

4.7 - Subdivision and Open Space Standards

4.7.010 - Blocks and Streets

A. Requirements

1. **Purpose.** This section establishes the standards for subdividing parcels larger than 2 acres into small, pedestrian-scaled, walkable blocks and their corresponding lots that will generate the desired network of walkable blocks and streetscapes throughout each neighborhood and the greater project area. The figure below illustrates the stark difference between the intent of this section and that of conventional suburban development, particularly in terms of scale, pattern connectivity and diversity of block, lot and building types.

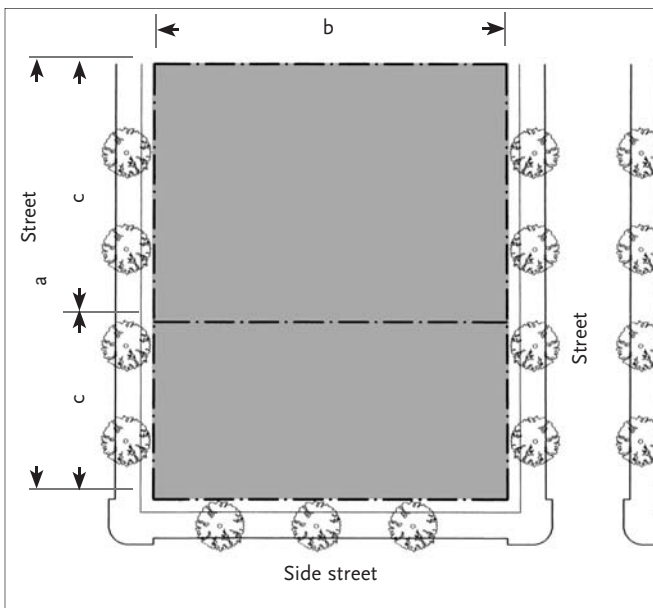
The procedure for subdividing land is intended to provide for the urban infrastructure of small, walkable blocks, an interconnected and human-scaled network of thoroughfares punctuated by open space of varying types. The following regulations apply to all property within the project boundaries that seeks development.



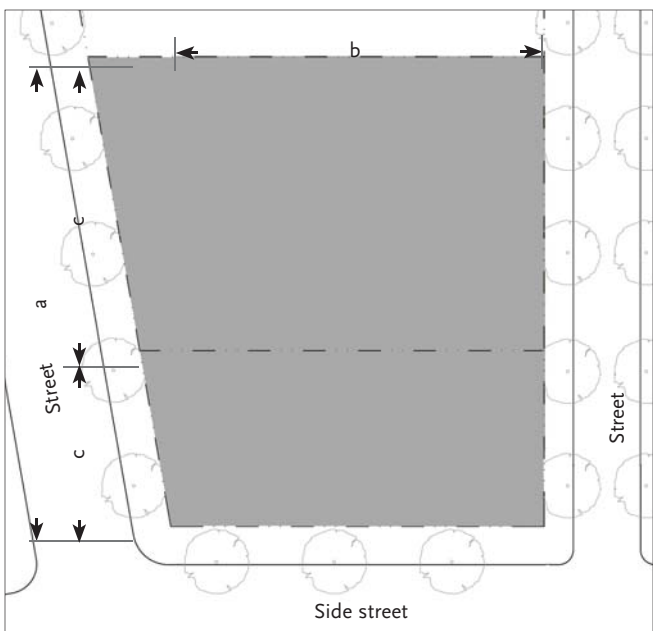
Building Positive Diagram of existing, Partially Discontinuous Network and Vehicularly-scaled Blocks and Streets



Building Positive Diagram of Traditional Neighborhood Development: Walkable, and Small Interconnected Network of Blocks and Multi-modal Streets



Orthogonal Block Requirements Diagram



B. Applicability. Each site shall be designed in compliance with the standards of this section for the applicable type, subject to the review and approval of the City of Santa Ana.

3.4.041 - Design objectives. Each site subject to these requirements shall be designed to be divided into smaller blocks with:

- A. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;
- B. Service alleys within the new blocks; and
- C. Parcels within the block(s) for the purpose of facilitating pedestrian-oriented building design;
- D. Buildings, as allowed, corresponding to parcels with their entrances on bordering streets.

