



SPECIFIC DEVELOPMENT No. 15

AMENDMENT APPLICATION 814

NS-1491

ORDINANCE NO. NS-1491

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 814 TO REZONE PROPERTY LOCATED ON THE SOUTH-EAST CORNER OF EDINGER AVENUE AND RAITT STREET, WEST OF SALVATION LANE, FROM THE A1 (GENERAL AGRICULTURE) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, AND AMENDING SECTIONAL MAP NO. 23-5-10, AND ADOPTING SPECIFIC PLAN #15.

WHEREAS, the real property located on the southeast corner of Edinger Avenue and Raitt Street, west of Salvation Lane, and more particularly described infra, is located within the A1 (General Agriculture) District, and

WHEREAS, Amendment Application No. 814 has been filed to amend Sectional District Map No. 23-5-10 to rezone such real property to the SD (Specific Development) District, and

WHEREAS, the Planning Commission has given notice of and duly held a public hearing on said Amendment Application and has recommended approval thereof, and has considered the specific development plan for the subject property and has recommended approval of such specific development plan; and

WHEREAS, the City Council regularly held a public hearing on the said Amendment Application on published notice required by law and does now find that the public necessity, convenience, and general welfare require that the said property to be reclassified as requested in the said Amendment Application, and that the new classification will not be detrimental to the surrounding property, and

WHEREAS, prior to taking this action the City Council has reviewed and considered the information contained in Negative Declaration, I.S. No. 79-38, and, on the basis thereof, finds that the project will not have a significant effect on the environment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN that the real property situated in the City of Santa Ana, County of Orange, State of California, generally located on the southeast corner of Edinger Avenue and Raitt Street, west of Salvation Lane, and more particularly described in Exhibit A, attached hereto and incorporated herein, is hereby reclassified from the A1 (General Agriculture) District to the SD (Specific Development) District, and that Sectional District Map No. 23-5-10 is hereby amended to show said reclassification in accordance with Exhibit A.A. 814-A; and that the specific development plan, attached hereto as Exhibit B and incorporated by reference herein, is approved and adopted for the subject property as Specific Development Plan #15.

ADOPTED this 18th day of June, 1979, by
the following vote:

AYES: COUNCILMEN: Bricken, Griset, Luxembourger, Markel,
Serrato, Ward, Yamamoto
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: None

ATTEST:

Bryant
~~CLERK OF THE COUNCIL~~
James Edward
MAYOR

APPROVED AS TO FORM:

Keith L. Gow
KEITH L. GOW, City Attorney

OR-1251437-BH

DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Santa Ana, described as follows:

The Southerly 350.00 feet of the Easterly 198.00 feet, measured along the North line, of the West 6.00 acres of that portion of the F. W. Koll Allotment, as described in the Final Decree of Partition of the Rancho Santiago de Santa Ana, which was entered September 12, 1868 in Book "B", page 410 of Judgments of the District Court of the 17th Judicial District in and for Los Angeles County, California, described as follows:

Commencing at a point in the centerline of the County road 20.015 chains West of the Southeast corner of the West Tract as shown on a map recorded in Book 31, page 21, Miscellaneous Records, Los Angeles County, California, said point of beginning being the Northwest corner of the land conveyed to T. Y. Long by deed recorded in Book 51, page 67, Deeds, Records of Los Angeles County, California; thence West 18.015 chains to the Northeast corner of land conveyed to Mrs. Annie Bushnell by deed recorded in Book 428, page 62, Deeds, Records of Los Angeles County, California; thence South along the East line of the land so conveyed to Bushnell 9.969 chains to a point in the South line of the land conveyed to William C. Long by deed recorded in Book 51, page 63, Deeds, Records of Los Angeles County, California; thence East along the South line of the land conveyed to Long 18.015 chains to the Southeast corner thereof; thence North 10 chains to the point of beginning.

Note: This description is compiled from record information and instructions given to this Company and is therefore not considered insurable until a complete and final map has been filed of record and reviewed by the Engineering Department of this Company.

LJV:db
Plats enclosed.

Note: According to the public records, there have been no deeds conveying the property in this report within six months prior to the date of this report except as follows: None.

