

SPECIFIC DEVELOPMENT No. 31

AMENDMENT APPLICATION 932/C7

NS-1796

CITY COUNCIL ACTION
JULY 1, 1986

REL:adg
8/27/85

ORDINANCE NO. NS-1796

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED IN
THE AREA BOUNDED BY MAIN STREET ON THE
WEST, OWENS DRIVE ON THE NORTH, AND
SANTIAGO CREEK ON THE SOUTHEAST FROM
THE C2 (GENERAL COMMERCIAL), R1
(SINGLE-FAMILY RESIDENTIAL) AND O
(OPEN SPACE) DISTRICTS TO THE SD
(SPECIFIC DEVELOPMENT) DISTRICT AND
ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 31

WHEREAS, Amendment Application No. 932 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. 31 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. 31, 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:

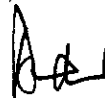
1. That parcel of real property located generally in the area bounded by Main Street on the west, Owens Drive on the north, and Santiago Creek on the southeast and more specifically described as set forth in Exhibit A attached

hereto and incorporated herein by reference, is hereby reclassified from the C2 (General Commercial), R1 (Single-Family Residential) and O (Open Space) Districts to the SD (Specific Development) District.

2. Specific Development Plan No. 31 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

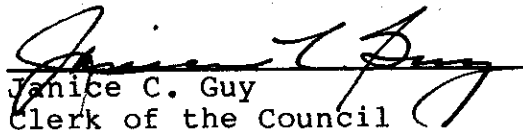
3. Amended Sectional District Maps No. 31-4-9 and 6-5-9 showing the abovedescribed changes in use district designations are hereby adopted.

ADOPTED this 17th day of September, 1985.



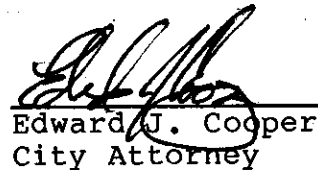
Daniel E. Griset
Mayor

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

SOUTHEAST MAIN AT OWENS DRIVE

Lots 5 through 8 in Block A and lots 1 through 16 in Block B, all of Tract No. 315, Owens subdivision, as shown on that certain map recorded in Book 14, page 49, Miscellaneous Maps of Orange County, California, together with Lots 7 through 10 of Tracts No. 721, as shown on that certain map recorded in Book 22, page 4, Miscellaneous Maps of said County, excepting from said Lot 7 of Tract No. 721 that portion lying Northerly of the Easterly prolongation of the South line of Owens Drive as shown on said Map of Tract No. 721.

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 31

Section 1. APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property, as authorized by Chapter 41, Division 26, Section 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-31 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

A 10-story office building and associated parking.

Section 4. HEIGHT LIMIT

The office building shall not exceed 10 stories and 160 feet in height, and the parking structure shall be a maximum of three levels above grade.

Section 5. DEVELOPMENT STANDARDS

A. Gross Building Area:	223,694
B. Coverage:	109%
C. Parking:	681 Spaces
1. Standard	451
2. Compact	222
3. Handicapped	8

D. Building Setbacks:

- | | |
|-------------------------|-----------------------------|
| 1. West (Main Street): | 30 Feet - Office Building |
| 2. North (Owens Drive): | 30 Feet - Office Building |
| | 20 Feet - Parking Structure |

E. Signage:

All signage shall be developed in accordance with an approved sign program pursuant to Article XI.

F. Landscaping:

Landscape areas shall include all building and parking structure setbacks, a minimum of 3% of open parking areas, screen wall of trees along Santiago Creek and all other areas not utilized for drives, parking or building.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

1. That the off-premise advertising sign at the southerly portion of the site be removed prior to the issuance of building permits.
2. That a parcel map be processed and approved for the consolidation of all parcels, including Bachman Drive.
3. Prior to release of use and occupancy permits, all on-site improvements including landscaping, shall be in place.
4. Parking shall be provided at a minimum of 3 parking stalls per 1,000 square feet of building gross floor area.
5. All utilities shall be underground. All metering equipment shall be screened from view.

B. PERMITS AND INSPECTIONS

1. Buildings cannot be built over property lines. A parcel map is required to consolidate lots.

2. Site is located in Flood Zone B. The finished floor of the building cannot be lower than the top of the creek bank. If built below flood level, any underground utilities will have to be flood proofed.
3. Use of the 1982 UBC is advisable.
4. A retaining wall exists along the creek which needs to be considered when designing the parking structure.

