



SPECIFIC DEVELOPMENT No. 42

AMENDMENT APPLICATION 968

NS-1882

CITY COUNCIL ACTION
DECEMBER 1, 1986

ORDINANCE NO. NS-1882

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED TO THE
EAST AND SOUTH OF THE CORNER OF PROGRESSO
AND LA BONITA STREETS FROM THE R2-PRD
(TWO-FAMILY RESIDENTIAL - PLANNED RESIDENTIAL
DEVELOPMENT) DISTRICT TO THE SD (SPECIFIC
DEVELOPMENT) DISTRICT AND ADOPTING
SPECIFIC DEVELOPMENT PLAN NO. 42

WHEREAS, Amendment Application No. 968 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. 42 for said property; 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. 42, are justified by the public necessity, convenience and general welfare;

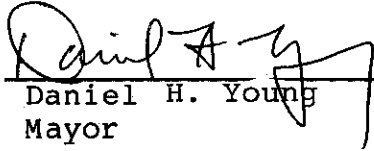
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

1. That parcel of real property located generally to the east and south of the corner of Progresso and La Bonita Streets and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R2-PRD (Two-family residential - planned residential development) District to the SD (Specific Development) District.

2. Specific Development Plan No. 42 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.


3. An amended Sectional District Map No. 9-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 1st day of December, 1986.



Daniel H. Young
Mayor

ATTEST:




Janice C. Guy
Clerk of the Council

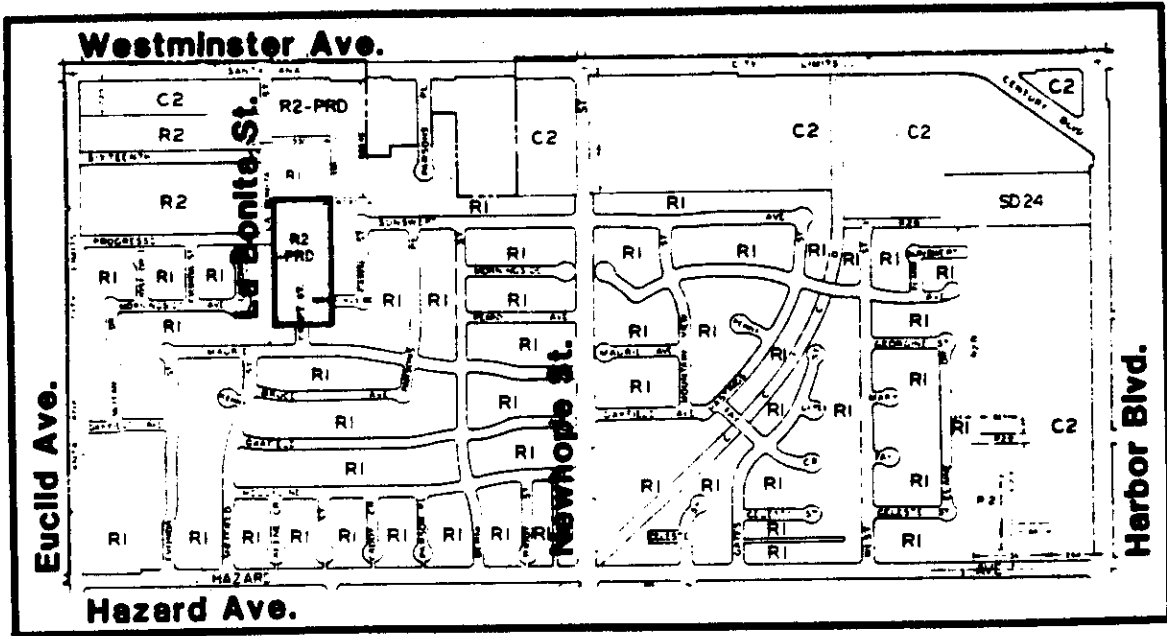
COUNCILMEMBERS:

Acosta	<u>Absent</u>
Griset	<u>Aye</u>
Hart	<u>Aye</u>
May	<u>Aye</u>
Pulido	<u>Absent</u>
McGuigan	<u>Absent</u>
Young	<u>Aye</u>

APPROVED AS TO FORM:



