ORDINANCE NO. NS-1733

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED AT 519-523 NORTH GRAND AVENUE TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, EXTENDING SPECIFIC DEVELOPMENT PLAN NO. 21 TO SUCH PROPERTY, AND AUTHORIZING AMENDMENT OF THE DEVELOPMENT AGREEMENT PERTAINING THERETO.

WHEREAS, this Council by Ordinance No. NS-1716, adopted February 21, 1984, approved the reclassification of certain property located generally on both sides of Sixth Street east of Grand Avenue into the SD (Specific Development) District, approved Specific Development Plan No. 21 for said property, and approved a "Development Agreement" between the City of Santa Ana and the Register pertaining to the development of said party; and

WHEREAS, it is now desired to add certain land to the scope of the said SD District, Specific Development Plan, and Development Agreement;

NOW, THEREFORE, the City Council of the City of Santa Ana does ordain as follows:

1. Those parcels of real property located generally at 519 and 523 North Grand Avenue in the City of Santa Ana, and more specifically described in Exhibit A, attached hereto and incorporated herein by reference are hereby reclassified from the C5 (Arterial Commercial) District to the SD (Specific Development) District.

2. Specific Development Plan No. 21 is hereby extended to apply to the abovesaid real property.

3. An amended Sectional District Map No. 8-5-9 showing the abovedescribed changes in use district designations is hereby adopted.

4. That certain "Amendment to Development Agreement" between the City of Santa Ana and Freedom Newspapers, Inc., pertaining to the development of the abovedescribed real property,
ORDINANCE NO. NS-1733
PAGE TWO

a copy of which amendment is on file in the office of the
Clerk of the Council, is hereby approved and the Mayor is
authorized to execute the same on behalf of the City of
Santa Ana. The Development Agreement as thus amended is
hereby found to be consistent with the General Plan of the
City of Santa Ana and with Specific Development Plan No. 21.

ADOPTED, this 25th day of June, 1984.

R.W. Luxembourger
Mayor

ATTEST:

Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

Luxembourger Aye
Acosta Aye
Bricken Nay
Griset Aye
Johnson Aye
McGuigan Aye
Young Aye

EDWARD J. COOPER
City Attorney
ORDINANCE NO. NS-1716

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED ON
BOTH SIDES OF SIXTH STREET EAST OF
GRAND AVENUE TO THE SD (SPECIFIC
DEVELOPMENT) DISTRICT ADOPTING SPECIFIC
DEVELOPMENT PLAN NO. 21, AND APPROVING
A DEVELOPMENT AGREEMENT.

WHEREAS, Amendment Application No. 892 has been filed
to make certain changes in the zoning district designations of
certain real property, as hereinafter set forth; and

WHEREAS, the Planning Commission after duly noticed
public hearing, has recommended approval of the changes in use
district designations as proposed in said Amendment Application,
the approval of Specific Development Plan No. 21 for said
property, and approval of a Development Agreement for said
property.

WHEREAS, the Council, prior to adopting this ordinance,
has reviewed the initial environmental study prepared for this
project, and has approved the Negative Declaration for this
project based thereon; and

WHEREAS, this Council, after duly noticed public
hearing, has determined that the changes in use district
designations proposed in the above says Amendment Application
the approval of Specific Development Plan No. 21, and the
approval of the Development Agreement are justified by the
public necessity, convenience and general welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA
ANA DOES ORDAIN AS FOLLOWS:

1. Those parcels of real property located generally on
both sides of Sixth Street east of Grand Avenue in the City
of Santa Ana, and more specifically described in Exhibit A,
attached hereto and incorporated herein by reference are
hereby reclassified from the R1 (Single-Family Residence), R3
(Medium-Density Multiple-Family Residence), and C5 (Arterial
Commercial) Districts to the SD (Specific Development) District.
2. Specific Development Plan No. 21 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

3. An Amended Sectional District Map No. 8-5-9 showing the abovedescribed changes in use district designations is hereby adopted.

4. That certain "Development Agreement" between the City of Santa Ana and The Register, pertaining to the development of the abovedescribed real property, a copy of which agreement is on file in the office of the Clerk of the Council, is hereby found to be consistent with the general plan of the City of Santa Ana and with Specific Development Plan No. 21, and is hereby approved and the Mayor is authorized to execute the same on behalf of the City of Santa Ana.

