

SPECIFIC DEVELOPMENT No. 20

AMENDMENT APPLICATION 886

NS-1724

CITY COUNCIL ACTION
APRIL 22, 1984

ORDINANCE NO. NS-1724

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF CIVIC CENTER DRIVE WEST BETWEEN LOUISE STREET AND FLOWER STREET FROM THE R1 (SINGLE FAMILY RESIDENCE), R2 (MULTIPLE-FAMILY RESIDENCE) P (PROFESSIONAL) AND CD (CIVIC DEVELOPMENT) DISTRICTS TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 20, AND REZONING CERTAIN PROPERTY ON THE SOUTH SIDE OF CIVIC CENTER DRIVE WEST BETWEEN BRISTOL STREET AND WESTWOOD AVENUE FROM THE C4 (PLANNED SHOPPING CENTER) AND P (PROFESSIONAL) DISTRICTS TO THE CD (CIVIC DEVELOPMENT) DISTRICT

WHEREAS, Amendment Application No. 886 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 change in use district designations as proposed in said Amendment Application, and the approval of Specific Development Plan No. 20 for a portion of said property; and

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 abovesaid Amendment Application and the approval of Specific Development Plan No. 20, 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 the north side of Civic Center Drive West between Louise Street and Flower Street and more specifically described in Exhibit A, attached hereto and incorporated herein by reference, are hereby reclassified from the R1 (single-family residence), R2, (Multiple-family Residence), P, (Professional), and CD (Civic Development) Districts to the SD (Specific Development) District.


2. Specific Development Plan No. 20, set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

February 6, 1984

3. Those parcels of real property located generally on the south side of Civic Center Drive West between Bristol Street and Westwood Avenue and more specifically described in Exhibit C, attached hereto and incorporated herein by reference are hereby reclassified from the P (Professional) and C4 (Planned Shopping Center) Districts to the CD (Civic Development) District.

4. An Amended Sectional District Map No. 12-5-10 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED this 2nd day of April, 1984.


R. W. LUXEMBOURGER, Mayor

ATTEST:



JANICE C. GUY, *Asst.*
Clerk of the Council

COUNCILMEMBERS:

Luxembourg	<u>Aye</u>
Griset	<u>Aye</u>
Acosta	<u>Aye</u>
Bricken	<u>Aye</u>
Johnson	<u>Aye</u>
McGuigan	<u>Aye</u>
Young	<u>Aye</u>

APPROVED AS TO FORM:


EDWARD J. COOPER,
City Attorney

Parcel 1

Lots 1, 2, 3, 25, 26, 27, 28, 29, 30, 31, 32, 54, 55, and 56 of Tract No. 455, as shown on that certain map recorded in Book 17, page 8, of Miscellaneous Maps of Orange County.

Parcel 2

That portion of the Southeast quarter of the Northwest quarter of Section 12, Township 5 South, Range 10 West, S.B.M., bounded Easterly by the West line of Lowell Street, bounded Southerly by the North line of Civic Center Drive, bounded Westerly by the East line of Freeman Street, and bounded Northerly by the Westerly prolongation of the North line of Lot 54 of Tract No. 455, as shown on that certain Map recorded in Book 17, page 8, of Miscellaneous Maps of Orange County.

Parcel 3

Lots 6 through 12, inclusive, of Tract No. 731, as shown on that certain Map recorded in Book 21, page 47, of Miscellaneous Maps of Orange County.

Parcel 4

That portion of the West half of Section 12, Township 5 South, Range 10 West, S.B.M., bounded Westerly by the East line of Westwood Avenue, bounded Easterly by the West line of Towner Street, bounded Southerly by the North line of Civic Center Drive, and bounded Northerly by the following described line: Beginning at a point in the East line of Westwood Avenue as shown on that certain Map recorded in Book 45, page 28, of Records of Surveys of Orange County, said point being 208.50 feet North of the centerline of Eighth Street (now called Civic Center Drive) as shown on last said Map; thence Easterly 137.37 feet along the South line of the most Northerly parcel as shown on last said Map to the East line of last said parcel; thence Northerly 21.50 feet along last said East line; thence Easterly 150.00 feet, more or less, to the West line of Towner Street.