EXHIBIT A

(Page 1 of 3 pages)

~~EXHIBIT~~

OR-1250594-BK

DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Santa Ana, described as follows:

PARCEL 1: That portion of the Southwest quarter of the Northeast quarter of Section 23, Township 5 South, Range 10 West, S. B. B. & M., in the land allotted to F. W. Koll in Decree of Partition of the Rancho Santiago de Santa Ana, recorded in book B of Judgments of the Seventeenth Judicial District Court of Los Angeles County, California, located in the County of Orange and as shown on a Map of Survey, filed in book J, page 29 of Record of Surveys in the office of the County Recorder of said County, described as follows:

Beginning at a point on the center line of Edinger Street, as shown on said map at the Northwest corner of the land conveyed to Josephine May Hewlett and husband, by deed recorded December 16, 1931 in book 526, page 204 of Official Records; and thence South $89^{\circ} 29'$ West 66.00 feet along said center line to the Northeast corner of the land conveyed to W. D. Ward and wife, by deed recorded December 15, 1934 in book 721, page 347 of Official Records; thence Southerly 658.19 feet along the Easterly line of said ward land to the Southeast corner of said ward land; thence North $89^{\circ} 35'$ East 66.00 feet to the Southwest corner of said Hewlett land; thence Northerly 658.27 feet along the West line of said Hewlett land to the place of beginning.

PARCEL 2: That portion of Section 23, Township 5 South, Range 10 West, in the land allotted to F. W. Koll in Decree of Partition, of the Rancho Santiago de Santa Ana, recorded in book "B" of Judgments of the 17th Judicial District Court of California, and described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northeast quarter of said Section; thence South 657.69 feet along the West line of said Northeast quarter; thence Easterly 132.00 feet; thence North 658.00 feet parallel with said West line to the North line of said Southwest quarter of the Northeast quarter; thence West 132.00 feet along said North line to the point of beginning.

OR-1250593-BH

DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Santa Ana, described as follows:

The westerly 2 acres of the following: That portion of the Southwest quarter of the Northeast quarter of Section 23, Township 5 South, Range 10 West, S. B. & M., bounded and described according to a Map of said land filed in Book 3, page 29 of Record of Surveys in the office of the County Recorder of Orange County, California, as follows:

Beginning at a point in the center line of Edinger Street as shown on said map, distant thereon South 89° 29' West 2114 feet from the Southeast corner of the West Tract, as shown on a map recorded in Book 31, page 21 of Miscellaneous Records of Los Angeles County, California; thence South 0° 11' West 658.63 feet, more or less, to the Southerly line of the tract of land conveyed to H. F. Rodgers by David W. Ware and wife, by deed dated March 3, 1910, and recorded July 29, 1911, in Book 188, page 7 of Deeds; thence South 89° 35' West along said Southerly line 396 feet to the Southwest corner of said Rodgers Tract of land; thence North 0° 11' East along the Westerly line of said land 657.95 feet to the Northwest corner of said Rodgers land in the center of Edinger Street; thence North 89° 29' East along said center line 396 feet to the place of beginning.

LJV/db
Plats enclosed.

Note 1: Taxes for proration fiscal year 1977-1978.
First half: \$317.25, paid.
Second half: \$317.25, paid.
Code Area: 11-046.
A. P. No.: 408-261-02.

The above includes a Homeowners Tax Exemption.

Note 2: According to the public records, there have been no deeds conveying the property in this report within six months prior to the date of this report except as follows: None.

EXHIBIT A
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ORDINANCE NO. NS-1491

SPECIFIC DEVELOPMENT PLAN #15

1. The subject property shall be used for residential condominiums.
2. Prior to the sale of any units, a declaration of covenants, conditions, and restrictions must be approved by the Planning Director and the City Attorney and must be recorded, providing for the following:
 - (a) Either outside storage of boats, trailers, recreation vehicles, and other similar vehicles shall be prohibited; or such storage must be restricted to an enclosed area reserved for such purpose, as designated on the development plans finally approved by the City of Santa Ana.
 - (b) Perpetual maintenance in good sanitary and attractive condition of all commonly-owned areas, including landscaped areas, walls, driveways, parking areas, trash areas, recreation areas, drive areas, and buildings by a Homeowners Association.
 - (c) Maintenance of each dwelling unit by the individual owner, in good sanitary, and attractive condition.
 - (d) The use of parking spaces in accordance with a Parking Management Plan which must indicate those spaces assigned exclusively to dwelling unit occupants, all of which must be covered, and which must provide for the use of all uncovered spaces by all occupants and their guests in common, and for the maintenance of such uncovered spaces by the Homeowners' Association.
 - (e) A right of enforcement of the above requirements by the City of Santa Ana, in the discretion of the City Council.
 - (f) A prohibition against any modification or rescission of any of the above requirements without the consent of the City Council of the City of Santa Ana.
3. The developer of the condominiums must furnish the governing board of the Homeowners' Association with a complete set of construction plans, including fully dimensioned plot, building, landscape, utility, and related plans.
4. Prior to issuance of any building permits for condominium development, plans and drawings must be submitted to the City of Santa Ana for approval in accordance with section 41-593.4 of the Santa Ana Municipal Code. All development must be according to the approved plans, except for minor modifications approved by the Director of Planning.
5. The condominium project must provide for at least 215 parking spaces on the subject site. The location, number, and dimensions of all required parking spaces must be shown on the required development plans.

