



SPECIFIC DEVELOPMENT No. 26

AMENDMENT APPLICATION 915

NS-1770

CITY COUNCIL ACTION
APRIL 15, 1985

REL:adg
3/18/85

ORDINANCE NO. NS-1770

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED ON THE EAST SIDE OF PACIFIC AVENUE, NORTH OF WARNER AVENUE FROM THE R4 (SUBURBAN APARTMENT) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 26

WHEREAS, Amendment Application No. 915 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. 26 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. 26, 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 east side of Pacific Avenue, north of Warner Avenue and more specifically described as follows:

PARCEL 3 AS SHOWN ON PARCEL MAP 1033
RECORDED IN BOOK 109, PAGES 46 AND 47,
OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

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is hereby reclassified from the R4 (Suburban Apartment) District to the SD (Specific Development) District.

2. Specific Development Plan No. 26 set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

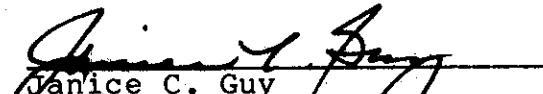
3. An Amended Sectional District Map No. 23-5-10 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED this 15th 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. 26

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 sq., 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 26 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

A 60 unit residential senior citizen apartment project.

SECTION 4 HEIGHT LIMIT

A three story dwelling unit structure over one floor of subterranean parking will have a height elevation of 42 feet from grade.

SECTION 5 DEVELOPMENT STANDARDS

A. Residential Units:	60
B. Buildings:	1
C. Density:	65.2 units/acre
D. Parking - Covered:	35 standards
	16 compact
	4 handicapped
Uncovered:	6
TOTAL:	61
E. Unit Breakdown:	45 1 bdrm. 1 bath (596 sq.ft.)
	15 2 bdrm. 2 bath (886 sq.ft.)
F. Building Coverage:	48%

B. Landscaping, Open Space

Common recreational open and enclosed space is equal to 13,350 sq. ft. Each unit provided with private open space balconies. Recreational facilities will include shuffle-board courts, recreation areas, tenant planting area and hydrotherapy spa. All setbacks to be landscaped in accordance with approved landscape plan.

H. Building Setback

Front (West): 35'-58' (Pacific Street frontage)
Rear (East): 15'
Side (North): 10'
Side (South): 10'

I. Walls:

Architecturally integrated 6 foot high decorative masonry wall along north, east and south property lines dropping to 4 feet within 15 feet of the required front yard setback.

SECTION 6 OPERATIONAL STANDARDS

A) Planning Department

1. That the project be constructed in accordance with the approved specific development plan and elevations, subject to minor modifications approved by the Planning Department.
2. Prior to the release of use and occupancy permits, all on-site improvements, including landscaping, shall be in place.
3. That the project be operated and leased only as a senior citizen development. At such time as a proposed change in use to typical multi-family units is proposed, parking must be provided on site to code standards.
4. That a supplemental contract with the Sanitation District be secured prior to occupancy for special trash pick up.
5. That 10% of the parking provided be allocated for guests.
6. Submit materials palette to be approved by the Planning Department.
7. That the landscape plan submitted pursuant to standard requirement #3 include the following minimum materials.
 - a) To be located within the streetscape area:
 - 1) One 24" box canopy tree per 25 lineal feet of street frontage.
 - 2) Two 15 gallon trees per 25 lineal feet of street frontage.
 - 3) Five 5 gallon shrubs per 25 lineal feet of street frontage.

B) Permits and Inspection Services

1. Submit three copies of complete engineered plans for plan check review showing compliance to the Uniform Building, Plumbing, Mechanical and Fire Codes, National Electric Code, Santa Ana Security Ordinance, State Regulations for Sound and Energy and Federal Flood Zone Protection.

C) Fire Department:

The proposed senior citizen apartments shall comply with all applicable sections of the 1982 Uniform Fire Code, California Administrative Code and City of Santa Ana Municipal Code which shall include but not be limited to:

1. All portions of exterior walls on the first floor shall be within 150 feet of Fire Department access.
2. All portions of exterior walls on the first floor shall be within 150 feet of an accessible fire hydrant.
3. An acceptable alternative to the above requirements would be a residential fire sprinkler system installed in conformance with NFPA #13D and with 3/8 inch commercial sprinklers in the parking area.
4. A manual alarm system installed in conformance with NFPA #72 shall be provided.
5. Portable fire extinguishers installed in conformance with NFPA #10 shall be provided.

D) Police Department

1. Must Comply with the provisions of Chapter 8 Article II, Division 3 of the Santa Ana Municipal Code, Building Security Ordinance. This applies to all new construction.
2. Upgraded Security Lighting Requirements
 - a) Exterior doorways shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light at the base of the door.
 - b) All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.
 - c) Open parking lots shall be provided with a minimum maintained one footcandle of light on parking surface from dusk until dawn.
 - d) All exterior lights must be equipped with vandal resistant covers. Light shall not shine away from subject property.

E) Utilities Agency

1. Pay sewer connection fees.
2. Pay O.C.S.D. #1 fees.
3. Pay water main charges.
4. Pay costs of water service and fire protection facilities installation.

NOTE: Developer is advised that no sewer main exists in Pacific Avenue fronting this property. Developer must sewer this project to existing manhole in the Seacrest Way cul-de-sac west of Pacific.

F) Public Services

1. Submit a surface drainage plan to the Public Services Agency for review and approval.
2. Provide improvement plans to the Public Services Agency for required off-site street improvements.
3. Construct three drive approaches per City standard plans.

NOTE: The center drive will be an egress only rather than ingress and pavement marking on site shall be so marked.

4. Plant City street trees per City standard plan 124.

NOTE: Call the Street Tree Superintendent at 834-4922 for removal and/or location assistance.

5. Provide the Public Services Agency with a parking management plan discussing all possible scenarios that may arise taking into consideration numbers of bedrooms, tenants, drivers and number of parking stalls with contingencies for a full condition.
6. Pay Transportation System Improvement fee per Municipal Code Section 8-44.