Planning Commission Regular Meeting Agenda

April 22, 2024 5:30 P.M.

Council Chamber

22 Civic Center Plaza Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: https://zoom.us/j/86399120192

Join from your mobile phone via Zoom App. Meeting ID: 86399120192

Dial in from a mobile phone or landline. (669) 900-6833; Meeting ID: 86399120192

*For viewing only: www.youtube.com/cityofsantaanavideos. <u>Please note:</u> There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



BAO PHAM Chair, Ward 1 Representative

JENNIFER OLIVA Vice-Chair Ward 6 Representative MANUEL J. ESCAMILLA Ward 2 Representative

ISURI S. RAMOS Ward 3 Representative **CHRISTOPHER LEO** Citywide Representative

CARL BENNINGER Ward 4 Representative

ALAN WOO Ward 5 Representative

Minh Thai Executive Director

Jose Montoya Legal Counsel

Ali Pezeshkpour, AICP Planning Manager

Nuvia Ocampo Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

Commissioners: Bao Pham, Chair

Manuel Escamilla Christopher Leo Carl Benninger Jennifer Oliva Isuri S. Ramos

Alan Woo

Executive Director
Chief Asst. City Attorney
Planning Manager
Recording Secretary

Minh Thai
Jose Montoya

Ali Pezeshkpour, AICP

Nuvia Ocampo

ROLL CALL
PLEDGE OF ALLEGIANCE
PUBLIC COMMENTS

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from April 8, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

End of Consent Calendar
BUSINESS CALENDAR

<u>Public Hearing:</u> The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting

Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on April 11, 2024, and notices were mailed on said date.

1. GENERAL PLAN CONSISTENCY FINDING FOR THE FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT PROGRAM

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), this action is categorically exempt from further review per Section 15306 (Class 6 – Information Collection) of the CEQA Guidelines. This exemption consists of basic data collection, research and resource evaluation activities, which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action, which a public agency has not yet approved, adopted, or funded.

Recommended Action:

- 1. Adopt a resolution finding the Fiscal Year 2024-2025 Capital Improvement Program (CIP) consistent with the General Plan.
- 2. SITE PLAN REVIEW NO. 2023-03 FOR THE PROPERTY LOCATED AT 521 SOUTH FLOWER STREET LOCATED WITHIN THE HENINGER PARK SPECIFIC DEVELOPMENT NO. 40 (SD-40) ZONING DISTRICT

Project Applicant: Johnny Gutierrez (Applicant) representing Fidelity Management & Construction Inc. (Property Owner)

<u>Proposed Project:</u> Applicant is requesting approval of Site Plan Review No. 2023-03 to allow a major residential addition consisting of 354 square feet at the building's rear for a new second bathroom and office, full interior remodel, and exterior alterations to an existing single-family home, and demolition of a 292 square foot detached garage to accommodate a new accessory dwelling unit (ADU).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Class I Section 15301 of the CEQA guidelines. A Categorical Exemption, ER No. 2024-12 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Site Plan Review No. 2023-03 as conditioned.

End of Business Calendar
STAFF COMMENTS

Legacy Square 2024 Orange County Affordable Housing Awards Project of the Year Award

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on May 13, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

MEETING INFORMATION

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Submit a written comment

You are invited to submit a written comment in one of the following ways:

- E-mail PBAecomments@santa-ana.org and reference the topic in the subject line.
- Mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza
 M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Planning Commission Regular Meeting Agenda Minutes

April 8, 2024 5:30 P.M.

Council Chamber

22 Civic Center Plaza Santa Ana, CA



BAO PHAM Chair, Ward 1 Representative

JENNIFER OLIVA

Vice-Chair, Ward 6 Representative

MANUEL J. ESCAMILLA Ward 2 Representative

ISURI S. RAMOS
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CHRISTOPHER LEO
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Minh Thai
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Jose Montoya Legal Counsel Ali Pezeshkpour, AICP Planning Manager Nuvia Ocampo
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CALL TO ORDER

Commissioners: Bao Pham, Chair

Manuel Escamilla Christopher Leo Carl Benninger Jennifer Oliva Isuri S. Ramos Alan Woo

Executive Director
Chief Asst. City Attorney
Planning Manager
Recording Secretary

Minh Thai Jose Montoya Ali Pezeshkpour, AICP

Nuvia Ocampo

ROLL CALL

Minutes: Quorum was reached at 5:34 p.m. with Commissioner Isuri Ramos arriving at 5:38 p.m.

PLEDGE OF ALLEGIANCE PUBLIC COMMENTS

Minutes: Resident, Sheri Meneke, spoke in favor of short-term rentals. Resident, Wesley Meneke, spoke in favor of short-term rentals.

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from March 25, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Escamilla, seconded by Commissioner Oliva to Approve Consent Calendar items.

YES: 6 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl

Benninger

NO: 0 – **ABSTAIN:** 1 – Isuri Ramos

ABSENT: 0 -**Status:** 6 - 0 - 1 - 0 -**Pass**

Minutes: Commissioner Manuel J. Escamilla had comments.

End of Consent Calendar BUSINESS CALENDAR

Public Hearing: The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on March 29, 2024 and notices were mailed on said date.

1. CONDITIONAL USE PERMIT NO. 2024-03, VARIANCE NO. 2024-01 AND ABANDONMENT NO. 2023-02 FOR THE PROPERTY LOCATED WITHIN THE BRISTOL STREET CORRIDOR SPECIFIC PLAN (SP1) ZONING DISTRICT.

Project Applicant: Bristol Center Properties, LLC (Applicant & Property Owner) representing Better Buzz Coffee Roasters.

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-03, Variance No. 2024-02, and Abandonment No. 2023-02 to allow the construction of a new café with a drive-through window service, an outdoor patio, and a reduced ten-foot front-yard landscaped setback, and to abandon a 392-square-foot portion of public street right-of-way on the east side of Bristol Street. In accordance with California Government Code Section 65402(a), staff is recommending that the Planning Commission adopt a resolution finding Abandonment No. 2023-02 consistent with the General Plan.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is exempt from further CEQA review pursuant to Class 3 (Section 15303) of the CEQA guidelines which applies to structures up to 10,000 sq. ft. in size in urbanized areas.

Recommended Action:

- 1. Continue Conditional Use Permit (CUP) No. 2024-03 to a date uncertain, pursuant to a request by the applicant.
- 2. Continue Variance No. 2024-01 to a date uncertain, pursuant to a request by the applicant.
- 3. Adopt a resolution finding Abandonment No. 2023-02 consistent with the

General Plan.

Moved by Commissioner Woo, seconded by Commissioner Benninger to Approve.

YES: 7 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer

Oliva, Carl Benninger, Isuri Ramos

NO: 0 - ABSTAIN: 0 - ABSENT: 0 - Status: 7 - 0 - 0 - 0 - Pass

Minutes: Commission had questions for staff.

Staff answered questions from the Commission about the abandonment.

Resident, Wesley Meneke, had public comments.

End of Business Calendar

STAFF COMMENTS

STAFF PRESENTATIONS:

- 1. Comprehensive Zoning Code Update Siri Champion
- 2. Planning Awards Presentation Ali Pezeshkpour

Minutes: Senior Planner, Siri Champion, had a brief presentation for the Commission on the status of the Zoning Code Update.

Planning Manager, Ali Pezeshkpour, had a brief presentation for the Commission on recent planning awards.

COMMISSIONER COMMENTS

Minutes: Commission had comments for staff.

ADJOURNMENT

The next meeting of the Planning Commission will be on April 22, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: Meeting was adjourned at 6:38 p.m.

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code

Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

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meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.



Public Works Agency https://www.santa-ana.org/pw Item # 1

City of Santa Ana 20 Civic Center Plaza, Santa Ana, CA 92701 Planning Commission Staff Report April 22, 2024

Topic: Request for Planning Commission Action.

RECOMMENDED ACTION

Adopt a resolution finding the Fiscal Year 2024-2025 Capital Improvement Program (CIP) consistent with the General Plan.

DISCUSSION

A major component of the City's annual budget process is the development of the Capital Improvement Program (CIP). The final approved CIP identifies capital project budgets and is a planning tool that provides a seven-year forecast of future investments in the City's infrastructure.

The FY 24-25 CIP includes project allocations totaling over \$34 million. The FY 24-25 CIP includes key funding sources shown below:

- Measure M2 \$6,722,280
- Refuse Vehicle Impact Fee \$2,407,200
- Area fees \$412,340
- General fund \$4,480,000
- CDBG \$2,350,000
- Miscellaneous Grants \$18,572,500

The CIP is developed in accordance with the City's purpose statement to provide quality service that enhances the safety, livability, and prosperity of our community. The proposed FY 24-25 CIP focuses on implementation of rehabilitation for arterial streets and deferred maintenance programs for residential streets in order to maximize the City's previous investments in these facilities.

Other proposed capital enhancements pending supplemental funding requests are proposed for community enjoyment of recreation and open space, including several park and municipal facility improvements. Lastly, the CIP allocated \$2.35 million in CDBG funding towards park construction, pedestrian walkway trails, and rehabilitation of parking facilities. The Water and Sewer enterprise is not currently allocating any new CIP funding in this budget action as their Division currently has over \$48 million in active sewer and facility construction improvements ongoing to enhance and maintain the collection and

conveyance of all wastewater to the region's treatment plant in a sanitary and environmentally conscious manner.

In the selection of projects for the CIP, the primary goal is to ensure consistency with the Strategic Plan, the Circulation Element of the City's General Plan, and use other elements including Community Goals, Mobility, Economic Prosperity, Public Services, Conservation, Open Space, Noise, Safety, Land Use, Historic Preservation and Urban Design. The City's General Plan, having been prepared in accordance with the regional Master Plan of Arterial Highways, provides the basis for compliance with the Measure M2 funding eligibility requirements as well as funding for other infrastructure improvements.

Overall, The FY 24-25 Capital Improvement Program identifies over \$34 million in capital improvements citywide. Continuing planning efforts to ensure appropriate investment in our infrastructure and facilities, the Seven-Year Capital Improvement Program includes project allocations totaling over \$116 million through Fiscal Year 2025-2031. The proposed Seven-Year CIP aims to preserve and improve basic infrastructure, maximizing the useful life of capital investments, identifies future needs, and improves financial planning. The Capital Improvement Program will be presented to the City Council on June 4, 2024, and will be considered for adoption at a public hearing on June 18, 2024.

General Plan Consistency

Table 1 below details the General Plan consistency for the Fiscal Year 2024-2025 Capital Improvement Program based on the following:

Table 1: General Plan Consistency		
Goal or Policy	Reason for Consistency	
Community Element (Recreation and Culture & Active Living and Well-Being) Policy CM-1.7; CM-10; CM-3.5; CM-3.8	Supports the efforts to connect residents and visitors to local and regional cultural, educational, and natural environments. Reinforces place making elements and technology into existing and new parks and facilities to encourage use of public spaces, access to educational resources, and	
Mobility Element Policy M-11.1; M-1.3; M-1.6; M-1.9; M-1.11; Goal M-3	community-led activities. Promotes a safe, balanced, and integrated network of travel ways for non-motorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles. Moving beyond mere functionality, the City seeks to improve the quality of life in Santa Ana.	
Economic Prosperity Element Policy EP-2.7 & EP-3.4	Encourages the provision of state-of-the-art infrastructure systems with sufficient capacity to attract emerging businesses, supports efficient public service delivery, and foster a	

	sustainability. Attracts and retains a balance of business types; provides sufficient revenue for public services; and contributes to the overall quality of life for the City's residents.
Public Services Element Goal PS-1; Policy PS-2.11; Goal PS-3	Supports the provision of quality and efficient facilities that are adequately funded, accessible, safe, and strategically located. Promotes the supply, maintenance and expansion of City services and infrastructure improvements through innovative funding options and sustainable practices.
Conservation Element Goal CN-1.18; CN-2; CN-3.5; CN-4	Promotes the preservation and enhancement of Santa Ana's natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources. Supports the conversation and replenishment of existing and future water resources.
Open Space Element Goal OS-1; OS-2; & OS-3	Supports the provision of welcoming, inclusive, safe, and healthy parks, recreation facilities, and activities to serve Santa Ana residents regardless of age, ability, or income. Also supports the maintenance and management of these spaces to sustain City assets and support safe use.
Noise Element Goal N-1; S-1; S-2	Appraises noise levels in the community, prepares noise contours to guide land use decisions. Ensures that existing and future land uses are compatible with current and projected local and regional noise conditions. Limits the exposure of the community to excessive noise levels in noise-sensitive areas at noise-sensitive times of day.
Safely Element Goal S-1 & 2	Promotes the protection of life and minimization of property damage, social and economic distributions caused by flood and inundation hazards. Protects residents and environmental resources from contaminated hazardous material sites and minimizes risks associated with the use, production, storage, transport, and disposal of hazardous materials
Land Use Element Goals LU-1 thru LU-4	Supports the provision of a land use that improves quality of life and respects our existing community, a balance of land use that meets City's diverse needs, the preservation and improvement of the character and integrity of existing neighborhoods and districts, and a sustainable Santa Ana through improvements

	to the built environment and a culture of collaboration.
Historic Preservation Element Goal HP-1	Promotes the preservation and enhancement of Santa Ana's historic areas and resources to maintain a unique sense of place. Guides development and implementation to ensure that identification, designation and protection or architectural, historical, and cultural resources are integrated into the City's planning, development, and permit processes.
Urban Design Element Goal UD-1 thru UD-6	Supports the improvement of the physical character and livability of the City to promote a sense of place, positive community image, and quality environment as well as the improvement of the built environment through sustainable development that is proportional and aesthetically related to its setting.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), the recommended action Categorically Exempt from CEQA per section 15306. This exemption consists of basic data collection, research and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

EXHIBIT(S)

- 1. Resolution
- 2. FY 2024-25 Proposed Capital Improvement Plan

Submitted By:

Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Interim City Manager

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA FINDING THE FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ANA GENERAL PLAN

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

<u>Section 1.</u> The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. California Government Code Section 65401 requires review of the Capital Improvement Program (CIP) by the Planning Commission to determine that the program is consistent with the General Plan.
- B. The City has prepared a Fiscal Year 2024-2025 CIP.
- C. On April 22, 2024, the Planning Commission reviewed said request and considered all factors relating to the consistency between the General Plan and the Fiscal Year 2024-2025 CIP.
- D. The proposed CIP is consistent with the Santa Ana General Plan because the projects under the Fiscal Year 2024-2025 CIP are consistent with one or more of the following General Plan goals and policies:

Community Goals Element

Recreation and Culture:

- i. Policy CM-1.7 supports the efforts to connect residents and visitors to local and regional cultural, educational, and natural environments.
- ii. Policy CM-10 supports placemaking elements and technology into existing and new park and facilities to encourage us of public spaces, access to educational resources, and community-led activities.

Active Living and Well-Being:

 Policy CM-3.5 encourages positive community interactions and neighborhood pride to create secure communities and promote safe public spaces. ii. Policy CM-3.8 repurposes underutilized spaces and City-owned vacant land as a strategy to improve community health and increase the number and accessibility of opportunities for health and recreation activities. Prioritize the redevelopment of such sites within environmental justice area boundaries and other areas underserved by parks and recreation opportunities.

Mobility Element:

- x. Policy M-11.1 encourages the achievement of minimized fatalities form traffic collisions through education, enforcement, and infrastructure design.
- xi. Policy M-1.3 supports the utilization of technology to efficiently move people and vehicles and manage motor vehicle speeds.
- xii. Policy M-1.6 promotes the transformation of travelways to accommodate all users through street design and amenities, such as sidewalks, trees, landscaping, street furniture, and bus shelters.
- xiii. Policy M-1.9 ensures the street network is consistent with standards set in the OCTA Master Plan of Arterials Highways and the Congestion Management Program.
- xiv: Policy M-1.11 promotes the development of innovative and safe travel and delivery services through partnerships with business and industry leaders.
- xv: Goal M-3 promotes a safe, balanced, and integrated network of travelways for nonmotorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles.

Economic Prosperity Element:

- xiii. Policy EP-2.7 supports the provision of state-of-the-art infrastructure systems with sufficient capacity to attract emerging businesses, encourage efficient public service delivery, and foster a sustainable community.
- xiv. Policy EP-3.4 encourages the development of "complete communities" that provide a range of housing, services, amenities, and transportation options to support the retention and attraction of a skilled workforce and employment base.

Public Services Element:

xv. Goal PS-1 supports the provision of quality and efficient facilities that are adequately funded, accessible, safe, and strategically located.

- xvi. Policy PS-2.11 encourages coordination with utilities and public agencies to develop, maintain, relocate, and/or upgrade critical local and regional public facilities and infrastructure systems to ensure their resiliency during times of extreme weather or natural disasters, or toxic emission release.
- xvii: Goal PS-3 promotes the supply, maintenance, and expansion of City services and infrastructure improvements through innovative funding options and sustainable practices.