EXHIBIT B

6. At least fifty percent (50%) of the condominium complex must be open space, which must be shown on the required development plans. The area used as a flood control channel shall not be considered as part of such open space except on condition that it be covered over and improved with a bike trail and landscaping, and such other improvements as may be agreed upon by the developer and the City of Santa Ana. If possible, the developer shall enter into agreements with the City of Santa Ana and the Orange County Flood Control District allowing the developer to undertake such improvements. No building permits for dwelling units shall be issued pursuant to plans which include the flood control channel area as part of the required open space unless the developer has entered into such agreements and has either constructed such improvements or has entered into a secured agreement with the City of Santa Ana providing for their subsequent construction according to specifications approved by the City of Santa Ana.

7. In addition to clothes, linen, and food pantry closets and shelving customarily provided, each unit within the project shall have at least eighty (80) cubic feet of enclosed, weatherproof, and lockable private storage space at a single location. The location and dimensions of such storage areas shall be shown on the required plans.

8. Exposed television antennas for individual units shall not be permitted. The location of all permitted fixed antennas shall be shown on the required plans.

9. The required plans shall show the location and dimensions of internal private access ways, drive approaches from public streets, and trash bin enclosures, subject to the approval of the City. There shall either be no access to Edinger Avenue or a satisfactory resolution of the left-turn traffic problems on Edinger Avenue. If there is no access on Edinger Avenue, there must be two driveways onto Raitt Street. All interior drives shall be at least 28 feet wide, curb-to-curb, exclusive of parking areas.

10. Prior to issuance of any building permits, the developer shall grant to the City (a) all easements required for access and maintenance of public facilities, and (b) all vehicular access rights, except at approved driveway access areas.

11. If an area is to be reserved for the storage of boats, trailers, recreation vehicles, and other similar vehicles, such area shall be specifically located and dimensioned on the required plans, and shall thereafter be enclosed and screened from adjacent areas by a combination of a six-foot high masonry wall and landscaping permanently maintained.

12. Block walls shall be installed according to city standards with height measured from the highest finished grade on the subject property.

13. Trash areas shall be enclosed in accordance with city standards.

14. A landscape plan shall be submitted to the Planning Director for approval under the standards set forth in section 41-618 of the Municipal Code prior to the issuance of any building permits. Such landscape plan shall be implemented prior to any utility release. Landscaping shall be continuously maintained.

EXHIBIT B

15. A screening plan for mechanical equipment or appurtenances, if any, shall be submitted to the Planning Director for approval according to city standards.

16. The developer shall submit to the Director of Public Works a runoff study based on a storm of ten-year frequency, or twenty-five year frequency for sump condition, to show existing and proposed facilities and methods of draining the subject property and tributary areas without exceeding the capacity of any street, on-site or off-site. The developer shall also submit to the Director of Public Works a final grading plan or an on-site drainage plan, or both, showing the direction and means of flow to adjacent streets or channels and showing existing and proposed elevations at the property lines, said plan to be subject to the approval of the Director of Public Works. All interior drives shall have vertical face curbing, with or without guttering, except that guttering must be provided either with curbing or as valley gutter. Drainage patterns shall be away from the buildings; no guttering shall be allowed in front of buildings or in drives in front of garages.

17. The developer shall install street improvements as follows, prior to obtaining a utilities release:

(a) On Edinger Avenue: a full-width sidewalk, and curb and gutter to close, including street tree wells as directed by the City and removal of all nonapproved drive approaches and depressions.

(b) On Raitt Street: a six-foot sidewalk adjacent to the existing curb, and ornamental street lighting with underground power distribution.

(c) On Joane Way: cul-de-sac improvements in accordance city standards.

(d) On interior private access ways: improvements in accordance with section 34-165 of the Municipal Code and as approved by the Director of Public Works, and ornamental street lighting with underground power distribution as required by the Director of Public Works.

(e) Where necessary, as required by the Director of Public Works: sewer facilities, storm drain facilities, and water system facilities.

18. Improvement plans for the items listed in section 17 and also for public utility installations shall be submitted in advance to the Director of Public Works for approval. All plans and surveys shall be prepared under the direction of a registered civil engineer. All construction shall be subject to City inspection and approval. All elevations shall be referenced to the 1958 Orange County Survey datum.

19. All required fees, including drainage assessment fees and sewer fees, shall be paid prior to issuance of any building permits.

20. The developer shall plant street trees on Edinger Avenue in accordance with city direction as to size, species, planting location, and procedure.

21. The developer shall submit plans to the Fire Department showing the following:

(a) floor plan of any recreation building.

(b) location of portable fire extinguishers and on-site fire hydrants.

(c) the fire alarm system for the development.