Parcel 5

That portion of the West half of Section 12, Township 5 South, Range 10 West, S.B.M., bounded Westerly by the East line of Baker Street, bounded Easterly by the West line of Westwood Avenue, bounded Southerly by the North line of Civic Center Drive, and bounded Northerly by the following described line:

Parcel 5 continued

Beginning at a point in the West line of Westwood Avenue as shown on that certain Map recorded in Book 30, page 8, of Record of Surveys of Orange County, said point being 208.50 feet North of the centerline of Eighth Street (now called Civic Center Drive) as shown on last said Map; thence Westerly 150.56 feet along a line parallel with said centerline of Eighth Street; thence Northerly 61.00 feet along a line perpendicular to last said parallel line; thence Westerly 60.00 feet along a line parallel to said centerline of Eighth Street; thence Southerly 61.00 feet along a line perpendicular to last said parallel line; thence Westerly 177.4 feet, more or less, along a line parallel with said centerline of Eighth Street, to the East line of Baker Street.

Parcel 6

Lots 1, 2, 3 and 4 in Block A of Hedges Addition to Santa Ana, as shown on that certain Map recorded in Book 31, page 48, of Miscellaneous Records of Los Angeles County.

Parcel 7

The South 90 feet of the North 115 feet of the East 170 feet of the West 190 feet of Lot 2 of Tract No. 33, as shown on that certain Map recorded in Book 9, page 31 of Miscellaneous Maps of Orange County.

Parcel 8

The South 220 feet of the North 245 feet of the East 285.1 feet of Lot 2 of Tract No. 33, as shown on that certain Map recorded in Book 9, page 31 of Miscellaneous Maps of Orange County. Excepting therefrom the South 128 feet of the North 245 feet of the West 160.1 feet of the East 285.1 feet of said Lot 2.

Parcel 9

That portion of the Southwest quarter of Section 12, Township 5 South, Range 10 West, S.B.M., described as follows:
Commencing at the Northwest corner of Lot 10 of J. W. Birt's Subdivision, as shown on that certain Map recorded in Book 3, page 48, of Miscellaneous Maps of Orange County; thence Easterly 2.0 feet along the North line of said Lot 2; thence Southerly 30.0 feet along a line parallel and distant Easterly 2.0 feet from the West line of said Lot 2, to the Point of Beginning; thence Southerly 75.0 feet along said parallel line to a point

Parcel 9 continued

in the North line of Lot 8 of said Subdivision; thence Westerly 2.0 feet to the Northwest corner of said Lot 8; thence Southerly 132.5 feet to a point in the West line of Lot 6 of said Subdivision; thence Westerly 113.5 feet along a line parallel with the North line of said Subdivision; thence Northerly 120.0 feet along a line parallel with the West line of said Subdivision; thence Westerly 120.0 feet along a line parallel with the North line of said Subdivision.

SPECIFIC DEVELOPMENT PLAN NO. 20

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 20 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. Administrative and professional offices.
- B. Medical offices excluding hospitals, clinics, mental care facilities and drug rehabilitation facilities.
- C. Commercial retail, service or restaurants on the ground floor only; when developed in conjunction with uses permitted in subsection A; excluding arcades, pool halls, recreation or entertainment uses and drive-thru restaurants.
- D. Those uses unconditionally permitted in the R1 and R2 Districts, developed under the same restrictions and limitations as specified in sections governing same.
- E. Parking of motor vehicles in connection with any permitted use.

SECTION 4. BUILDING HEIGHT

No structure shall exceed 35 feet within fifteen feet of R1 zoned property. Every structure in excess of 35 feet shall provide an additional one (1) foot setback to the required buffer yards for each foot that the structure exceeds 35 feet, when adjacent to residentially zoned property. Structures shall be limited in height to 50 feet or four stories.

