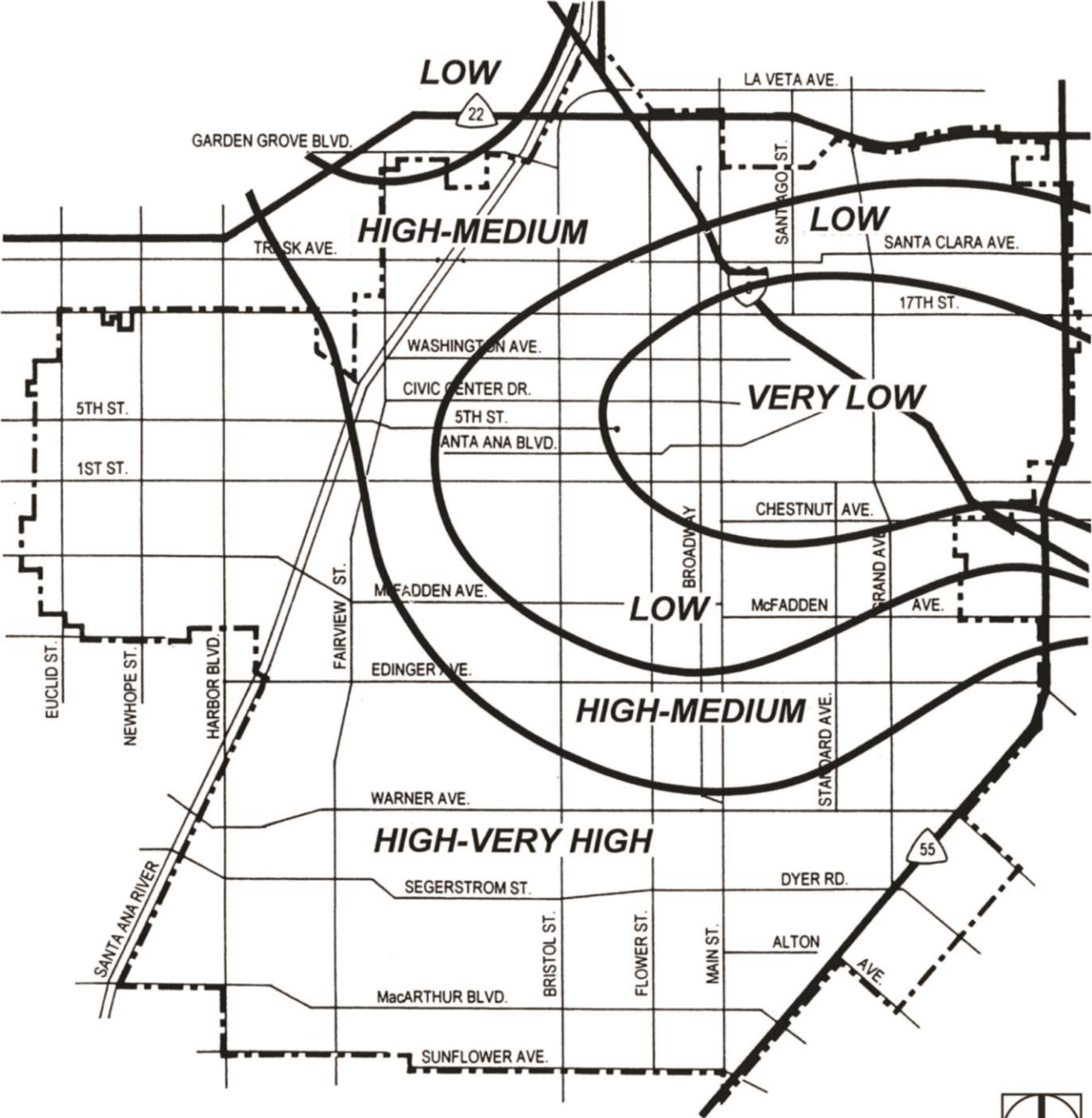
Santiago Creek is the main tributary to the Santa Ana River. The creek joins the Santa Ana River just south of Garden Grove Boulevard. Areas of the City located within 100 and 500-year flood plains are identified in Exhibit A-9.