ADOPTED, this 19th day of March, 1984.

ATTEST:

Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luxembourger</td>
<td>Aye</td>
</tr>
<tr>
<td>Acosta</td>
<td>Aye</td>
</tr>
<tr>
<td>Bricken</td>
<td>Aye</td>
</tr>
<tr>
<td>Griset</td>
<td>Aye</td>
</tr>
<tr>
<td>Johnson</td>
<td>Aye</td>
</tr>
<tr>
<td>McGuigan</td>
<td>Aye</td>
</tr>
<tr>
<td>Young</td>
<td>Aye</td>
</tr>
</tbody>
</table>

APPROVED AS TO FORM:

Edward Q. Cooper
City Attorney
The real property referred to in this Agreement is comprised of nine (9) parcels situated in the State of California, County of Orange, City of Santa Ana, and is described as follows:

PARCEL 1 (505 N. Grand Avenue):

THAT PORTION OF LOTS NINE AND SIXTEEN OF THE EAST SIDE ADDITION TO SANTA ANA AS SHOWN ON A MAP RECORDED IN BOOK 1, FACES 21 AND 22 OF MISCELLANEOUS RECORDS OF LOS ANGELES, CALIFORNIA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF GRAND AVENUE, DISTANT SOUTH 358.46 FEET FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID MAP OF THE EAST SIDE ADDITION, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND DESCRIBED AS PARCEL 3. IN A DEED TO HAYES D. WHITE, RECORDED FEBRUARY 13, 1952 IN BOOK 2286, PAGE 2 OF OFFICIAL RECORDS; THENCE NORTH 69° 52' 00" EAST 190.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3; THENCE NORTH ALONG THE EASTERNLY LINE OF SAID PARCEL 3 AND ITS NORTHERLY PROLONGATION 150.00 FEET TO THE NORTHERLY LINE OF LAND DESCRIBED IN A DEED TO ANNA MOLFETTO, RECORDED SEPTEMBER 11, 1942 IN BOOK 1157, PAGE 402 OF OFFICIAL RECORDS; THENCE NORTH 69° 52' 00" EAST ALONG SAID NORTHERLY LINE 264.68 FEET TO THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN A DEED TO CLIFFORD C. KENT AND WIFE, RECORDED JUNE 28, 1947 IN BOOK 1431, PAGE 478 OF OFFICIAL RECORDS; THENCE SOUTH 0° 05' 30" WEST ALONG THE WESTERLY LINE OF SAID LAND OF CLIFFORD C. KENT, 142.00 FEET TO THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN A DEED TO THE SANTA ANA SCHOOL DISTRICT, RECORDED APRIL 29, 1948 IN BOOK 1757, PAGE 459 OF OFFICIAL RECORDS; THENCE SOUTH 89° 52' 00" WEST 131.06 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND OF THE SANTA ANA SCHOOL DISTRICT; THENCE SOUTH 0° 05' 30" WEST ALONG THE WESTERLY LINE OF SAID LAND OF THE SANTA ANA SCHOOL DISTRICT 95.11 FEET TO THE SOUTHERLY LINE OF SAID LAND OF ANNA MOLFETTO; THENCE SOUTH 89° 53' 00" WEST ALONG SAID SOUTHERLY LINE 323.25 FEET TO THE CENTER LINE OF SAID GRAND AVENUE; THENCE NORTH ALONG SAID CENTER LINE 67.61 FEET TO THE POINT OF BEGINNING.
PARCEL 2 (525 N. Grand Avenue/1302-1304 E. 6th Street):

That portion of Lot 9 of the East Side Addition to Santa Ana, as shown on a map recorded in Book 3, page 21 of Miscellaneous Maps, records of Orange County, California, together with that portion of the South 10 feet of 6th Street, formerly Central Avenue, abandoned by resolution No. 17093 of the City Council of said City of Santa Ana, a certified copy of which was recorded July 19, 1940 in book 1047, page 509, Official Records, included with the following:

Beginning at the intersection of the center lines of Grand Avenue and Sixth Street, formerly Central Avenue, as shown upon said map; thence East along the center line of said Sixth Street, formerly Central Avenue, 165 feet; thence South at right angles 139.06 feet; thence West parallel with the center line of said Sixth Street, formerly Central Avenue, 165 feet to a point in the center line of said Grand Avenue; thence North along said last mentioned line 139.06 feet to the place of beginning.