SECTION 5. LANDSCAPED YARDS

- A. Front yard - there shall be a front yard of not less than 15 feet. All required front yards shall be landscaped with the following plantings: one 36' box tree, two 15 gallon trees and three 5 gallon ground shrub per 30 feet of lot frontage. Public sidewalks may be integrated into the front yard area.

- B. Corner lots - there shall be a landscaped side yard on the street side which shall not be less than 10 feet. All side yards having frontage on Civic Center Drive shall not be less than 15 feet. All required side yards shall be landscaped with the following plantings: One 24' box tree, two 15 gallon trees and three 5 gallon shrubs for each 30 feet of yard frontage. Public sidewalk may be integrated into the side yard area.
- C. Rear yard - there shall be a landscaped rear yard of not less than three feet.
- D. Buffer yard - for all non-residential development, there shall be a landscaped buffer yard of not less than 15 feet along any property line adjacent to property zoned R1. All required buffer yards shall be landscaped with the following plantings: two 24' box trees, three 15 gallon trees for each 30 feet of yard. Vertical plantings and shrubbery which act as a buffer shall be emphasized. Ground cover is also required. Parking area shall not count toward any buffer yard area.
- E. Off-street parking lots - shall be provided in the manner prescribed in Article IV of the city's Zoning Code, as amended, in conjunction with permitted uses only.

SECTION 6. WALL SIGNS

A. Number and area

No more than one sign of either the wall sign or the canopy sign type shall be permitted for each activity on a site, unless the building or portion thereof in which the activity is located has walls facing more than one street or public area, in which case the activity may have one such sign on each such wall. (As used herein, "street" shall include freeways, but exclude alleys and service ways.) Sign area shall not exceed 40% of the signable area where located, to a maximum of 2 square feet of sign area per lineal foot of business frontage.

B. Location

No wall sign or canopy sign shall be placed higher than the ground floor of a building, except a major building identification sign permitted pursuant to section 41-1007 of the Santa Ana Municipal Code.

C. Length

The horizontal dimension of any canopy sign shall not exceed 50% of the horizontal dimension of the portion of the building occupied by the activity identified by the sign, measured on the side of the building on which the sign is located.

D. Content

1. No wall sign or canopy sign shall contain more than seven items of information.
2. No wall sign or canopy sign shall advertise or identify any activity which is not located on the ground level of occupancy of the building.

SECTION 7. MONUMENT SIGNS

A. Number

1. No monument sign shall be permitted on any site which does not have both public street frontage and vehicular access between such street and parking facilities on the site.
2. No more than one monument sign shall be permitted for each 300 feet of street frontage.
3. No more than one monument sign advertising or identifying the same business activity shall be permitted on each street on which the site has frontage.

B. Location

1. A monument sign may be located only in a landscaped planter having an area at least twice as large as the area of one face of the sign.
2. No monument sign shall be located in the triangular area(s) measured by a 10 foot by 10 foot diagonal cutoff where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard.

C. Height and Area

No freestanding sign shall exceed 10 feet in height and 60 square feet in area.

D. Content

1. No monument sign shall contain more than 10 items of information.
2. The copy area of a freestanding sign shall not exceed 40% of the background area.
3. The sign is limited in content to the identification of the business name of a business which offers a service or product of specific interest to the traveling public, including, but not limited to, transient lodging, prepared food and goods and services necessary to the normal operation of motor vehicles.

SECTION 7. STREET TREATMENT

- A. Cul-de-sacs shall be implemented in accordance to Civic Center Drive Specific Plan recommended street treatment plan.
- B. Neighborhood entrypoint treatments shall be implemented in accordance to Civic Center Drive Specific Plan recommended street treatment plan.
- C. Traffic control measures shall be implemented in accordance to Civic Center Drive Specific Plan recommended street treatment plan.

Exhibit C
Ord. NS-1724