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Exhibit A-7 Liquefaction

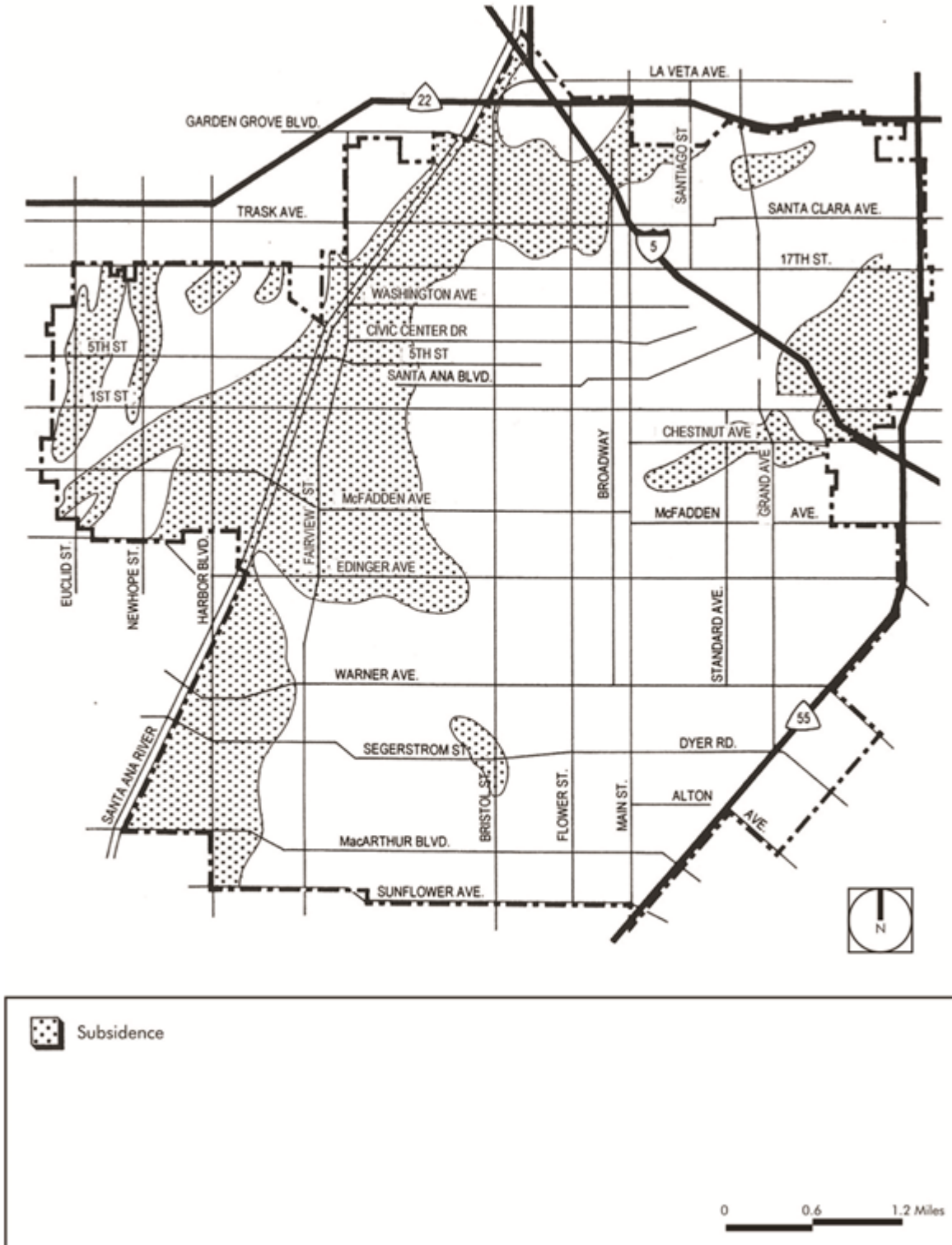


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Exhibit A-8 Subsidence

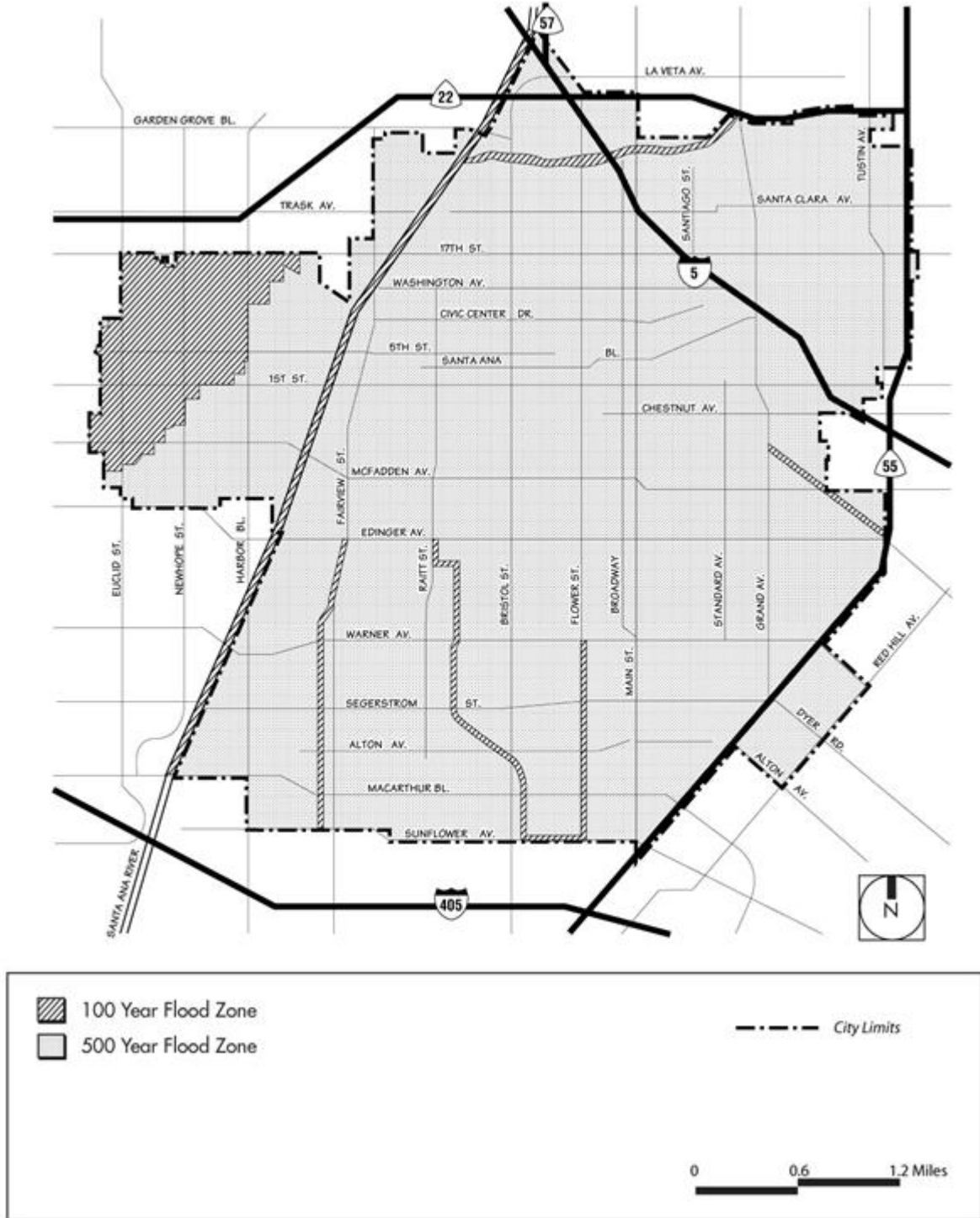


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Exhibit A-9 Flood Hazards



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## AIR QUALITY

Based on recent data, the area has experienced improved air quality as indicated by the low number of days in which clean air standards were exceeded. When considering the overall trend, some improvements were observed for ozone, carbon monoxide, and nitrogen oxide. This improvement is largely attributable to more stringent vehicle emissions standards, the elimination of older polluting vehicles, and cleaner burning fuels (leaded fuel is no longer permitted in the Los Angeles Basin). Finally, larger stationary emission sources are gradually being eliminated or undergoing retrofit with the best available pollution control technology.

Future development in the City will continue to be subject to the “clean air” requirements of the California Air Resources Board, South Coast Air Quality Management District, and the U.S. Environmental Protection Agency.

## TRANSPORTATION SYSTEMS

Santa Ana’s roadways are experiencing increased traffic congestion as are most areas of Orange County due to growth and development in the City and surrounding region. The increased traffic projected for coming years will result in additional congestion on local streets in the absence of mitigation. Key traffic issues considered the following:

- **Regional Transportation.** The City of Santa Ana is served by five freeways: the Santa Ana (I-5), the Garden Grove (SR-22), the Costa Mesa (SR-55), San Diego (I-405), and the Orange freeway (SR-57). These freeways are situated near the northern, eastern and southern boundaries of the City, and carry many daily commuters into the City, as well as to the surrounding region.
- **Local Roadways.** Local roadways in the City generally form a grid pattern in north-south and east-west directions. Major streets are within one half-mile or one-mile intervals, and interrupted mainly by the freeways and the Santa Ana River. Key circulation and transportation issues include the following:
- **Projected Traffic.** The year 2010 traffic volume projections for year 2010 for area roadways are based on the CSF-CDR housing, population, and employment projections. These projections indicate that the subregion’s housing units will increase by 23 percent by the year 2010 creating a corresponding increase in vehicular traffic.
- **Increased Traffic.** The City has experienced significant population growth during the past several decades. At the same time, a number of major commercial and employment centers have been developed in the City while additional development is envisioned in the near term. The preponderance of this population growth and new development occurred years after the City’s roadway network was initially constructed. Because of the nature and extent



of existing development, there are limited opportunities to expand, or otherwise improve the City's basic roadway system.

- **Roadway Improvements.** The County of Orange and Caltrans are working with a number of Orange County cities to improve the efficiency, and/or expand the capacity of selected major arterial roadways. A number of widening projects are planned in the City, as well as realignments of selected roadway segments.

## ECOLOGICAL RESOURCES

The City of Santa Ana is largely developed and there are few areas which have not been impacted by urbanization. The majority of the remaining open space areas within the City have been set aside for parkland, flood control, or other types of utility easements. Most of this open space has undergone significant modification and no longer reflects the native habitats which existed in the area prior to original European settlement. Santiago Creek is not channelized in its entirety, and some non-riparian habitats remain along this channel. Plant life in the City of Santa Ana is limited to non-native, introduced, exotic, and ornamental species which are used for landscaping.

- **Sensitive Species.** The California Department of Fish and Game maintains a listing (State and Federal) of endangered, rare, and threatened plants and animals, plus those which warrant listing by the scientific community. A review of the Natural Diversity Database indicated that sensitive species are limited to a possible occurrence of the San Diego Horned Lizard which is apparently found throughout the region but is restricted in range. The San Diego Horned Lizard was last sighted in 1922 in the northern section of Santa Ana, and is still presumed to be in existence today.
- **Potential Habitat Impacts.** The Natural Diversity Database identifies the San Diego horned lizard as an endangered species candidate. It was last seen in 1922 in the northern part of Santa Ana. The U.S. Fish and Wildlife Service recommends early consultation with their office for development projects which are likely to impact any of the listed species, in order to avoid or reduce impacts to such species and to resolve potential conflicts early in the development process.
- **Wetland Habitats.** The Santa Ana River is channelized and no longer contains wetland habitat. No natural blue line streams are identified in the area according to topographic maps published by the U.S. Geological Survey.
- **Locally Significant Species.** The official City flower is the hibiscus, and the official tree is the Jacaranda, which can be found along a number of roadway medians and parkways throughout the City.



## ENERGY AND MINERAL RESOURCES

At present, there are no mineral extraction activities in the City. Regionally significant resources are found farther north of the City, along the Santa Ana River within the cities of Orange and Anaheim. As an almost fully developed City, Santa Ana has an established electrical and natural gas distribution system in place.