PARCEL 3 (1314 E. 6th Street):

The West 184.0 feet of that portion of Lot 9 of the East Side Addition to Santa Ana, as shown on a map recorded in Book 1, page 21 of Miscellaneous Maps, records of Orange County, California, together with that portion of the South 10 feet of 6th Street, formerly Central Avenue, abandoned by resolution No. 17093 of the City Council of said City of Santa Ana, a certified copy of which was recorded July 19, 1940 in book 1047, page 509, Official Records, included with the following:

Beginning at a point on the centerline of Central Avenue as shown on said map distant thereon 165 feet East of the intersection of the centerlines of Grand Avenue and said Central Avenue, as shown on said map; thence East 249.00 feet along the centerline of said Central Avenue to the Northwest corner of the land conveyed by C. W. Holcombe to Daisy La May, by deed recorded in book 21, page 325 of Official Records; thence South 208.46 feet along the Westerly line of said Daisy La May land; thence West 249 feet parallel with said centerline of Central Avenue to the Southeast corner of the land conveyed to Fred Bay Fraser et al., by deed recorded in book 657, page 360 of Deeds; thence North 208.46 feet along the East line of said Fraser land to the point of beginning.

EXCEPTING the East 120 feet of the North 158.46 feet thereof, as measured from the centerline of said 6th Street.
PARCEL 4 (1318 E. 6th Street):

THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 158.46
FEET OF THE WEST 184 FEET OF THE FOLLOWING:

THAT PORTION OF LOT 9 OF EASTSIDE ADDITION, SANTA ANA,
AS RECORDED IN BOOK 1, PAGE 21, MISCELLANEOUS MAPS, RECORDS
OF ORANGE COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
IN THE CENTERLINE OF 6TH STREET, FORMERLY CENTRAL AVENUE,
AS SHOWN ON SAID MAP, A DISTANCE OF 165 FEET EAST OF THE
INTERSECTION OF THE CENTERLINES OF GRAND AVENUE AND SAID
6TH STREETS, FORMERLY CENTRAL AVENUE, AS SHOWN ON ABOVE
MENTIONED MAP; THENCE EAST ALONG THE CENTERLINE OF SAID
6TH STREET, FORMERLY CENTRAL AVENUE, 249 FEET TO THE NORTHWEST
CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY C. W.
HOLCOMBE TO DAISY LE MAY BY DEED RECORDED IN BOOK 21, PAGE
325 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE
SOUTH ALONG THE WEST LINE OF THE TRACT SO CONVEYED TO DAISY
LE MAY A DISTANCE OF 208.46 FEET; THENCE WEST PARALLEL
WITH THE CENTERLINE OF 6TH STREET; FORMERLY CENTRAL AVENUE,
249 FEET TO THE SOUTHEAST CORNER OF THE TRACT CONVEYED
TO FRED RAY FRASER AND WIFE BY DEED RECORDED IN BOOK 657,
PAGE 360 OF DEEDS OF RECORD OF ORANGE COUNTY, CALIFORNIA;
THENCE NORTH ALONG THE EAST LINE OF SAID MENTIONED TRACT,
208.46 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (1322 E. 6th Street):