Conservation Element:

- xvii. Policy CN-1.18 promotes the coordination with park renovation and new development to address air quality and climate impacts by reducing the heat island affect by providing green infrastructure and shade, and reducing air pollution by providing vegetation that removes pollutants and air particles.
- xviii: Goal CN-2 promotes the preservation and enhancement of Santa Ana's natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources.
- xviv: Policy CN-3.5 promotes and encourages the planting of native and diverse tree species to improve air quality, reduce heat island effect, reduce energy consumption, and contribute to carbon mitigation with special focus in environmental justice areas.
- xvv: Goal CN-4 supports the conservation and replenishment of existing and future water resources.

Open Space Element:

- xviii. Goal OS-1 encourages the provision of an integrated system of accessible parks, recreation facilities, and open space to serve the City of Santa Ana.
- xix. Goal OS-2 supports the provision of welcoming, inclusive, safe, and healthy parks, recreation facilities, and activities to serve Santa Ana residents regardless of age, ability, or income.
- xix. Goal OS-3 supports the maintenance and management of parks, recreation facilities, trails and open space to sustain City assets and support safe use.

Noise Element:

xx. Goal N-1 ensures that existing and future land uses are compatible with current and projected local and regional noise conditions.

Safety Element:

- xx. Goal S-1 promotes the protection of life and minimization of property damage, social and economic disruptions caused by flood and inundation hazards.
- xix: Goal S-2 protects residents and environmental resources from contaminated hazardous material sites and minimizes risks associated with the use, production, storage, transport, and disposal of hazardous materials.

Land Use Element:

- xx. Goal LU-1 supports the provision of a land use plan that improves quality of life and respects our existing community.
- xxi: Goal LU-2 promotes the provision of a balance of land uses that meet Santa Ana's diverse needs.
- xxii: Goal LU-3 supports the preservation and improvement of the character and integrity of existing neighborhoods and districts.
- xxiii: Goal LU-4 supports a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.

Historic Preservation Element:

xx. Goal HP-1 promotes the preservation and enhancement of Santa Ana's historic areas and resources to maintain a unique sense of place.

Urban Design Element:

- xx. Goal UD-1 supports the improvement of the physical character and livability of the City to promote a sense of place, positive community image, and quality environment.
- xix: Goal UD-2 supports the improvement of the built environment through sustainable development that is proportional and aesthetically related to its setting.
- xxiii: Goal UD-3 promotes the creation and maintenance of safe and attractive travelways through coordinated streetscape design.
- xxiv: Goal UD-6 promotes the creation of new and protection of existing City landmarks and memorable places that convey positive images.

<u>Section 2.</u> In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the recommended action is Categorically Exempt from CEQA per Class 6 (Information Collection) Section 15306. This exemption consists of basic data collection, research, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

<u>Section 3.</u> The Planning Commission herby determines that the Fiscal Year 2024-2025 Capital Improvement Program is consistent with the goals and policies outlined in the City's General Plan.

ADOPTED this 22nd day of April, 2024.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham

Chairperson

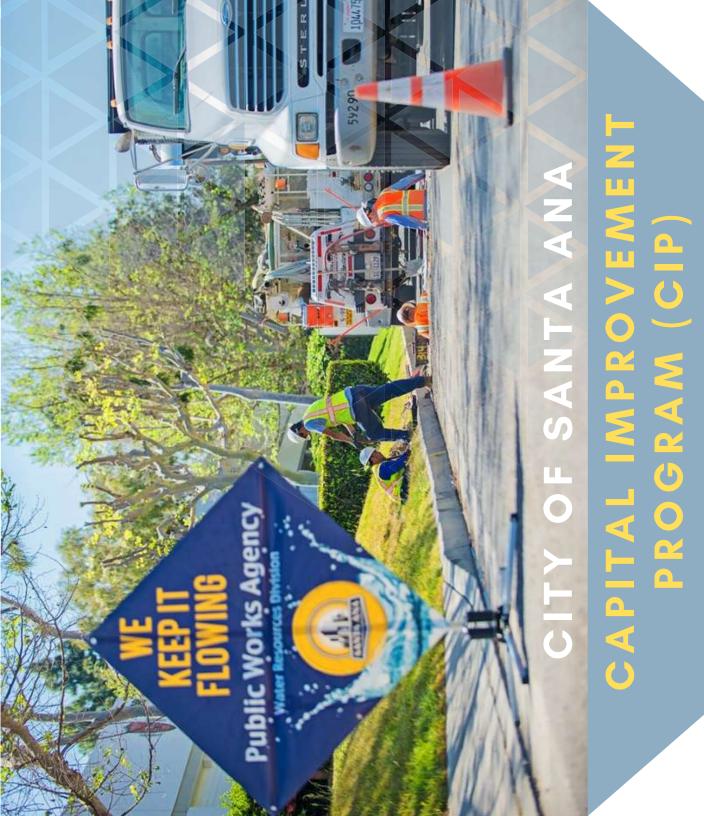
APPROVED AS TO FORM: Sonia R. Carvalho, City Attorney

Laura A. Rossini

Chief Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

	hereby attest to and certify the attached Resolution dopted by the Planning Commission of the City of
Date:	Nuvia Ocampo, Commission Secretary City of Santa Ana



FY 2024 - 25 DRAFT PLANNING COMMISSION APRIL 22, 2024

PROJECT TITLE:

Alley Improvement Program

PROJECT CATEGORY:

Street Improvements Alley Rehabilitation

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

This project will provide for the removal of existing damaged pavement and reconstruction with Portland Cement Concrete (PCC) for alleys citywide.

PROJECT NEED:

The Citywide network of Portland Cement Concrete (PCC) and asphalt alleys is in extreme state of deterioration with the presence of numerous potholes, cracking, spalling, and uplifting. PCC pavement will eliminate the drainage problems associated with the asphalt pavement and provide a longer life for the alleys.

PROJECT COSTS

Construction Engineering

TOTAL

FY 24/25 FY 25/26 FY 26/27 1,389,000 1,458,000 1,531,000 111,000 117,000 123.000 1,500,000 1,575,000

1,654,000

1,737,000

FY 27/28 FY 28/29 1,608,000 1,688,000 129.000 135.000 1,737,000 1,823,000

1,823,000

1,772,000 1,861,000 142.000 1,914,000

FY 29/30

149,000 2,010,000

FY 30/31

SOURCE OF FUNDS

GENERAL FUND M2 LOCAL FAIRSHARE

TOTAL

FY 24/25 FY 25/26 FY 26/27 1,500,000 1,575,000 1,654,000 1,575,000 1,654,000 1,500,000

FY 27/28 FY 28/29 FY 29/30 FY 30/31 1,737,000 1,823,000 1,914,000 2,010,000

> 1,914,000 2,010,000

AGENCY: **DIVISION:** CONTACT: DATE: Public Works CIP Engineering Jason Gabriel, Principal Civil Engineer 15-Apr-2024

PROJECT TITLE:

Pavement Management

PROJECT CATEGORY:

Street Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

The City's Pavement Management System was first prepared in 1992. This project provides for a Citywide inventory of street pavement to identify any changes in condition and record any damage.

PROJECT NEED:

The Pavement Management System (PMS) should be current and updated in order to better program projects for the City's CIP and to understand the total deferred maintenance of the network for budgeting purposes. Also, OCTA requires updated PMS reports to continue the City's eligibility for Measure M funds.

PROJECT COSTS

Engineering

 FY 24/25
 FY 25/26
 FY 26/27

 400,000
 400,000
 400,000

 400,000
 400,000
 400,000

6/27 FY 27/28 FY 28/29 FY 29/30 ,000 400,000 400,000 400,000

 400,000
 400,000
 400,000
 400,000

 400,000
 400,000
 400,000
 400,000

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL 400,000

FY 24/25

TOTAL

 FY 25/26
 FY 26/27
 FY 27/28
 FY 28/29

 400,000
 400,000
 400,000
 400,000

 400,000
 400,000
 400,000
 400,000

29 FY 29/30 FY 30/31 00 400,000 400,000

400.000

FY 30/31

400.000

AGENCY:DIVISION:CONTACT:DATE:Public WorksCIP EngineeringJason Gabriel, Principal Civil Engineer15-Apr-2024

PROJECT TITLE:

Project Development

PROJECT CATEGORY:

Street Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

Includes staff coordination related to grant application and submittal. Project Development also entails staff response to City Council, resident, and business inquiries. This includes planning, environmental, preliminary engineering, and right-of-way.

PROJECT NEED:

Staff consistently applies for grant funding to implement the Capital Improvement Program. A significant amount of staff effort is expended in analyzing a project to determine its feasibility and competitiveness. In addition, staff participates in various regional inter-agency forums and responds to Council, resident, and business inquiries.

PROJECT COSTS

Engineering

FY 24/25 FY 25/26 250,000 250,000 250,000 250,000

 FY 25/26
 FY 26/27
 FY 27/28
 FY 2

 250,000
 250,000
 250,000
 250,000

 FY 27/28
 FY 28/29
 FY 29/30
 FY 30/31

 250,000
 250,000
 250,000
 250,000

 250,000
 250,000
 250,000
 250,000

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

TOTAL

FY 24/25 250,000 250,000
 FY 25/26
 FY 26/27
 FY 27/28

 250,000
 250,000
 250,000

 250,000
 250,000
 250,000

250,000

 FY 28/29
 FY 29/30
 FY 30/31

 250,000
 250,000
 250,000

 250,000
 250,000
 250,000

DATE:

15-Apr-2024

AGENCY: DIVISION: CONTACT:

Public Works CIP Engineering Hayley Gilbert, Projects Manager

PROJECT TITLE:

Right-of-Way Management

PROJECT CATEGORY:

Street Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

This project provides for the management and administration of right-of-way acquisitions/real estate transactions, which requires coordination of activities with the City Attorney's Office and other agencies.

PROJECT NEED:

Each fiscal year, the Public Works Agency undertakes several roadway widening projects which require right-of-way acquisitions. Additionally, the Public Works Agency is responsible for maintaining and coordinating all real estate activities (i.e., City-owned properties, easements, etc.).

PROJECT COSTS

Planning

FY 24/25 FY 25/26 FY 26/27 FY 27/28 FY 28/29 FY 29/30 FY 30/31 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 **TOTAL** 350,000 350,000

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
350,000	350,000	350,000	350,000	350,000	350,000	350,000
350,000	350,000	350,000	350,000	350,000	350,000	350,000

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Hayley Gilbert, Projects Manager 15-Apr-2024

PROJECT TITLE:

Industrial Street Repair Program

PROJECT CATEGORY:

Street Improvements Local Street Resurfacing

PROJECT DESCRIPTION:

This project entails the rehabilitation of existing roadway pavement for industrial streets. The project will include the removal and replacement of existing asphalt streets. Various replacement pavement strategies will be investigated to determine the most cost effective and maintainable treatment. Minor concrete repair to severely damaged or missing curbs, gutters, sidewalks, and wheelchair ramps will also be included.

PROJECT NEED:

The interior roadway of non-residential street has been identified as priority by the City's Pavement Management System. The pavement is deteriorating due to weather, age, and heavy usage.

LOCATION MAP



PROJECT COSTS

Engineering

FY 24/25 2,407,200 TOTAL 2,407,200 FY 26/27

FY 25/26

FY 27/28 FY 28/29

FY 29/30 FY

30 FY 30/31

SOURCE OF FUNDS

REFUSE MAINTENANCE

TOTAL

FY 24/25 2,407,200 2,407,200 FY 25/26 FY 26/27

FY 27/28 FY 28/29

FY 29/30 FY

FY 30/31

AGENCY:DIVISION:CONTACT:DATE:Public WorksCIP EngineeringJason Gabriel, Principal Civil Engineer15-Apr-2024

PROJECT TITLE:

Local Street Preventative Maintenance

PROJECT CATEGORY:

Street Improvements Local Street Resurfacing

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

This project provides for the application of crack seal and slurry seal to various streets citywide with minor coldmill and removal and replacement of asphalt concrete pavement.

PROJECT NEED:

The City's Pavement Management Program has been developed to identify the preventative maintenance requirements for the City's street network. The application of a surface seal to streets with improvements constructed in the last 10 years will ensure a high level of service for years to come.

PROJECT COSTS

Construction Engineering

TOTAL

FY 24/25 FY 25/26 FY 26/27 3,350,000 3,350,000 3,350,000 150,000 150,000 150,000 3,500,000

3,500,000 3,500,000

FY 27/28 FY 28/29 FY 29/30 3.350.000 3,350,000 150,000 150,000 3,500,000

3,350,000 3,350,000 150,000 150,000 3,500,000 3,500,000 3,500,000

FY 30/31

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

FY 24/25 FY 25/26 FY 26/27 FY 30/31 FY 27/28 FY 28/29 FY 29/30 3.500.000 3,500,000 3.500.000 3.500.000 3,500,000 3.500.000 3.500.000 3,500,000 3,500,000 3,500,000 3,500,000 3,500,000 3,500,000 3,500,000

AGENCY: **DIVISION:** CONTACT: DATE: Alex Bangean, Senior Civil Engineer Public Works CIP Engineering 15-Apr-2024

PROJECT TITLE:

Bedford Rd Rehab: Main Place to North City Limit

PROJECT CATEGORY:

Street Improvements Arterial Street Rehabilitation

PROJECT DESCRIPTION:

Reconstruction/resurfacing of existing pavement and replacement/installation of missing or damaged, curbs, gutters, sidewalks, driveway approaches, and wheelchair ramps within this segment of roadway.

PROJECT NEED:

The City's Pavement Management Program (PMP) has been developed to prioritize and recommend the most cost-effective roadway repairs, and maximize the return from available funding for street pavement. This segment of Bedford Road pavement rehabilitation is identified as a high priority in the PMP.

LOCATION MAP



PROJECT COSTS		FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Construction		173,000	-	-	-	-		-
Т	OTAL	173,000	-	-	-	-	-	-

SOURCE OF FUNDS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
M2 LOCAL FAIRSHARE	-	-	-	-	-	-	-
RMRA SB1	173,000	<u>-</u>	-	<u>-</u>		-	
TOTAL	173,000	-	-	-			-

AGENCY:	DIVISION:	CONTACT:	DATE:
Public Works	Design Engineering	Gilbert Castillo, Senior Engineer	15-Apr-2024

PROJECT TITLE:

Civic Center Rehab: Minter to Santiago

PROJECT CATEGORY:

Street Improvements Arterial Street Rehabilitation

PROJECT DESCRIPTION:

Reconstruction/resurfacing of existing pavement and replacement/installation of missing or damaged, curbs, gutters, sidewalks, driveway approaches, and wheelchair ramps within along Civic Center between Minter and Santiago.

PROJECT NEED:

This segment of roadway has been identified as a high priority by the City's Pavement Management System. The pavement is deteriorating due to the weather, age, and heavy usage. Some of the adjacent curbs, gutters, driveway approaches, curb ramps, and sidewalks are also in various states of disrepair and require replacement.

LOCATION MAP



PROJECT COSTS

Engineering

FY 24/25 2,000,000 **TOTAL** 2,000,000 FY 25/26 FY 26/27

FY 25/26

FY 27/28

FY 28/29

FY 30/31

FY 29/30

SOURCE OF FUNDS

GENERAL FUND

TOTAL

FY 24/25 2,000,000 2,000,000 FY 26/27

FY 27/28

FY 28/29

FY 29/30 FY 30/31

PROJECT TITLE:

Civic Center Rehab: Shelton to Flower

PROJECT CATEGORY:

Street Improvements Arterial Street Rehabilitation

PROJECT DESCRIPTION:

Reconstruction/resurfacing of existing pavement and replacement/installation of missing or damaged, curbs, gutters, sidewalks, driveway approaches, and wheelchair ramps within along Civic Center between Shelton Street and Flower Street.

PROJECT NEED:

This segment of roadway has been identified as a high priority by the City's Pavement Management System. The pavement is deteriorating due to weather, age, and heavy usage. Some of the adjacent curbs, gutters, driveway approaches, curb ramps, and sidewalks are also in various states of disrepair and require replacement.

LOCATION MAP



PROJECT COSTS

Engineering

FY 24/25 1,286,000 1,286,000 FY 26/27 FY 27/28

FY 26/27

FY 28/29

FY 30/31

FY 25/26 FY 29/30 **TOTAL**

FY 27/28

SOURCE OF FUNDS

RMRA SB1

TOTAL

FY 24/25 FY 25/26 1,286,000 1,286,000

FY 28/29 FY 29/30

FY 30/31

PROJECT TITLE:

Fairview Ave Rehab: South City Limits to Segerstrom

PROJECT CATEGORY:

Street Improvements Arterial Street Rehabilitation

LOCATION MAP



PROJECT DESCRIPTION:

Reconstruction/resurfacing of existing pavement and replacement/installation of missing or damaged, curbs, gutters, sidewalks, driveway approaches, and wheelchair ramps within this segment of roadway.