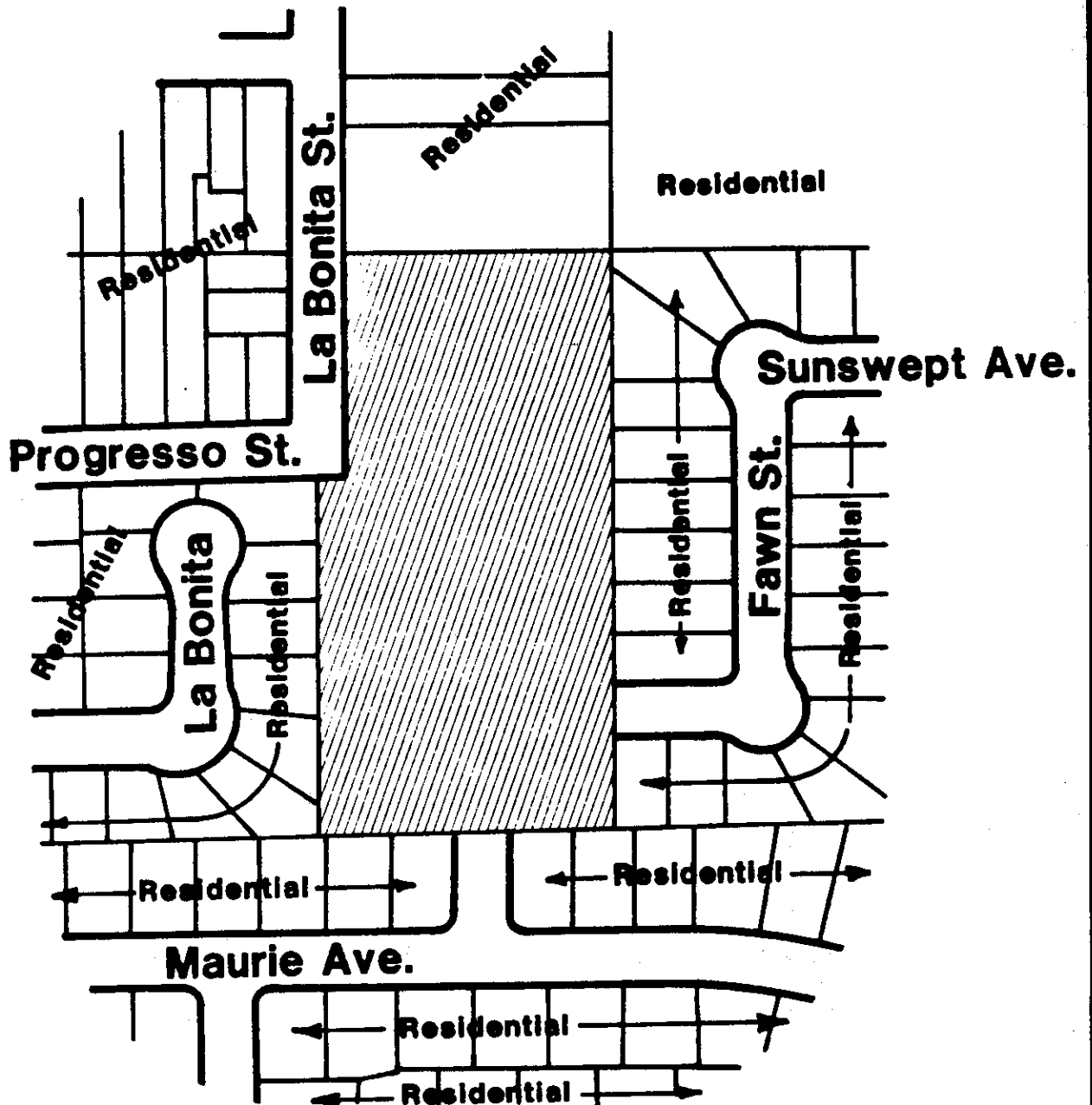
Edward J. Cooper
City Attorney



- | | | | | | |
|-----|--|----|-------------------------|------|---------------------------------|
| O | OPEN SPACE | LP | LIMITED PROFESSIONAL | CM | COMMERCIAL MANUFACTURING |
| A1 | GENERAL AGRICULTURE | P | PROFESSIONAL | LM | LIMITED MANUFACTURING |
| RE | RESIDENTIAL ESTATE | SD | SPECIFIC DEVELOPMENT | M1 | LIGHT INDUSTRIAL |
| R1 | SINGLE FAMILY RESIDENTIAL | CR | COMMERCIAL RESIDENTIAL | M2 | HEAVY INDUSTRIAL |
| R2 | LIMITED MULTIPLE FAMILY RESIDENTIAL | C | COMMUNITY COMMERCIAL | -PD | PLANNED DEVELOPMENT |
| R3 | MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL | C2 | GENERAL COMMERCIAL | -PRD | PLANNED RESIDENTIAL DEVELOPMENT |
| R3H | HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL | C3 | CENTRAL BUSINESS | -SD | SPECIFIC DEVELOPMENT |
| R4 | SUBURBAN APARTMENT | C4 | PLANNED SHOPPING CENTER | -B | PARKING MODIFICATION |
| CC | COMMUNITY DEVELOPMENT | C5 | ARTERIA COMMERCIAL | -HDI | HEIGHT DISTRICT II |