THE EAST 60 FEET OF THE NORTH 158.46 FEET OF THE WEST 184
FEET OF THE FOLLOWING: THAT PORTION OF LOT 9 OF "EAST
SIDE ADDITION TO SANTA ANA", AS SHOWN ON A MAP THEREOF
RECORDED IN BOOK 1, PAGE 21 OF MISCELLANEOUS MAPS, RECORDS
OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SIXTH STREET,
FORMERLY CENTRAL AVENUE, AS SHOWN ON SAID MAP, DISTANT
165 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF
GRAND AVENUE AND SAID SIXTH STREET, FORMERLY CENTRAL AVENUE,
AS SHOWN ON THE ABOVE MENTIONED MAP; THENCE EAST ALONG
THE CENTER LINE OF SAID SIXTH STREET, FORMERLY CENTRAL
AVENUE, 249 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN
TRACT OF LAND CONVEYED BY C. W. HOLCOMBE TO DAISY LE MAY
BY DEED RECORDED IN BOOK 21, PAGE 325 OF OFFICIAL RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY;
THENCE SOUTH ALONG THE WESTERLY LINE OF THE TRACT SO CONVEYED
TO DAISY LE MAY, A DISTANCE OF 208.46 FEET; THENCE WEST
PARALLEL WITH THE CENTER LINE OF SIXTH STREET, FORMERLY
CENTRAL AVENUE, 249 FEET TO THE SOUTHEAST CORNER OF THE
TRACT CONVEYED TO FRED FRASER AND WIFE BY DEED RECORDED
IN BOOK 657, PAGE 360 OF DEEDS, RECORDS OF SAID ORANGE
COUNTY; THENCE NORTH ALONG THE EAST LINE OF SAID MENTIONED
TRACT 208.46 FEET TO THE POINT OF BEGINNING.
PARCEL 6 (1330 E. 6th Street):

THAT PORTION OF LOT 9 OF EAST SIDE ADDITION TO SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 21 OF MISCELLANEOUS RECORD MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID MAP, DISTANT 165 FEET EAST OF THE INTERSECTION OF THE CENTER LINES OF GRAND AVENUE AND SAID CENTRAL AVENUE AS SHOWN ON ABOVE MENTIONED MAP; THENCE EAST ALONG THE CENTER LINE OF SAID CENTRAL AVENUE 249 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY C. W. HOLCOMBE TO DAISY LA MAY BY DEED RECORDED IN BOOK 21, PAGE 325 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH ALONG THE WESTERLY LINE OF THE TRACT SO CONVEYED TO DAISY LA MAY A DISTANCE OF 208.46 FEET; THENCE WEST, PARALLEL WITH THE CENTER LINE OF CENTRAL AVENUE 249 FEET TO THE SOUTHEAST CORNER OF THE TRACT CONVEYED TO FRED RAY FRASER ET UX. BY DEED RECORDED IN BOOK 657, PAGE 360 OF DEEDS, RECORDS OF ORANGE COUNTY CALIFORNIA; THENCE NORTH ALONG THE EAST LINE OF SAID LAST MENTIONED TRACT 208.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 184 FEET.

PARCEL 7 (1332 E. 6th Street):

THE EAST 50 FEET OF THAT PORTION OF LOT 9 OF THE EAST SIDE ADDITION TO SANTA ANA, AS PER MAP RECORDED IN BOOK 1 PAGE 21 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF GRAND AND CENTRAL AVENUES AS SHOWN UPON SAID MAP; THENCE EAST ALONG THE CENTER LINE OF CENTRAL AVENUE 464 FEET TO A POINT IN SAID CENTER LINE OF CENTRAL AVENUE, WHICH WOULD BE INTERSECTED BY THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO ROY RUSSELL, ET UX BY DEED RECORDED MAY 21, 1924 IN BOOK 523 PAGE 347 OF DEEDS, RECORDS OF SAID ORANGE COUNTY, IF EXTENDED NORTHERLY; THENCE SOUTH ALONG SAID WEST LINE OF RUSSELL'S LAND, AND ITS EXTENSIONS 208.46 FEET; THENCE WEST, PARALLEL WITH THE CENTER LINE OF CENTRAL AVENUE 464 FEET TO THE CENTER LINE OF GRAND AVENUE; THENCE NORTH, ALONG THE CENTER LINE OF GRAND AVENUE 208.46 FEET TO THE POINT OF BEGINNING.
PARCEL 8 (625 N. Grand Avenue):

Lot 8 of the "East Side Addition to Santa Ana", as shown on a map recorded in Book 1, pages 21 and 22 Miscellaneous Maps, records of Orange County, California, including that portion of the Northerly 10 feet of the existing 80 feet in width of East Sixth Street, formerly known as Central Avenue, adjoining said property on the South, as abandoned by the City of Santa Ana by Resolution No. 2824, dated June 17, 1940, and recorded in Book 1047, page 509, Official Records.

Lot 7 of the Eastside addition to Santa Ana, as shown on a map recorded in Book 1, pages 21 and 22 of Miscellaneous Maps, records of Orange County.

Also that portion of the North 10 feet of Sixth Street, formerly Central Avenue, now vacated lying South of and adjoining said lot.

