



SPECIFIC DEVELOPMENT No. 34

AMENDMENT APPLICATION 940

NS-1821

CITY COUNCIL ACTION
APRIL 7, 1986

ORDINANCE NO. NS-1821

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
225 SOUTH NEWHOPE STREET FROM THE A1
(GENERAL AGRICULTURAL) DISTRICT TO
THE SD (SPECIFIC DEVELOPMENT) DISTRICT
AND ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 34.

WHEREAS, Amendment Application No. 940 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. 34 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. 34, 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 at 225 South Newhope Street and more specifically described as set forth in Exhibit A attached hereto and incorporated herein by reference, is hereby reclassified from the A1 (General Agricultural) District to the SD (Specific Development) District.

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2. Specific Development Plan No. 34 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

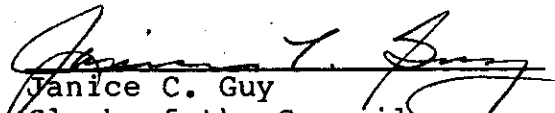
3. Amended Sectional District Map No. 16-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 7th day of April, 1986.



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>Abstained</u>
Luxembourger	<u>Aye</u>
McGuigan	<u>Aye</u>
Young	<u>Aye</u>

EXHIBIT A

Parcel 1: The North 132.00 feet of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 16, Township 5 South, Range 10 West, in the Rancho Las Bolsas, County of Orange, State of California, as per map recorded in book 51, page 12 of Miscellaneous Maps in the Office of the County Recorder of said County.

EXCEPTING THEREFROM a Tract of land 50.00 feet North and South by 100.00 feet East and West, the Northeast corner of which said Tract so excepted is the Northeast corner of the West half of the Southwest quarter of the Northwest quarter of the Northeast quarter of said Section 16.

ALSO EXCEPTING THEREFROM: The interest conveyed to the City of Santa Ana, and the County of Orange, in the West 40 feet thereof by Instruments recorded in book 104, page 367 and under recorders file no. 82-414703 of Official Records.

Said land is included within the area shown on a map filed in the Office of the County Recorder of said Orange County in book 74, page 47 of Record of Surveys.

Parcel 2: The South 62 feet of the North 194 feet of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 16, in Township 5 South, Range 10 West, San Bernardino Base and Meridian.

EXCEPTING THEREFROM: The interest conveyed to the City of Santa Ana and the County of Orange in the West 40 feet thereof by Instruments recorded in book 104, page 367 and under recorders of file no. 82-334457 of Official Records.

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 34

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.

Section 2. PURPOSE

The SD-34 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. USES PERMITTED

A 99-unit apartment project consisting of five three-story structures over a one level subterranean garage and associated recreation facility.

Section 4. HEIGHT LIMIT

A three-story residential structure over a single level of subterranean parking not to exceed an elevation of 36 feet from grade.

Section 5. DEVELOPMENT STANDARDS

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|-------------------------|---|
| A. Residential Units: | 99 |
| B. Residential Density: | 37 Du/Ac |
| C. Buildings: | 5 Residential Structures
and 1 Recreation Facility |
| D. Parking: | |
| 1) Covered | 152 |
| 2) Uncovered | 68 |

3) Standard	216
4) Handicapped	4
Total Parking	220

E. Unit Breakdown:

1) 1 Bedroom/1 Bath	24
2) 2 Bedroom/1 Bath	27
3) 2 Bedroom/2 Bath	48
	<u>99 Unit Total</u>

F. Building Coverage: 26,650 Square Feet/23% of Site

1) Parking/Paved 29,220 Square Feet/25% of Site

G. Landscaping/Open Space: 59,545 Square Feet/52% of Site as Common Recreation and Open Space Area

H. Building Setbacks:

1) Side (North):	30 Feet
2) Rear (East):	70 Feet
3) Front (West):	15 Feet
4) Side (South):	55 Feet

I. Walls:

Architecturally integrated six foot high decorative masonry wall along exterior property lines except adjacent to Newhope Street. Said wall shall decrease to four feet within 15 feet of the front setback.

