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November 3, 2021

City of Santa Ana  
Planning Commission  
PO Box 1988  
Santa Ana, CA 92702

RE: 2021 General Plan Update and Program EIR

Honorable Planning Commissioners:

At the meeting on November 8, 2021, I would recommend that you direct Planning Staff to make the following revisions to the General Plan Update/Land Use Element:

- Designate the properties (Medical Arts & Shopping Center) at the Northwest Corner of 17<sup>th</sup> Street and Grand Ave as a **Specific Plan area**; the Specific Plan would include a park component known as the "Grand Park" with surrounding retail/commercial uses (think of cafes, bike rentals, coffee shops, boutiques, weekly farmer's market, etc) along with Garden Style Apartments (2 story), Town Homes (2 and 3 stories), Urban Neighborhood Low (UN-20) 3 stories; Urban Neighborhood Medium (UN-30) 4 stories and along the frontage area closest to the intersection of 17<sup>th</sup> and Grand Ave, Urban Medium High (UN-40) 5 stories with retail/commercial on the ground floor and residential for the 4 stories above.
- Designate the corridor along Grand Ave north of 17<sup>th</sup> Street specifically a combination of Garden Style Apartments (2 story), Town Homes (2 and 3 stories), Urban Neighborhood Low (UN-20) 3 stories and Urban Neighborhood Medium (UN-30) 4 stories along with a retail/commercial component on the ground floor for 40% of the buildings. This provides for more variety of development than just the same Urban Neighborhood Medium (UN-30) 4 story development along this corridor.
- Any area that is adjacent to Single Family Residential should only be allowed to have 2 stories abutting SFR along with a 40 foot setback...this specific language should be included in all residential development zoning and land use definitions.
- Open Space and Park Space need to be a **priority** for this General Plan Update; I would recommend that the calculation be applied for all the General Plan Update Areas in order to provide the much needed City deficient Park Space

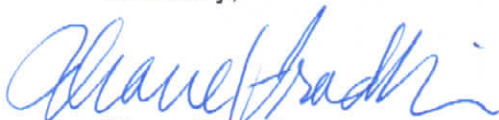
given that the uses are being updated so it makes sense to incorporate the Park Space as well. (See attached Exhibits for specifics).

- I have attached a few exhibits from a Power Point presentation made by Staff...the map shows how deficient the park land is within the City limits...sometimes a picture is worth a thousand words...it states "**Recreation as Significant Environmental Impact**". This absolutely needs to be rectified and actual Park land identified, dedicated and built out in this General Plan Update. Please direct Staff to include this specific language.
- The Park Land Ratio Exhibit downgrades the amount of park land from 1.03 acres per 1,000 people to .08 acres per 1,000....how does this help?? **Please direct Staff to keep the amount of park space at 1.03 acres per 1,000.**
- The "Potential Policies & Actions" for the Open Space Element Exhibit is a good start. I would recommend that you direct Staff to incorporate this in the General Plan Update and make sure that these Policies are being followed and implemented across the board so that Park land is actually identified, dedicated and built out.
- Lastly, Roof Top Amenities on multi-family buildings are not open space for the public but an amenity for the residents who live in the buildings and should not be counted as open space/park space (as part of the City's deficit of open space)...its an amenity to the tenants only, not the public. I would recommend that there is clarification in the General Plan Update about this in order to alleviate confusion and protect the actual need for Park land dedication.

I would be happy to further discuss my recommendations which I believe, will help shape the future of Santa Ana and in general, are good basic planning principles. I trust that you will guide Planning Staff to incorporate the above comments in order to fulfill the destiny of the General Plan Update.

Thank you for your service and attention to my suggestions.