Excepting therefrom the Easterly 415.44 feet.

PARCEL 9 (729 N. Grand Avenue):

THAT PORTION OF THE WEST 3.96 ACRES OF LOT 1 OF THE "EAST SIDE ADDITION TO SANTA ANA", AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGES 21 AND 22 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BEGINNING AT A POINT IN THE CENTER LINE OF GRAND AVENUE, DISTANT 196.90 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; SAID CORNER BEING THE INTERSECTION OF THE CENTER LINES OF GRAND AVENUE AND DEPOT STREET (NOW FRUIT STREET), ALL AS SHOWN ON SAID MAP; THENCE EASTERLY 404.60 FEET, PARALLEL WITH SAID CENTER LINE OF DEPOT STREET, TO THE EAST LINE OF SAID WEST 3.96 ACRES; THENCE SOUTHERLY 238.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY 404.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY 238.60 FEET TO THE POINT OF BEGINNING.
EXHIBIT B
SPECIFIC DEVELOPMENT PLAN NO. 21

SECTION 1. APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property, as authorized by Chapter 41, Division 26, Sec. 41-593 et seq., of the Santa Ana Municipal Code, is specifically subject to the standards and regulations contained in this plan for the express purpose of establishing land use regulations and standards. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance.

SECTION 2. PURPOSE

The SD #21 development plan consisting of standards and regulations is hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by promoting and enhancing the value of properties and encouraging orderly development.

SECTION 3. USES PERMITTED

The following uses shall be permitted:

A. Up to three hundred thousand (300,000) square feet of professional and administrative offices [50,000 square feet existing].

B. Up to one hundred thirty thousand (130,000) square feet of newspaper plant production facilities [70,000 square feet existing].

C. Up to three hundred thousand (300,000) square feet of production support facilities [150,000 square feet existing].

D. Up to sixty thousand (60,000) square feet of office storage facilities [0 square feet existing].

E. Parking facilities to serve permitted uses.

F. Equipment and vehicle maintenance accessory to permitted uses.

G. Microwave transmission devices at ground level or on the roof of each building.
H. Satellite dishes at ground level or on the roof of each building.

SECTION 4. HEIGHT LIMIT

A. No building or structure shall exceed one hundred fifty (150) feet in height north of Sixth Street and one hundred (100) feet in height south of Sixth Street.

B. No building or structure, including mechanical appurtenances and communications facilities located on a roof and exclusive of the first thirty five (35) feet of a structure, shall intercept a plane that rises one (1) foot for every two (2) lineal feet drawn from the nearest point of adjacent property lines zoned R1 (single-family residential).

SECTION 5. SIGNS

The following signs shall be permitted:

A. Two (2) illuminated monument signs each sixty (60) square feet and ten (10) feet maximum in height.

B. Two (2) illuminated monument signs north of Sixth Street and two (2) illuminated monument signs south of Sixth Street, each thirty (30) square feet and five (5) feet maximum in height.

C. Three (3) illuminated building signs with sixty (60) inch maximum letters located at the top of each building.

D. Two (2) illuminated building signs with eighteen (18) inch maximum letters located on the face of each building a maximum of forty (40) feet above adjacent grade.

E. Other signs approved as part of the Planned Sign Program pursuant to Section 8, paragraph I below.

SECTION 6. LANDSCAPING, SETBACK AND OTHER REQUIREMENTS

A. Prior to issuance of building permits, landscape plans shall be submitted to and
approved by the Planning Division as to conformance with the provisions of this ordinance.

B. There shall be a minimum landscaped setback of fifteen (15) feet adjacent to any new building along Grand Avenue and along Sixth Street for any new building south of Sixth Street.

C. There shall be the following minimum building setbacks for any new building along Grand Avenue and along Sixth Street for any new building south of Sixth Street:

1. There shall be a minimum building setback of twenty (20) feet from the property line for any new building not exceeding one hundred (100) feet in height, including mechanical and storage appurtenances;

2. There shall be a minimum building setback of thirty (30) feet from the property line for any new building not exceeding one hundred fifty (150) feet in height, including mechanical and storage appurtenances.