PROJECT NEED:

The City's Pavement Management Program (PMP) has been developed to prioritize and recommend the most cost-effective roadway repairs, and maximize the return from available funding for street pavement. This segment of Fairview Avenue pavement rehabilitation is identified as a high priority in the PMP.

PROJECT COSTS

Construction Engineering

3,697,124 3,747,124

TOTAL

FY 24/25 FY 25/26 50,000

FY 26/27 FY 27/28 FY 28/29

FY 29/30 FY 30/31

SOURCE OF FUNDS

RMRA SB1

3.747.124 **TOTAL** 3,747,124

FY 24/25 FY 25/26 FY 26/27 FY 27/28 FY 28/29 FY 29/30 FY 30/31

PROJECT TITLE:

Grand Ave Rehab: Edinger to McFadden

PROJECT CATEGORY:

Street Improvements Arterial Street Rehabilitation

PROJECT DESCRIPTION:

Reconstruction/resurfacing of existing pavement and replacement/installation of missing or damaged, curbs, gutters, sidewalks, driveway approaches, and wheelchair ramps within this segment of roadway.

PROJECT NEED:

The City's Pavement Management Program (PMP) has been developed to prioritize and recommend the most cost-effective roadway repairs, and maximize the return from available funding for street pavement. This segment of Grand Avenue pavement rehabilitation is identified as a high priority in the PMP.

LOCATION MAP



PROJECT COSTS

Construction Engineering

TOTAL

1,122,000

1,122,000

FY 24/25

FY 25/26

FY 27/28

FY 28/29

FY 29/30

FY 30/31

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

FY 24/25 1,122,000 1,122,000 FY 25/26 FY 26/27 FY 27/28

FY 26/27

FY 28/29

FY 29/30 FY 30/31

PROJECT TITLE:

Main St Slurry Seal & Resurfacing: Memory to North City Limit

PROJECT CATEGORY:

Street Improvements
Arterial Street Rehabilitation

PROJECT DESCRIPTION:

Application of slurry seal, crack seal, and minor pavement resurfacing with asphalt concrete. The work also include replacement/installation of missing or damaged curbs, gutters, sidewalk, driveway approaches, wheelchair ramps, and striping.

TOTAL

PROJECT NEED:

The City's Pavement Management Program has been developed to identify the preventative maintenance requirements for the City's street network. The application of a surface seal to streets with improvements constructed in the last 10 years will ensure a high level of service for years to come.

LOCATION MAP



PROJECT COSTS

Construction

	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
	448,000					-	
•	448,000	-	-	-	-	-	

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

บร	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
RE	448,000	-				-	-
TOTAL	448,000	-	-	-	-	-	•

AGENCY:	DIVISION:	CONTACT:	DATE:
Public Works	Design Engineering	Gilbert Castillo, Senior Engineer	19-Apr-2024

PROJECT TITLE:

Raitt St Rehab: McFadden to 1st

PROJECT CATEGORY:

Street Improvements Arterial Street Rehabilitation

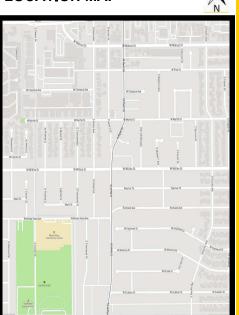
PROJECT DESCRIPTION:

Reconstruction/resurfacing of existing pavement and replacement/installation of missing or damaged, curbs, gutters, sidewalks, driveway approaches, and wheelchair ramps within this segment of roadway.

PROJECT NEED:

The City's Pavement Management Program has been developed to identify total deferred maintenance requirements for the City's arterial network and to move toward preventative maintenance. As one of the City's arterial streets, Raitt Street pavement rehabilitation is identified as a high priority in the Pavement Management Program.

LOCATION MAP



PROJECT COSTS

Construction

FY 24/25
1,616,000
1.616.000

FY 25/26 FY 26/27

FY 26/27

FY 25/26

FY 27/28 FY 28/29 FY 29/30 FY 30/31

SOURCE OF FUNDS

RMRA SB1

TOTAL

TOTAL

FY 24/25 1,616,000 1,616,000 FY 27/28 FY 28/29

FY 29/30 FY 30/31

PROJECT TITLE:

Bridge Preventative Maintenance Program (BPMP)

PROJECT CATEGORY:

Street Improvements Street/Bridge Improvements & Widening

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

Eight (8) bridges are eligible for preventative maintenance work under the Bridge Preventative Maintenance Program (BPMP) guidelines.

PROJECT NEED:

Caltrans performs bridge inspections and provides the Bridge Inspection Report to the City. The inspection report identifies the deficiencies of each bridge that needs maintenance. It is the City's responsibility to maintain the bridges and repair the deficiencies to prevent future deterioration.

FY 29/30

FY 30/31

PROJECT COSTS

Engineering

FY 24/25 30,000 **TOTAL** 30,000

FY 25/26 FY 26/27 FY 27/28 FY 28/29

SOURCE OF FUNDS

GAS TAX

MEASURE M2 COMPETITIVE **TOTAL**

	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
	-	-	-	-	-	-	
	30,000	-	-	-	-	-	
Ī	30,000						

AGENCY: **DIVISION:** DATE: CONTACT: Public Works CIP Engineering Alex Bangean, Senior Civil Engineer 15-Apr-2024

PROJECT TITLE:

Bristol St & Memory Ln Intersection Widening

PROJECT CATEGORY:

Street Improvements Street/Bridge Improvements & Widening

PROJECT DESCRIPTION:

The proposed improvements would involve the widening of Bristol Street just north of Memory Lane to accommodate an additional through southbound lane. Additionally, the proposed improvements would include the construction of sidewalk, curb and gutter, pavement, signal modification, and curb ramps.

PROJECT NEED:

Bristol Street north of Memory Lane has three southbound lanes except at the intersection where only two southbound and one right turn lane exist. An additional southbound through lane is needed to complete the City's plan to widen Bristol Street from Warner Avenue to Memory Lane on the north, which was approved by City Council in 1990 and reevaluated in 2001.

LOCATION MAP



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Engineering	80,000	- "	- '	-	-	-	-
Right-Of-Way	-	-	-	-	-		-
TOTAL	80,000	-	-	-	-	-	-
SOURCE OF FUNDS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
MEASURE M2 COMPETITIVE	80,000	-	-	-	-	-	-
TSIA AREA F	-	-	-	-	-	-	-
TOTAL	80,000					 -	

AGENCY:	DIVISION:	CONTACT:	DATE:
Public Works	CIP Engineering	Jason Gabriel, Principal Civil Engineer	15-Apr-2024

PROJECT TITLE:

Bristol St Improvements & Widening: Phase 4 - Warner -St Andrew

PROJECT CATEGORY:

Street Improvements Street/Bridge Improvements & Widening



PROJECT DESCRIPTION:

The Bristol Street Improvements project was planned and designed to incorporate complete street concepts with storm water quality features. The improvements include widening of the street from four lanes to six lanes, with bus turnouts, raised median, bike lanes, enhanced storm drain system, and sound walls. The project also brings native and organic landscaping that beautifies a fully developed urban area.

PROJECT NEED:

Bristol Street from Warner Avenue to St. Andrew Place (Phase 4) is part of the City's plan to widen Bristol Street from Warner Avenue to Memory Lane, which was approved by City Council in 1990 and reevaluated in 2015. Existing roadway has only 2 lanes in each direction and is operating at a Level of Service (LOS) F. This widening is needed to improve traffic flow and create complete streets features.

FY 30/31

PROJECT COSTS

Construction Right-Of-Way

TOTAL

 FY 24/25
 FY 25/26
 FY 26/27
 FY 27/28
 FY 28/29
 FY 29/30

 680,000

 288,560

 968,560

SOURCE OF FUNDS

DAF: DA-I GENERAL FUND MEASURE M2 COMPETITIVE TSIA AREA F

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
118,250		=			-	
680,000	-	-	-	-	-	
-	_	-	-	-	-	
170,310	=	-	-	-	-	
968,560		_	_	_	_	

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Jason Gabriel, Principal Civil Engineer 19-Apr-2024

PROJECT TITLE:

Warner Ave Improvements: Phase 1 - Main to Oak

PROJECT CATEGORY:

Street Improvements Street/Bridge Improvements & Widening

PROJECT DESCRIPTION:

This project will widen Warner Avenue between Main Street and Oak Street from 2 to 3 lanes in each direction. The project also includes additional left turn lanes at Main Street, bus turn outs, raised medians, and bike lanes along Warner Avenue between Main Street and Oak Street.

PROJECT NEED:

The MPAH (Master Plan of Arterial Highways) Strategic Plan Technical Report identified the need for Warner Avenue to be widened to a sixlane major arterial to meet MPAH requirements. The existing Average Daily Traffic (ADT) is in excess of 29,600 vehicles per day. The proposed improvements will allow the segment to accommodate future traffic volumes at a Level of Service A and increase operational efficiency.

LOCATION MAP



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Construction	993,000	-	-	-	-	-	-
Right-Of-Way	-						
TOTAL	993,000	-			-		-

DAF: DA-IV

MEASURE M2 COMPETITIVE

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
-	-	-	-	-	-	
993,000	-	-	-	-	-	
993,000			-			

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Alex Bangean, Senior Civil Engineer 15-Apr-2024

PROJECT TITLE:

Warner Ave Improvements: Phase 2 - Oak to Grand

PROJECT CATEGORY:

Street Improvements Street/Bridge Improvements & Widening

LOCATION MAP



PROJECT DESCRIPTION:

This project will widen Warner Avenue between Oak Street and Grand Avenue from 2 to 3 lanes in each direction. The project will also include additional left turn lanes at Grand Avenue, bus pads, raised medians, and a protected bike lane.

TOTAL

TOTAL

PROJECT NEED:

The MPAH (Master Plan of Arterial Highways) Strategic Plan Technical Report identified the need for Warner Avenue to be widened to a sixlane major arterial to meet MPAH requirements. The existing Average Daily Traffic (ADT) is in excess of 29,600 vehicles per day. The proposed improvements will allow the segment to accommodate future traffic volumes at a Level of Service A and increase operational efficiency.

PROJECT COSTS

Construction

FY 24/25 FY 25/26 FY 26/27 242,033 - - -

FY 25/26

FY 27/28 FY 28/29 FY 29/30 FY 30/31

SOURCE OF FUNDS

TSIA AREA E

FY 24/25 242,033 242,033 FY 26/27 FY 27/28 FY 28/29 FY 29/30 FY 30/31

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Alex Bangean, Senior Civil Engineer 15-Apr-2024

PROJECT TITLE:

Mendez, Intermediate, ALA, Santiago Elementary and Sierra Intermediate SRS

PROJECT CATEGORY:

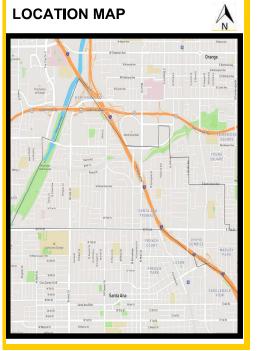
Traffic Improvements
Traffic Improvements

PROJECT DESCRIPTION:

Project improvements include: Wheelchair ramps, sidewalk, raised crosswalk, curb extensions, high visibility crosswalks, radar feedback signs, and streetlights.

PROJECT NEED:

Pedestrian and bicycle traffic safety Improvements for school age pedestrians.



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Construction	-	-	9,037,000	_	-	- '	_
Engineering	900,000	-	-	-	-	-	-
Environmental	-	-	-	_	-	-	-
TOTAL	900,000	_	9,037,000	-	-	-	-

SOURCE OF FUNDS

ATP

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
900,000	-	9,037,000	-	-		
900.000		9.037.000				

AGENCY: DIVISION: CONTACT: DATE:
Public Works CIP Engineering Gilbert Castillo, Senior Engineer 15-Apr-2024

PROJECT TITLE:

Orange Ave Complete Streets

PROJECT CATEGORY:

Traffic Improvements
Traffic Improvements

PROJECT DESCRIPTION:

Installation of Class III and Class II bikeway along Orange Avenue from Warner Avenue to 1st Street.

PROJECT NEED:

Project is designed to increase bicyclist and and pedestrian safety and mobility.

LOCATION MAP



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Construction	-	4,891,000	-	=	-	-	-
Engineering	851,000	-	-	-	-	-	-
Environmenta l	-	-	-	-	-	-	-
TOTAL	851,000	4,891,000	-	-	-	-	-

SOURCE OF FUNDS ATP 85

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
851,000	4,891,000	-	-			
851 000	4 891 000	 -				

AGENCY: DIVISION: CONTACT: DATE:

Public Works Traffic Engineering Zdenek Kekula, Principal Civil Engineer 15-Apr-2024

PROJECT TITLE:

Bristol St Protected Bike Lanes: 1st to Civic Center

PROJECT CATEGORY:

Traffic Improvements
Traffic Safety / Mobility

PROJECT DESCRIPTION:

Provide a protected bike lane on Bristol Street from 1st to Civic Center.

PROJECT NEED:

This project is designed to increase the safety and mobility of bicyclists.

LOCATION MAP



PROJECT COSTS

Construction Engineering

TOTAL

FY 24/251,195,260

1,195,260

95,260 - - <u>- - </u>

FY 25/26 FY 26/27
- - - -

FY 27/28 FY 28/29 FY 29/30

FY 30/31

SOURCE OF FUNDS

CMAQ

M2 LOCAL FAIRSHARE

TOTAL

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Sean Thomas, Senior Civil Engineer 15-Apr-2024

PROJECT TITLE:

Bristol St Protected Bike Lanes: St. Andrew to Edinger

PROJECT CATEGORY:

Traffic Improvements
Traffic Safety / Mobility

PROJECT DESCRIPTION:

Construct a protected bike lane on Bristol Street from St Andrew to Civic Center.

PROJECT NEED:

This project is designed to increase the safety and mobility of bicyclists.

LOCATION MAP



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Construction	655,820	-	=	-	-	-	-
Engineering	-	-	-	-	-	-	-
TOTAL	655,820	-	-		_		

SOURCE OF FUNDS

CMAQ
M2 LOCAL FAIRSHARE
TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
655,820	-	-		-		
-						
655,820				-		

AGENCY:	DIVISION:	CONTACT:	DATE:
Public Works	CIP Engineering	Sean Thomas, Senior Civil Engineer	15-Apr-2024

PROJECT TITLE:

Bristol St Protected Bike Lanes: Warner to St Andrew

PROJECT CATEGORY:

Traffic Improvements
Traffic Safety / Mobility

PROJECT DESCRIPTION:

Construct protected bike lanes on Bristol Street from Warner to St Andrew

PROJECT NEED:

This project is designed to increase the safety and mobility of bicyclists.

LOCATION MAP



PROJECT COSTS

Construction

3	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
	1,508,050		-	-	-	-	
TOTAL	1,508,050	-	-	-	-	-	

SOURCE OF FUNDS

CMAQ

DS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
	1,508,050	-					-
TOTAL	1,508,050	-	-	-	-	-	-

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Sean Thomas, Senior Civil Engineer 15-Apr-2024

PROJECT TITLE:

Jackson Elementary and Diamond Elementary SRTS

PROJECT CATEGORY:

Traffic Improvements
Traffic Safety / Mobility

PROJECT DESCRIPTION:

Project improvements include: Wheelchair ramps, sidewalk, traffic signal, left turn arrow, curb extensions, high visibility crosswalks, and streetlights.

PROJECT NEED:

Pedestrian and bicycle traffic safety Improvements for school age pedestrians.

LOCATION MAP



FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
-	-	7,312,000	- '	-	-	-
850,000	-	-	-	-	-	-
-	<u> </u>	-	-	-	<u>-</u>	
850,000	-	7,312,000	-	-	-	-
	- 850,000 -	 850,000 - 	7,312,000 850,000 	7,312,000 - 850,000 	7,312,000	7,312,000

SOURCE OF FUNDS ATP

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
850,000		7,312,000				
850.000		7.312.000				

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Gilbert Castillo, Senior Engineer 15-Apr-2024

PROJECT TITLE:

MacArthur Intermediate and Taft Elementary SRTS

PROJECT CATEGORY:

Traffic Improvements
Traffic Safety / Mobility

PROJECT DESCRIPTION:

Project improvements include: Wheelchair ramps, sidewalk, raised crosswalk, curb extensions, high visibility crosswalks, radar feedback signs, and streetlights.

