



SPECIFIC DEVELOPMENT NO. 36

AMENDMENT APPLICATION 943

NS-1824

CITY COUNCIL ACTION
DECEMBER 16, 1985

ORDINANCE NO. NS-1824

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
2111 WEST SEVENTEENTH STREET FROM THE
R1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT
TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT
AND ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 36.

WHEREAS, Amendment Application No. 943 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. 36 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. 36, 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 2111 West Seventeenth Street and more specifically described as set forth in Exhibit A attached hereto and incorporated herein by reference, is hereby reclassified from the R1 (Single-family Residential) District to the SD (Specific Development) District.

2. Specific Development Plan No. 36 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

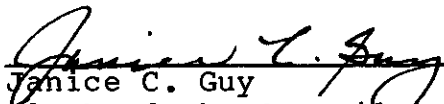
3. Amended Sectional District Map No. 2-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 16th day of December, 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

05-140566

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF SANTA ANA AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT 300 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TWO; THENCE NORTH ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 161 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE LAND DESCRIBED IN THE DEED TO NEWBERT PROTECTION DISTRICT, RECORDED SEPTEMBER 16, 1910 IN BOOK 193, PAGE 295 OF DEEDS; THENCE NORTH 34 DEGREES 46' EAST ALONG SAID EASTERLY LINE 600 FEET; THENCE SOUTH 62 DEGREES 30' EAST TO A POINT ON THE GRANT LINE OF THE RANCHO SANTIAGO DE SANTA ANA; THENCE SOUTH 27 DEGREES 30' WEST ALONG SAID GRANT LINE 300 FEET; THENCE SOUTH 75 DEGREES WEST 99.3 FEET; THENCE SOUTH 60 DEGREES WEST 467 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF SANTA ANA, RECORDED SEPTEMBER 2, 1975 IN BOOK 11500, PAGE 174 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TWO; THENCE NORTH 0 DEGREES 36' 10" WEST, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 300 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO NEWBERT PROTECTION DISTRICT, RECORDED SEPTEMBER 1, 1921 IN BOOK 403, PAGE 264 OF DEEDS; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN SAID DEED, NORTH 67 DEGREES EAST 467 FEET; THENCE NORTH 75 DEGREES EAST 99.3 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ALSO IN THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO H. B. RAPP, RECORDED DECEMBER 6, 1938 IN BOOK 970, PAGE 415 OF OFFICIAL RECORDS; THENCE SOUTH 27 DEGREES 30' WEST ALONG SAID EASTERLY LINE 612.23 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TWO; THENCE WEST ALONG SAID SOUTHERLY LINE 232.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

~~EXHIBIT A~~
EXHIBIT "A" ON

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF SANTA ANA RECORDED APRIL 21, 1972 IN BOOK 10091, PAGE 530 OF SAID OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 17TH STREET WITH THE EASTERLY LINE OF SAID RANCHO LAS BOLSAS; THENCE NORTH 89 DEGREES 49' 24" WEST, 579.35 FEET ALONG SAID CENTERLINE; THENCE NORTH 0 DEGREES 10' 36" EAST, 52.77 FEET; THENCE NORTH 35 DEGREES 43' 01" EAST, 736.78 FEET; THENCE NORTH 44 DEGREES 14' 29" EAST, 303.57 FEET; THENCE NORTH 35 DEGREES 43' 01" EAST, 48.04 FEET; THENCE NORTH 36 DEGREES 44' 23" EAST, 42.47 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO TOWNER MANUFACTURING COMPANY RECORDED MARCH 13, 1946 IN BOOK 1399, PAGE 362 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE AND ITS NORTHWESTERLY PROLONGATION TO THE EASTERLY LINE OF SAID RANCHO; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID RANCHO TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 17TH STREET WITH THE EASTERLY LINE OF THE RANCHO LAS BOLSAS; THENCE NORTH 89 DEGREES 49' 24" WEST, 579.35 FEET ALONG SAID CENTERLINE; THENCE NORTH 0 DEGREES 10' 36" EAST 52.77 FEET; THENCE NORTH 35 DEGREES 43' 01" EAST 402.97 FEET TO A POINT ON A LINE HAVING A BEARING OF NORTH 54 DEGREES 16' 59" WEST AND WHICH PASSES THROUGH THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 1635, PAGE 494 OF OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 16' 59" EAST, 138.79 FEET ALONG SAID LINE TO SAID MOST NORTHERLY CORNER.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 300 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TWO; THENCE NORTH ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 161 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE LAND DESCRIBED IN THE DEED TO NEWBERT