D. A minimum of ten (10%) percent of the site shall be landscaped.

E. A minimum of five (5%) percent of all land area devoted to grade level parking shall be landscaped as a part of the overall landscaping requirement, excluding front and rear landscaped areas otherwise required in Sections 6 and 8.

F. A minimum of five (5) feet of landscaped area shall be maintained between an outside property line and any new surface parking.

G. A landscaped setback a minimum of ten (10) feet and a maximum of twenty (20) feet is required along any rear lot line adjacent to single-family residences or R1 zoned property.

H. Curb cuts shall be permitted to provide access to the site subject to the approval of the Director of Transportation Services.
SECTION 7. PARKING REQUIREMENTS

Required parking shall be in conformance with the following standards:

A. Offstreet parking shall be provided in the manner prescribed in Article IV of Chapter 41 of the Santa Ana Municipal Code in effect on the effective date of this ordinance, except as provided herein.

B. Up to sixty (60%) percent of the spaces may be compact car spaces.

C. Visitor parking areas shall have a maximum of twenty five (25%) percent compact car spaces.

SECTION 8. PLANNING REQUIREMENTS

A. That a minimum six (6) foot high, six (6) inch wide decorative masonry block wall, to the approval of the Planning Division, be constructed along all property lines where such property lines abut residentially used or zoned land and land zoned O (open space). The height of such wall shall be determined by the Planning Division after consultation with abutting property owners.

B. That landscaping, as required in Section 6 above, provide ground cover (intermediate and vertical plantings) sufficient to buffer adjacent residential and school uses.

C. The landscaping required by Section 6 shall include, at minimum the following: One twenty four (24) inch box canopy tree, two fifteen (15) gallon trees and three five (5) gallon shrubs for each twenty five (25) feet of street frontage of the lot. Ground covering and shrubbery shall be provided which are substantial enough to cover all ground areas.

D. In addition to other landscaping required by this Section, landscaped areas designed to buffer adjacent property from the activities on the lot shall be installed and maintained in accordance with the following requirements:

1. A landscaped area of not less than ten (10) feet and not exceeding twenty
(20) feet in width shall be installed between the rear property line of the lot adjacent to residential uses and any surface parking or driveway (excluding fire access) area adjacent thereto.

2. Landscaped areas required by this subsection shall include, at minimum, three fifteen (15) gallon canopy trees, one five (5) gallon tree and two five (5) gallon shrubs for every thirty (30) feet of length of the area. Such areas shall be landscaped with mature trees and shrubbery of sufficient height to be capable of acting as an effective buffer between adjacent uses.

E. That prior to submittal of plans for building permits, the applicant submit fully detailed architectural renderings and site development plans to the Department of Planning and Development Services for review and approval according to the procedures and requirements of Municipal Code Section 41-593.5(c). Each developed phase shall require full compliance with the requirements of SD-21.

F. All equipment and vehicle maintenance shall be conducted within a fully enclosed building.

G. Any surface level microwave transmission devices and satellite dishes shall be screened from view from any adjacent street by a block wall and landscaping or any combination thereof. Plans shall be submitted to the Director of Planning and Development Services for review and approval as to conformance with this ordinance prior to placement/construction on the property. Rooftop mechanical equipment, including microwave transmission and reception devices and satellite dishes (excluding existing rooftop equipment and/or structures) shall be screened in accordance with the requirements of the Planning Division or incorporated into the design of the structure and approved by the Planning Commission pursuant to Section 8,
The following development standards are provided as guidelines for future review of structures proposed for this site:

1. Curtain wall construction and "rows" or "stacks" of panels should be avoided. Massing or block construction should be utilized. Building wall offsets, recessed portals and pedestrian access and appropriate building scale should be utilized to break up a blank monotonous building wall.

2. Use of highly reflective glazing is discouraged. Building materials should be balanced to bring interest to the architecture. Overuse of glass (more than fifty (50%) percent) is discouraged. If glass is the major theme of building material, a light and glare study shall be submitted to the Director of Planning and Development Services for review by Planning Commission at such time as building plans are reviewed.

I. A planned sign program shall be reviewed and approved by the Planning Commission as to conformance with this ordinance. All existing signage shall be removed, replaced or refurbished according to the approved plan prior to issuance of any sign permit. The design of signs located on-site shall be subservient to and consistent with the building it serves. As such, signs shall be permitted within an architecturally established area of the building face and shall be designed as a harmonious element within the overall building design concept. The following guidelines shall be adhered to:

1. Building - Tenant Signs: Two (2) tenant identification signs only for each building; two (2) colors maximum. Height is limited to sixty (60) inches at top floor of building.