J. Signage:

A monument sign identifying the project shall be limited to the main entrance at Newhope Street and shall be incorporated within the landscaped entryway. Said sign shall not be internally illuminated and shall be limited in size to 30 square feet in area.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

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. Submit a materials palette to be approved by the Planning Department.
4. 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 five-gallon shrubs per 25 lineal feet of street frontage.

B. PERMITS AND INSPECTIONS

1. Submit complete engineered plans for plan check review showing compliance to the following: the Uniform Building, Plumbing, and Mechanical Codes; the National Electrical Code; the State Requirements for Sound and Energy; and the Federal Flood Zone Protection.
2. Separate permits are required for the removal of existing structures.

C. UTILITIES AGENCY

1. Pay sewer connection fees.
2. Pay O.C.S.D. No. 2 fees.
3. Pay water main charges.

4. Pay the cost of water service and fire protection facilities installation.
5. Submit grading and fencing plans to the Utilities Agency for approval prior to obtaining the Building Permit.

NOTE: The plans submitted with this application do not show the City of Santa Ana Utilities Agency's existing triangular parcel of land and the existing 14 inch gravity water main therein at the northeast corner of this development.

6. Revise all plans to show the triangular City parcel and City facilities existing at the northeast corner of this development.
7. Construct site perimeter fencing along the diagonal property line at the northeast corner of this development. Footings may not extend into the triangular parcel.

D. PUBLIC SERVICES AGENCY

1. Prior to the issuance of a building permit, complete the following:
 - a) Pay the drainage assessment fee of \$2,230.00 per acre.
 - b) Pay the transportation system improvement fee.
 - c) Submit the following to the Public Services Agency:
 - 1) A final grading plan and/or an on-site drainage plan showing the direction and the means of flow to the adjacent street. The plan is to include existing and proposed elevations at and adjacent to all property lines and the pavement section of the access way.
 - 2) A site/grading plan also showing the following:
 - (a) Trash bin enclosure locations and their proximity to the trash pick up locations. Trash bins must be able to be rolled with reasonable ease to the trash truck.

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(b) Access way lighting locations, type and size, maintaining a .5 footcandle of light on the access way and must be photocell actuated.

(c) All required street improvements.

3) A parking management plan to be implemented by the apartment management and signed by the project principles. The plan is to investigate all possible parking scenarios that may transpire on the project, i.e., numbers of tenants, bedrooms, vehicles and shall establish procedures for the complete use of parking provided. Over parked mitigation measures are to be discussed.

NOTE: Simply restating parking provided and required numbers is not sufficient.

2. Prior to the issuance of the utility release on the project, complete the following:

a) Improve Newhope Street:

1) Remove and close the existing drive approach with curb, gutter and sidewalk.

2) Construct a drive approach per City Standard as approved.

b) On-Site Access Way:

1) Construct the pavement section as required.

2) Construct lighting as approved.

E. FIRE

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

a) Fire sprinkler system(s) per N.F.P.A. Standard 13 shall be provided.

- b) Accessible hydrant(s) shall be provided and located within 150 feet of all portions of the exterior walls on the first floor in conformance with City Standards Numbers 403 and 423, Revised.
- c) Fire apparatus access is required. Provide two 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.
- d) Vehicular access and hydrants shall be in service prior to the commencement of construction.
- e) Provide an approved fire alarm system.
- f) Provide portable fire extinguishers
- g) Provide site plans showing the distance to buildings on all four sides within 100 feet. Show construction, height, length and type of roof of the exposed buildings. Show the location of existing hydrants within 150 feet.

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 walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.
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 exterior lights must be equipped with vandal resistant covers. Light shall not shine away from the subject property.
6. If security gates are used, a knox box is required for the security gates and must be submastered to the Police Department and the Fire Department.
7. Elevators must be mirrored in a way which allows the interior to be seen when the door opens.
8. All hardware must be approved by the Santa Ana Police Department.