**AA 968/
SD 42/TT 12386**





AA 968/
 SD 42/TT 12386
 SANTA ANA REDEVELOPMENT AGENCY
 La Bonita St./Progresso St. *Revised 10/30/86*

EXHIBIT B
SPECIFIC DEVELOPMENT PLAN NO. 42

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-42 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

Forty-eight single-family lots with forty-eight single-family dwelling units, consisting of three floor plans each, shall have an attached two car garage with private streets.

Section 4. HEIGHT LIMIT

Typical two-story construction above new grade.

Section 5. DEVELOPMENT STANDARDS

- A. Residential Units: 48
- B. Residential Density: 10 Du/Ac
- C. Parking: Attached 2 Car Garage (Optional 3 Car Garage on Specified Lots.)
- D. Unit Breakdown:
 - Plan 1
3 Bedroom, 2 3/4 Bath,
1,213 Sq. Ft.
 - Plan 2
3 Bedroom, 2 1/2 Bath,
1,313 Sq. Ft.

Plan 3
3 Bedroom, 2 1/2 Bath,
1,429 Sq. Ft.

E. Building Setbacks (Minimums):

Plan 1:	Front	-	12 Ft.
	Side	-	4 Ft.
	Rear	-	10 Ft.
Plan 2:	Front	-	18 Ft.
	Side	-	4 Ft.
	Street Side	-	3 Ft.
	Rear	-	11 Ft.
Plan 3:	Front	-	10 Ft.
	Side	-	4 Ft.
	Street Side	-	5 Ft.
	Rear	-	10 Ft.

F. Accessory Structures:

Patio covers are not to be enclosed on more than two sides. May maintain a rear yard setback of five feet.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

1. Should the Planning Commission recommend approval of Amendment Application No. 968 and Specific Development Plan No. 42, the project must comply with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the 1982 Uniform Fire Code, the Uniform Building Code and other applicable regulations. In addition, it shall meet the following:
 - a) The site plan elevations, including but not limited to, building footprints, street plan, on and off-street parking, exterior materials shall be in substantial conformance to the plans submitted for Specific Development District No. 42. Any changes shall be approved by the Planning Manager.
 - b) Conditions, Covenants and Restrictions are required. The CC & R's shall include maintenance of the private street and shall be approved by the City Attorney and the Planning Manager.

- c) Due to the width of the street, 36 feet and 32 feet, sidewalks, curbs and gutters shall be permitted on one side of the street. Curbs and gutters shall be provided on the opposite side.
- d) Landscaping and automatic irrigation shall be provided in the front yards of each lot. The landscape and irrigation plan shall be reviewed and approved prior to issuance of building permits.

B. BUILDING AND SAFETY

- 1. Grading Plan is required.
- 2. Permit is required.

C. UTILITIES AGENCY

- 1. Pay Sewer Connection fees.
- 2. Pay O.C.S.D. No. 2 fees.
- 3. Pay Water Main charges.
- 4. Pay costs of water service, water meter and Fire Protection Facilities installations.
- 5. If public water and sewer systems are desired, the developer shall provide 28 foot minimum curb to curb width, vertically curbed, private streets in conformance with S.A.M.C. 34-165.
- 6. Dedicate 28 foot minimum width exclusive underground, nonexclusive surface easements or as required by the Utilities Agency for Public Utility purposes to the City of Santa Ana.

7. Provide improvement plans as required by the Utilities Agency.
8. Construct sewer facilities as required by the Utilities Agency, including fully paved vehicle access to all manholes.
9. Relocate the existing sewer main at the southeast corner of the property into the private street as required by the Utilities Agency.
10. Construct water facilities as required by the Utilities Agency.

NOTE: Complete sewer system, water system with Fire Protection Facilities, and looped private street must be installed in their entirety with Phase I building construction, if development is to be phased.

NOTE: Easements in accordance with No. 6 above shall be provided from Kraft Street and Morningside Avenue to the proposed new street. Said easements shall be provided with paved vehicular access facilities unless special arrangements are made to use steel casing protection around the utility facility.

D. PUBLIC WORKS AGENCY

1. Process, record and develop this map in compliance with the Santa Ana Municipal Code and, most specifically, Section 34-165, regarding private street standards, and the State Subdivision Map Act.
2. Prior to the issuance of a building permit on the tract, complete the following:
 - a) The blue border appears in error. Provide a title report for review. Dedicate LaBonita Street 30-foot wide centerline to property line to the south property line of Progresso Street.
 - b) Obtain the release of public easements at the southeast corner of the Tract from Morningside Avenue to Kraft Street.

