

SPECIFIC DEVELOPMENT No. 25

AMENDMENT APPLICATION 910

NS-1763

CITY COUNCIL ACTION
APRIL 1, 1985

ORDINANCE NO. NS-1763

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ANAHURST PLACE FROM THE C1 (COMMUNITY COMMERCIAL) AND R2 (MULTIPLE-FAMILY RESIDENCE) DISTRICTS TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 25

WHEREAS, Amendment Application No. 910 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. 25 for 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. 25, 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. That parcel of real property located generally on the northwest corner of Main Street and Anahurst Place and more specifically described as follows:

LOTS 17 THROUGH 25, INCLUSIVE, IN BLOCK "A" OF TRACT 597 AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 7, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY

ORDINANCE NO. NS-1763
PAGE TWO

are hereby reclassified from the C1 (Community Commercial) and R2 (Multiple-Family Residence) Districts to the SD (Specific Development) District.

2. Specific Development Plan No. 25 set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

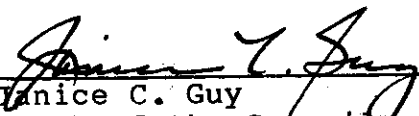
3. An Amended Sectional District Map No. 24-5-10 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED this 1st day of April, 1985.



Daniel E. Griset
Mayor

ATTEST:



Janice C. Guy
Clerk of the Council

APPROVED AS TO FORM:



Edward J. Cooper
City Attorney

COUNCILMEMBERS

Griset	<u>Aye</u>
Acosta	<u>Aye</u>
Hart	<u>Aye</u>
Johnson	<u>Aye</u>
Luxembourger	<u>Aye</u>
McGuigan	<u>Aye</u>
Young	<u>Aye</u>

EXHIBIT A

SPECIFIC DEVELOPMENT PLAN NO. 25

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 25 specific 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 USE PERMITTED

Mixed Use development consisting of 8,400 square feet of commercial uses on the ground floor and 49 apartment units developed on a portion of the ground level with remaining units on the floors above. Commercial uses are limited to activities permitted in the C1 District.

SECTION 4 HEIGHT LIMIT

The maximum building height shall not exceed 39 feet.

SECTION 5 DEVELOPMENT STANDARDS

A. Residential Units:	42
B. Residential Density:	42 du/ac
C. Commercial:	8,400 sq. ft.
D. Parking Spaces:	
Residential Use	74 spaces
Commercial Use	39 spaces
Percentage Compacts	35%

E. Unit Size:

Bachelor	(6) 450 sq. ft.
One Bedroom	(23) 700 sq. ft.
Two Bedroom	(13) 950 sq. ft.

F. Landscape Area: 6000 sq. ft. (14%)

G. Open Space:

Private:	7400 sq. ft.
Common:	6400 sq. ft.
Total	13,800 sq. ft.

H. Building Setbacks:

North	10 ft.
South	10 ft.
East	53 ft.
West	15 ft.

I. Walls:

Six (6) foot masonry block wall along the north property line.

J. Signs:

Monument signs identifying project or address at the northeast and southeast corner of the project site, not to exceed six (6) feet in height. Wall signage for commercial use shall conform to City of Santa Ana sign code. There will be no signage identifying commercial or residential use along the Sycamore Street frontage.

SECTION 6 PLANNING REQUIREMENTS

CONDITIONS OF APPROVAL

Standard Conditions: 1, 2, 3, 4, 13, 14.

The following specific conditions are also required:

1. That the project be constructed in accordance with the approved Specific Development Plan and elevations, subject to minor modifications as approved by the Planning Division.
2. That a landscape and irrigation plan be submitted to and approved by the Planning Division prior to the issuance of building permits.

3. Prior to the release of use and occupancy permits, all on site improvements, including parking and landscaping, shall be in place.
4. That any loading or unloading of merchandise for commercial use shall take place from the parking area fronting Main Street or from at grade parking area under the building.
5. There shall be no air conditioning or similar equipment visable from the exterior of the building.
6. Submit materials palette of exterior building metal roofing. Materials shall be approved by Planning Division.
7. Provide awnings on second through fourth floor of buildings at central corridors and along Main Street frontage.

SECTION 7 PERMITS AND INSPECTIONS REQUIREMENTS

CONDITIONS OF APPROVAL

1. Submit complete structural, plumbing, mechanical, electric plan for plan check review. Plans must show compliance to the Uniform Building, Plumbing, Fire and Mechanical Codes: National Electric Code, Santa Ana Security Ordinance, Federal Flood Zone Protection and State Requirement for Sound of Energy.
2. Compaction Report is required.
3. Secure the required permits for new construction and demo permit for old structures.

SECTION 8 UTILITIES AGENCY

CONDITIONS OF APPROVAL

1. Pay sewer connection fees.
2. Pay O.C.S.D. No. 1 fees.
3. Pay water main charges.
4. Pay costs of water service and fire protection facilities.

SECTION 9 POLICE

CONDITIONS OF APPROVAL

1. Requirements:

- a) Exterior doorways will be equipped with a lighting device which is capable of providing a minimum maintained one footcandle of light at the base of the door.
- b) All exterior lights shall be provided with vandal resistant covers. Lights shall not shine away from subject property.
- c) All walkways shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light measured at ground level halfway between each two light sources.
- d) Open parking lots shall be provided with a minimum maintained one footcandle of light on parking surface from dusk till dawn.

2. Special Requirements:

- a) The interior of passenger elevators shall be mirrored in such a way as to allow visibility to the inside of the elevator when the door opens.

Questions should be directed to the Community Services Section at 834-4956.

SECTION 10 PUBLIC SERVICES AGENCY

CONDITIONS OF APPROVAL

1. Dedicate a fifteen (15) feet radius property line spandrel at the corner of Anahurst Place and Sycamore Street.
2. Submit a on-site drainage flow plan to the Public Services Agency.
3. Submit improvement plans to the Public Services Agency for required street improvements.
4. Prior to a utility release construct the following street improvements.
 - a) Main Street
 - 1) Remove and close existing drive approach with curb, gutter and sidewalk.

- 2) Construct a two (2) feet wide gutter and adjacent paving, adjacent to the existing curbing as required.
- 3) Construct a drive approach per City Standard 112C and as approved and required.

Note: Investigate the proposed location in relation to an existing street light and telephone company vault.

- 4) Construct a wheelchair ramp at the corner of Anahurst Place per city standard.

b) Anahurst Place

- 1) Remove and close existing drive approaches with curb, gutter and sidewalk.
- 2) Landscape the parkway and plant street trees per City Standard 124.

c) Sycamore Street

- 1) Construct a two (2) feet wide gutter and adjacent paving, adjacent to the existing curbing.
- 2) Remove and reconstruct damaged curbing as required.
- 3) Construct sidewalk landing in the dedicated spandrel area.
- 4) Construct a wheelchair ramp per City Standard at the corner of Anahurst Place.
- 5) Construct drive approaches as approved per City Standard 112.

- d) In addition to the required improvements, reconstruct any street improvements damaged during construction.
5. The sign shown at the corner of Main Street and Anahurst Place must be out of a twenty five (25) feet by twenty five (25) feet triangular area. Submit a revised plan to address this item.
 6. Pay drainage assessment fee.
 7. Pay transportation system improvement fee.