- **Significant Mineral Aggregate Resource Areas (SMARA) Designations.** The Santiago Creek also provides aggregate resources in areas north of the City of Santa Ana. However, there are no SMARA areas designated within the City.
- **Mineral Extraction Activities.** While oil fields and drilling operations abound in Newport Beach and Huntington Beach, the City of Santa Ana is not known to lie above an oil or gas field.
- **Natural Gas.** The Southern California Gas Company (SCG) serves the entire region. An established network of gas supply and distribution lines provides natural gas service to most urban developments in the area. The Southern California Gas Company has stated that they will be able to service new development in Santa Ana without the need for expansion of existing facilities, except for properties which are currently within the pipeline network.
- **Electrical Energy.** Electrical service to the City is provided by Southern California Edison (SCE). SCE operates a comprehensive system of power generating transmission facilities. Utility easements and lines are located throughout the City providing electrical service to every parcel of land in the City. Underground utility districts have been established along most major streets under Southern California Edison's Rule 20-A. The under-grounding of overhead lines is an ongoing process in the City.
- **Energy Conservation.** Compliance with Title 25 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new development. SCE also offers public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

## MAN-MADE RISK

Land uses which handle hazardous materials are found throughout the City of Santa Ana. These uses are generally located on industrial land and on some large commercial sites which use or sell hazardous materials. Hazardous materials are utilized, generated, or stored by commercial land uses such as gas stations, dry cleaners, pest control services, photography shops, and other uses which store chemicals and hazardous materials on-site. Issues requiring consideration include the following:



- **Cerclis Sites.** The City of Santa Ana Fire Department, Regional Water Quality Control Board, the State Office of Planning and Research, and the U.S. Environmental Protection Agency maintain a listing of sites which use, store, or manufacture hazardous materials, or sites which have experienced contamination in the past. The list indicates sites which candidates for Superfund financial assistance.
- **Fire Hazards.** The City of Santa Ana is largely developed, and does not have any major areas containing flammable brush, grass or trees. Urban fire hazards may be expected in the City, such as those created by heavy industrial land uses, older structures which do not conform to current fire safety standards, human carelessness or accidents, the presence of hazardous materials, and arson.
- **Aircraft.** The John Wayne Airport (JWA) is located approximately one-half mile southwest of Santa Ana. Tall structures have the potential to cause obstruction to air navigation for JWA in specific areas as defined in the City of Santa Ana Airport Environs Element. The City of Santa Ana will submit for Airport Land Use Commission (ALUC) review new development or redevelopment projects that contain amendments to the City's General Plan or a specific Plan and/or adoption or approval of a zoning ordinance or building regulation, within the JWA planning area.

## NOISE EXPOSURE

Persons living, working, or otherwise visiting the City are subject to noise from a variety of sources. While traffic noise from major roadways and freeways within the area are the greatest contributor of noise, stationary sources produce a significant share. Noise is an important consideration in formulating the Land Use Plan, in that the Plan must consider land use compatibility in order to ensure that activities generating high noise levels are not located in areas where noise sensitive land uses are found.







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- **City’s Noise Control Ordinance.** The Santa Ana Noise Ordinance establishes standards for maximum noise levels within residential areas of the City. The exterior noise level standard is 55 dBA from 7 AM to 10 PM, and 50 decibels (dBA) from 10 PM to 7 AM. The interior noise level standard is 55 dBA from 7 AM to 10 PM, and 45 dBA from 10 PM to 7 AM. Standards for impact noise, simple tone noise, speech, music, and any other combination are 5 dBA lower than the above standards, and noise levels exceeding these standards are limited to relatively shorter periods of time.
- **Building Insulation Standards.** The California Administrative Code, Title 24, Building Standards, Chapter 2.35 outlines noise insulation performance standards in order to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. This section of the Government Code requires an interior noise level of 45 dBA or less for residential projects.
- **Noise Land Use Compatibility.** The State Office of Noise Control has prepared “Guidelines for the Preparation and Content of Noise Elements of the General Plans.” This publication provides a guide for gauging the compatibility of noise-sensitive land uses in areas subject to noise levels of 55 to 80 dBA. Residential uses are normally unacceptable in areas exceeding 65 dB CNEL (Noise Impact Zone 1) and conditionally acceptable in areas between 60 to 65 dB CNEL (Noise Impact Zone 2).
- **Traffic Noise.** The greatest source of noise affecting the City is vehicle traffic on major arterial roadways and area freeways. Many areas of the City are subject to high ambient noise levels in excess of 70 dBA. Most areas along major arterial roadways are subject to noise levels in excess of 65 dBA.
- **Airport Noise.** The City updated its Airport Environs Element detailing potential noise impacts for the Planning Area impacted by the John Wayne Airport. Although the area within the 60 and 65 CNEL contours (Noise Impact Zones 1 and 2) is relatively small, there are sound attenuation requirements to minimize the adverse effects on the community within the specified areas.



## UTILITIES

The City of Santa Ana, because of its built-out character, has a well developed system of public infrastructure which includes water supply and distribution, sewer facilities, and storm drains and other flood control facilities. This section provides an overview of those factors which were considered in the Element's preparation including water, sewer, and flood control infrastructure, as well as the handling and disposal of solid waste.

- **Water Service Purveyors.** Domestic water services in Santa Ana are primarily provided by the City of Santa Ana Public Works Agency. There are two small mutual water companies which serve a minor portion of the City through groundwater wells. The Santa Ana Water Department delivers an average of 43 million gallons of water daily to some 48,000 customers. This service is provided through 17 groundwater wells, 444 miles of water mains, and 8 storage tanks or reservoirs with a combined capacity of 45 million gallons. Wells in the Santa Ana area withdraw water from between 600 to 2,700 feet below ground level.
- **Water Supply.** Santa Ana is a member city of the Metropolitan Water District (MWD). MWD receives water from the State Water project emanating from sources in the Sierra Nevada range, and the Colorado River via Lake Havasu. Santa Ana pumps approximately 70 percent of its water supply from wells, and purchases 30 percent of its supply from MWD. The City's wells can provide a maximum of 71 millions gallons per day (mgd), and MWD can provide 65 mgd. In 1993, the City withdrew 29,704 acre-feet of water, and imported 11,007 acre-feet of water from MWD; 13.8 acre-feet of reclaimed water, and 4,614 acre-feet of water pumped through the In-Lieu Replenishment Program.
- **Sewers.** Approximately 500 miles of local sewer lines are maintained by the City of Santa Ana, with sewer trunks owned and maintained by the Orange County Sanitation District which provides trunk sewage collection, and sewage treatment services to the City of Santa Ana.
- **Sewage Treatment.** Sewage from the City is diverted into Reclamation Plant Number 1 in the City of Fountain Valley. This plant has a design capacity of 60 million gallons per day with expansion planned to increase capacity to 120 mgd. The Orange County Sanitation District has indicated that the District's facilities are adequate to handle the present demand for sewage treatment. Increases in development will require the construction of additional facilities, and the District's Master Plan provides for orderly development of the necessary facilities. Sewer connection fees from new developments pay for system improvements and upgrades, as needed, in accordance with the District's Master Plan. The District's Sewer Master Plan is currently undergoing an update which will generally provide for the provision of efficient and adequate sewage disposal services to the County.



- **Water Reclamation.** The Orange County Sanitation District’s Green Acres Project allows for the reuse of reclaimed wastewater for industrial and landscape irrigation uses. Approximately 980 acre-feet of recycled water is currently used for irrigation in Fountain Valley, Santa Ana and Costa Mesa. As much as 7,500 acre-feet of wastewater is planned for treatment and reuse, and will extend this service to the cities of Newport Beach and Huntington Beach.
- **Solid Waste Collection.** Great Western Reclamation is the exclusive solid waste hauler in the City of Santa Ana. The company has approximately 40,600 residential customers and 5,500 commercial, industrial and other customers, as of June 1997. Solid waste is brought by truck to the Sunset Environmental Service Transfer Station in Irvine and the CVT Transfer Station in Anaheim. Residual wastes are trucked to the Frank Bowman Brea Olinda/Alpha-Olinda Landfills.
- **Waste Reduction.** In 1995, the City generated approximately 293,117 tons of solid wastes. Some 55,941 tons of these wastes were recycled for a diversion rate of approximately 19%. This diversion was mainly due to the use of a materials recovery facility for all wastes. A curbside recycling program was started in 1996 and is expected to increase waste diversion. The City of Santa Ana has adopted a Source Reduction and Recycling Element (SRRE) in 1992 which outlines the City’s commitment to a 25 percent solid waste reduction by 1995 and a 50 percent reduction by 2000. The plan calls for recycling, composting, special waste disposal, and education and public information programs.

## CULTURAL RESOURCES

Cultural Resources include both archaeological resources for which the City has a great potential, since the Santa Ana River flows directly through it. Most prehistoric settlements were located near sources of water. The original town of Santa Ana was founded in 1869 by William Spurgeon as an agricultural area of citrus and walnut groves, with the town center consisting of a shopping area and post office. By 1889, Santa Ana was the County Seat with development occurring at a rapid pace. By the turn of the century, the City was the governmental and financial center of Orange County.