- c) Dedicate easements for widths necessary and required between Morningside Avenue and Kraft Street and the private street for public utility purposes. Said easement drainage facilities are to be maintained by the Homeowners' Association established by Covenants, Conditions and Restrictions on the Tract.
 - d) Dedicate the private streets as public utility easements to a point five feet behind all curbs.
 - e) Prior to, or concurrently with, the submittal of the final map to the Public Works Agency, submit the following:
 - 1) A run-off study based on a storm of ten-year frequency to show proposed drainage facilities and methods of draining this site and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site.
 - 2) A final grading plan showing the direction and means of flow to adjacent streets and drainage facilities. The plan is to include existing and proposed elevations at and adjacent to all property lines.
 - 3) Improvement plans for private streets to be designated "Common."
 - 4) Improvement plans for drainage facilities.
 - 5) Improvement plans for LaBonita and Progresso Streets.
 - 6) Submit name of private streets to be designated "Commons" for approval.
 - f) Pay the following fees:
 - 1) Drainage Assessment Fee of \$2,230 per acre. (Area X)
 - 2) Map and plan check.
3. Prior to a utility release and/or release of Tract Bonds, complete the following:
- a) Construct private streets as follows:

- 1) Construct A-2-6 curb and gutter at the lot property lines as shown on the Tentative Tract Map.
 - 2) Construct paving with a minimum section of 3 inches asphaltic concrete over 4 inches aggregate base.
 - 3) Construct 5 foot sidewalk as proposed, except the sidewalk on Lot 27 is to join sidewalk on Progresso Street.
 - 4) Construct wheelchair ramp access with additional sidewalk at all curb returns.
 - 5) Construct all drive approaches of Portland Cement concrete to a minimum of 5 feet from curb faces.
 - 6) Construct ornamental street lighting with underground power distribution. Lights are to be mounted on 25 feet high standards and are to be photocell activated.
- b) Construct drainage facilities as required on approved plans. Proposals are to be reasonable and feasible from both aesthetic and standard engineering practices.
- c) Construct reflectorized barricades at the truncations of Morningside Avenue and Kraft Street as approved by Traffic Engineering and the City Engineer.
- d) Improve LaBonita and Progresso Streets as follows:
- 1) Construct 25-foot-radius curb returns as shown on the Tentative Map at the private streets with spandrels and x-gutters per City Standard. Grading at the curb returns and access to the private streets will be such that drainage on LaBonita Street does not infiltrate the private streets.
 - 2) A 5-foot-wide sidewalk may be constructed adjacent to the curb and landscaping to the property lines of Lots 1, 28, and 40, but lot fencing may not encroach into the public right-of-way. If a 5-foot walk is

constructed, full landings will be constructed at the corners. Otherwise, a 12-foot-wide, full sidewalk is to be constructed with street tree wells. A third option is to construct a 4-foot walk at the street property line with landings at the corners and landscaping between the curb and sidewalk. Any of these options are acceptable.

- 3) Construct street paving as necessary and required.
 - 4) Plant street trees per City Standard Number 124, either in street tree wells, between curb and sidewalk, or behind the sidewalk, depending on the sidewalk option. Contact Clint Jones at the City Yard, 549-6820, for assistance and details.
 - 5) Construct wheelchair ramps at all curb returns with full sidewalk landings and one on the south side of Progresso Street adjacent to Lot 27.
 - 6) Construct ornamental street lighting with underground power distribution. Contact Jack Niday, City Lighting Consultant, at 647-5611, for details and assistance.
- e) If emergency access is constructed to Kraft Street, the drive depressions are to have a 4-inch curb face and any public facilities are to be designed to withstand the weight of large fire trucks.

E. FIRE

1. Accessible hydrant(s) shall be provided and located within 500 feet of all portions of exterior walls on the first floor in conformance with City Standards Numbers 403-P and 423-P.
2. Fire apparatus access is required within 150 feet of all exterior walls. 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.

3. Vehicular access and hydrants shall be in service prior to commencement of construction.
4. Provide laddering capabilities to approved emergency egress or rescue windows below the 4th floor. Clear distance from buildings of $1/4$ height to window plus 2 feet.
5. Provide site plans showing distance to buildings on all four sides within 100 feet. Show construction, height, length, and type of roof of exposed buildings. Show location of existing hydrants within 150 feet.
6. Revise plans to comply with area fire flow requirements. Indicate hydrant location and red curb marking for fire access.

klp