C. UTILITIES AGENCY

1. Pay Sewer Connection Fees.
2. Pay O.C.S.D. No. 1 Fees.
3. Pay costs of Water Service and Fire Protection Facilities installations.
4. Provide improvement plans by a Registered Civil Engineer and obtain permits for, and inspection of, the relocation of the existing high pressure Navy Jet Fuel Line as required by the Utilities Agency.
5. Abandon the existing Bachman Drive and existing water and sewer mains therein as required by the Utilities Agency.
6. Provide sewer connection for this project to the existing 12" sewer line in Main Street.

D. PUBLIC SERVICES AGENCY

1. Prior to the issuance of a building permit, complete the following items:
 - a) Pay Transportation System Program Improvement Fee.
 - b) Submit the following to the Public Services Agency:
 - 1) A final grading and drainage plan showing the direction and means of flow to the Santiago Creek. The plan is to include existing and proposed elevations at and adjacent to all property lines.
 - 2) A site plan showing trash bin enclosure locations and their proximity to trash truck pick up location(s).

- 3) Street improvement plans for Main Street and Owens Drive as are necessary as determined by the Public Services Agency.
 - c) Obtain the abandonment of Bachman Drive.
 - d) Dedicate Main Street for a width of fifty-two (52) feet centerline to property lines as needed.
 - e) Resolve all issues relating to the property line of Santiago Creek and the proximity of proposed facilities adjacent to the creek bank such that during a time of a 100 year storm no significant intrusion of creek water will occur on this property and/or undermine constructed facilities.
 - f) File and record a parcel map on the property.
2. Prior to the issuance of a utilities release to the project, complete the following items:
- a) Improve the following streets as indicated:
 - 1) Main Street
 - (a) Remove all existing drive approaches and the curb returns and X-gutter at Bachman Drive and reconstruct curb, gutter, sidewalk and paving as necessary.

NOTE: There is a Bell Telephone man-hole in the drive nearest Owens Drive that will have to be raised.
 - (b) Remove sidewalk where slope exceeds 2% or does not join the property line and construct sidewalk to City Standard.
 - (c) Construct street tree wells as necessary and plant street trees per City Standard #124.

NOTE: Contact tree superintendent at 834-4922 for species, size, locations and related details.
 - (d) Construct an access which limits movements to right turn in and out only. Said access shall be as approved by the Public Services Agency and Fire Department.

2) Owens Drive

- (a) Remove all existing curb, sidewalk, and drive approaches.
- (b) Construct curb, gutter, full sidewalk with tree wells and paving to the fullest extent feasible from the ECR at Main Street to the east as far as the City determines possible at the time the land is cleared and Bachman Drive is removed.
- (c) Construct ornamental street lighting with underground power distribution.

NOTE: Contact City lighting consultant at 834-4929 for details.

- (d) Plant street trees per City Standard #124.
- b) Pay the Public Services Agency a cash payment for one-half of Owens Drive from the point construction stops to the northeast corner of the property. The payment will be determined by unit costs associated with this project. The payment is to be made prior to a utility release on the project.
 - c) "NO STOPPING ANYTIME" signs will be placed by the developer on Owens Drive.

E. FIRE

1. Comply with regulations for high-rise buildings.
2. Fire sprinkler system(s) per N.F.P.A. Standard 13 shall be provided:
3. Accessible hydrant(s) shall be provided and located within 150 feet of all portions of exterior walls on the first floor in conformance with City Standards Numbers 403 and 423, Revised.
4. Fire apparatus access is required. Provide two (2) separate but interconnected means of ingress and egress. Access shall be at least 20 feet in clear width. A 40 foot outside and 20 foot inside turn radius shall be provided. The total width must be continuously paved to accommodate 40,000 pounds and shall not exceed the angle of departure for fire

apparatus on any slope. Access roadways shall have a vertical clearance of not less than 13 feet 6 inches above the finished driveway surface.

5. Vehicular access and hydrants shall be in service prior to commencement of construction.
6. Class I or III standpipe is required. Class II is required for the parking structure.
7. Provide portable fire extinguishers.

F. POLICE

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. 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.
3. All exterior lights must be equipped with vandal resistant covers. Lights shall not shine away from the subject property.
4. Open parking lots shall be provided with a minimum maintained one footcandle of light on the parking surface from dusk until dawn.
5. All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.
6. Herculite doors are not approved and may not be used unless:
 - a) Herculite doors are equipped with electro magnetic contacts (or)
 - b) 24-hour security guard patrols the premises.
7. A computerized footcandle calculation of the parking lot shall be submitted to the Police Department.
8. Elevators shall be mirrored in such a way as to allow visibility to the inside of the elevator when the door opens.
9. All hardware must be approved by the Santa Ana Police Department's approved products lists.