PROJECT NEED:

Pedestrian and bicycle traffic safety Improvements for school age pedestrians.

LOCATION MAP



PROJECT COSTS				
Construction				
Engineering				

Environmental **TOTAL**

	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
	-	-	4,200,000	-	-	-	•
	650,000	-	-	-	-	-	
	-		-				
L	650,000		4,200,000	-	-	-	

SOURCE OF FUNDS

ATP

TOTAL

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
650,000	<u> </u>	4,200,000	-			
650,000		4.200.000				

AGENCY: DIVISION: CONTACT: DATE:

Public Works CIP Engineering Zdenek Kekula, Principal Civil Engineer 15-Apr-2024

PROJECT TITLE:

Madison Elementary, Roosevelt-Walker Academy, Century High SRTS

PROJECT CATEGORY:

Traffic Improvements
Traffic Safety / Mobility

PROJECT DESCRIPTION:

Project improvements include: Wheelchair ramps, sidewalk, raised crosswalk, flashing beacon, curb extensions, high visibility crosswalks, radar feedback signs, and streetlights.

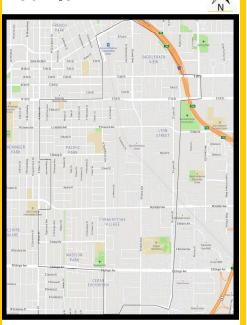
PROJECT NEED:

Pedestrian and bicycle traffic safety Improvements for school age pedestrians.

FY 29/30

FY 30/31

LOCATION MAP



PROJECT COSTS	FY 24/25	FY 25/26	
Construction	-	-	Τ
Engineering	1,100,000	-	
Environmental	_	_	

	TAL 1,100,000		8,840,000				
nenta l	_	_	_	_	_	_	_
ing	1,100,000	-	-	-	-	-	-

FY 26/27

8,840,000

SOURCE OF FUNDS

ATP

FY 27/28

FY 28/29

AGENCY:	DIVISION:	CONTACT:	DATE:
Public Works	CIP Engineering	Zdenek Kekula, Principal Civil Engineer	15-Apr-2024

PROJECT TITLE:

Santa Ana High and Heninger Elementary SRTS

PROJECT CATEGORY:

Traffic Improvements Traffic Safety / Mobility

PROJECT DESCRIPTION:

Project improvements include: Wheelchair ramps, sidewalk, raised crosswalk, curb extensions, high visibility crosswalks, radar feedback signs, and streetlights.

PROJECT NEED:

Pedestrian and bicycle traffic safety Improvements for school age

LOCATION MAP



PRO	JECT	COSTS
_		

Construction Engineering Environmental

6	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
	-		6,902,000	-	-	-	-
	1,200,000	-	-	-	-	-	-
	-		-	-	-		-
TOTAL	1,200,000	-	6,902,000	-	-	<u>-</u>	-

SOURCE OF FUNDS

ATP

DS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
	1,200,000	-	6,902,000	-	-	-	
TOTAL	1,200,000	-	6,902,000	-	-	-	

AGENCY: **DIVISION:** CONTACT: DATE: CIP Engineering 15-Apr-2024 Public Works Gilbert Castillo, Senior Engineer

PROJECT TITLE:

Traffic Signal Equipment Replacement

PROJECT CATEGORY:

Traffic Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

Replace outdated traffic signal and monitoring equipment, such as cabinets, vehicle heads, Reflective Street Name Signs, conflict monitors, controllers, CCTV, and communication equipment, both in the field and in the traffic management center.

PROJECT NEED:

Much of the traffic signal, pedestrian and monitoring equipment in the City is old and no longer supported by the manufacturers. This equipment needs to be upgraded to maintain operations and to meet current standards.

PROJECT COSTS

Construction Engineering

TOTAL

FY 24/25 100,000 381,277

481,277

 FY 25/26
 FY 26/27

 100,000
 100,000

100,000

FY 27/28 F

1,000,000

 FY 28/29
 FY 29/30
 FY 30/31

 100,000
 100,000
 100,000

SOURCE OF FUNDS
M2 LOCAL FAIRSHARE

TOTAL

FY 24/25 481,277 481,277 FY 25/26 FY 26/27 100,000 100,000 100,000 100,000

100,000

FY 26/27 FY 27/28 100,000 1,000,000 100,000 1,000,000

 FY 28/29
 FY 29/30

 100,000
 100,000

100,000

100.000

 FY 29/30
 FY 30/31

 100,000
 100,000

 100,000
 100,000

AGENCY: DIVISION:
Public Works Traffic Engineering

CONTACT:

Cesar Rodriguez, Senior Civil Engineer

DATE:

15-Apr-2024

PROJECT TITLE:

Bike Lane Project Development

PROJECT CATEGORY:

Traffic Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

Provides for the engineering services that are necessary for grant applications, development/preparation of plans, specifications, bike hut maintenance and estimates related to bike lane projects. In addition, provides City matching funds for grant funded bicycle facilities projects and allows for bicycle facilities improvements.

PROJECT NEED:

This planning project is designed to increase bicyclists' safety and

PROJECT COSTS

Engineering

FY 24/25 80,000 80,000

FY 25/26 80,000

80,000

FY 26/27 FY 27/28 80,000 80,000 80,000 80,000

80,000

FY 28/29 80.000 80,000

80,000 80,000 80,000

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

TOTAL

FY 24/25
80,000
80,000

Y 25/26	FY 26/27
80,000	80,000
00.000	00 000

FY 27/28	
80,000	
80,000	

DATE: AGENCY: **DIVISION:** CONTACT: Public Works Traffic Engineering Zdenek Kekula, Principal Civil Engineer 15-Apr-2024

PROJECT TITLE:

Traffic Management Plans

PROJECT CATEGORY:

Traffic Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

Conduct a variety of traffic counts at various locations Citywide to collect data needed for the traffic management planning, signal priority studies, signal timing, etc., preparation of aerial maps, and to maintain the storage and management of accident and traffic investigations records.

PROJECT NEED:

1) To collect traffic data for traffic signal timing, arterial traffic studies, preparation of traffic flow maps, and to conduct new traffic signal and left turn signal needs analysis to request state and federal grants. 2) To reduce the City's liability related to traffic safety issues by maintaining the storage of and access to traffic investigations records in the computer database.

PROJECT COSTS

Engineering

FY 24/25 60,000 60,000 60,000

FY 25/26 FY 26/27 60,000 60,000

60,000

FY 27/28 FY 28/29 60,000 60,000

FY 29/30 60,000 60,000 60,000

FY 30/31 60,000 60,000

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

TOTAL

FY 24/25 60,000 60,000 FY 25/26 FY 26/27 60,000 60,000 60.000 60.000 FY 27/28 60,000 60.000

60,000

FY 28/29 FY 29/30 60,000 60,000 60.000

FY 30/31 60,000 60.000 60.000

AGENCY: **DIVISION:** CONTACT: DATE: Public Works Traffic Engineering Zdenek Kekula, Principal Civil Engineer 15-Apr-2024

PROJECT TITLE:

Traffic Safety Project Development

PROJECT CATEGORY:

Traffic Improvements Planning

LOCATION MAP



CITYWIDE

PROJECT DESCRIPTION:

Provides for the engineering design services that are necessary for the grant applications, environmental documents, development/preparation of plans, specification, and estimates related to traffic safety improvement projects. In addition, provides City matching funds for grant funded traffic safety projects.

PROJECT NEED:

This project is designed to increase traffic safety for all users in the

PROJECT COSTS

Engineering

FY 24/25 50,000 50,000

FY 25/26 FY 26/27 50,000

50,000

FY 27/28 50,000 50,000 50,000 50,000

FY 28/29 FY 29/30 50,000 50,000 50,000

FY 30/31 50,000 50,000 50,000

SOURCE OF FUNDS

M2 LOCAL FAIRSHARE

TOTAL

TOTAL

FY 24/25	
50,000	
50,000	

FY 25/26 FY 26/27 50,000 50,000 50.000 50,000 FY 27/28 50,000 50.000

FY 28/29 FY 29/30 50,000 50,000 50.000

FY 30/31 50,000 50.000 50,000

DATE: AGENCY: **DIVISION:** CONTACT: Public Works Traffic Engineering Zdenek Kekula, Principal Civil Engineer 15-Apr-2024

PROJECT TITLE:

Angel's Park Cool Pavement Treatment

PROJECT CATEGORY:

City & Park Facility Improvements Park Facility

LOCATION MAP



PROJECT DESCRIPTION:

The "cool pavement" is a water based asphalt seal-coat that is designed to lower surface temperature, decrease energy costs, increase safety better nighttime visibility. The cool pavement will be applied to one basketball court and parking lot at Angel's Park.

PROJECT NEED:

Heat island has a negative affect on human health and contributes to heat-related deaths and illness, air pollutants, and greenhouse gases. Mitigating the heat island impacts by using the "cool pavement" can improve the quality of life in the targeted neighborhoods especially in CDBG low-mod-eligible areas which fall within and near the environmental justice/disadvantaged areas in Santa Ana identified by CalEPA that are at greater risk of environmental pollution and racial, socio-economic variables that present a greater burden in such disadvantaged communities affecting a portion of or an entire neighborhood within thirty-three neighborhood association boundaries.

FY 30/31

		CT		

Engineering

3	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
	100,000	-				-	-
TOTAL	100,000	-	-	-	-	-	-

SOURCE OF FUNDS

TOTAL

CDBG Programs

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	
100,000			-			
100,000	-	-	-	-		

AGENCY:	DIVISION:	CONTACT:	DATE:
Public Works	Parks, Fleet & Facilities	Mike Ortiz, Senior Civil Engineer	15-Apr-2024

PROJECT TITLE:

El Salvador Park Cool Pavement Treatment

PROJECT CATEGORY:

City & Park Facility Improvements
Park Facility

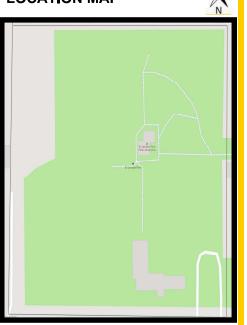
PROJECT DESCRIPTION:

The "cool pavement" is a water based asphalt seal-coat that is designed to lower surface temperature, decrease energy costs, increase safety better nighttime visibility. The cool pavement will be applied to one basketball court and parking lot at El Salvador Park.

PROJECT NEED:

Heat island has a negative affect on human health and contributes to heat-related deaths and illness, air pollutants, and greenhouse gases. Mitigating the heat island impacts by using the "cool pavement" can improve the quality of life in the targeted neighborhoods especially in CDBG low-mod-eligible areas which fall within and near the environmental justice/disadvantaged areas in Santa Ana identified by CalEPA that are at greater risk of environmental pollution and racial, socio-economic variables that present a greater burden in such disadvantaged communities affecting a portion of or an entire neighborhood within thirty-three neighborhood association boundaries

LOCATION MAP



PROJECT COSTS

Engineering

100,000 TOTAL 100,000

FY 24/25 FY 25/26 F

FY 25/26

FY 26/27 -

FY 26/27

FY 27/28 FY 28/29

FY 29/30 F

/30 FY 30/31

SOURCE OF FUNDS

CDBG Programs

TOTAL

FY 24/25 100,000 100,000 FY 27/28 FY 2

FY 28/29 FY 29/30

FY 29/30 FY 30/31

AGENCY: DIVISION: CONTACT: DATE:

Public Works Parks, Fleet & Facilities Mike Ortiz, Senior Civil Engineer 15-Apr-2024

PROJECT TITLE:

El Salvador Park Restroom Renovation

PROJECT CATEGORY:

City & Park Facility Improvements Park Facility

PROJECT DESCRIPTION:

The project will involve the complete renovation of the restroom at El Salvador Park

PROJECT NEED:

The restroom is need of a complete renovation. The restroom has outlived the useful life. Improvements are needed for safety and aesthetics.



PROJECT	COSTS
Construction	n

FY 24/25 300,000 300,000 TOTAL

FY 25/26

FY 26/27

FY 26/27

FY 27/28 FY 28/29

FY 29/30

FY 30/31

SOURCE OF FUNDS

CAPITAL OUTLAY/CELL TOWER

TOTAL

FY 24/25 300,000 300,000

FY 25/26

FY 27/28

FY 28/29 FY 29/30

FY 30/31

AGENCY:

Parks, Rec. & Community Services

DIVISION:

Administration

CONTACT:

Suzi Furjanic, Assoc. Park Planner

DATE:

19-Apr-2024

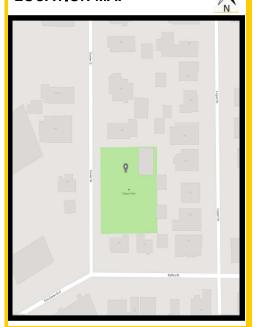
PROJECT TITLE:

Logan/Chepas Park Redesign

PROJECT CATEGORY:

City & Park Facility Improvements
Park Facility

LOCATION MAP



PROJECT DESCRIPTION:

This project is Phase 2, Construction of the Logan Center/ Chepa's Park Redesign project. The work to be performed includes the demolishing and reconstruction of a new community center and park site improvements including basketball court, new landscaping, picnic areas, site lighting, new playground equipment and ADA accessible pathways. The new Logan center and site improvements at Chepa's park will benefit the community by providing an improved facility for recreation programming, community gatherings and daily use of the park site.

PROJECT NEED:

The park is in and surrounded by low-income households and is identified in the Parks Master Plan as an area of severe need, as it is surrounded by Open space Gap Areas 17, 18, 19, 23 and 24. The existing Logan Center is a converted remnant garage that predates the 1970s. The structure is old, worn and does not sufficiently serve the needs of the community. This project is needed to complete construction of the center and site improvements resulting from the design and contract documents from Phase 1 (Engineering) of the CDBG funds from 2022-2023.

		STS

Engineering

3	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
	1,000,000	-	-		_		
TOTAL	1,000,000	-	-	-		-	

SOURCE OF FUNDS

CDBG Programs

TOTAL 1,000,000

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
1,000,000		-				-
1 000 000						

AGENCY: DIVISION: CONTACT: DATE:

Public Works Parks, Fleet & Facilities Suzi Furjanic, Assoc. Park Planner 15-Apr-2024

PROJECT TITLE:

Outdoor Library at Jerome Park

PROJECT CATEGORY:

City & Park Facility Improvements Park Facility

PROJECT DESCRIPTION:

Outdoor Library at Jerome Park

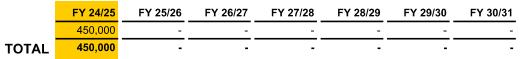
PROJECT NEED:

Create an Outdoor Public Library that will include the installation of an innovative 24-hour "satellite library" kiosk at the southwest end of Jerome Park. The satellite library will incorporate learning and recreation-based play experiences that will advance equity, access, and provide support for Santa Ana's disproportionately impacted children and families.











TOTAL

CDBG Programs

450,000	-	
450,000	-	

FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
450,000		-				
450.000						

AGENCY:

Library

DIVISION: Administration CONTACT:

Maria Castro, Management Analyst- Library

DATE:

15-Apr-2024

PROJECT TITLE:

Park Sidewalk/Ramp Improvements

PROJECT CATEGORY:

City & Park Facility Improvements
Park Facility

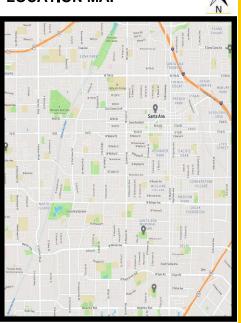
PROJECT DESCRIPTION:

Sidewalk and ramp improvements for various City of Santa Ana parks including Memorial, Heritage, Lilly King, Portola, and Civic Center.

PROJECT NEED:

One of the major goals for the Public Works Agency Park Services division is to improve damaged walkways, curbs, ramps, driveways and parking lots to encourage open and available access to all residents who can only access local parks. These improvements reduce the City from liability claims and comply with American with Disabilities Act codes.

LOCATION MAP



PROJECT COSTS

Engineering

3	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
	400,000			-			
TOTAL	400,000	-	-	-	-	-	

SOURCE OF FUNDS

CDBG Programs

	400,0
TOTAL	400,0

Y 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/3
400,000				-		
400.000						

AGENCY: DIVISION: CONTACT: DATE:

Public Works Parks, Fleet & Facilities Suzi Furjanic, Assoc. Park Planner 15-Apr-2024

PROJECT TITLE:

Zoo North End Wall

PROJECT CATEGORY:

City & Park Facility Improvements Zoo Facility

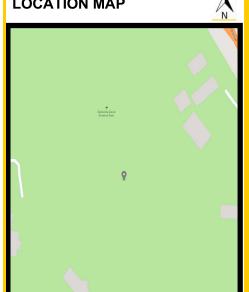
PROJECT DESCRIPTION:

This project includes installation of a 350 feet concrete perimeter wall for safety and security of the zoo along First Street. Additionally, the project includes paving of the dirt service road next to the wall and rainwater capture for the run-off from the small road.