3.4.042 - Subdivision requirements. Each site subject to these requirements shall be designed in compliance with the following standards, and to achieve the objectives identified above in section 3.4.041.

3.2.043 - Building design. Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Specific Plan and the Santa Ana Municipal Code.

- A. No more than 30 percent of dwelling units on a site may be stacked flats.
- B. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.

3.2.044 - Block Requirements. The dimensional requirements and allowed lot widths are summarized below:

A. Orthogonal Block Requirements

Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following requirements apply:

1. Block Length / Width

Blocks of various designs and functions are allowed as identified in the diagram at left and per the corresponding standards below:

- (a) Minimum: 150 feet; Maximum: 500 feet
- (b) Minimum: 150 feet; Maximum: 500 feet

2. Parcel Width

All buildings shall be designed to a parcel as identified below: Building Types. The parcel is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, or parcel and/or tract maps.

- (c) Minimum: as specified per the allowed Building Type(s)
Maximum: 250 feet or as specified per the allowed Building Type(s)

3. Streets / Rights-of-Way

All blocks shall be designed per the allowable street types, as identified on SP Map 15, Street Network Plan

B. Trapezoidal Block Requirements

Trapezoidal blocks are irregular in shape and consist of various designs. The following requirements apply:

1. Block Length / Width

Blocks of various designs and functions are allowed as identified in the diagram at left and per the corresponding standards below:

- (a) Minimum: 100 feet; Maximum: average of 500 feet for two longest sides
- (b) Minimum: 100 feet; Maximum: average of 500 feet for two longest sides

2. Parcel Width

All buildings shall be designed to a parcel as identified below: Building Types. The parcel is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, or parcel and/or tract maps.

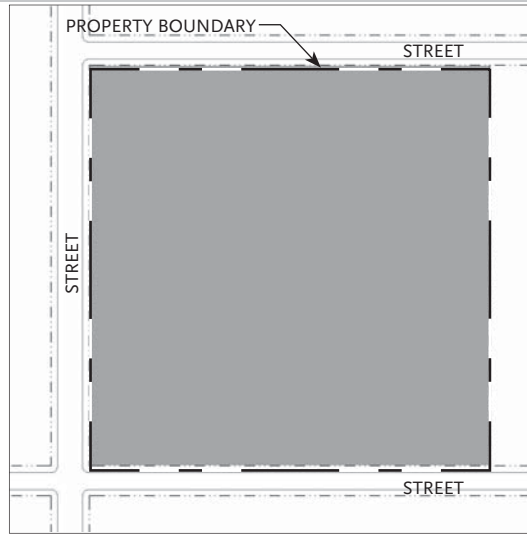
- (c) Minimum: as specified per the allowed Building Type(s)
Maximum: 250 feet or as specified per the allowed Building Type(s)

3. Streets / Rights-of-Way

All blocks shall be designed per the allowable street types, as identified on SP Map 15, Street Network Plan

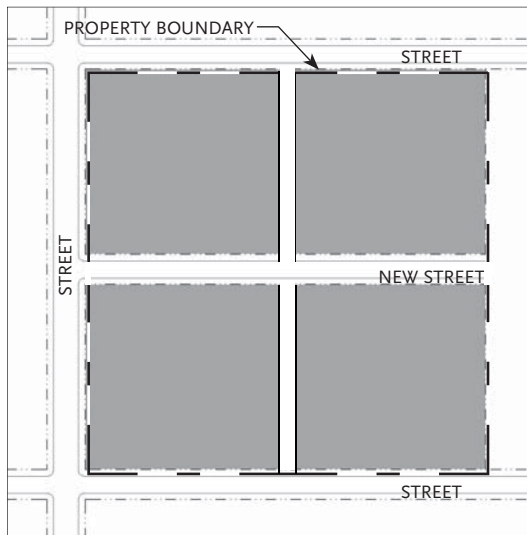
A Site

Sites larger than 2 acres shall be subdivided further to create additional blocks. For sites less than 2 acres in size, the requirements to introduce streets and alleys are not required.