Sincerely,



Diane Fradkin  
29-year resident of Santa Ana  
714-914-8047

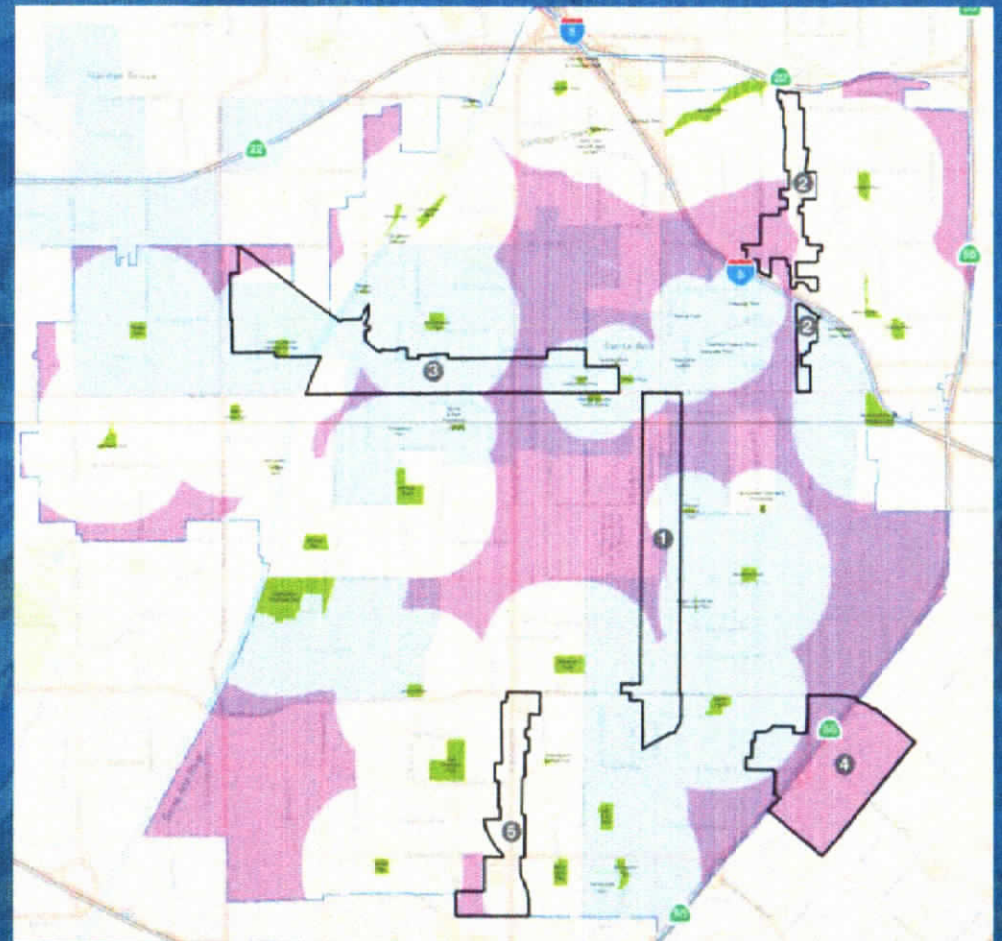
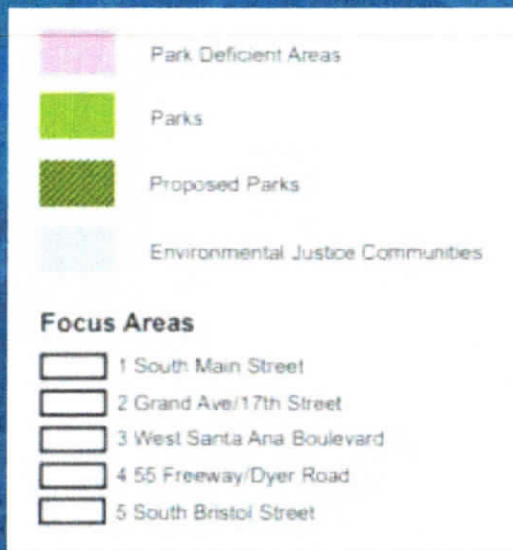
Enclosures



# Recirculated Program Environmental Impact Report

SANTA ANA GENERAL PLAN

## Recreation as Significant Environmental Impact



Community Park – ½ mile    Neighborhood Park – ¼ mile





# LAND USE PLAN

## SANTA ANA GENERAL PLAN

### Park Land Ratio

#### Existing:

334,774 population\* and 343.8 parkland acres = **1.03 acres per 1,000**

#### Potential 2045 Buildout:

407,022 population and 343.8 parkland acres = **0.8 acres per 1,000**

**Table 3-7 General Plan Update Existing and Buildout Population**

| Planning Area                      | Existing Population | Buildout Population | Percentage Growth |
|------------------------------------|---------------------|---------------------|-------------------|
| <b>FOCUS AREAS</b>                 | <b>36,777</b>       | <b>77,650</b>       | <b>111</b>        |
| 55 Freeway/Dyer Road               | 9,034               | 31,050              | 244               |
| Grand Avenue/17th Street           | 2,079               | 7,129               | 243               |
| South Bristol Street               | 8,390               | 19,176              | 129               |
| South Main Street                  | 6,970               | 7,643               | 10                |
| West Santa Ana Boulevard           | 10,304              | 12,652              | 23                |
| <b>ALL OTHER AREAS OF THE CITY</b> | <b>297,997</b>      | <b>353,979</b>      | <b>19</b>         |
| <b>CITYWIDE TOTAL<sup>1</sup></b>  | <b>334,774</b>      | <b>431,629</b>      | <b>29</b>         |

Source: Figures aggregated and projected by PlaceWorks, 2020. Methodology included in Appendix B-b, *Santa Ana Buildout Methodology*, of this Draft PEIR.

<sup>1</sup> Total population includes all individuals living in households, institutional group quarters, and noninstitutional group quarters.

\* 2019 per RPEIR



## OPEN SPACE ELEMENT

### SANTA ANA GENERAL PLAN

#### Draft Policies

- **Park Master Plan.** Create and regularly update to guide the acquisition, development, maintenance and programming of parks, recreation facilities, trails and open space to meet community needs.(OS-1.1)
- **Park Standard.** Minimum 2 acres public parkland per 1,000 residents. (OS-1.3)
- **New Development.** ~ For new development within park deficient and environmental justice areas, prioritize the creation and dedication of new public parkland over the collection of impact fees. (OS-1.9)

#### Draft Implementation Actions

- **City Interagency Forum** (OS 1.2)
- **Annual Open Space Summit** (OS-1.3)
- **Park Opportunity Fund** (OS-1.5)
- **Parkland Requirement for Larger Residential Development** (OS-1.7)
- **Park Foundation** (OS-1.8)
- **Community Partnerships** (OS-1.14)

## POTENTIAL POLICIES & ACTIONS