PROTECTION DISTRICT, RECORDED SEPTEMBER 16, 1910 IN BOOK 193, PAGE 295 OF DEEDS; THENCE NORTH 34 DEGREES 48' EAST ALONG SAID EASTERLY LINE 400 FEET; THENCE SOUTH 62 DEGREES 30' EAST TO A POINT ON THE GRANT LINE OF THE RANCHO SANTIAGO DE SANTA ANA; THENCE SOUTH 27 DEGREES 30' WEST ALONG SAID GRANT LINE 300 FEET; THENCE SOUTH 75 DEGREES WEST 99.3 FEET; THENCE SOUTH 60 DEGREES WEST 467 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

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PARCEL 4:

THAT PORTION OF THE FRACTIONAL SOUTHEAST QUARTER AND THE FRACTIONAL NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SEVENTEENTH STREET WITH THE EASTERLY LINE OF SAID RANCHO LAS BOLSAS; THENCE NORTH 69 DEGREES 49' 24" WEST, 579.35 FEET ALONG SAID CENTERLINE; THENCE NORTH 0 DEGREES 10' 36" EAST, 52.77 FEET; THENCE NORTH 35 DEGREES 43' 01" EAST, 736.78 FEET; THENCE NORTH 44 DEGREES 14' 29" EAST, 303.57 FEET; THENCE NORTH 35 DEGREES 43' 01" EAST, 48.04 FEET; THENCE NORTH 36 DEGREES 44' 23" EAST, 42.47 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO TOWNER MANUFACTURING COMPANY RECORDED MARCH 13, 1946 IN BOOK 1399, PAGE 362 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG LAST SAID NORTHWESTERLY PROLONGATION SOUTH 62 DEGREES 30' 00" EAST, 110.90 FEET TO AN ANGLE POINT, SAID ANGLE POINT BEING THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN LAST SAID DEED; THENCE ALONG

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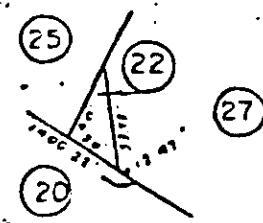
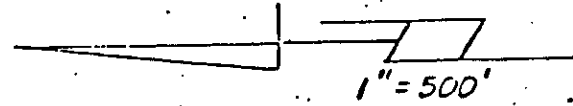
A DIRECT LINE THAT RUNS FROM SAID TRUE POINT OF BEGINNING TO THE MOST WESTERLY CORNER OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF SANTA ANA, CALIFORNIA, AS DESCRIBED IN BOOK 2316, PAGE 264, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF THE LAND DESCRIBED IN LAST SAID DEED; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 62 DEGREES 30' 00" EAST TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID RANCHO; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO ITS INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE NORTH 62 DEGREES 30' 00" WEST ALONG SAID NORTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