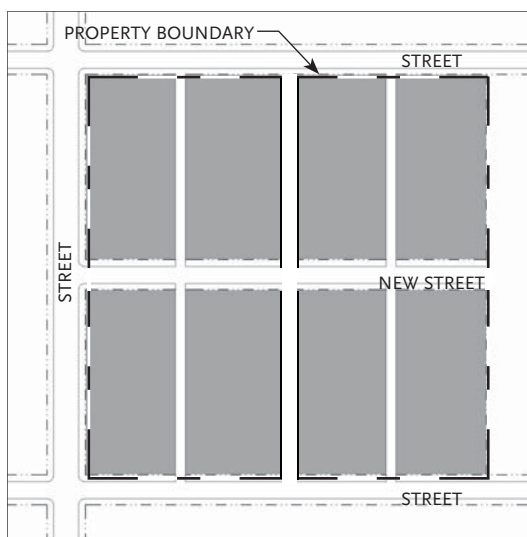
B Introduce Streets

Sites being subdivided into additional blocks shall introduce streets from the list of allowable thoroughfare types and comply with the applicable block-size requirements.



C Introduce Alleys

Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



D Introduce Lots

Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots/parcels are introduced on each block to correspond with the allowable building types. These lots/parcels are for the purpose of design and reflect the minimum area needed to effectively design corresponding building types. The permanence of the lot/parcel lines is not required by these standards.



E Introduce Projects

Each lot is designed to receive a building per the allowable building types and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types per the district in which the lot is located to generate a particular neighborhood form and character.



*This Page:
This series of diagrams identifies the sequence of creating walkable and multi-modal blocks to be developed in a variety of ways per the provisions of this code. This section also provides direction on how to break down large parcels to receive appropriately scaled buildings.*

4.7 - Subdivision and Open Space Standards

4.7.020 - Plazas, Squares, Greens and Pocket Parks

Requirements

1. **Purpose.** This section establishes the standards for incorporating and realizing the various open spaces throughout each neighborhood and the greater project area. The figure below illustrates the stark difference between the intent of this section and that of conventional suburban development, particularly in terms of scale, distribution and diversity of open space types. The types are organized by intensity from most (square) to least intense (playground / mini park).

The procedure for providing and integrating open space is intended to provide for the urban infrastructure of varying parks, squares, plazas, and greens that enhance and further identify their corresponding development and location in the neighborhood. The following regulations apply to all property within the project boundaries that seeks development.



Space-Positive diagram of Conventional Existing Suburban Development: Residual open space



Space Positive Diagram of Traditional Neighborhood Development: Intentional and varied open space

2. **Applicability.** Each open space type shall be designed in compliance with the standards of this Chapter for the applicable type, subject to the review and approval of the City of Santa Ana.

3. **Allowable Types and Requirements.** This Specific Plan uses four open space types: squares, plazas, greens and playgrounds / mini-parks. The range of open space types, their dimensional requirements and intended activity ranges are summarized below:

Table 4.7-2: Open Space Requirements

Park Type	Max Area (acres)	Min Area (acres)	Min Streets (fronting park)
Square	1	.40	3
Plaza	1	.10	1
Green	5	.30	2
Playground / Mini Park	0.5	.10	1

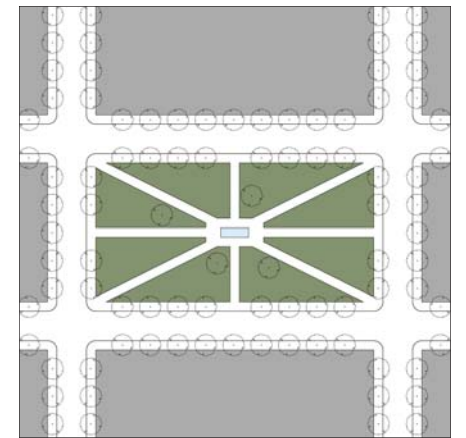
4. **Design objectives.** Each open space shall be designed to:

- Provide open space within the general area identified in Chapter 2;
- Satisfy the urban design objectives identified in Chapter 2; and
- Relate in size and scope of activity to the block(s) that it enfronts.
- Provide adequate visibility and lighting for safety purposes while maintaining compatibility with neighboring uses.