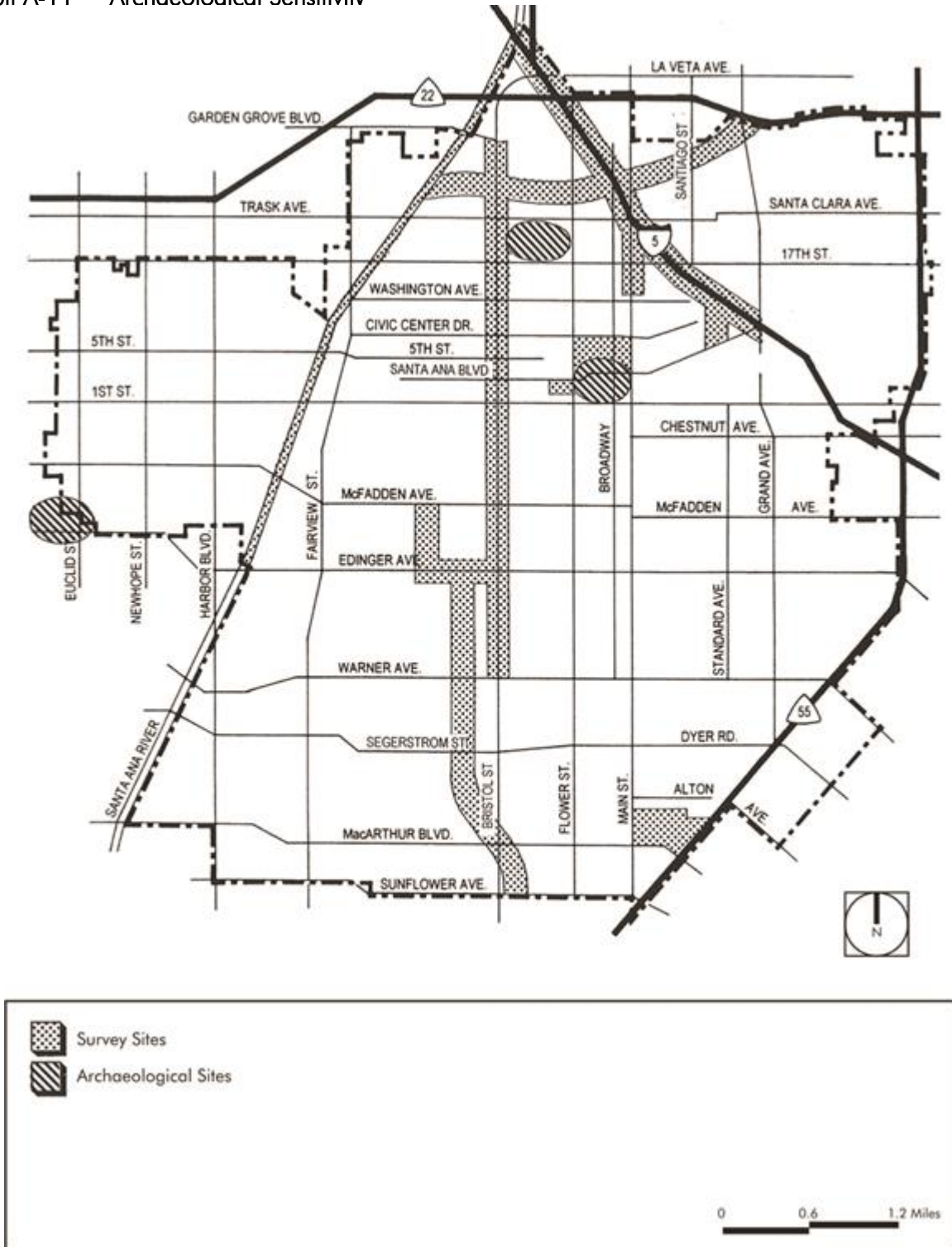
- **Archaeological Resources.** An archaeological record search at the UCLA Institute of Archaeology indicated there is one recorded prehistoric site in the City. The site, near Santiago Creek in the northwest section of the City, contained grinding stones, and was disturbed by the development of a residential subdivision in 1965. An additional six prehistoric sites are located within one mile of City boundaries.



- **Historic Sites.** Eighteen post contact (following European contact) archaeological sites have also been identified in the area. Two sites are within the downtown area of the City. One site contained a large 19th Century cistern, refuse pits, and sub-surface architectural features. Occupation of the site was dated to around the 1870's. The second site contains numerous refuse pits and architectural features. Occupation was also estimated to be in the 1870's, and assumed to be part of the first site.
- **Cultural Resource Management.** The UCLA Archaeological Information Center recommends that future development located adjacent to areas where archaeological resources have been found be reviewed by the South Central Coastal Information Center in order to identify sensitive areas. The assessment may include a records search, a physical walk-over, and test excavations. Potentially sensitive areas are indicated in Exhibit A-11.
- **National Register Sites.** There are a number of sites in the City which are considered to be National and State historic resources. These sites are shown in Exhibit A-12. Aside from the sites listed in the National Register of Historic Places, the City has developed a list of culturally significant sites which have been included in the Santa Ana Register of Historic Properties. The California State Historic Resources Inventory also includes some 1,500 structures and sites in the City. Significant resources are specifically identified in the Land Use Element EIR.
- **Historic Districts.** There are a number of historic districts in the City. Aside from Downtown, French Park and Henninger Park, other historic areas of the City include North Broadway, Floral Park, North Central, Northeast and Wilshire Square neighborhoods.
- **Locally Designated Sites.** The City has recently completed a survey of historical properties (constructed prior to 1940) by neighborhood. Approximately 1,340 structures were identified as having potential historic significance which must be evaluated prior to demolition or alteration. Revised standards for historic structures are expected to be developed in the future. The City has formed a Historic Resources Review Committee to develop a new historical preservation ordinance in response to under-utilization of the present ordinance, as well as continuing occurrences of historic structure demolition.



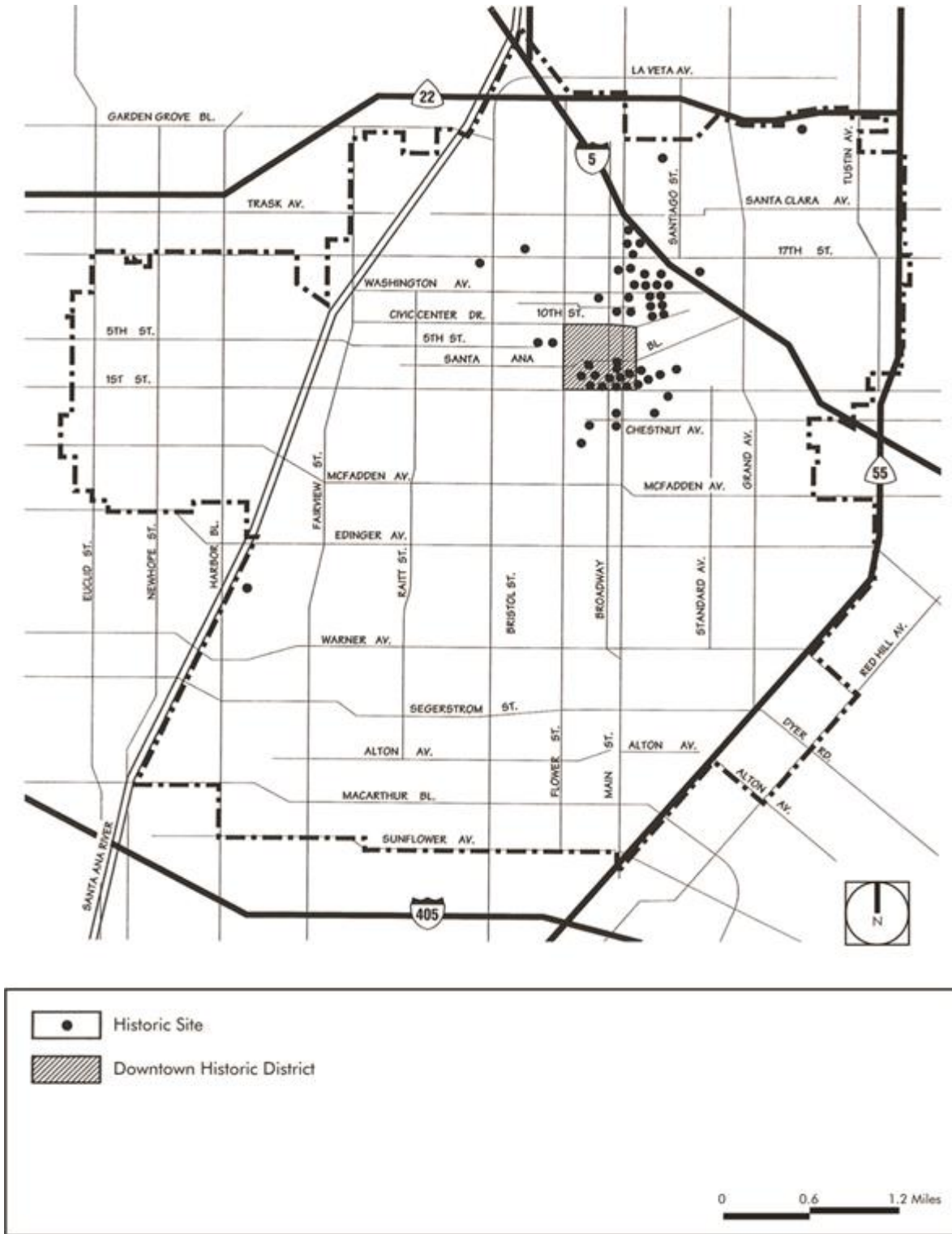
Exhibit A-11 Archaeological Sensitivity



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Exhibit A-12 Historic Resources