PROJECT NEED:

This project is a safety and security priority to replace an outdated and ineffective perimeter fence barrier at the north end of the zoo campus. Approximately 350 feet of fencing along First Street was constructed in the 1970s out of chemically-treated utility poles. The poles were not new when they were installed in the 1970s and some poles are now over 70 years old and rotting, leaning, or falling over. We have intercepted trespassers going over the current wood barrier and it compromises zoo security which is a concern for zoo staff and can be a concern for the US Department of Agriculture which regulates us. Additionally, the extensive traffic on First Street creates noise pollution at the north end of the zoo and the new wall will mitigate the noise by acting as a sound barrier.

LOCATION MAP



PROJECT COSTS

Construction

FY 24/25 1,000,000 TOTAL 1,000,000

FY 25/26 FY 26/27 FY 27/28

FY 29/30 FY 28/29 FY 30/31

SOURCE OF FUNDS

GENERAL FUND

1,000,000 **TOTAL** 1,000,000

FY 24/25

FY 25/26

FY 26/27 FY 27/28 FY 28/29 FY 29/30

FY 30/31

DIVISION: AGENCY: **CONTACT:** DATE: Parks, Rec. & Community Services Administration Suzi Furjanic, Assoc. Park Planner 19-Apr-2024

PROJECT TITLE:

Zoo Pathways Phase 2

PROJECT CATEGORY:

City & Park Facility Improvements Zoo Facility

PROJECT DESCRIPTION:

This project includes installation of new concrete pathways through the central part of the zoo. The pathways replace decomposed granite "dirt" pathways with accessible concrete. Included in the project are improvements to public barriers at the anteater habitat and nighttime lighting.

PROJECT NEED:

The goal of this project is to increase safety and accessibility of the zoo. Current dirt pathways are a challenge for visitors in wheelchairs or strollers, become rutted, impassable in inclement weather, and require constant upkeep by staff. Improvements in zoo walkways will reduce risk for the city from trip and fall accidents and improve the visitor experience.



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Construction	368,000	-	-	=	=	=	=
Contingency	32,000	=		=	=	=	
TOTAL	400,000	-	-	-	-	-	-
SOURCE OF FUNDS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
GENERAL FUND	400,000	-	-		-	-	-
TOTAL	400,000		-	-		-	

AGENCY:	DIVISION:	CONTACT:	DATE:
Parks, Rec. & Community Services	Administration	Suzi Furjanic, Assoc. Park Planner	19-Apr-2024

PROJECT TITLE:

Renovate & Upgrade Public Parking Lots

PROJECT CATEGORY:

City & Park Facility Improvements Municipal Facilities

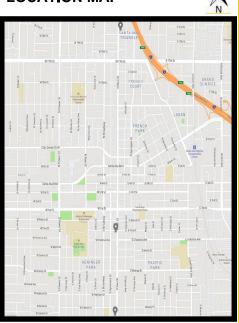
PROJECT DESCRIPTION:

The City of Santa Ana is densely populated, with over 300,000 residents in 27 square miles. Most neighborhoods in the City have a dire need for additional parking, which is why the City dedicated funds to meet the parking needs of the community. The parking lots are heavily utilized and would greatly benefit from renovation and upgrade.

PROJECT NEED:

The renovation and upgrade of the parking lots would enhance safety and would provide an alternative place-making area that will contribute towards the quality of life for local residents.

LOCATION MAP



PROJECT COSTS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
Engineering	264,000	-	-		-	-	-
Other	36,000		-				
TOTAL	300,000	-	-		-		

SOURCE OF FUNDS	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31
CDBG-CV	300,000	-	-		-	-	-
TOTAL	300,000		-			-	-

AGENCY:	DIVISION:	CONTACT:	DATE:
Community Development	Development Services	Julie Castro, Economic Development Specialist III	15-Apr-2024

PROJECTS	CDBG	GENERAL FUND	WATER CAPITAL	SEWER	AREA FEES	A & D FUNDS	GAS TAX	MEASURE M2	OTHER	TOTAL
. <u>STREET IMPROVEMENTS</u>										_
FY 24/25 ALLEY REHABILITATION										
1 . Alley Improvement Program									1,500,000 1	1,500,000
Subtotal FY24/25 ALLEY REHABILITATION									1,500,000	1,500,000
FY 24/25 PLANNING										
2 . Pavement Management								400,000		400,000
3 . Project Development								250,000		250,000
4 . Right-of-Way Management								350,000		350,000
Subtotal FY24/25 PLANNING								1,000,000		1,000,000
FY 24/25 LOCAL STREET RESURFACING										
5 . Industrial Street Repair Program									2,407,200 2	2,407,200
6 . Local Street Preventative Maintenance								3,500,000		3,500,000
Subtotal FY24/25 LOCAL STREET RESURFACING								3,500,000	2,407,200	5,907,200
FY 24/25 ARTERIAL STREET REHABILITATION										
7 . Bedford Rd Rehab: Main Place to North City Limit									173,000 ³	173,000
8 . Civic Center Rehab: Minter to Santiago									2,000,000 1	2,000,000
9 . Civic Center Rehab: Shelton to Flower									1,286,000 ³	1,286,000
10 . Fairview Ave Rehab: South City Limits to Segerstrom									3,747,120 ³	3,747,120
11 . Grand Ave Rehab: Edinger to McFadden									1,122,000 ³	1,122,000
12 . Main St Slurry Seal & Resurfacing: Memory to North City Limit								448,000		448,000
13 . Raitt St Rehab: McFadden to 1st									1,616,000 ³	1,616,000
Subtotal FY24/25 ARTERIAL STREET REHABILITATION								448,000	9,944,120	10,392,120
FY 24/25 STREET/BRIDGE IMPROVEMENTS & WIDENING										
14 . Bridge Preventative Maintenance Program (BPMP)								30,000		30,000
15 . Bristol St & Memory Ln Intersection Widening								80,000		80,000
16 . Bristol St Improvements & Widening: Phase 4 - Warner -St									4	
Andrew		680,000			170,310				118,250	968,560
17 . Warner Ave Improvements: Phase 1 - Main to Oak								993,000		993,000
18 . Warner Ave Improvements: Phase 2 - Oak to Grand Subtotal FY24/25 STREET/BRIDGE IMPROVEMENTS &					242,030					242,030
Subioiai FY24/23 STREET/BRIDGE IMPROVEMENTS & WIDENING		680,000			412,340			1,103,000	118,250	2,313,590
		555,555			112,010			1,100,000	110,200	2,515,590
TOTAL STREET IMPROVEMENTS		680,000			412,340			6,051,000	13,969,570	21,112,910

CITY OF SANTA ANA ONE YEAR CAPITAL IMPROVEMENT PROGRAM FY 2024-25 GENERAL WATER SEWER AREA FEES A & D GAS TAX MEASURE M2

TOTAL

CDBG

PROJECTS

			FUND	CAPITAL	FUNDS			101112
II.	TRAFFIC IMPROVEMENTS							
	FY 24/25 TRAFFIC IMPROVEMENTS							
	19 . Mendez Intermediate, ALA, Santiago Elementary & Sierra						5	
	Intermediate SRTS				 		900,000	900,000
	20 . Orange Ave Complete Streets						851,000 ⁵	851,000
	Subtotal FY24/25 TRAFFIC IMPROVEMENTS						1,751,000	1,751,000
	FY 24/25 TRAFFIC SAFETY / MOBILITY							
	21 . Bristol St Protected Bike Lanes: 1st to Civic Center				 		1,195,260 ⁶	1,195,260
	22 . Bristol St Protected Bike Lanes: St. Andrew to Edinger				 		655,820 ⁶	655,820
	23 . Bristol St Protected Bike Lanes: Warner to St Andrew						1,508,050 ⁶	1,508,050
	24 . Jackson Elementary & Diamond Elementary SRTS						850,000 ⁵	850,000
	25 . MacArthur Intermediate & Taft Elementary SRTS						650,000 ⁵	650,000
	26 . Madison Elementary, Roosevelt-Walker Academy, Century						5	1 100 000
	High SRTS						1,100,000	1,100,000
	27 . Santa Ana High & Heninger Elementary SRTS				 		1,200,000 5	1,200,000
	Subtotal FY24/25 TRAFFIC SAFETY / MOBILITY FY 24/25 PLANNING						7,159,130	7,159,130
						401.000		404.000
	28 . Traffic Signal Equipment Replacement				 	481,280		481,280
	29 . Bike Lane Project Development				 	80,000		80,000
	30 . Traffic Management Plans				 	60,000		60,000
	31 . Traffic Safety Project Development				 	50,000		50,000
	Subtotal FY24/25 PLANNING					671,280		671,280
	TOTAL TRAFFIC IMPROVEMENTS					671,280	8,910,130	9,581,410
III.	CITY & PARK FACILITY IMPROVEMENTS							
	FY 24/25 PARK FACILITY							
	32 . Angels Park Cool Pavement Treatment	100,000						100,000
	33 . El Salvador Park Cool Pavement Treatment	100,000						100,000
	34 . El Salvador Park Restroom Renovation		300,000					300,000
	35 . Logan/Chepas Park Redesign	1,000,000						1,000,000
	36 . Outdoor Library at Jerome Park	450,000						450,000
	37 . Park Sidewalk/Ramp Improvements	400,000						400,000
	Subtotal FY24/25 PARK FACILITY	2,050,000	300,000					2,350,000
	FY 24/25 ZOO FACILITY							
	38 . Zoo North End Wall						1,000,000 7	1,000,000
	39 . Zoo Pathways Phase 2						400,000 ⁷	400,000

PROJECTS	CDBG	GENERAL FUND	WATER CAPITAL	SEWER	AREA FEES	A & D FUNDS	GAS TAX	MEASURE M2	OTHER	TOTAL
Subtotal FY24/25 ZOO FACILITY									1,400,000	1,400,000
FY 24/25 MUNICIPAL FACILITIES										
40 . Renovate & Upgrade Public Parking Lots	300,000									300,000
Subtotal FY24/25 MUNICIPAL FACILITIES	300,000									300,000
TOTAL CITY & PARK FACILITY IMPROVEMENTS	2,350,000	300,000							1,600,000	4,250,000
GRAND TOTAL ONE YEAR CIP PROJECTS	2,350,000	980,000	0	1 0	412,340	0	0	6,722,280	24,479,700	34,944,320

'OTHER' FUNDING SOURCES

- (1) GENERAL FUND ROAD MAINTENANCE
- (2) REFUSE INTERFUND TRANSFER
- (3) ROAD MAINTENANCE AND REHABILITATION ACCOUNT
- (4) PUB WKS STORM DRAIN CONST AREA I
- (5) ACTIVE TRANSPORTATION PROGRAM
- (6) CONGESTION MANAGEMENT AND AIR QUALITY
- (7) PRCSA- SERVICE ENHANCEMENT

	SEVE	EN YEAR CAPITAL I	25 - FY 2031	NITROGRAM					
PROJECTS	CDBG GENER		25 - FY 2031 SEWER	AREA FEES	A & D	GAS TAX	MEASURE M2	OTHER	TOTAL
TROUBE IS		FUND CAPITAL			FUNDS		MAST SCALED.		
STREET IMPROVEMENTS									
FY 24/25 ALLEY REHABILITATION									
1 . Alley Improvement Program								1,500,000 1	1,500,000
Subtotal FY24/25 ALLEY REHABILITATION							,	1,500,000	1,500,000
FY 24/25 PLANNING									
2 . Pavement Management							400,000		400,000
3 . Project Development							250,000		250,000
4 . Right-of-Way Management							350,000		350,000
Subtotal FY24/25 PLANNING							1,000,000		1,000,000
FY 24/25 LOCAL STREET RESURFACING							_	,	
5 . Industrial Street Repair Program								2,407,200 ²	2,407,200
6 . Local Street Preventative Maintenance			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				3,500,000		3,500,000
Subtotal FY24/25 LOCAL STREET RESURFACING							3,500,000	2,407,200	5,907,200
FY 24/25 ARTERIAL STREET REHABILITATION									
7 . Bedford Rd Rehab: Main Place to North City Limit								173,000 ³	173,000
8 . Civic Center Rehab: Minter to Santiago				,				2,000,000 1	2,000,000
9 . Civic Center Rehab: Shelton to Flower								1,286,000 ³	1,286,000
10 . Fairview Ave Rehab: South City Limits to Segerstrom								3,747,120 ³	3,747,120
11 . Grand Ave Rehab: Edinger to McFadden								1,122,000 ³	1,122,000
								<u></u>	
12 . Main St Slurry Seal & Resurfacing: Memory to North City Limit							448,000		448,000
13 . Raitt St Rehab: McFadden to 1st								1,616,000 ³	1,616,000
Subtotal FY24/25 ARTERIAL STREET REHABILITATION							448,000	9,944,120	10,392,120
FY 24/25 STREET/BRIDGE IMPROVEMENTS & WIDENING									
14 . Bridge Preventative Maintenance Program (BPMP)							30,000		30,000
15 . Bristol St & Memory Ln Intersection Widening	<i></i>						80,000		
17. Bristol St & Memory Ln Intersection Widening 17. Bristol St Improvements & Widening: Phase 4 - Warner -St							80,000	4	80,00
Andrew	68'	80,000		170,310				118,250	968,56
18 . Warner Ave Improvements: Phase 1 - Main to Oak							993,000		993,00
19 . Warner Ave Improvements: Phase 2 - Oak to Grand		,		242,030					242,03
Subtotal FY24/25 STREET/BRIDGE IMPROVEMENTS &		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					,
WIDENING	680	80,000		412,340			1,103,000	798,250	2,993,590
FY 25/26 ALLEY REHABILITATION									
20 . Alley Improvement Program								1,575,000 1	1,575,00
Subtotal FY25/26 ALLEY REHABILITATION								1,575,000	1,575,00
FY 25/26 PLANNING									
21 . Pavement Management							400,000		400,00

F Y 2025 - F Y 2031			
22 . Project Development	250,000		250,000
23 . Right-of-Way Management	350,000		350,000
Subtotal FY25/26 PLANNING	1,000,000		1,000,000
FY 25/26 LOCAL STREET RESURFACING			
24. Local Street Preventative Maintenance	3,500,000		3,500,000
Subtotal FY25/26 LOCAL STREET RESURFACING	3,500,000		3,500,000
FY 26/27 ALLEY REHABILITATION			
25 . Alley Improvement Program		1,654,000 1	1,654,000
Subioial FY26·27 ALLEY REHABILITATION		1,654,000	1,654,000
FY 26/27 PLANNING			
26 . Pavement Management	400,000		400,000
27. Project Development	250,000		250,000
28. Right-of-Way Management	350,000		350,000
Subtotal FY26:27 PLANNING	1,000,000		1,000,000
FY 26/27 LOCAL STREET RESURFACING			
29 Local Street Preventative Maintenance	3,500,000		3,500,000
Subtotal FY26-27 LOCAL STREET RESURFACING	3,500,000		3,500,000
FY 27/28 ALLEY REHABILITATION			
30 . Alley Improvement Program		1,737,000 1	1,737,000
Subtotal FY27/28 ALLEY REHABILITATION		1,737,000	1,737,000
FY 27/28 PLANNING			-
31. Pavement Management	400,000		400,000
32. Project Development	250,000		250,000
33. Right-of-Way Management	350,000		350,000
Subtotal FY27/28 PLANNING	1,000,000		1,000,000
FY 27/28 LOCAL STREET RESURFACING			_
34. Local Street Preventative Maintenance	3,500,000		3,500,000
Subtotal FY27:28 LOCAL STREET RESURFACING	3,500,000		3,500,000
FY 28/29 ALLEY REHABILITATION			
35 . Alley Improvement Program		1,823,000 1	1,823,000
Subtotal FY28 29 ALLEY REHABILITATION		1,823,000	1,823,000
FY 28/29 PLANNING			
36 . Pavement Management	400,000		400,000
37. Project Development	250,000		250,000
38. Right-of-Way Management	350,000		350,000
Subtotal FY28 29 PLANNING	1,000,000		1,000,000
FY 28/29 LOCAL STREET RESURFACING			
39. Local Street Preventative Maintenance	3,500,000		3,500,000
Subtotal FY28-29 LOCAL STREET RESURFACING	3,500,000		3,500,000
	* *		