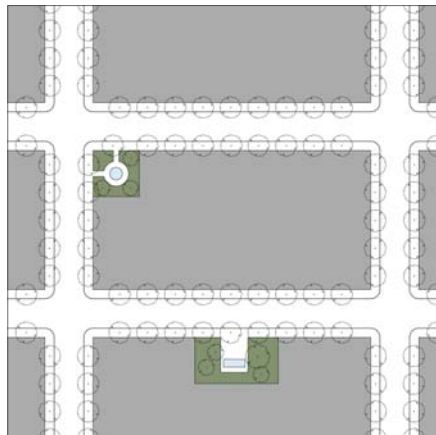
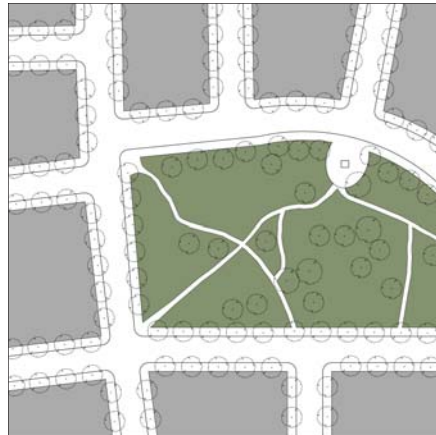
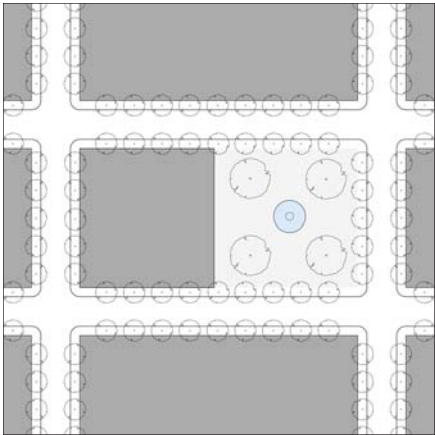
5. **Open Space requirements.** Each open space shall be designed in compliance with the following standards, and to achieve the objectives in this Chapter.

- Each proposed open space shall be designed integrally with the appropriate street types identified in Chapter 4.8 (page 2:59).
- Each proposed open space shall front on a street and its frontage shall comply with Table 4.7-2 and its individual requirements.

6. **Open Space design.** Open spaces shall be designed according to the above standards per the intent of the Illustrative Plan as applicable in Chapter 2 of this Specific Plan.



A. Square



B. Plaza

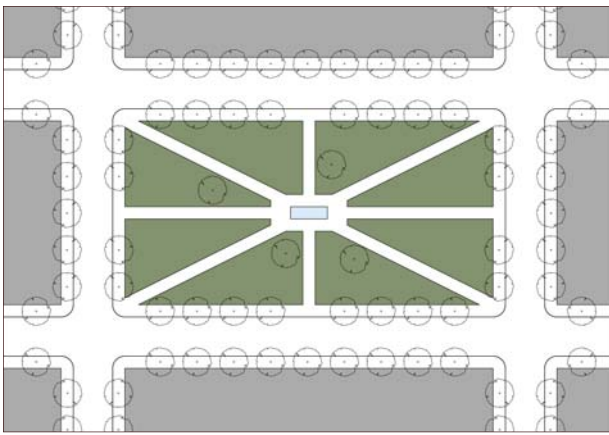
C. Green

D. Playground / Mini Park

Left:
This Plan utilizes a a range of open space types
to create the open space network.

4.7.020 - Subdivision and Open Space Standards

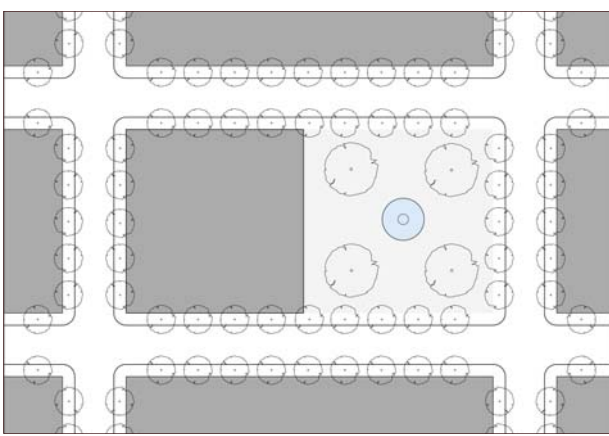
A. Square



Definition: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape consists of paths, lawns and trees, formally arranged. Squares shall be located at the intersection of important thoroughfares.