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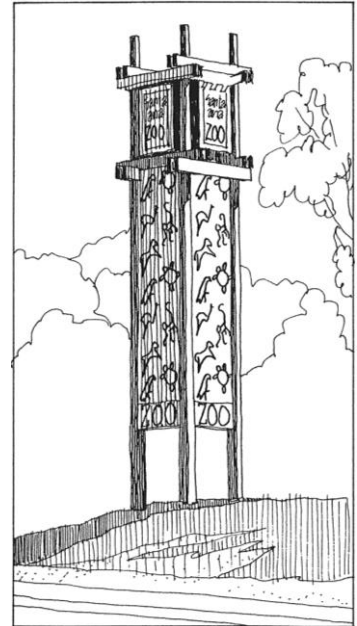


## OPEN SPACE AND RECREATION

The Open Space land use designation covers a variety of public and private land uses including, but not limited to, parkland, golf courses, cemeteries, railroad rights-of-way, riverbeds and creek beds. The common theme among these properties is that they contain little or no development and provide opportunities for the active or passive enjoyment of an open space. Open spaces are further discussed in the Open Space and Recreation Element.

The City has 38 parks and recreation facilities, and operates playgrounds at several school sites. The City parks cover approximately 358 acres. The City also maintains three senior citizen centers and two community service centers. Key issues considered in the formulation of this Land Use Element include the following:

- **Open Space Standards.** The City’s current standard for parkland is 2.0 acres per 1,000 residents. This standard is relatively conservative. By comparison, the National Parks and Recreation Association recommends a standard of between 2.5 to 5.0 acres of parkland for every 1,000 residents. The parkland to population ratio is currently at 1.2 acres per thousand population. In 1980, the parkland ratio was 1.7 acres per thousand population, but with substantial increases of the City’s population during the 1980’s, new parks have not been developed at a rate sufficient to maintain or increase the City’s parkland ratio.
- **Open Space Need.** Based on the City’s current 2009 population of 355,662 residents (State of California Department of Finance), a total 711 acres of parkland would be required to meet the 2 acre per 1,000 residents standard. The City currently has 358 acres of parkland.
- **Park Utilization.** Park use is very heavy during the late afternoon and early evening hours throughout most of the week particularly during the summer months. Because of the heavy use and the lack of funds available for capital improvements and routine maintenance, there is presently a need to replace and improve equipment at all existing parks, especially children’s playground equipment. The City has a park acquisition development fund which is utilized for new park development.
- **Joint Use.** Regional parks near the City of Santa Ana which may be utilized by residents include the Mile Square Regional Park in Fountain Valley and Fairview Regional Park in Costa Mesa. Mile Square Regional Park is located on a 640-acre site near the southwest boundary of the City. The Fairview Regional Park is located southwest of Santa Ana, and includes 210 acres of park land. In addition, the City of Santa Ana and the school districts have joint use agreements for school play fields and parks. Also, Newport Beach which has excellent public access and facilities is less than 20 minutes from Santa Ana.



- **Trails.** The Santa Ana River Greenbelt corridor includes various city and regional parks, flood control facilities, bicycle and hiking trails, and water district facilities. A one-mile segment of the Santiago Creek bicycle trail has been completed at this time. Once finished in its entirety, this trail will run northeasterly to the intersection of Black Star Canyon Road and Santiago Canyon Road. Other Class I bikeways in the City are found along the Southern Pacific Railroad (SPRR) tracks to the south, the Santa Ana Gardens Channel, Flower Street, and Maple Street. Class II bikeways (striped and dedicated bike lanes) in the City run along segments of Raitt Street, Greenville Street, Ross Street, Chestnut Avenue, Santa Ana Boulevard, Fairview Street, the Santa Ana Gardens Channel, the Santa Ana Gardens Channel, Flower Street, and Sunflower Street.





**SPECIFIC DEVELOPMENT No. 84**  
**AMENDMENT APPLICATION 05-09**  
**NS-2803**

ORDINANCE NO. NS-2803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING CHAPTER 41 OF THE SANTA ANA MUNICIPAL CODE REGARDING TIME LIMITS FOR SPECIFIC DEVELOPMENT PLAN, MODIFICATION OF THE APPROVAL OF OVERLAY ZONE SITE PLANS, NONCONFORMING USE, AND REPEALING THE C3 AND C3-A ZONES (ZOA 2010-01)

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

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

- A. The changes to the zoning code are to facilitate the creation of the Specific Development No. 84, The Transit Zoning Code. The changes include the repeal the C3 and C3-A zones, and changes to the time limits for specific development plans, modification of the approval process for overlay zone site plans, and a nonconforming code clean up.
- B. On May 27, 2010, the Planning Commission held a duly noticed public hearing, and by a vote of 5:0 (Betancourt abstained, Yrarrazaval absent) voted to recommend that the City Council:
  1. Adopt a resolution certifying the Final Environmental Impact Report No. 2006-02 prepared for the proposed Transit Zoning Code (SD 84A and 84B) and the proposed redevelopment of properties owned by the Santa Ana Redevelopment Agency in the Station District (collectively, the Proposed Project); adopting the Mitigation Monitoring and Reporting Program, adopting the CEQA Facts, Findings and a Statement of Overriding Considerations; and approving the Proposed Project.
  2. Adopt a resolution approving General Plan Amendment No. 2010-01.
  3. Adopt an ordinance approving amendments to various zoning provisions of Santa Ana Municipal Code Chapter 41 (ZOA No. 2010-01).
  4. Adopt an ordinance approving the creation of Specific Development No. 84, approving the rezoning of properties from various zones to Specific Development No. 84, repealing Specific Development No. 30, 37, 47 and 71, and amending the height exemption areas map (AA No. 2005-09).

5. Adopt a resolution approving Transit Zoning Code Architectural Style Guidelines and Transit Zoning Code Street Network Concepts.
- C. The City Council of the City of Santa Ana held a duly noticed public hearing on the above said actions for the Transit Zoning Code Specific Development District (SD-84) on June 7, 2010, and at that time considered all testimony, written and oral.
  - D. At the duly noticed public held on June 7, 2010, the City Council, by resolution, certified the Final Environmental Impact Report (Final EIR) No. 2006-02 prepared for the proposed Transit Zoning Code (SD 84A and 84B) and the proposed redevelopment of properties owned by the Santa Ana Redevelopment Agency in the Station District; was completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 *et seq.*), was presented to the City Council for review and consideration, and reflects the City of Santa Ana's independent judgment and analysis; adopted the CEQA Findings of Fact and Statement of Overriding Considerations; and adopted the Mitigation Monitoring and Reporting Program. At the June 7, 2010 meeting, the City Council also adopted a resolution approving General Plan Amendment No. 2010-01; an ordinance approving the creation of Specific Development No. 84, the rezoning of properties from various zones to Specific Development No. 84, repealing Specific Development No. 30, 37, 47 and 71, and amending the height exemption areas map (AA No. 2005-09); and a resolution approving Transit Zoning Code Architectural Style Guidelines and Transit Zoning Code Street Network Concepts. This ordinance incorporates by reference, as though fully set forth herein, the ordinance and resolutions and said Final Environmental Impact Report, Mitigation Monitoring and Reporting Program, CEQA Findings of Fact and Statement of Overriding Considerations, and all of their respective facts, findings and conclusions in support of this ordinance and the findings made herein.