END

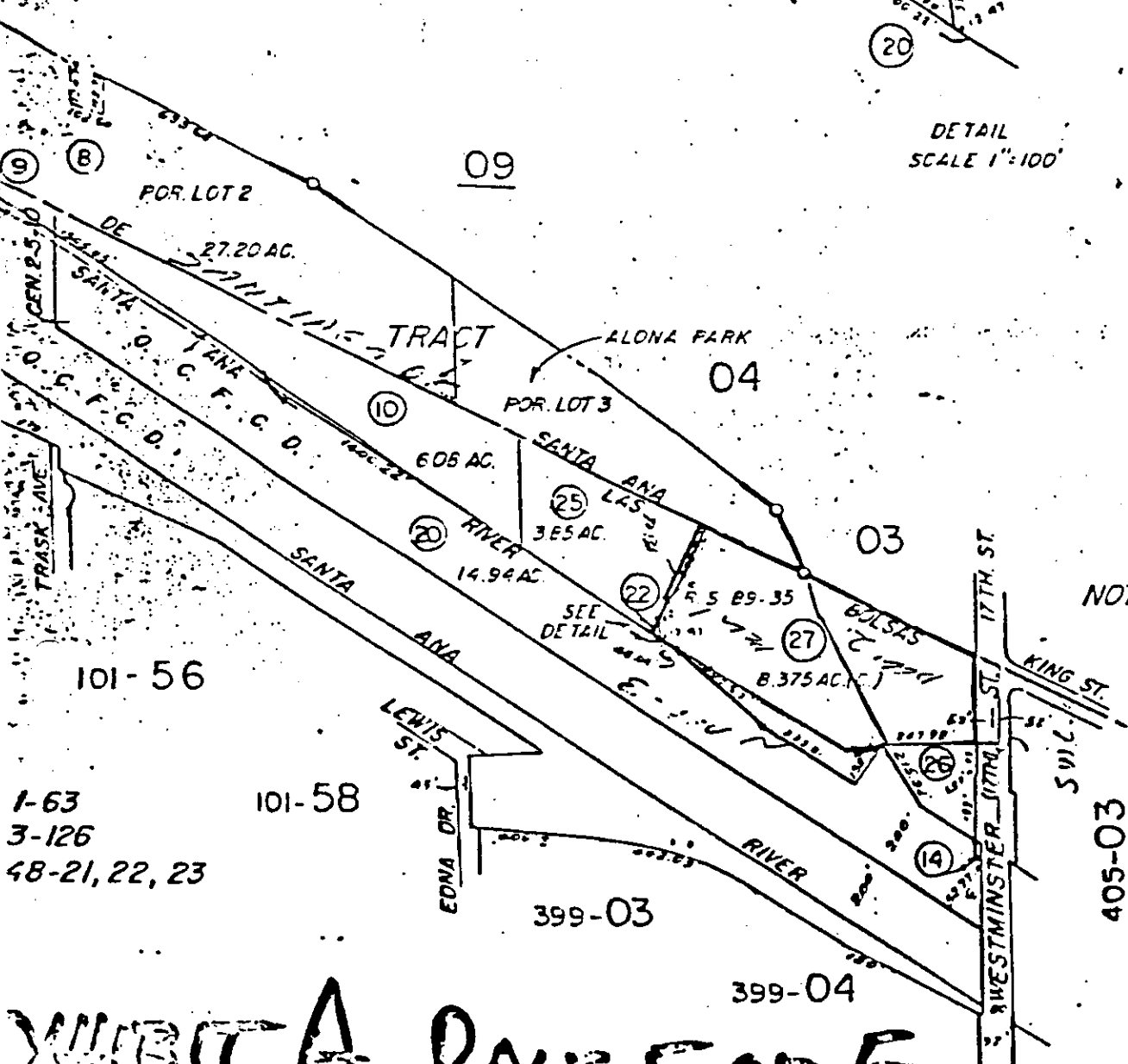
Not Used

EXHIBIT "A", PAGE 4 OF 5

R. 2, T. 5 S., R. 10 W.



DETAIL
SCALE 1" = 100'



NOTE: ASSESSOR'S
PARCEL 1
SHOWN IN

ASSESSOR'S
BOOK 1 P.
COUNTY OF

WALTER A. RIVER

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 36

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-36 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 240-unit apartment project consisting of ten three-story structures with 24 units each.

Section 4. HEIGHT LIMIT

Three-story residential structures not to exceed an elevation of 35 feet from grade.