- 1: **Area:** .40 to 1 acre
- 2: **Access**
 - (a) Access shall be provided from the adjacent sidewalk(s) by accessible paths
 - (b) Adjacent pedestrian crossings shall coordinate with the access points of the square
 - (c) Adjacent buildings shall treat the square as frontage and front it accordingly
 - (d) Approaches from the adjacent pavement shall be accessible and consistent with the design theme for the particular square
- 3: **Parking**
 - (a) No on-site parking allowed
 - (b) Parking along the frontage is not allowed to maximize views from adjacent sidewalks into the square
- 4: **Landscape**
 - (a) The landscape shall consist primarily of lawns with formally arranged trees of sufficient scale for their particular context
 - (b) Tree species shall use a combination of the adjacent street tree species and any appropriate species from the list of allowed trees (pages 2:29, 30)

B. Plaza



Definition: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets.

- 1: **Area:** .10 to 1 acre
- 2: **Access**
 - (a) Access shall be provided from the adjacent sidewalk(s) by accessible paths
 - (b) Adjacent pedestrian crossings shall coordinate with the access points of the plaza
 - (c) Adjacent buildings shall treat the plaza as frontage and front it accordingly
 - (d) Approaches from the adjacent pavement shall be accessible and consistent with the design theme for the particular plaza
- 3: **Parking**
 - (a) On-site parking is allowed when the plaza is not being used for events
 - (b) Parking along the frontage is not allowed in order to maximize views from adjacent sidewalks into the plaza
- 4: **Landscape**
 - (a) The landscape shall consist primarily of pavement. If trees are included, they shall be formally arranged and of sufficient scale for their particular context
 - (b) Tree species shall use a combination of the adjacent street tree species and any appropriate species from the list of allowed trees (pages 2:29, 30)

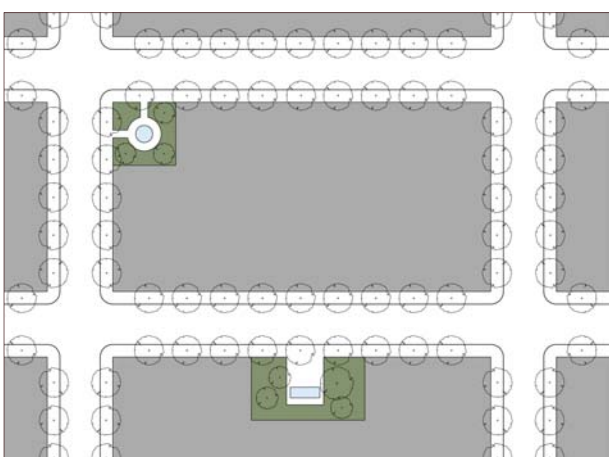
C. Green



Definition: An open space available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.

- 1: **Area:** .30 to 5 acres
- 2: **Access**
 - (a) Access shall be provided from the adjacent sidewalk(s) by accessible paths
 - (b) Adjacent pedestrian crossings shall coordinate with the access points of the green
 - (c) Adjacent buildings shall treat the green as frontage and front it accordingly and per the context of the particular location in the neighborhood
 - (d) Approaches from the adjacent pavement shall be accessible and consistent with the design theme for the particular green
- 3: **Parking**
 - (a) No on-site parking allowed
 - (b) Parking along the frontage shall be parallel
- 4: **Landscape**
 - (a) The landscape shall consist primarily of lawn that is generally unobstructed with large trees naturalistically arranged and of sufficient scale for their particular context
 - (b) Tree species shall use a combination of the adjacent street tree species and any appropriate species from the list of allowed trees (pages 2:29, 30)

D. Playground / Mini Park



Definition: A small, focused open space available for the recreation of children. This type is interspersed within residential areas and may be placed within a block.