Section 2. Section 41-12 is hereby amended to read as follows:

**Sec. 41-12. Accessory structure or building.**

An accessory structure or building is a detached building or structure, part of building or structure that is incidental or subordinate to the main building, structure or use on the same lot or parcel of land, without cooking facilities and is used exclusively by the occupant of the main building.

Section 3. Section 41-184 is hereby amended to read as follows:

**Sec. 41-184. Districts established.**

In order to carry out the purpose and provisions of this chapter, the city is divided into the following districts:

- A1 -- General agricultural
- RE -- Residential-estate
- R1 -- Single-family residence
- R2 -- Limited multiple-family residence
- R3 -- Medium-density multiple-family residence
- R4 -- Suburban apartment
- P -- Professional
- GC -- Government center
- C1 -- Community commercial
- C1-MD—Community commercial/Museum District
- C2 -- General commercial
- C4 -- Planned shopping center
- C5 -- Arterial commercial
- CR --Commercial residential
- M1 -- Light industrial
- M2 -- Heavy industrial
- C-SM -- South Main Street commercial district
- O -- Open space
- TV -- Transit Village
- DT -- Downtown
- UC -- Urban Center
- CDR -- Corridor
- UN-2 -- Urban Neighborhood 2
- UN-1 -- Urban Neighborhood 1
- SP -- Specific plan
- SD -- Specific development
- MO -- Military operations

OZ --Overlay zone

Section 4. Section 41-195.5 is hereby amended to read as follows:

**Sec. 41-195.5. Temporary outdoor activities.**

Notwithstanding any other provision of this chapter, the following activities may be conducted in any C1, C1-MD, C2, C4, C5, M1, M2, CSM, GC, P, SD with commercial use, or SP with commercial use district and are not required to be carried on within an enclosed building, provided they are carried on in accordance with the limitations hereinafter set forth, and provided a land use certificate is first obtained in accordance with sections 41-675 through 41-677:

- (a) Bazaars, fiestas and fund-raising events, provided the activities do not occur on the same lot more frequently than six (6) days in any one-year period, do not continue on the same lot for more than three (3) successive days, do not begin earlier than 10:00 a.m. and do not continue past 10:00 p.m. Monday through Saturday and do not begin earlier than 11:00 a.m. and do not continue past 9:00 p.m. on Sunday. Provided, however, activities in the SD65 district and museum and science center activities in the C1-MD district, may not occur more frequently than one (1) time per month, do not continue on the same lot for more than three (3) successive days and are not held more than twelve (12) times per year.
- (b) Rummage sales, promotional events, sidewalk or parking lot sales, and temporary sales booths, provided the activities do not occur on the same lot more frequently than six (6) days in any one-year period and do not continue on the same lot for more than two (2) successive days.
- (c) Mobile library, medical and veterinary units, provided activities are not conducted on the same lot for more than six (6) days in any one-year period, do not begin earlier than 8:00 a.m., and do not continue past 5:00 p.m.
- (d) Outdoor auctions, provided that activities are not conducted on the same lot more frequently than four (4) days in any one-year period, do not begin earlier than 8:00 a.m., and do not continue past 5:00 p.m.
- (e) Seasonal activities for uses such as, but not limited to, fireworks stands, pumpkin lots and Christmas tree lots, provided that pumpkin lots do not set up more than thirty (30) days prior to Halloween and are removed within one (1) day after Halloween, Christmas tree lots do not set up more than thirty (30) days prior to Christmas and are removed within one (1) day after Christmas and fireworks stands are in compliance with Chapter 14, Article II of this Code.
- (f) Carnivals, circuses, radio or d.j. remotes and outdoor music concerts, provided the following conditions are met:



(1) The activity is not conducted on the same lot for more than five (5) successive days in any one-year period and may not occur more than five (5) days in any one-year period.

(2) Hours of activities shall not begin earlier than 10:00 a.m. and do not continue past 11:00 p.m. Monday through Saturday and do not begin earlier than 11:00 a.m. and do not continue past 9:00 p.m. on Sunday.

(3) Off-street parking shall be provided in the manner prescribed in Article XV of the Santa Ana Municipal Code.

(4) On-site circulation shall be maintained in a manner that will assure efficient internal parking lot circulation. Also, lots shall assure that vehicles need not exit on the street then re-enter the lot to find another parking space.

(5) No equipment and/or rides may be located on the lot of such activity for more than forty-eight (48) hours prior to opening day.

(6) All equipment and rides used for such activity must be removed within twenty-four (24) hours of closing, day of activity.

(7) Noise sources associated with construction, dismantling of equipment, deliveries and rides, shall be permitted provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, Saturday or Sunday.

(8) A 30-foot setback clear of, but not limited to, equipment, booths, stages and rides shall be maintained at all times along any property line abutting residential uses.

(9) The activity is subject to cancellation or additional conditions if conducted in a manner detrimental to the health, safety, or welfare of the community as determined by authorized City of Santa Ana representatives including police, fire, public works, or downtown development.

(g) Activities approved with alcohol sale and/or consumption shall obtain the appropriate license from the State Department of Alcoholic Beverage Control ("ABC") and will be subject to the following:

(1) All cooking: equipment (grills, barbecues, etc.) must be turned off one-half ( 1/2) hour before the activity closure each evening.

(2) The sale, service and consumption of alcohol shall occur only within a fenced-in area. This area shall be designated with appropriate signage identifying it as such and shall be approved by the police department.

(3) The applicant shall ensure that security personnel are on duty at all times and monitoring the fenced-in area designated for the sale, service and consumption of alcohol. Security personnel shall

prevent people from carrying alcoholic beverages outside the designated area noted in 41-195.5(g)(2).

(4) Advertising which indicates the availability of alcoholic beverages shall be posted at the point of beverage dispensing only.

(5) Alcoholic beverages shall be served in distinctive cups, which are different from those used for non-alcoholic beverages.

(6) No more than two (2) cups containing alcoholic beverages may be sold to a customer at a time. All alcoholic beverages shall be sold in paper or plastic cups and not in their original glass or metal containers.

(7) The server is prohibited from selling alcoholic beverages to an obviously intoxicated person.

(8) The server is prohibited from consuming alcoholic beverages.

(9) The sale, service and consumption of alcoholic beverages shall cease one (1) hour prior the end of the activity.

(h) All temporary outdoor activities shall be subject to the following:

(1) The applicant must provide a minimum number of state licensed, uniformed security guards for each day of the activity. This minimum number is to be determined by the chief of police or his authorized representative during the application process. These guards shall be present from the opening of the activity until closing and all persons have vacated the grounds. Under special circumstances city police officers may be required in addition to the security guards. The applicant will bear the cost of the police officers.

(2) Security guards must carry a cellular phone.

(3) All personnel serving as security guards must wear attire such as a jacket, shirt, vest, etc., that clearly identifies them as security.

(4) All security personnel shall have equipment enabling two-way communication with other security personnel.

(5) The applicant shall be required to pay for any additional police services that may result from the activity.

(6) Noise levels generated by the activity must remain under specified S.A.M.C. levels.

(7) The sale of tickets must cease thirty (30) minutes prior to the closure of the activity daily.

Section 5. Section 41-198.200 is hereby amended to read as follows:

**Sec. 41-198.200. Cyber cafes.**

Notwithstanding any other provisions of this chapter, cyber cafes may be conducted in any C1, C2, C4, and C5 zones, provided they are carried on in accordance with the limitations hereinafter set forth, and provided a ministerial land use certificate is first obtained in accordance with sections 41-675 through 41-677 of this Code. Cyber cafes shall not be permitted in a special districts or a specific plan unless explicitly set forth as a permissible use.

Section 6. Section 41-199 is hereby amended to read as follows:

**Sec. 41-199. Laundromats.**

Laundromats may be permitted in the C1, C2, C4 and C5 districts subject to the issuance of a conditional use permit. Laundromats are not permitted in any other use district. Laundromats shall comply with the following development and performance standards:

(a) Minors (under eighteen (18) years of age) shall not be permitted to enter or remain in a cyber cafe during the following periods unless accompanied by a parent or legal guardian:

(1) Between 8:00 a.m. and 3:00 p.m., or after 10:00 p.m. on Monday through Friday of each week;

(2) Saturday and Sunday after 10:00 p.m.

(3) The above weekday daytime hours of restriction shall not apply to vacation days or school holidays as established by any public school district or private school, kindergarten through twelfth grade, operating within the city.

(4) Notice of these hours of restriction for minors shall be posted at the entrance in lettering of at least two (2) inches in size.

(b) The cyber cafe shall not be open to customers, patrons or any member of the public between the hours of 12:00 a.m. to 7:00 a.m.

