



SPECIFIC DEVELOPMENT No. 30

AMENDMENT APPLICATION 926

NS-1785

REL:adg
6/6/85

ORDINANCE NO. NS-1785

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED ON
THE BLOCK BOUNDED BY FIFTH, SPURGEON,
SIXTH, AND FRENCH STREETS FROM THE C2
(GENERAL COMMERCIAL) DISTRICT TO THE
SD (SPECIFIC DEVELOPMENT) DISTRICT AND
ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 30

WHEREAS, Amendment Application No. 926 has been filed to make a certain change in the zoning district designation 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 designation as proposed in said Amendment Application and the approval of Specific Development Plan No. 30 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 change in use district designation proposed in the abovesaid Amendment Application and the approval of Specific Development Plan No. 30, 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 block bounded by Fifth, Spurgeon, Sixth, and French Streets more specifically described as follows:

Block 2 of Fruit's Addition to Santa Ana, as shown on that certain map recorded in Book 9, page 91 of Miscellaneous Records of Los Angeles County, California.

is hereby reclassified from the C2 (General Commercial) District to the SD (Specific Development) District.

2. Specific Development Plan No. 30 set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

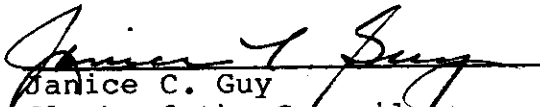
3. An Amended Sectional District Map No. 7-5-9 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED this 1st day of July, 1985.



Daniel E. Griset
Mayor

ATTEST:

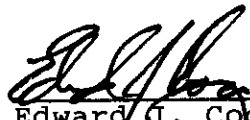


Janice C. Guy
Clerk of the Council

APPROVED AS TO FORM:

COUNCILMEMBERS

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



Edward J. Cooper
City Attorney

EXHIBIT A

SPECIFIC DEVELOPMENT PLAN NO. 30

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 30 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

Three (3) stories of residential over one (1) level of parking, consisting of one structure for the development of 84 apartment units.

SECTION 4 HEIGHT LIMIT

The maximum height of the structure shall be limited to 42 feet.

SECTION 5 DEVELOPMENT STANDARDS

| | |
|-------------------------|------------|
| A. Residential Units: | 84 |
| B. Residential Density: | 58.5 du/ac |
| C. Parking Spaces: | |
| Prime | 29 |
| Tandem | 120 |

| | |
|---|------------------|
| Compact | 88 |
| Guests | 21 |
| D. Unit Size: | |
| One Bedroom (Unit C) | (12) 800 Sq. Ft. |
| One Bedroom (Unit B) | (12) 700 Sq. Ft. |
| Two Bedroom (Unit A) | (60) 850 Sq. Ft. |
| E. Perimeter Landscape Area: | 13,725 Sq. Ft. |
| F. Open Space: | |
| Private | 4,080 Sq. Ft. |
| Common | 24,082 Sq. Ft. |
| Total | 28,162 Sq. Ft. |
| G. Building Setbacks: | |
| North | 15 Ft. |
| South | 15 Ft. |
| East | 15 Ft. |
| West | 15 Ft. |
| H. Signs: | |
| <p>Wall signage identifying the project shall be limited to the main entrance at Santa Ana Boulevard and incorporated within the pedestrian entry feature. Said sign shall be non-illuminated and limited in size to twenty (20) square feet.</p> | |

SECTION 6 OPERATIONAL STANDARDS

- A. 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.
- B. That a landscape and irrigation plan be submitted to and approved by the Planning Division prior to the issuance of building permits.

- C. That the common open space and landscape be permanently maintained in an appealing manner.
- D. That a parking management plan be submitted to the Planning Division which assigns specific parking spaces per each unit.

SECTION 7 PERMITS AND INSPECTIONS

- A. Handicapped parking needs to be close to elevator(s). One shown adjacent to elevator on plan does not have adequate (un)loading area - not unobstructed.
- B. 1982 Uniform Building Code will be applied beginning June 1985.
- C. Project may require fire separation walls above ground. Must provide detailed plan to Permits and Inspections for review to determine need and adequacy.
- D. Make sure there is adequate ventilation in garage.
- E. Need more detailed plans to determine adequacy of laundry facilities.
- F. In covered corridors where a "kitchen" window is shown it must be "fire protected". Light must be obtained from another area; thus, you may have to relocate cabinets.
- G. Sleeping room emergency egress and rescue does not meet the intent of Sec. 1204 of the Uniform Building Code. Interior courts as shown on the proposed plans require travel through the building to gain access to a public way.
- H. The new State handicap regulations would have to be complied with if the project has not received prior approval from the City and a building permit has not been applied for prior to March 15, 1985.
- I. The parking structure (B-1 Occupancy) would have to comply with the provisions under Sec. 702 and 705 of the Uniform Building Code.
- J. Elevator lobby must be separated from rated corridor.