2. Monument Signs: Sixty (60) square feet set back approximately ten (10) feet from front property line and/or
incorporated with landscaped berm or wall treatments. Business - Building Identification only. Two (2) colors maximum.


J. Truck access shall be via Sixth Street west of the eastern most property line and Grand Avenue. Between the hours of 8:00 p.m. and 7:00 a.m., the following restrictions shall apply:

1. All incoming trucks shall be offloaded at the south eastern loading docks immediately north of Sixth Street;

2. All trucks entering and leaving the Register site shall use a driveway not less than one hundred fifty (150) feet west of the eastern most property line.

K. There shall be no external loudspeaker or other public address system.

L. Repair Sixth Street west of McClay to Grand Avenue to the specifications of City Engineer.

M. All on-site and off-site improvements required pursuant to L above and Section 10 below shall be substantially completed prior to the completion of the first phase of the development (approximately one hundred fifty thousand (150,000) feet of professional and administrative and parking required to serve such offices) but in no event later than one (1) year following the effective date of this ordinance.

SECTION 9. PUBLIC WORKS REQUIREMENTS

A. Submit to the Department of Public Works, for their approval, an acceptable final grading plan or an on-site drainage plan, or both, showing the direction and means of flow to the adjacent street(s) when this property is developed. Plan is to include existing and proposed elevations at the property lines.
B. Submit a sanitary sewer study to the Department of Public Works.

Note: Existing six (6) inch sewer mains in Grand Avenue are overloaded and cannot be used to accept any large additional flow. Provisions must be made to sewer north to the existing Orange County Sanitation District Trunk that flows west from Fruit Street and Grand Avenue. Contact Subdivisions at 834-4945 for information on the above.

C. Submit an improvement plan as required by the Department of Public Works for the sewer requirements.

D. The Developer shall investigate and provide for the following regular fees and assessments.

(1) Drainage assessment fee.

(2) Water Service.

(3) Sewer Connection fee.

(4) Fire protection facilities costs.

SECTION 10. TRANSPORTATION REQUIREMENTS

A. Dedicate street right-of-way on Grand Avenue for a width of fifty (50) feet centerline to property line on all properties included in the development that are not currently dedicated. These properties lie south of Sixth Street.

B. Submit improvement plans for all required street improvements to the Department of Public Works.

C. Submit channelization plans for Grand Avenue and Sixth Street to the Department of Transportation Services.

D. Construct the following street improvements:
(1) Traffic signal at the intersection of Sixth Street and Grand Avenue. The Controller will be a multi-sonics unit connected as necessary to other Grand Avenue signals. The design will be as approved in all respects as required by the Department of Transportation Services.

(2) Widen Grand Avenue to its ultimate width on all feasible properties in this development south of Sixth Street with curb, gutter, paving, sidewalk, street lights and any other standard items as required.

(3) In conjunction with the signal construction, sandblast off all street channelization as is required and (re-paint) channelize Grand Avenue and Sixth Street as approved.

Note: Other aspects of the Weston Pringle and Associates traffic study will be implemented by the City as warranted.

E. Access to and from Grand Avenue will be limited to right turn in and out only and accesses will be so signed as approved by the Department of Transportation Services.

SECTION 11. POLICE DEPARTMENT REQUIREMENTS

A. Must comply with the provisions of Chapter 8, Article II, Division 3, of the Santa Ana Municipal Code, Bldg. Sec. Ord.

B. Security Lighting Requirements:

(1) Exterior doorways shall be equipped with a lighting device capable of producing a minimum maintained one footcandle of light at the base of the door.

(2) Open parking lots shall be provided
with a minimum maintained one footcandle of light on parking surface from dusk till dawn.

(3) All exterior lights must be equipped with vandal resistant covers. Light shall not shine away from subject property.

(4) All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.

(5) Provide other security measures described in letter dated December 1, 1983.

SECTION 12. DEVELOPMENT PROCESSING REQUIREMENTS

A. Comply with all requirements resulting from plan check review of complete engineered plans.