(c) "No loitering" signs shall be posted at the front and rear of the business. In addition, a waiting area with not less than eight (8) seats shall be provided for customers waiting to use a computer. No outside waiting or seating area is permitted.

(d) No person shall be permitted to consume alcohol on the premises.

(e) Employees shall be at least twenty-one (21) years of age. There shall be a minimum of one (1) employee managing the cyber cafe during all working hours. If the business has more than thirty (30) computers, the business is required to add one additional employee for every additional thirty (30) computers, or portion thereof, and for every thirty (30) computers thereafter, or any portion thereof. During each employee's

working hours, the employee shall wear a badge identifying the business and the employee's full name.

(f) Occupancy shall not exceed that required under the uniform building code and uniform fire code, and the maximum occupancy load shall be posted at the main entrance.

(g) The establishment shall maintain and operate a camera/video surveillance system with recording capability during all business hours. The system shall cover the entire interior of the premises and all entrances to and exits from the establishment. The camera/video surveillance system shall be capable of delineating on playback of the system the activity and physical features of persons or areas within the premises.

(1) Tapes/disks shall be kept a minimum of seventy-two (72) hours.

(2) The business owner shall permit the city to inspect the tapes/disks during business hours. The system shall be maintained in good working order, including the running of the tape/disks.

(3) A sign shall be posted inside and at the entrance to the establishment indicating that the premises are under camera/video surveillance.

(h) The business owner shall submit and receive approval of a fire exit plan from the city's fire department. The plan shall address all existing requirements of the uniform building code and uniform fire code. This includes, but is not limited to, providing an exiting plan showing equipment location, aisle locations and dimensioned widths, and having approved exit doors and panic hardware.

(i) Any adult entertainment business is prohibited unless specifically approved pursuant to the requirements of Chapter 41, Article XVII of this code.

(j) Window areas shall not be covered or made opaque in any way. All windows and entrances must be unobstructed at all times so as to allow an unimpaired line of sight by a police officer.

(k) The business operator, at his/her expense shall provide a California licensed uniform security guard on the premises Monday through Friday between 4:00 p.m. and closing, and Saturday through Sunday between 12:00 p.m. and closing.

(1) The chief of police is authorized to require a specific owner/operator to provide a security guard(s) on the premises at other hours of the day in the event that there are significant calls for service relating to assaults, gang related activity, weapons offenses, disturbances, and juvenile related crime, including truancy, or other good cause.

(2) Any decision of the chief of police may be appealed to the city council. Any appeal shall be made within ten (10) calendar days following the date of the decision by the chief of police. Further, such appeal period shall end at 5:00 p.m. on the tenth calendar day following such date of the written decision by the chief of police. If such tenth calendar day ends on a Saturday, Sunday or holiday, the ten-day period shall end at 5:00 p.m. on the next regular business day.

(3) All appeals shall be in writing and on forms provided by the planning department and shall specify wherein there was any error of decision or requirement by the chief of police. Furthermore, a copy of such appeal shall be filed with the planning department and the clerk of the council.

(4) Upon receipt of such appeal, the planning department shall set the matter for hearing by the city council.

(5) The city council may, after public hearing, affirm, reverse, change, or modify the original decision and may make any additional determination it shall consider appropriate within the limitations imposed by this chapter. Such decision shall be filed with the clerk of the council, and the planning department; one (1) copy thereof shall be sent to the applicant.

(l) Lighting levels on the premises within sixty (60) feet of the use and in all required parking areas shall be maintained at a minimum 1 footcandle of light. Interior lighting shall be at maintained at a minimum of thirty (30) footcandles of light.

(m) No exterior pay phones shall be permitted.

(n) No pool tables or other amusement devices not directly related to Internet computer devices shall be permitted.

(o) No gaming tournaments for cash prizes shall be permitted.

Section 7. Section 41-199.1 is hereby amended to read as follows:

**Sec. 41-199.1. Banquet facilities.**

Banquet facilities may be permitted in the P, C1, C1-MD, C-SM, C2, C4, C5, CR zoning districts and in any specific plan or specific development zoning district wherever restaurants and eating establishments are permitted, as a primary and ancillary use, subject to the issuance of a conditional use permit. Banquet facilities may be permitted in the M1 and M2 zoning districts as an ancillary use to restaurants and eating establishments, subject to the issuance of a conditional use permit. Banquet facilities shall comply with the following development and operational standards:

(a) All banquet facilities require a kitchen facility, including but not limited to, an oven, stove, refrigeration, freezer, exhaust hood, grease receptor, cutting and preparation areas, dishwashing area or machine, employee sink and mop, and appropriate counter/service facilities.

(b) All banquet facilities require sanitation facilities in compliance with the California Building Code building standards.

(c) Whenever there is entertainment with or without alcohol, the banquet facility shall provide a uniformed state licensed security guard, as approved by the chief of police, at the rate of one (1) guard/one hundred (100) attendees, with a minimum of one (1) security guard, or other security measures as approved by the chief of police. The guards shall be present until all attendees have left the premises.

(d) All banquet facilities shall provide exterior lighting in compliance with police department requirements.

As used herein, a banquet facility is a facility available for rental and used for the purpose of meetings, parties, ceremonious gatherings, dining or entertainment. For the purposes of this definition, the term rental shall mean to obtain the possession and use of a facility, or a portion of a facility, on a short term, hourly or daily basis where occupancy is closed to the general public in exchange for monetary or other form of compensation.

Section 8. Article III. Division 14 is hereby repealed in its entirety.

Section 9. Article III. Division 14.5 is hereby repealed in its entirety.

Section 10. Section 41-593.8 is hereby amended to read as follows:

**Sec. 41-593.8 Specific development plan approval time limits and extensions.**

The specific development plan shall not be deemed valid until all of the conditions as approved by the zoning administrator, planning commission, or city council have been complied with and released by the planning manager. The specific development plan approved in accordance with the procedures and considerations as provided in this division shall automatically become void after one (1) year from the effective date of such approval when the owner fails to institute an action to erect, build, alter, move or maintain the use of the property as specified in the terms and conditions of the specific development plan. However, at the initial hearing of the zoning administrator, planning commission or city council may provide, by appropriate conditional approval, for extensions of time beyond the two-year period. Furthermore, the city council by may, by resolutions, extend the date on which a specific development plan becomes void for a period or periods not exceeding three (3) years in total beyond the date it would otherwise become void.

Section 11. Section 41-595.2 is hereby amended to read as follows:

**Sec. 41-595.2. Uses permitted and development standards "OZ" suffix.**

When the "OZ" symbol is applied as a suffix in combination with the district symbol, the overlay zone regulations are intended to apply only to those proposed uses which are permitted or conditionally permitted in the overlay zone to which the suffix is combined. In any case where the development project does not choose to adhere to the overlay zone, the standards and regulations of the underlying zoning district shall apply.

Section 12. Section 41-595.5 is hereby amended to read as follows:

**Sec. 41-595.5. Approval of overlay zone site plans.**

No permit for a building or structure shall be issued for any property subject to the provisions of this division until the following requirements have been met:

- (a) If the property is within a zoning district classification combined with an OZ suffix and the applicant wants to apply the overlay zone, the applicant must obtain for said property an overlay zone site plan review permitting use of the property in accordance with an overlay zone plan.
  - (1) Said site plan review permit shall be approved, conditionally approved, or denied by the Planning Commission in accordance with the provisions of article V of this chapter applicable to a conditional use permit.
  - (2) After the City Council has completed the review of the written finding of fact of the planning commission pursuant to section 41-642, the property shall be subject to the standards and regulations of the overlay zone and any overlay zone site plan review conditions of approval.
  - (3) All development shall be in compliance with all conditions of approval prior to issuance of a utility release by the executive director of the planning and building agency.
  - (4) Upon the issuance of the utility release or the Certificate of Occupancy, whichever comes first, the Executive Director of Planning and Building shall amend the sectional district map to reflect the overlay zone as the sole zone on the property.
- (b) If the property is within an OZ district, the overlay zone plan must be adopted by ordinance of the city. Such ordinance, in addition to adopting the overlay zone site plan, shall specify the uses permitted on such property, together with any restrictions or conditions pertaining to such uses.
- (c) If an overlay zone site plan of the type specified in subparagraph (2) of section 41-595.3(a) as consisting of standards and regulations is approved, the applicant must thereafter prepare plans

and drawings as specified in paragraph (1) of said section in conformity with such overlay zone plan and obtain approval thereof by resolution of the planning commission after review and recommendations by the planning manager. No building permit or utility release shall be issued except for development in accordance with such approved plans and drawings.