FY 29/30 ALLEY REHABILITATION

40 . Alley Improvement Program				1,914,000 1	1,914,000
Subtotal FY29/30 ALLEY REHABILITATION				1,914,000	1,914,000
FY 29/30 PLANNING					
40 . Pavement Management			400,000		400,000
41 . Project Development			250,000		250,000
42 . Right-of-Way Management			350,000		350,000
Subtotal FY29/30 PLANNING			1,000,000		1,000,000
FY 29/30 LOCAL STREET RESURFACING					
43 . Local Street Preventative Maintenance			3,500,000		3,500,000
Subtotal FY29/30 LOCAL STREET RESURFACING			3,500,000		3,500,000
FY 30/31 ALLEY REHABILITATION					
44 . Alley Improvement Program				2,010,000 1	2,010,000
Subtotal FY30/31 ALLEY REHABILITATION				2,010,000	2,010,000
FY 30/31 PLANNING					
45 . Pavement Management			400,000		400,000
46 . Project Development			250,000		250,000
47 . Right-of-Way Management			350,000		350,000
Subtotal FY30/31 PLANNING			1,000,000		1,000,000
FY 30/31 LOCAL STREET RESURFACING					
48 . Local Street Preventative Maintenance			3,500,000		3,500,000
Subtotal FY30/31 LOCAL STREET RESURFACING			3,500,000		3,500,000
TOTAL STREET IMPROVEMENTS	680,000	412,340	33,051,000	25,362,570	59,505,910

II. TRAFFIC IMPROVEMENTS

FY 24/25 TRAFFIC IMPROVEMENTS

49 . Mendez Intermediate, ALA, Santiago Elementary & Sierra	5	
Intermediate SRTS	900,000	900,000
50 . Orange Ave Complete Streets	851,000 ⁵	851,000
Subtotal FY24/25 TRAFFIC IMPROVEMENTS	1,751,000	1,751,000
FY 24/25 TRAFFIC SAFETY / MOBILITY		
51 . Bristol St Protected Bike Lanes: 1st to Civic Center	1,195,260 ⁶	1,195,260
52 . Bristol St Protected Bike Lanes: St. Andrew to Edinger	655,820 ⁶	655,820
53 . Bristol St Protected Bike Lanes: Warner to St Andrew	1,508,050 ⁶	1,508,050
54 Jackson Elementary & Diamond Elementary SRTS	850 000 ⁵	850 000

FY 2025 - FY 2031			
55 . MacArthur Intermediate & Taft Elementary SRTS		650,000 ⁵	650,000
56 Madison Elementary, Roosevelt-Walker Academy, Century High		5	
SRTS		1,100,000	1,100,000
57 . Santa Ana High & Heninger Elementary SRTS		1,200,000 6	1,200,000
Subtotal FY24/25 TRAFFIC SAFETY / MOBILITY		7,159,130	7,159,130
FY 24/25 PLANNING			
58 . Traffic Signal Equipment Replacement	481,280		481,280
59 Bike Lane Project Development	80,000		80,000
60 Traffic Management Plans	60,000		60,000
61 Traffic Safety Project Development	50,000		50,000
Subtotal FY24/25 PLANNING	671,280		671,280
FY 25/26 TRAFFIC IMPROVEMENTS			
62 . Orange Ave Complete Streets		4,891,000 5	4,891,000
Subtotal FY25/26 TAFFIC IMPROVEMENTS		4,891,000	4,891,000
FY 25/26 PLANNING			
63 . Traffic Signal Equipment Replacement	100,000		100,000
64 . Bike Lane Project Development	80,000		80,000
65 . Traffic Management Plans	60,000		60,000
66 . Traffic Safety Project Development	50,000		50,000
Subtotal FY25/26 PLANNING	290,000		290,000
FY 26/27 TRAFFIC IMPROVEMENTS	250,000		270,000
67. Mendez Intermediate, ALA, Santiago Elementary & Sierra		5	
Intermediate SRTS		9,037,000	9,037,000
Subtotal FY26'27 TRAFFIC IMPROVEMENTS		9,037,000	9,037,000
FY 26/27 TRAFFIC SAFETY / MOBILITY			
68. Jackson Elementary & Diamond Elementary SRTS		7,312,000 5	7,312,000
69 MacArthur Intermediate & Taft Elementary SRTS		4,200,000 5	4,200,000
70 . Madison Elementary, Roosevelt-Walker Academy, Century High		5	
SRTS		8,840,000	8,840,000
71 . Santa Ana High & Heninger Elementary SRTS		6,902,000 5	6,902,000
Subtotal FY26'27 TRAFFIC SAFETY / MOBILITY		27,254,000	27,254,000
FY 26/27 PLANNING			
72 . Traffic Signal Equipment Replacement	100,000		100,000
73. Bike Lane Project Development	80,000		80,000
74. Traffic Management Plans	60,000		60,000
75. Traffic Safety Project Development	50,000		50,000
Subtotal FY26/27 PLANNING	290,000		290,000
FY 27/28 PLANNING			
76 . Traffic Signal Equipment Replacement	100,000		100,000
77 . Bike Lane Project Development	80,000		80,000
11 - DING LAIR TOPICA DOTTOPHICA	50,000		50,000

11 2023 - 11 2	2051	
78 . Traffic Management Plans	60,000	60,000
79 . Traffic Safety Project Development	50,000	50,000
Subtotal FY27/28 PLANNING	290,000	290,000
FY 28/29 PLANNING		
80 . Traffic Signal Equipment Replacement	100,000	100,000
81 . Bike Lane Project Development	80,000	80,000
82 . Traffic Management Plans	60,000	60,000
83 . Traffic Safety Project Development	50,000	50,000
Subtotal FY28/29 PLANNING	290,000	290,000
FY 29/30 PLANNING		
84 . Traffic Signal Equipment Replacement	100,000	100,000
85 . Bike Lane Project Development	80,000	80,000
86 . Traffic Management Plans	60,000	60,000
87 . Traffic Safety Project Development	50,000	50,000
Subtotal FY2930 PLANNING	290,000	290,000
FY 30/31 PLANNING		
88 . Traffic Signal Equipment Replacement	100,000	100,000
89. Bike Lane Project Development	80,000	80,000
90 . Traffic Management Plans	60,000	60,000
91 . Traffic Safety Project Development	50,000	50,000
Subtotal FY30/31 PLANNING	290,000	290,000
TOTAL TRAFFIC IMPROVEMENTS	2,411,280 50,	092,130 52,503,410

III. CITY & PARK FACILITY IMPROVEMENTS

FY 24/25 PARK FACILITY

92 . Angels Park Cool Pavement Treatment	100,000			100,000
93 . El Salvador Park Cool Pavement Treatment	100,000			100,000
94 . El Salvador Park Restroom Renovation		300,000		300,000
95 . Logan/Chepas Park Redesign	1,000,000			1,000,000
96 . Outdoor Library at Jerome Park	450,000			450,000
97 . Park Sidewalk/Ramp Improvements	400,000			400,000
Subtotal FY24/25 PARK FACILITY	2,050,000	300,000		2,350,000
FY 24/25 ZOO FACILITY				
98 . Zoo North End Wall			1,000,000 7	1,000,000

 98. Zoo North End Wall
 1,000,000 7
 1,000,000

 99. Zoo Pathways Phase 2
 400,000 7
 400,000

 Subtotal FY24-25 ZOO FACILITY
 1,400,000 1,400,000

FY 24/25 MUNICIPAL FACILITIES

CITY OF SANTA ANA SEVEN YEAR CAPITAL IMPROVEMENT PROGRAM FY 2025 - FY 2031

100 . Renovate & Upgrade Public Parking Lots	300,000									300,000
Subtotal FY24/25 MUNICIPAL FACILITIES	300,000									300,000
TOTAL CITY & PARK FACILITY IMPROVEMENTS	2,350,000	300,000							1,400,000	4,050,000
GRAND TOTAL SEVEN YEAR CIP PROJECTS	2,350,000	980,000	0	0	412,340	0	0	35,462,280	76,854,700	116,059,320

CITY OF SANTA ANA SEVEN YEAR CAPITAL IMPROVEMENT PROGRAM FY 2025 - FY 2031

'OTHER' FUNDING SOURCES

- (1) GENERAL FUND ROAD MAINTENANCE
- (2) REFUSE INTERFUND TRANSFER
- (3) ROAD MAINTENANCE AND REHABILITATION ACCOUNT
- (4) PUB WKS STORM DRAIN CONST AREA I
- (5) ACTIVE TRANSPORTATION PROGRAM
- (6) CONGESTION MANAGEMENT AND AIR QUALITY
- (7) PRCSA- SERVICE ENHANCEMENT



City of Santa Ana 20 Civic Center Plaza, Santa Ana, CA 92701 Planning Commission Staff Report April 22, 2024

Topic: Site Plan Review No. 2023-03 – 521 South Flower Street

RECOMMENDED ACTION

Adopt a resolution approving Site Plan Review No. 2023-03 as conditioned.

EXECUTIVE SUMMARY

Fidelity Management & Construction Inc., a California Corporation, represented by Johnny Gutierrez (Property Owner), is requesting approval of Site Plan Review (SPR) No. 2023-03 in order to allow a major residential addition and exterior alterations to an existing single-family home, and demolition of a detached garage to accommodate a new accessory dwelling unit (ADU), for the property addressed as 521 South Flower Street. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-593.4, Heninger Park Specific Development (SD-40) zoning designation, and the Heninger Park Architectural Design Guidelines (HPADG), Planning Commission approval is required for major residential additions. Staff is recommending approval of the applicant's request because the proposed addition and exterior alterations have been designed to comply with the HPADG and SD-40 design and development standards. Moreover, staff is recommending approval because the addition and alterations will be architecturally compatible with the neighborhood and consistent with the Santa Ana Citywide Design Guidelines (SACDG). Lastly, the overall project includes construction of an ADU, which is not subject to Planning Commission review and has been included in the overall plan set for reference only.

DISCUSSION

Project Description

The existing single-story, 888-square-foot single-family residence is proposed to be expanded by approximately 354 square feet in order to accommodate a new second bathroom and office. The new interior layout would also consist of enlarging and reconfiguring the existing bedrooms, bathroom, kitchen, and laundry sapce. The overall bedroom count would remain the same at two bedrooms. To accommodate the additional square footage, the existing residence would be expanded at the rear (east)

elevation, at the building's northeast corner. The residence would also be improved by removing a non-original concrete ramp with wood posts near the front porch. All original wood windows would be restored and all casement windows, along with some double-hung windows at secondary facades, would be replaced with new double-hung wood windows to reflect the Craftsman style. Original overhanging eaves, existing brackets, and attic vents would be maintained and restored throughout. The front (west) elevation would also be maintained and restored as needed, which includes existing horizontal siding, wood windows, front porch with brick columns and support beams, and attic vent. The front door is not original and would therefore be replaced with a compatible Craftsman style door. The rear addition would be built to meet current setback requirements, with a minimum side yard setback of five feet.

Additionally, the scope of work includes demolishing an existing detached garage in place of a new 751-square-foot accessory dwelling unit (ADU). Pursuant to Government Code Section 65852.2, review of an ADU shall be considered and approved ministerially without discretionary review. Therefore, the approval of the ADU is not within the Planning Commission's purview and the proposed ADU has been included in the overall plan set for reference only.

The site would be improved by the removing the existing front yard metal fencing. The project does not include any changes to the existing landscape, which consists of a front yard lawn, medium-sized palm tree and some cactuses.

The overall architectural style of the new residential addition is also proposed to be consistent with the main residence, which is designed in a Craftsman architectural style. The addition's residential design would rebuild the rear (east) gable roof at the southeast corner and introduce a new, second gable roof at the rear (east) at the northeast corner. The northeast gable will extend 10-feet-five-inches to the east, beyond the smaller southeast gable. It will have with a full-width fascia board. The addition would have new horizontal siding throughout to match existing. The residence's roof and addition is proposed to be clad in composition asphalt shingles to match existing. The addition would also incorporate overhanging eaves, existing brackets, and attic vents to match existing. All new windows on the addition would include new window trim to match existing.

The addition's side (north) elevation would include a new double-hung window for the new bathroom. The side (south) elevation would have one new double-hung window for a new hallway. The rear (east) elevation would feature one large double-hung window under the southeast gable and a new paneled wood door and large double-hung window under the northeast gable (addition).

Table 1: Project and Location Information

Item	Information
Project Address and Council Ward	521 South Flower Street – Ward 2

Nearest Intersection	Flower Street and Bishop Street		
General Plan Designation	Low Density Residential (LR-7)		
Zoning Designation	Heninger Park Specific Development (SD-40)		
Surrounding Land Uses	North	Single-Family Residences	
	East	Single-Family Residences	
	South	Single-family Residences	
	West	Multiple-Family Residences	
Property Size	0.14-acres (6,185 square feet)		
Existing Site Development	Single-family residence and detached garage		
Building Size	888 square feet		
Use Permissions	Two-Family Residential (permitted under in Project Area 5		
	of SD-40)		
Zoning Code Sections Affected	Uses SAMC Section 41-593 and SD-40		

Table 2: Development Standards

Standard	Required by SD-40	Provided	
Front setback	20 feet (minimum)	25 feet 2 inches	Complies
Side or Street-Side setback	5 feet (minimum)	Original building: 4 feet Addition: 5 feet	Original building is existing non-conforming. Addition complies.
Rear setback	15 feet (minimum)	> 51 feet	Complies
Building height	45 feet (maximum)	14 feet 4 inches	Complies
Parking	4 spaces total (2 in garage + 2 in driveway)	2 spaces total (2 tandem in driveway). ADU allows for removal of covered parking.	Complies
Lot coverage	N/A	35% (max)	Complies

Project Background

In 1986, the Santa Ana City Council adopted Ordinance No. NS-1842 rezoning certain properties to the specific development district and adopting Specific Development No. 40 (SD-40), the zoning designation for the Heninger Park neighborhood. In 2006, SD-40 was amended by the Santa Ana City Council (Ordinance No. NS-2711) to codify the Heninger Park Architectural Design Guidelines (HPADG), to expedite and facilitate the review of projects, and to perform general clean ups of SD-40. The SD-40 zoning ordinance was intended to be a separate document that establishes standards for design review, rehabilitation, and development of the Heninger Park neighborhood. The information contained within the document identified specific standards for, but not limited to, setbacks, lot size, and street frontage. Additionally, SD-40 requires all exterior work to conform to City Council approved HPADG and/or SACDG.

The subject property was built in 1920 in a Craftsman/California bungalow architectural style. It exhibits features of the architectural style such as one-story massing, clapboard

siding, two-column front porch, exposed structural brackets, overhanging eaves, three-part windows, and doors and windows outlined with wood trim. In 1920, the owner at the time constructed the main house without a detached garage. City records do not include a permit for the existing detached garage that is proposed to be demolished. Overtime, the property has only undergone maintenance repairs (e.g. reroof).

Analysis of the Issues

The project site is located within the boundaries of the Heninger Park neighborhood and SD-40. As detailed in SD-40 and HPADG, all new construction is subject to Planning Commission site plan review (SPR) process as outlined in the SAMC Section 41-593.4. In addition, Planning Commission approval is required for all construction of new residential units, residential additions, and new accessory structures. Moreover, SD-40 requires that major modifications be reviewed by the Heninger Park Architectural Review Committee (HPARC) for compliance with the HPADG. Pursuant to the HPADG, all projects must adopt one of the historical architectural styles identified.

The HPADG apply to all new infill development projects and all properties within Heninger Park that have been determined to be eligible or are listed on the Santa Ana Register of Historical Properties ("Register"). These properties are listed in Appendix A of the HPADG. Moreover, SD-40 and the HPADG note that properties not listed on the Register or identified in Appendix A of the HPADG are subject to review of the Planning Commission for conformance with the City of Santa Ana Citywide Design Guidelines (SACDG).

The subject property is neither listed nor eligible for listing on the Santa Ana Register of Historical Properties, pursuant to Appendix A of the HPADG. Therefore, planning staff reviewed the project for compliance with the SACDG and SD-40 development standards. As illustrated in Table 2, the project meets all required SD-40 development standards, including but not limited to, lot coverage, height, and setbacks. In addition, the applicant has adopted an architectural design identified as appropriate within both the HPADG and the SACDG (i.e., Craftsman architectural style). As required by Chapter 6 (Residential Guidelines) of the SACDG, the addition and alterations are proposed to be compatible in size, scale, massing, and design to the nearby homes and neighborhood. The proposed work maintains architectural standards compatible with the existing architectural character of the Heninger Park neighborhood, and is designed to include architecturally appropriate exterior materials, gable treatments, and architectural massing consistent with existing neighborhood fabric and architectural styles found in the area. The overall features and materials would be architecturally compatible with the SACDG, as they include high quality materials that will ensure that the residence ages well for the duration of the building's lifetime.