- K. A Grading Permit probably is not required by the Permits and Inspections Department.

SECTION 8 **UTILITIES AGENCY**

- A. Pay Sewer Connection Fees.
- B. Pay O.C.S.D. No. 1 Fees.
- C. Pay Water Main Charges.
- D. Pay costs of Water Service and Fire Protection Facilities Installations.

NOTE: Make sewer connection to Santa Ana Boulevard.

SECTION 9 **PUBLIC SERVICES AGENCY**

- A. Complete the following prior to the issuance of a building permit:
 - 1. Submit the following to the Public Services Agency:
 - a) On-site drainage flow plan.
 - b) Street improvement plans.
 - 2. Pay drainage assessment fee.
 - 3. Pay transportation system improvement fee.
 - 4. Dedicate fifteen (15) feet radii spandrels at four street corners for street purposes.
- B. Complete the following prior to the release of utilities to the building:
 - 1. Improve perimeter streets as follows:
 - a) Santa Ana Boulevard
 - 1) Remove existing curb, sidewalk and drive approaches.
 - 2) Reconstruct A-2 curb and gutter at twenty (20) feet from street centerline.

- 3) Construct twenty-five (25) feet radius curb returns with wheel chair ramps at Spurgeon and French Streets.
- 4) Construct street paving adjacent to new gutters as required.
- 5) Construct eight (8) feet wide theme sidewalk, curb face to back of walk as approved by Public Services Agency.

NOTE: Contact the Public Services Agency at 834-4995 for details on the sidewalk.

- 6) Construct ornamental street lighting as required with underground power distribution.
- 7) Remove and replace street signs as required.

b) Fifth, Spurgeon and French Streets

- 1) Remove existing curb, sidewalk and drive approaches.
- 2) Reconstruct A-2 curb and gutter at twenty (20) feet from street centerline.
- 3) Construct twenty-five (25) feet radius curb returns with wheelchair ramps at corners of Spurgeon and French Streets at Fifth Street.
- 4) Construct paving adjacent to new gutters as required.
- 5) Construct eight (8) feet wide theme sidewalk, curb face to back of walk on all streets without tree wells as approved by Public Services Agency.

NOTE: On-site trees are to be planted in lieu of street trees on Fifth, Spurgeon and French Streets.

- 6) Remove existing street lighting and reconstruct as required with underground power distribution.

NOTE: Lighting standards and system design have not been determined at this time. Contact City street lighting consultant at 834-4929 for details.

- 7) Remove and replace street signs as required.
- 8) Construct drive approaches eight (8) feet from curb face to back of approach with flares and x-sections as directed.

SECTION 10 FIRE

- A. Provide standpipes - Class I in every stairway and Uniform Building Code Table 38A Class II within 130' of all portions of the building or Class III with outlets as required for Class I and II.
- B. Accessible hydrants within 150' of all portions of the exterior walls on the first story.
- C. Alarm system required (local). Smoke detectors required in enclosed corridors.
- D. Laddering capabilities to emergency bedroom escape window or door below the 4th floor ($1/4$ height of distance to window + 2 feet = footage from wall - 9 feet required).

*Project conforms to this requirement.

SECTION 11 POLICE

- A. Standard Requirements
 1. 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.
 2. All exterior lights must be equipped with vandal resistant covers. Light shall not shine away from subject property.

3. Open parking lots shall be provided with a minimum maintained one footcandle of light on parking surfaces from dusk until dawn.
4. Must comply with the provisions of Chapter 8, Article II, Division 3 of the Santa Ana Municipal Code, Building Security Ordinance.

B. Above Code Requirements

1. All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.
2. Tandem parking is not approved and must be corrected, unless:
 - a) A 24 hour Security Guard is posted to patrol the parking lot or
 - b) Close circuit cameras be installed in the parking lot and are monitored 24 hours.
3. All interior passenger elevators shall be mirrored in such a way as to allow visibility to the inside of the elevator when the door opens.
4. Laundry and game room must be equipped with windows so as to allow visibility.
5. If security gates are used, it is a requirement of the S.A.P.D. that a Knox KS-2 switch be installed on any controlled access system.