Section 13. Section 41-610.5 is hereby amended to read as follows:

**Sec. 41-610.5. Wall and fence requirements in the industrial and commercial zones.**

(a) In the industrial and commercial zones, walls and fences shall not exceed ten (10) feet in height, and shall not exceed four (4) feet in height where the wall or fence extends into the required front yard or any required landscaped area.

(b) On any lot in a C1, C2, C4, or C5 district, a concrete block wall not less than five (5) feet in height shall be erected along any property line contiguous to any residentially zoned property, except that such wall shall not exceed the height limitations prescribed in subsection (a) of this section. This requirement may be waived by the planning commission upon a finding that the abutting property is in a period of transition to nonresidential use, or that, due to special circumstances, the wall would not promote the public health, safety, or welfare.

(c) Barbed wire is not permitted as part of a wall or fence except as follows:

- (1) In the M1, M2 and LM districts: barbed wire is permitted subject only to the restrictions set forth hereinafter.
- (2) In the C1, C2, C4 and CM districts: barbed wire is permitted only in a rear yard or side yard which is not viewable from a public street and is subject to the restrictions set forth hereinafter.
- (3) Barbed wire may not be used above the height limitations set forth in subsection (a) of this section.
- (4) Barbed wire may not be used as part of any wall or fence which is adjacent to property used for residential purposes or to property which is used as a school, church, park, or youth center.

Section 14. Section 41-622 is hereby amended to read as follows:

**Sec. 41-622. Mechanical equipment or appurtenances: Regulations.**



All mechanical equipment or appurtenances located on the roof or on the exterior of a building shall be screened.

Every application for a building permit for the development of property shall be submitted to the planning department and shall be accompanied by detailed architectural drawings and plot plans, all to a workable scale, showing the elevation and location of the proposed screening structures or facilities, existing buildings and proposed addition, and any other pertinent information considered appropriate by the applicant or planning director pursuant to this section.

Section 15. Section 41-629 is hereby amended to read as follows:

**Sec. 41-629. Zoning administrator; administrative functions.**

The zoning administrator may, as a part of his administrative function, authorize:

- (1) The temporary use of trailers for office space which are utilized in conjunction with any permitted use in the P, , C1, C2, , C4 and C5 districts for a period of time not exceeding two (2) years from the date of approval; provided said determination shall be in writing and show that the temporary office use is in harmony with the purpose and intent of this chapter.
- (2) The construction of open buildings in the C1, C2, and C5 districts; provided said determination shall be in writing and show that the open buildings are not detrimental to the surrounding area and the open portions of the structures are not visible from adjacent properties or public streets.

However, the planning director may determine that a variance is necessary when a proposed temporary office trailer or an open building is so located as to be of importance to the adjoining property owners or to be in conflict with the orderly development of the area.

Section 16. Section 41-685 is hereby amended to read as follows:

**Sec. 41-685. Change of a nonconforming use.**

- (a) The conversion of a residence in any commercial or industrial district to a use permitted in that district shall conform in every respect to all requirements and conditions set forth for such new use by this chapter.
- (b) Except as specified in section 41-685.5, a commercial use in the M1 or M2 district which is a nonconforming use by reason of the absence of a conditional use permit may be changed to another commercial use without the necessity of obtaining a conditional use permit.

Section 17. Article XI Division 7 is hereby repealed in its entirety.

Section 18. Section 41-1307.1 is hereby amended to read as follows:

**Sec. 41-1307.1. Bicycle parking spaces.**

All development projects (as defined by Section 41-668) shall provide short term bicycle parking on-site as follows:

- a. Retail and service commercial development shall provide bicycle parking at a rate of five (5) percent of the required automobile parking, but not less than four (4) bicycle spaces.
- b. Office, industrial and manufacturing development of greater than 15,000 gross square feet shall provide a minimum of two (2) bicycle parking spaces.
- c. Multifamily residences of five or more units shall provide a minimum of four (4) bicycle spaces.
- d. Key activity locations and public gathering uses including but not limited to theaters, recreation facilities, libraries, churches/temples, and schools shall provide a minimum of four (4) bicycle parking spaces or eight (8) bicycle parking spaces if more than 50 parking spaces are required.
- e. If a use conducted in a building or on a site is not clearly defined as it relates to the application of this requirement, determination shall be at the discretion of the planning manager as to the appropriate bicycle parking requirement as listed in subsections a through d above. Such determination may be appealed to the planning commission and city council.
- f. To the extent practicable, the design, site planning, compatibility and lot design for on-site, short term bicycle parking shall be consistent with the City's Bicycle Support Facilities Guidelines. In those situations where said Guidelines cannot be applied due to site constraints or aesthetic considerations, in order to promote the objectives of said Guidelines and the health, safety and general welfare of the City, the Planning Director or designee may in writing authorize use of a portion of the required landscape setback, or the conversion of one required vehicular parking space for on-site, short term bicycle parking.

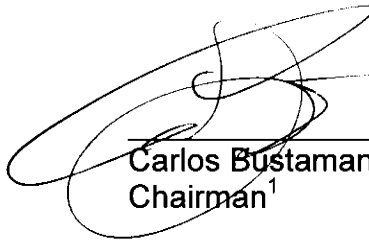
Section 19. This Ordinance shall take effect thirty (30) days after its adoption by the City Council; provided however, that if Ordinance No. NS-2804, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise do not go into effect for any reason, then this ordinance shall be null and void and have no further force and effect.

Section 20. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the

remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 21. The city clerk shall certify to the adoption of this ordinance and cause the same to be published in the manner prescribed by law.

ADOPTED this 21st day of June, 2010.

  
Carlos Bustamante  
Chairman<sup>1</sup>

APPROVED AS TO FORM:

By:   
Joseph W. Fletcher  
City Attorney

AYES: Councilmembers: Benavides, Bustamante, Martinez, Tinajero (4)

NOES: Councilmembers: None

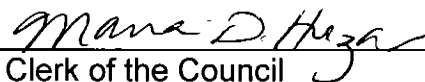
ABSTAIN: Councilmembers: None

NOT PRESENT: Councilmembers: Alvarez, Pulido, Sarmiento (3)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2803 to be the original ordinance adopted by the City Council of the City of Santa Ana on June 21, 2010, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 07/01/2010

  
Clerk of the Council  
City of Santa Ana

<sup>1</sup> Councilmember Bustamante appointed as meeting chairman pursuant to SAMC 2-101 due to unavailability of Mayor and Mayor Pro Tem.



**SANTA ANA**  
**COLLEGE**

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# ***California Community College Student Housing Information***

***Vaniethia Hubbard, Ed.D.***

***Vice President of Student Services***



**SANTA ANA**  
**COLLEGE**

# *Student Housing*

## California Community Colleges

<i>College</i>	<i>Capacity</i>	<i>Cost/Semester</i>	<i>Meal Plan</i>	<i>Property Management</i>
Cerritos	28	\$2,400	No	Jovenes, Inc.
Shasta	63	\$2,407	No	SC/Student Services
Lassen	108	\$1,800	No	LC/Student Services
Reedley	140	\$3,014	Yes	?
Redwoods	150	\$4,520	Yes	RC/Business Services
Taft	150	\$3,126 - \$3,324	Yes	?
Siskiyou	154	\$3,655 - \$6,505	Yes	SC/Student Services
Colombia	160	\$4,895 - \$8,145	No	Ca. Student Housing
Feather River	160	\$2,503 - \$2,347	No	FR Housing Mgmt.



## California Community Colleges

<i>College</i>	<i>Capacity</i>	<i>Cost/Semester</i>	<i>Meal Plan</i>	<i>Property Management</i>
West Hills	177	\$5,240 - \$7,890	Yes	?
Sierra	400	\$3,700	Yes	?
Orange Coast	800	\$1,250 - \$2,50	No	Scion Group

## In Progress

Napa Valley College	2021
Santa Rosa College	2021



**SANTA ANA**  
**COLLEGE**

## *For Consideration...*

- Board Policies and Compliance
- Student Discipline
- Maintenance
- Decision Making and Inclusive Strategies
- Health Insurance
- Parking
- Extended Hours & Support Services
- Financial Aid
- Title IV
- Food Insecurities
- Residential Staffing
- Utilities
- Application Process
- Payment Collection
- Overnight Guest
- Communication Strategies
- Enrollment Requirements
- Security

*Santa Ana College inspires, transforms, and empowers a diverse community of learners.*