Receive Future Updates

https://www.santa-ana.org/general-plan

General Plan Update

Quick Links

Contact

Upcoming Events

Community Land Use Workshops
Workshop Flyer [English | Spanish]

South Main Street Area Workshop
Tuesday, April 9, 2019
6:30 PM – 8:00 PM
Hosted by Pacific Park Neighborhood Association
Roosevelt-Walker Community Center
816 East Chestnut Avenue
Santa Ana, CA 92701

Grand Avenue/17th Street Area Workshop
Wednesday, April 17, 2019
7:00 PM – 8:30 PM
Hosted by Mirimar Parkwood/Portola Park Neighborhood Association
John Muir Fundamental Elementary
1651 Mabury Street
Santa Ana, CA 92705

Community Land Use Survey
Help guide the City's future by taking the survey.
English | Spanish

Meetings & Events
Upcoming and Past Events.
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About the General Plan
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Goals for the Workshop

• Icebreaker – Voting Device
• General Plan Overview
• West Santa Ana Blvd Focus Area
• General Plan Land Uses
  • Existing and Proposed
• Review the Potential Land Use Alternatives
If you could travel in time, would you want to see....

A. The Past
B. The Future
• City’s long-term blueprint or plan for the shared vision of the future.

• Contains goals and policies that guide the physical development and quality of life of the City, is organized into “elements”.

General Plan Overview
General Plan Elements

- Land Use
- Urban Design
- Historic Preservation
- Economic Prosperity
- Open Space
- Conservation
- Safety
- Public Services
- Noise
- Community
- Mobility/Circulation *
- Housing *
“Santa Ana is a city that promotes the health & wellness of all residents, it has a civic culture that actively embraces the power of diversity; our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrates our past while working together to create a sustainable future.”
Core Values

Culture

Health

Sustainability

Equity

Education
Getting to Know You: Values

Which of the General Plan’s Core Values are most important to you? (select 2)

A.  Culture
B.  Health
C.  Equity
D.  Sustainability
E.  Education
Getting to Know You: Respondent Info

Which statement best describes your relationship with Santa Ana?

A. I live in Santa Ana
B. I work in Santa Ana
C. I live and Work in Santa Ana
D. I do not live or work in Santa Ana
Getting to Know You: Respondent Info

What zip code do you reside in?

A. 92701
B. 92703
C. 92704
D. 92705
E. 92706
F. 92707
G. Other
What is your age?

A. Under 18
B. 18-24
C. 25-34
D. 35-44
E. 45-54
F. 55-64
G. 65+
Policy Framework & Focus Areas

- Community Engagement - Community Considerations
- General Plan Advisory Group (GPAG)
- General Plan Technical Advisory Committee (GPTAC)
Focus Areas

Land Use Focus Areas:
1. South Main Street
2. Grand Avenue / 17th Street
3. West Santa Ana Boulevard
4. 55 Freeway / Dyer Road
5. South Bristol Street
Existing Plans and Focus Areas

Focus Areas
- West Santa Ana Boulevard
- 55 Dyer South
- Grand/17th
- South Main
- South Bristol Street

Existing Plan Areas
- Harbor Mixed Use Transit Corridor Specific Plan
- Metro East Mixed-Use Overlay Zone and Expansion
- Transit Zoning Code
- Midtown Plan
- Adaptive Reuse Project Incentive Areas
- Bristol Street Corridor Specific Plan

Base Map Features
- Santa Ana Regional Transportation
- OC Streetcar and Stations (Planned)
- City Boundary
- Sphere of Influence
- Santa Ana River
Focus Areas Objectives

• Protect and enhance our cultural and community assets
• Create a land use pattern that promotes healthy and active lifestyles
• Ensure equitable outcomes and land use distributions
• Create a sustainable and livable city
• Promote lifelong education and prosperity
West Santa Ana Boulevard Focus Area
Goals for the Focus Area

- Buffer industrial land uses and residential neighborhoods
- Opportunities for clean industrial/maker-type spaces
- Infill development while respecting established neighborhoods
- Housing and mixed-use opportunities near streetcar stations
Why Here?

Transit Rich Area

• Future OC Streetcar 4.15-mile route, with stops every 15 minute or less

• OC Streetcar will connect directly with 18 OCTA bus routes
Why Now?