Section 5. DEVELOPMENT STANDARDS

A. Residential Units:	240	
B. Residential Density:	38.9 Du/Ac	
C. Buildings:	10	Residential Structures and 3 Accessory Structures
D. Parking:		
1) Covered	240	
2) Uncovered	<u>206</u>	
Total Required	446	

E. Unit Breakdown:

1) 1 Bedroom/1 Bathroom	36	625 Sq. Ft. Each
2) 2 Bedroom/1 Bathroom	60	832 Sq. Ft. Each
3) 2 Bedroom/2 Bath	<u>144</u>	<u>825 Sq. Ft. Each</u>
	240	Unit Total

F. Site Plan:

1) Site Area	361,112 Square Feet	100 %
2) Building Coverage	63,740 Square Feet	17.7%
3) Driveway/Parking	143,692 Square Feet	39.8%

G. Landscaping/Open Space: 153,472 Square Feet 42.5%

H. Building Setbacks:

- 1) Front: 160 Feet
- 2) Rear: 15 Feet
- 3) Side: 15 Feet
- 4) Side: 15 Feet

I. Walls:

Architecturally integrated six foot high decorative masonry wall along exterior property lines. 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.
5. That a minimum of 446 parking spaces be provided for the project. The 240 spaces required to be covered shall be distributed throughout the project so as to have a covered space easily accessible to each unit.
6. The developer is required to construct a six foot wall along the perimeter of the property using solid block, wrought iron or other materials. Such fencing shall drop to a height of four feet in the required front yard setback. If necessary, the developer is responsible for removing, replacing or altering any existing fencing on the site and/or adjacent properties to consolidate fencing for health and safety reasons. All such fencing shall be subject to the approval of the Planning Manager.

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;

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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. 1 fees.
3. Pay the cost of water service and fire protection facilities installation.
4. Provide a sewer study showing the impact of this development on the sewer main in Seventeenth Street.
5. Provide sufficient sewer capacity to serve this project as required by the Utilities Agency.

D. PUBLIC SERVICES AGENCY

1. Prior to the issuance of a building permit, complete the following:
 - a) Pay the drainage assessment fee of \$3,050.00 per acre, Area V.
 - b) Pay the transportation system improvement fee of 1% of construction valuation.
 - 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 or the Santa Ana River. The plan is to include existing and proposed elevations at and adjacent to all property lines.
 - 2) A run-off study based on a storm of ten year frequency (25 year frequency for sump conditions) to show the existing and proposed facilities and methods of draining this site and tributary areas without exceeding the capacity of any street, on-site or off-site.

- 3) A site plan showing trash bin enclosure locations and their proximity to the trash pick-up location.

NOTE: Trash bins must be able to be rolled with reasonable ease to the trash truck.

- d) Submit a parking management plan to the Public Services Agency. Said plan is 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. Overparked mitigation measures are to be discussed.

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

- e) An improvement plan for required off-site improvements.

NOTE: Contact personnel at 834-4946 for details.

- f) The site grading plan is also to show on-site access way lighting maintaining .5 footcandle of light, and is to be photocell actuated. Said plan is also to show access way pavement sections

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

- a) Remove and reconstruct all damaged sidewalk and curb and gutter on Seventeenth Street, and either root prune the existing street trees and/or replace them per City Standard #124.

NOTE: Contact Clint Jones at the City Yard 834-4922 for details on street trees.

- b) Remove and close the existing drive approach at the west property line with curb and sidewalk.

- c) Construct the proposed main access on Seventeenth Street per the approved site/grading plan.

NOTE: Street light and fire hydrant may require relocating and must be coordinated by the developer. Also, the curb returns on the accesses must have wheelchair ramps as approved.

- d) Construct on-site access way lighting, paving, and trash enclosures per the approved site/grading plan.

NOTE: If valley gutters are utilized in the access ways they shall have one foot of compacted aggregate base under them and have six inches of concrete.

E. FIRE

1. The proposed apartment buildings 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.

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- 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 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 for the parking area, a Knox box submastered to the Police Department and the Fire Department will be required.
7. A computerized footcandle calculation of the parking area must be submitted to the Police Department.
8. A six foot cement filled block wall shall be required along the entire northern perimeter, facing the Santa Ana River and river trail, golf course and existing City park. The wall shall be located approximately six to eight feet away from the raised river trail.
9. All hardware must meet with the approval of the Santa Ana Police Department's approved products list.