Staff notes that the HPARC has reviewed the proposed design and materials for the proposed work and submitted comments expressing their recommendation for the

applicant to maintain the existing wood windows instead of replace with vinyl, and to maintain all original exterior features as feasible (Exhibit 5). Moreover, staff has determined that after the proposed project improvements are completed, the property could be eligible for listing due to the high number of remaining character-defining features and as a representative example of the Craftsman style.

Following the HPARC comments, the applicant expressed a desire to maintain/restore the property's original Craftsman features as feasible. Therefore, staff worked with the applicant to ensure the proposed project design would be compatible with the Craftsman style, as required by the applicable SACDG.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 6. In addition to these measures, representatives of the Heninger Park Neighborhood Association were contacted to identify any areas of concern due to the proposed request. At the time this report was printed, no issues of concern were raised regarding the proposed applications.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 (Class 1/Existing Facilities). The project consists of an addition to an existing structure resulting in an increase of no more than 10,000 sq. ft. Moreover, the project is an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan, and the area in which the project is located is not considered environmentally sensitive. Based on this analysis, Notice of Exemption, Environmental Review No. 2024-12 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

- 1. Resolution
- 2. Vicinity Zoning and Aerial View
- 3. Site Photos
- 4. Architectural Plans
- 5. Heninger Park Architectural Review Committee Letter
- 6. Copy of Public Notices

Submitted By:

Andrea Heywood, Associate Planner

Approved By:

Minh Thai, Éxecutive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING SITE PLAN REVIEW NO. 2023-03 AS CONDITIONED TO ALLOW A MAJOR RESIDENTIAL ADDITION AND EXTERIOR ALTERATIONS TO AN EXISTING SINGLE-FAMILY HOME AND DEMOLITION OF A DETACHED GARAGE, AT 521 SOUTH FLOWER STREET, WITHIN THE HENINGER PARK SPECIFIC DEVELOPMENT (SD-40) ZONING DISTRICT

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

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

- A. Fidelity Management & Construction Inc., a California Corporation, represented by Johnny Gutierrez (Property Owner), is requesting approval of Site Plan Review (SPR) No. 2023-03 in order to allow a major residential addition and exterior alterations to an existing single-family home and demolition of a detached garage, for the property addressed as 521 South Flower Street, within the Heninger Park Specific Development (SD-40).
- B. Pursuant to Santa Ana Municipal Code ("SAMC") Section 41-593.3, any use or development of property within an SD district shall be in compliance with the ordinance adopting the specific development plan for such property.
- C. SAMC Section 41-593.4 requires a review by the Planning Commission of all plans for the purpose of ensuring that buildings, structures, and grounds will be in keeping with the given neighborhood and will not be detrimental to the harmonious development of the City or impair the desirability of investment or occupation in that given neighborhood.
- D. The General Provisions of the Heninger Park Specific Development (SD-40) require Planning Commission review through the Site Plan Review process for all new construction within the area defined as SD-40. Moreover, the codified Heninger Park Architectural Design Guidelines requires Planning Commission review and approval for all construction of new residential units, residential additions, and new accessory structures.
- E. The Heninger Park Architectural Design Guidelines apply to all new infill development projects and all properties within Heninger Park that have been determined to be eligible or are listed on the Santa Ana Register of Historical Properties ("Register"). These properties are listed in Appendix A of the Heninger Park Architectural Design Guidelines.
- F. SD-40 and the Heninger Park Architectural Design Guidelines note that

- properties not listed on the Register or identified in Appendix A of the Heninger Park Architectural Design Guidelines are subject to review of the Planning Commission for conformance with the City of Santa Ana Citywide Design Guidelines.
- G. The subject property is neither listed nor eligible for listing on the Santa Ana Register of Historical Properties, pursuant to Appendix A of the Heninger Park Architectural Design Guidelines. Therefore, the project complies with the Santa Ana Citywide Design Guidelines and SD-40 development standards.
- H. The exterior modifications include expanding the existing 888-square-foot single-family residence by approximately 354 square feet in order to accommodate a new second bathroom and office at the building's rear (east) elevation. The rear addition will be built in a compatible style with the existing Craftsman building. The residence would also be improved by removing a non-original concrete ramp with wood posts near the front porch. All original wood windows would be restored and all casement windows, along with some double-hung windows at secondary facades, would be replaced with new double-hung wood windows to reflect the Craftsman style. The front (west) elevation would also be maintained and restored as needed, which includes existing horizontal siding, wood windows, front porch with brick columns and support beams, and attic vent. The non-compatible front door will be replaced with a door appropriate with the Craftsman style. The detached garage will also be demolished.
- I. On April 22, 2024, the Planning Commission held a duly noticed public hearing on SPR No. 2023-03.
- J. The Planning Commission, after considering all of the evidence submitted. finds and determines that the project is in substantial compliance with applicable development standards outlined within the SD-40 zoning district and the Santa Ana Citywide Design Guidelines. Specifically, the Planning Commission finds that the residence would meet all required SD-40 development standards, including but not limited to, lot coverage, height, and setbacks. In addition, the residential addition and alterations are designed in an architectural design identified as appropriate within the Heninger Park Architectural Design Guidelines and the Santa Ana Citywide Design Guidelines (i.e., Craftsman architectural style). The modifications are proposed to be compatible in size, scale, massing, and design to the nearby homes and neighborhood. The work will maintain architectural standards compatible with the existing architectural character of the Heninger Park neighborhood, and is designed to include architecturally appropriate exterior materials, gable treatments, and architectural massing consistent with existing neighborhood fabric and architectural styles found in the area. The overall features and materials will be architecturally compatible with the Santa Ana Citywide Design Guidelines, as they include high quality materials that will ensure that the residence ages well for the duration of the building's lifetime.

Section 2. Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to CEQA Guidelines Section 15301 (Class 1/Existing Facilities). The project consists of an addition to an existing structure resulting in an increase of no more than 10,000 square feet. Moreover, the project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan, and the area in which the project is located is not considered environmentally sensitive. Based on this analysis, Notice of Exemption, Environmental Review No. 2024-12 will be filed for this project.

Section 3. The Property Owner shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the SubdivisionMap Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right toapprove the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Site Plan Review No. 2023-03, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 521 South Flower Street. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission Action dated April 22, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 22nd day of April, 2024 by the following vote.

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Bao Pham	
Chairperson	

APPROVED AS TO FORM: Sonia R. Carvalho, City Attorney

By: <u>Laura A. Rossini</u> Laura A. Rossini

Chief Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

· · · · · · · · · · · · · · · · · · ·	ry, do hereby attest to and certify the attached briginal resolution adopted by the Planning April 22, 2024.
Date:	
	Nuvia Ocampo Recording Secretary City of Santa Ana

EXHIBIT A

Conditions of Approval for Site Plan Review No. 2023-03

Site Plan Review (SPR) No. 2023-03 to allow a major residential addition and exterior alterations to an existing single-family home and demolition of a detached garage, is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Building Standards Code, and all other applicable regulations:

The Applicant shall comply with each and every condition listed below in order to exercise the rights conferred by this SPR. Failure to comply with each and every condition may result in the revocation of the final building permit.

- 1. The addition and exterior alterations shall comply with the approved plans for the SPR No. 2023-03.
- 2. Any amendment to the SPR No. 2023-03, including modifications to approved materials, finishes, architecture, site plan, landscaping, and square footage shall be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the Site Plan Review Application must be amended.
- 3. The existing non-conforming front yard fence shall be removed prior to issuance of building permits. If the Property Owner wishes to replace the fence, a new front yard fence application shall be submitted to the Planning staff for review and approval, along with a new Neighborhood Review application indicating proposed materials, dimensions, height, and design. The new front yard fence shall not exceed three (3) feet or 36 inches in height.
- 4. Property Owner shall receive Planning staff approval for the exact materials and finishes to be used prior to installation to ensure quality and compatibility with the existing Craftsman style residence.

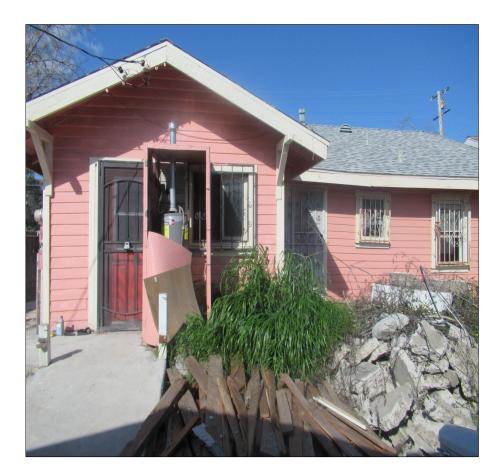
SPR No. 2023-03 521 South Flower Street _SD2_ SD1 SD39 SD W 1st St C2 C₁ C₁ Elementa O SD40 SE Chool R₂ R₂ R₂ w wainut st W Walnut St W Walnut St R₂ R2 SD40 R₁ C₁ SD40 R₂ R2 SD40 W Pine St SD40 Shelton W.Pine R₁ R₂ SD4Ö SD40 SD SD4Ö O WiChestnut R₁ R2R3 W Myrtle St Santa Ana Boundary SD40 SD40 SD 22 R3 Siren SD40 SD40 Zoning Zonedesc General Agricultural v camile st Community Commercial Community Commercial - Museum District General Commercial Planned Shopping Center Arterial Commercial R3 SD40 SD40 SD40 SD4 SD40 SD Commercial Residential Li Ju South Main Street Commercial District Government Center Light Industrial Heavy Industrial BishopiSt 100 St Open Space Land Metro East Overlay Zone Professional Single-Family Residence SD40 SD40 SD40 SD40 SD40 SD Two-Family Residence Multiple-Family Residence Suburban Apartment Residential-Estate Kichland St Specific Development No. 1 chland Specific Development No. 11 Specific Development No. 12 Specific Development No. 13 SD40 SD40 SD40 SD40 Specific Development No. 15 ₹3 SD40 Specific Development No. 16 Bro Specific Development No. 17 Specific Development No. 18 Specific Development No. 19 Highlandist Specific Development No. 2 Specific Development No. 20 Specific Development No. 21 R₃ Specific Development No. 25 Specific Development No. 26 SD40 SD40 SD40 SD40 SD40 SD40 SD Specific Development No. 27 Specific Development No. 31 R1 Specific Development No. 32 W/Brook(St Specific Development No. 34 w Cubbon St R2, Specific Development No. 35 Specific Development No. 36 R₁ Specific Development No. 38 Specific Development No. 39 Specific Development No. 4 SD40 SD40 SD40 SD40 SD40 SD40 Specific Development No. 40 SD R₁ Specific Development No. 41 Specific Development No. 42 Specific Development No. 43 Specific Development No. 44 W McLadden Specific Development No. 46 500 feet Specific Development No. 48 R₂ R₂ R2 R₂ **R**1 R1-

Exhibit 2 - Vicinity Zoning and Aerial View



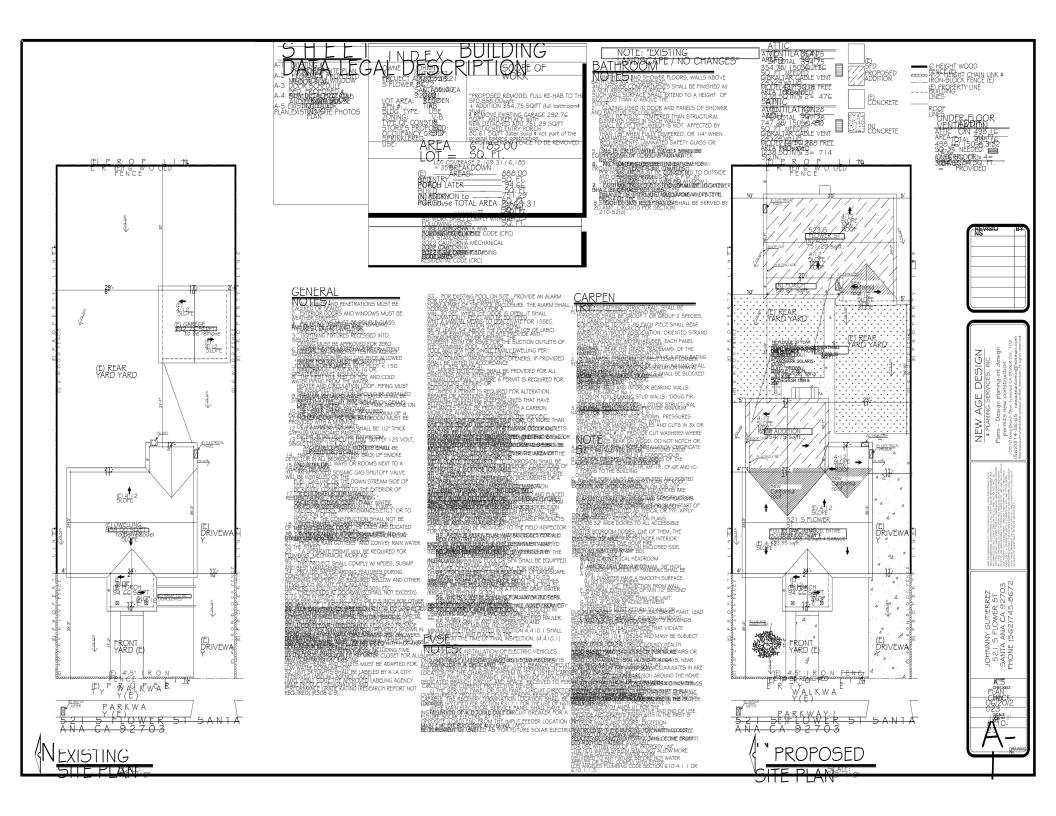


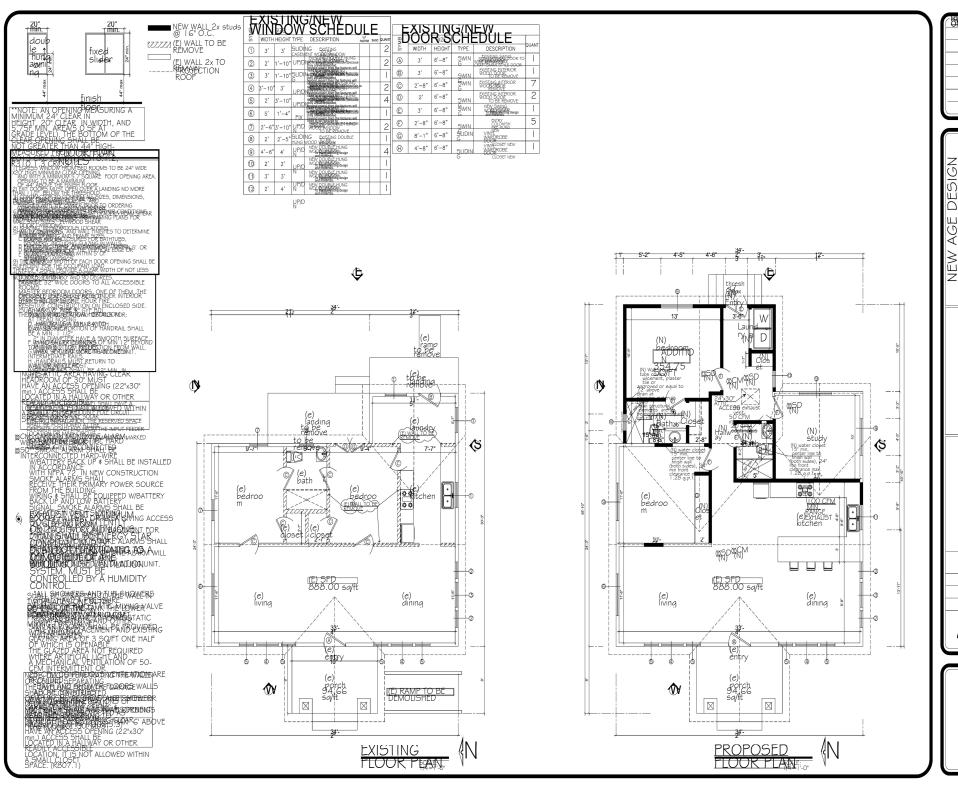
SPR 2023-03 – 521 S. FLOWER STREET
SITE PHOTOS
EXHIBIT 3