Transit Oriented Development benefits:

• Improve public health
• Create a more sustainable community and reduce greenhouse gas
• Strengthen local economies
• Provide additional housing options
General Plan Land Use Map

Land Use Designations:
- LR-7 (Low Density Residential)
- LMR-11 (Low-Medium Density Residential)
- MR-15 (Medium Density Residential)
- UN (Urban Neighborhood)
- GC (General Commercial)
- IND (Industrial)
- INS (Institutional)
- O (Open Space)
- DC (District Center)
- PAO (Professional & Administration Office)
- OBPDC (One Broadway Plaza District Ctr.)
Existing General Plan Land Uses
CURRENT STUDY AREA DESIGNATIONS
General Commercial (GC)

- General Retail
- Eating Establishments
- Commercial Centers
Industrial (IND)

- Manufacturing
- Warehousing
- Processing
Professional and Administrative Office (PAO)

- Business and professional offices
- Retail and service establishments
- Recreational, cultural, and entertainment uses

- Predominantly professional and/or administrative offices
Open Space (O)

- Parks, water channels, cemeteries, rail right-of-way, and other open space uses.
Low Density Residential (LR)

- Primarily Single Family Homes
Medium Density Residential (MR)

- Primarily Multi-Family
Urban Neighborhood (UN)

- Mixed-Use commercial and residential
Institutional (INS)

- Government facilities and public institutions such as schools
NEW STUDY AREA DESIGNATIONS
Medium Density Residential – 3-stories

- Duplexes and Single Family Residences
Corridor Residential – 3-stories

• Multi-family residential (condominiums, townhomes, apartments)
Urban Neighborhood – 3-stories

- Residential and Neighborhood Serving Commercial

- Mixed-Use and Live/Work
Example – Urban Neighborhood

CONCEPT 2
(3 story mixed use building)
Urban Neighborhood – up to 4 to 6-stories

- Duplexes, Triplexes, and Apartments
- Neighborhood-serving commercial uses
- Mixed-Use (up to 6-stories)
Example – Urban Neighborhood
Industrial / Flex – 3-story

- Small-scale manufacturer & retailer
- Artist Gallery, Craftmakers
- Live/Work with associated small-scale maker space
Urban Neighborhood (up to 3-stories)
- Duplexes, Triplexes
- Mixed-Use & Live/Work
- Neighborhood-serving commercial uses

Medium Density Residential (up to 3-stories)
- Duplexes
- Single-family homes

Industrial/Flex (up to 3-stories)
- Live/Work, small-scale maker spaces
- Cleaner Industrial and Commercial uses

Corridor Residential (up to 3-stories)
- Townhomes, Condominiums, Apartments
Medium Density Residential (up to 3 stories)
- Duplexes
- Single-family residences

Urban Neighborhood (up to 6 stories)
- Mixed-use residential and commercial
- Live/work
- Neighborhood-serving commercial uses

Industrial/Flex (up to 3-stories)
- Live/Work, small-scale maker spaces
- Cleaner Industrial and Commercial uses
ALTERNATIVE 2
Land Use Alternatives: West Santa Ana Blvd

Which option best reflects what this area should look like in the future?

A. Alternative 1
B. Alternative 1, with a few changes
C. Alternative 2
D. Alternative 2, with a few changes
E. Keep current general plan with no changes
F. Something completely different
Land Use Alternatives: West Santa Ana Blvd

Which option best reflects what this area should look like in the future?

A. Alternative 1
B. Alternative 1, with a few changes
C. Alternative 2
D. Alternative 2, with a few changes
E. Keep current general plan with no changes
F. Something completely different
Next Steps

• Next Land Use Workshop – 55 Freeway/Dyer Road Area Workshop (April 29th)
  • 2726 South Grand Avenue – Holiday Inn Santa Ana-OC Airport

• Affirm Land Use Study Areas
  • Planning Commission (May 2019)
  • City Council (June 2019)

• Kickoff for Environmental (Summer 2019)
• General Plan EIR Complete (Spring 2020)
• Adoption of General Plan (Summer 2020)
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golden city beyond
A SHARED VISION FOR SANTA ANA

Q & A - THANK YOU!