- 1: **Area:** .10 to .50 acre
- 2: **Access**
 - (a) Access shall be provided from the adjacent sidewalk(s) by accessible paths
 - (b) Adjacent pedestrian crossings shall coordinate with the access points of the park
 - (c) Adjacent buildings shall treat the park as frontage and front it accordingly and per the context of the particular location in the neighborhood
 - (d) Approaches from the adjacent pavement shall be accessible and consistent with the design theme for the particular park
- 3: **Parking**
 - (a) No on-site parking allowed
 - (b) Parking along the frontage shall be parallel
- 4: **Landscape**
 - (a) The landscape shall consist primarily of lawn that is generally unobstructed with large trees naturalistically arranged and of sufficient scale for their particular context
 - (b) Tree species shall use a combination of the adjacent street tree species and any appropriate species from the list of allowed trees (pages 2:29, 30)

5: Hardscape

- (a) Materials shall respond to their context. For example, a very urban square with adjacent commercial activity will have more elaborate materials while a less intense residential square will tend toward the more simple.
- (b) Unnecessarily complicated and distracting patterns are not allowed.

6: Frontage

- (a) Shall front at least 3 streets
- (b) Depending upon the context, each frontage may respond differently to its particular context

7: Buildings and Improvements

- (a) Buildings range from pergola, bandstands or kiosks to small, public restrooms or other such public facility
- (b) Improvements range from pedestrian amenities such as benches, tables, etc.

8: Programming and Uses

- (a) Uses range from passive use to organized events subject to approval by the City of Santa Ana.



Illustrative Photos: Character and Scale

5: Hardscape

- (a) Materials shall respond to their context. For example, a very large plaza with adjacent commercial activity will have more elaborate materials while a less intense or smaller plaza will tend toward the more simple.
- (b) Unnecessarily complicated and distracting patterns are not allowed.

6: Frontage

- (a) Shall front at least 1 street
- (b) Depending upon the context, each frontage may respond differently to its particular context

7: Buildings and Improvements

- (a) Buildings range from pergola to bandstands, pedestrian bridges or other such public facilities.
- (b) Improvements range from pedestrian amenities such as benches, tables, etc.

8: Programming and Uses

- (a) Uses range from passive use to organized events subject to approval by the City of Santa Ana.



Illustrative Photos: Character and Scale

5: Hardscape

- (a) Materials shall respond to their context. Generally, the amount of hardscape is minimal and only in support of providing access.
- (b) Unnecessarily complicated and distracting patterns are not allowed.

6: Frontage

- (a) Shall front at least 2 streets
- (b) Depending upon the context, each frontage may respond differently to its particular context

7: Buildings and Improvements

- (a) Buildings range from pergola to picnic shelters.
- (b) Improvements range from pedestrian amenities such as benches, tables, etc.

8: Programming and Uses

- (a) Uses range from passive use to organized events subject to approval by the City of Santa Ana.



Illustrative Photos: Character and Scale

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- (a) Materials shall respond to their context. Generally, the amount of hardscape is minimal and only in support of providing access.
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6: Frontage

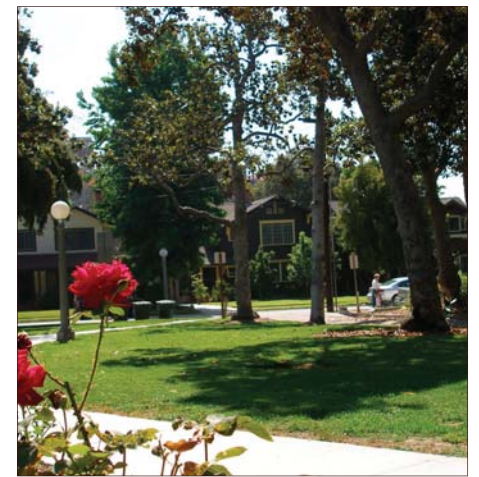
- (a) Shall front at least 1 street
- (b) Depending upon the context, each frontage may respond differently to its particular context

7: Buildings and Improvements

- (a) Buildings range from pergola, picnic shelters and public restrooms or other such public facilities.
- (b) Improvements range from pedestrian amenities such as benches, tables, etc., to playground equipment and athletic courts.

8: Programming and Uses

- (a) Uses range from passive use to organized events subject to approval by the City of Santa Ana.



Illustrative Photos: Character and Scale