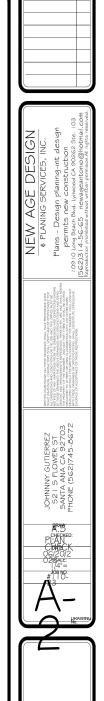


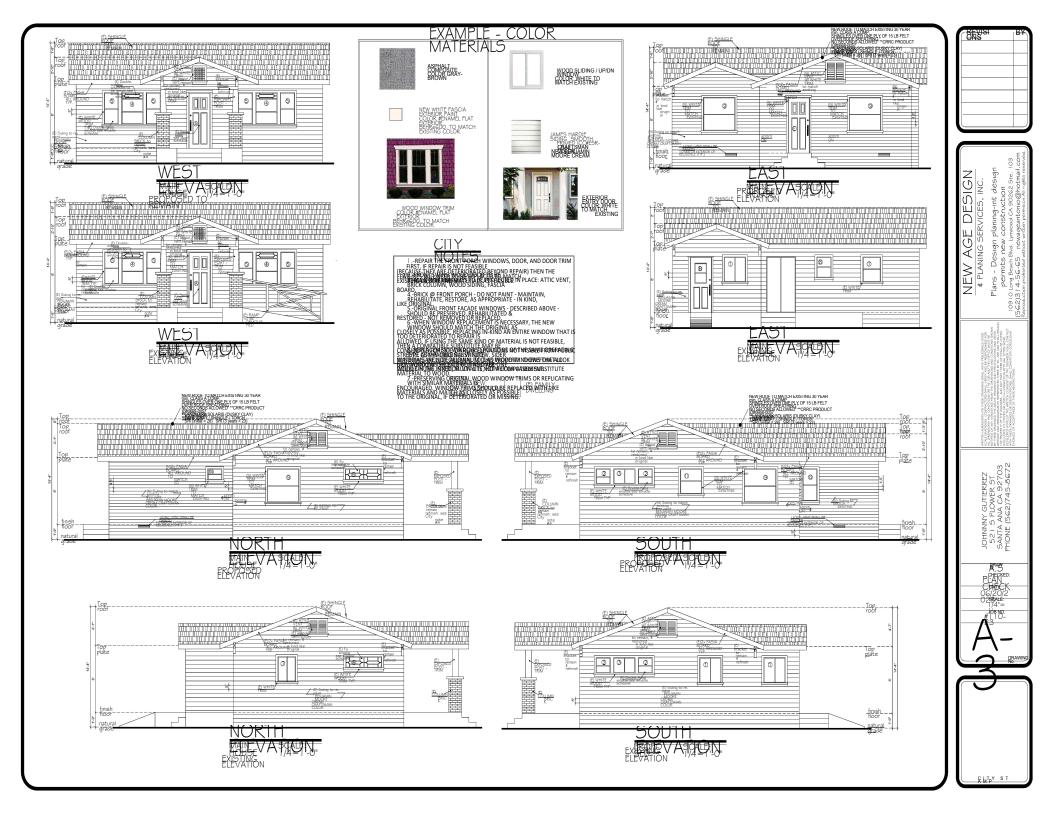


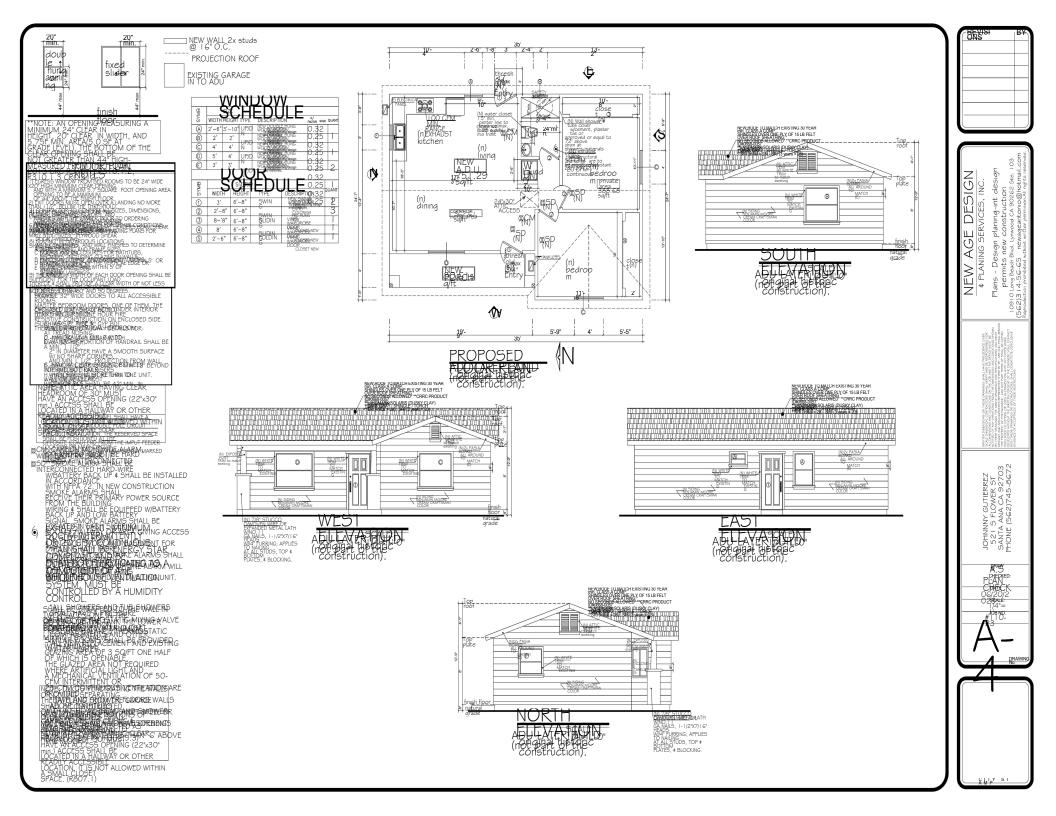
SPR 2023-03 – 521 S. FLOWER STREET
SITE PHOTOS
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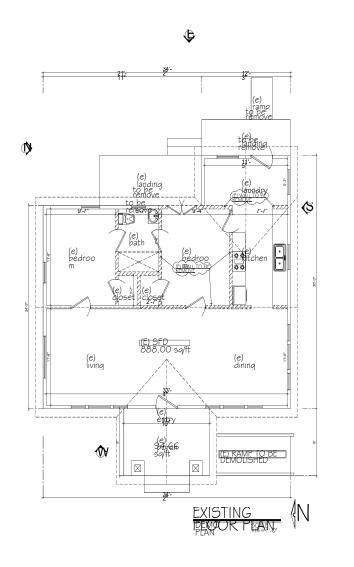
















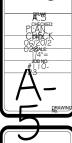




NEW AGE DESIGN PLANING SERVICES, INC.

PLANING SERVICES, INC Plans - Design planing-int des permits new construction

JOHNNNY GUTIERREZ 52 I. S FLOWER ST 5ANTA ANA CA 92703 HONE (562)745-867;



First Street







above - 521 S Flower (photo from HP Architectural Survey) February 5, 2024

above - current photo

Associate Planner Andrea Dumovich Heywood, Re: 521 S Flower Street. NR-2023-32-HP

ABOUT THIS PROPERTY - information taken from HP Architectural Survey

A Heninger Park Craftsman Bungalow style home built in 1924, now 100 years old, with matching Craftsman style detached garage. Not listed in the City's historic register & is not found in Heninger Park's Appendix A - however this property is a historic resource in Heninger Park's Special District 40 (SD-40) & is categorized as a Contributor (C) in the Heninger Park Architectural Survey. Wide elephantine posts, resting on brick piers with square concrete caps, support the front porch of this Craftsman Bungalow. Clad in medium clapboard siding, with a front facing gabled porch roof projecting a main side facing gabled roof. Criss cross lattice work venting forms a square in the center of the gable. The window pattern features a decorative transom above a plate glass window flanked by double hung windows on each side of the front door. Decorative corbels & brackets @ gables. Ellsworth, a plasterer, & Pearl Carnahan were the first owners. Ullyses Grant, a teacher at Santa Ana High School, & Grace Meyer lived here in 1929. Marvin, secretary/treasurer of the Reid Motor Company, & Carolyn Yerington lived here in the early 1930's. PROJECT DESCRIPTION - as proposed

- EXTERIOR MODIFICATIONS removal of all windows, installing vinyl replacement windows, adding wood (window?) trim to match existing, replacing front entry door, painting existing siding, removing a (not original) front wood ramp & handrail/guardrail
- ADDITION of 354.75 square feet to the main house to include a new bathroom & study, a new roof on addition to match existing, new siding on addition to match existing
- DEMOLISH ION of an existing 433.95 square foot matching Craftsman Bungalow style detached garage
- · CONSTRUCTION of a new detached 747.28 sq ft ADU with attached 99.0 sq ft entry porch that will be seen from street
- MAJOR MODIFICATIONS proposed require a Planning Commission review after a neighborhood review. COMMENTS & RECOMMENDATIONS FOR APPLICANT -
- 1. Contributing 100 year old Craftsman Bungalow & Historic Resource in Heninger Park Special District 40 (SD-40)
- could possibly be eligible for listing on Santa Ana Historic Property Register & a property tax saving Mills Act Agreement
- 2. Exterior Architectural Character Defining Features described above make up the visual appearance of this 100 year old Craftsman Bungalow & establish this property as a valuable historic resource integral to the historical look & feel of the street & the Bungalow Neighborhood, a planned neighborhood built by the early City developer & Heninger Park resident Martin Heninger.
- 3. Appropriate Preservation for exterior features can include maintenance, rehabilitation, restoration, rebuilding in kind, like original.
- 4. Front Facade location of most important exterior architectural character defining features to be restored in kind, like original
- 5. Brick @ Front Porch DO NOT PAINT maintain, rehabilitate, restore, as appropriate in kind, like original
- 6. Original Front Facade Windows described above should be preserved, rehabilitated & restored NOT removed or replaced
- 7. Original Windows should be preserved, rehabilitated & restored NOT removed or replaced
- 8. Original Window Material wood window frames, trim, sills & aprons are a character defining bungalow feature in the SD-40
- 9. Original Windows Styles & Methods of Operation are one-over-one double-hung, fixed, multi-lite, hopper or casement
- 10. Appropriate Replacement Windows are an original styles & method of operation listed above NO horizontal sliders & are same configuration, style, size & locations as original window
- 11. Horizontal Sliders were NEVER an original window style in the SD-40 & visually look inappropriate & out of place in the SD-40
- 12. ALL Horizontal Sliders are all generally unpermitted & should not be considered an appropriate style of replacement window
- 13. Original Front Door if existing is most often a Craftsman Bungalow architectural character defining feature in the SD-40
- 14. Replacement Front Door if original is existing restore & keep in place, a new front door should be Craftsman Bungalow style
- 15. Decorative Corbels & Brackets show on plans all existing @Front Facade (2), North Facade (2), West Facade (2), Rear Facade (?) - call out & indicate they will remain in place or to be restored - in kind, like original
- 16. Attic Vents existing original custom wood call out & indicate they will remain in place or to be restored in kind, like original
- 17. Please do not remove or replace any original existing exterior architectural character defining features, including windows & siding
- 18. Please identify all original existing exterior architectural character defining features & indicate all will be preserved, rehabilitated. restored or rebuilt taking patterns from original elements, as appropriate - in kind, like original
- 19. ADU Please consider using one-over-one single or double hung windows
- 20. Front Yard Fence not to code, likely unpermitted please complete & submit an Application for a Front Yard Fence Permit
- 21. Please work closely with Historic Preservation Associate Planner Andrea Dumovich Heywood to maintain "Contributing" category status of this property. Maintain, preserve, repair as appropriate all Front Facade original exterior Craftsman Bungalow architectural character defining features & with same attention to preservation, rehabilitation & historically sensitive new construction @ all other exterior facades. The "Contributing" status of this property & all similar categorized Heninger Park properties are as a whole integral to an establishing a future City historic district designation for Heninger Park Bungalow Neighborhood. Please compete & submit an Application for a Front Yard Fence Permit for an appropriate new front yard fence, In addition please work with Associate Planner Heywood to meet all governing aspects of a new ADU built in the SD-40. Please make revisions to all proposals & plans to reflect recommendations.

Heninger Park Architectural Review Committee

ORANGE COUNTY REPORTER

~ SINCE 1921 ~

600 W SANTA ANA BLVD STE 812, SANTA ANA, CA 92701 Telephone (714) 543-2027 / Fax (714) 542-6841

NUVIA OCAMPO CITY OF SANTA ANA/PLANNING & BUILDING AGEN 20 CIVIC CENTER PLAZA 2ND FLR SANTA ANA, CA - 92702

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California County of ORANGE

155

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description: 521 S Flower St

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the ORANGE COUNTY REPORTER, a newspaper published in the English language in the city of SANTA ANA, county of ORANGE, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of ORANGE, State of California, under date 06/20/1922, Case No. 13421. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,

04/10/2024

Executed on: 04/10/2024 At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

1 Stanklen

Signature

OR#: 3801853

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION The City of Santa Ana encourages the

public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if

contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission Will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 521 South Flower Street located within the Heninger Park Specific Development (SD-40) zoning Specific Development (SD-40) zoning district.

Applicant: Johnny Gutierrez Project (Applicant) representing Management & Construction (Property Owner)

(Property Owner)

Proposed Project: Applicant is requesting approval of Site Plan Review No. 2023-03 to allow a major residential addition consisting of 354 square feet at the building's rear for a new second bathroom and office, full interior remodel, and exterior alterations to an existing single-family home, and demolition of a 292 square foot detached garage to accommodate a new accessory dwelling unit (ADU).

Environmental Impact: Pursuant to the

accommodate a new accessory dwelling unit (ADU).

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is exempt from further CEQA review, categorical exemption ER. No. 2024-12 will be filed for this project.

Meeting Details: This matter will be heard on Monday, April 22, 2024, at 5:30 p.m. in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701.

Members of the public may attend this meeting in person or join via Zoom. For the most up-to-date information on how to participate virtually in this meeting, please visit https://www.santa-ana.org/planning-and-building-meeting-participation/.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAeComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is 3:30 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information:

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public

hearing at https://santa-ana.primegov.com/public/portal. Who To Contact For Questions: Should

Who To Contact For Questions: Should you have any project questions, please contact case planner Andrea Dumovich Heywood with the Planning Division by phone at (714) 667-5899 or by email at AHeywood@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning

Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732. N é u c å n liën l a c b å ng ti é ng Vi ệ t, xin đi ệ n tho a i cho Tony Lai s ố (714) 565-2627. 4/10/24

OR-3801853#



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988 Santa Ana, California 92702 www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

<u>Planning Commission Action</u>: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 521 South Flower Street located within the Heninger Park Specific Development

(SD-40) zoning district.

Project Applicant: Johnny Gutierrez (Applicant) representing Fidelity Management & Construction Inc.

(Property Owner)

<u>Proposed Project:</u> Applicant is requesting approval of Site Plan Review No. 2023-03 to allow a major residential addition consisting of 354 square feet at the building's rear for a new second bathroom and office, full interior remodel, and exterior alterations to an existing single-family home, and demolition of a 292 square foot detached garage to accommodate a new accessory dwelling unit (ADU).

<u>Environmental Impact:</u> Pursuant to the California Environment Quality Act (CEQA), the project is exempt from further CEQA review, categorical exemption ER. No. 2024-12 will be filed for this project.

<u>Meeting Details:</u> This matter will be heard on **Monday, April 22, 2024, at 5:30 p.m**. in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit https://www.santa-ana.org/planning-and-building-meeting-participation/.

<u>Written Comments:</u> If you are unable to participate in the meeting, you may send written comments by email to <u>PBAeComments@santa-ana.org</u> (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

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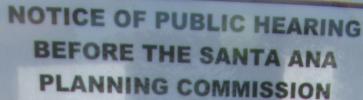
Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732. Néu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

1000' RADIUS NOTIFICATION MAP





521 South Flower Street 1,000 Ft. Buffer Map



The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

521 South Flower Street located within the Heninger Park Specific Development **Project Location:**

(SD-40) zoning district.

Project Applicant: Johnny Gutierrez (Applicant) representing Fidelity Management & Construction

Inc. (Property Owner)

Applicant is requesting approval of Site Plan Review No. 2023-03 to allow a major Proposed Project: residential addition consisting of 354 square feet at the building's rear for a new second bathroom and office, full interior remodel, and exterior alterations to an existing single-family home, and demolition of a 292 square foot detached garage to accommodate a new accessory dwelling unit (ADU).

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is exempt from further CEQA review, categorical exemption ER. No. 2024-12 will be filed for this project.

Meeting Details: This matter will be heard on Monday, April 22, 2024, at 5:30 p.m. in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. Members of the public may attend this meeting In person or join via Zoom. For the most up-to-date information on how to participate virtually in this meeting, please visit https://www.santa-ana.org/planning-and-building-meeting-participation/.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAeComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. Deadline to submit written comments is 3:30 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at https://santa-ana.primegov.com/public/portal. record.

Who To Contact For Questions: Should you have any project questions, please contact case planner Andrea Dumovich Heywood with the Planning Division by phone at (714) 667-5899 or by email at

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732. Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

