



SPECIFIC DEVELOPMENT NO. 46
AMENDMENT APPLICATION 1008
NS-1977

ORDINANCE NO. NS-1977

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
2927 S. GREENVILLE STREET FROM THE R1-PRD
(SINGLE-FAMILY RESIDENCE-PLANNED RESI-
DENTIAL DEVELOPMENT) DISTRICT TO THE SD
(SPECIFIC DEVELOPMENT) DISTRICT AND
ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 46

WHEREAS, Amendment Application No. 1008 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. 46 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. 46, are justified by the public necessity, convenience and general welfare;

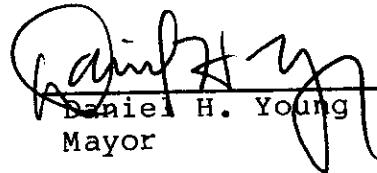
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

1. That parcel of real property located generally at 2927 S. Greenville Street and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R1-PRD (Single-Family Residence-Planned Residential Development) District to the SD (Specific Development) District.
2. Specific Development Plan No. 46 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

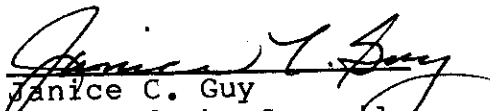
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3. An amended Sectional District Map No. 26-5-10 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 19th day of September, 1988.


Daniel H. Young
Mayor

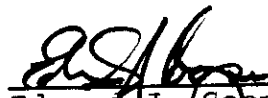
ATTEST:

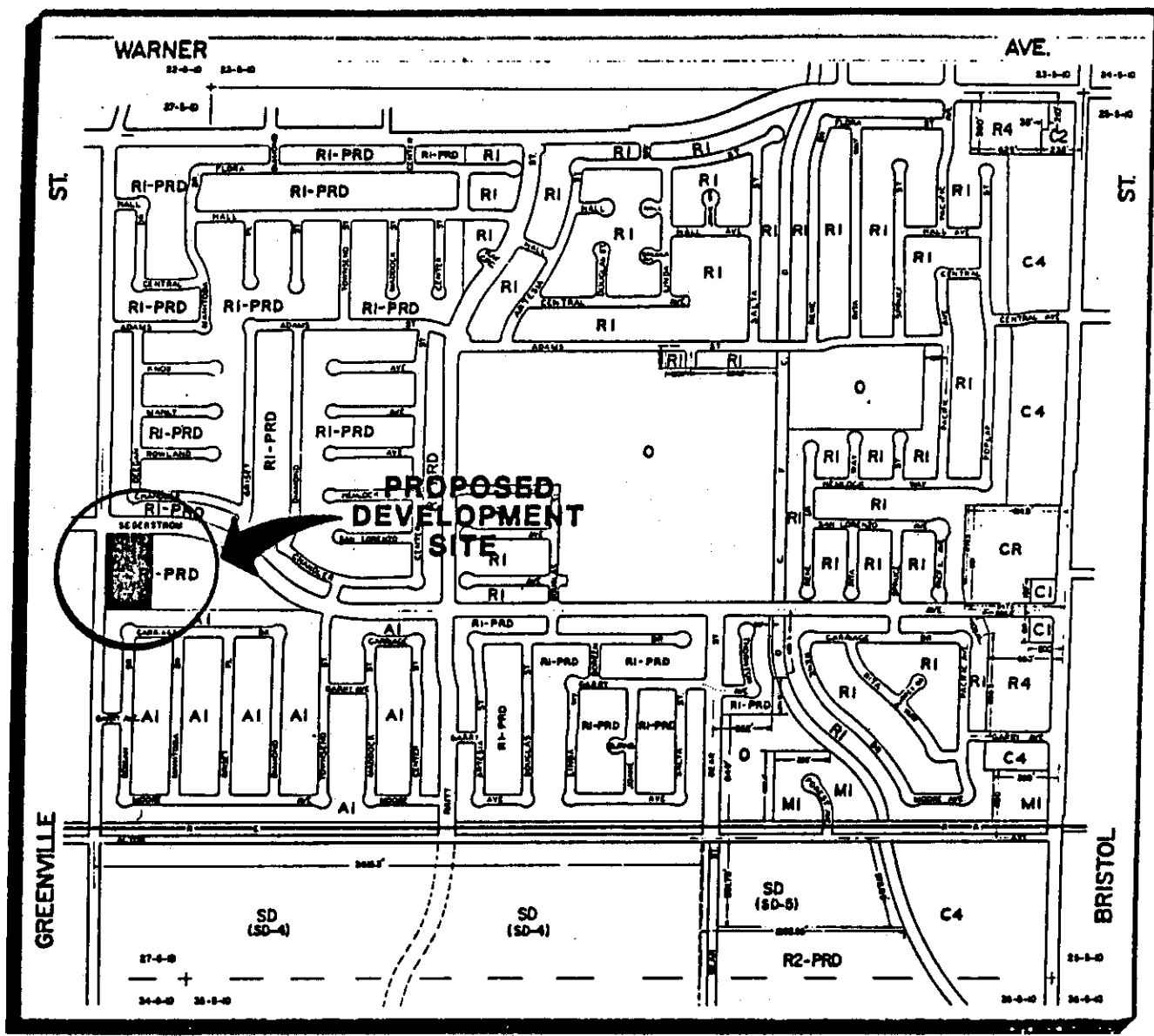

Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

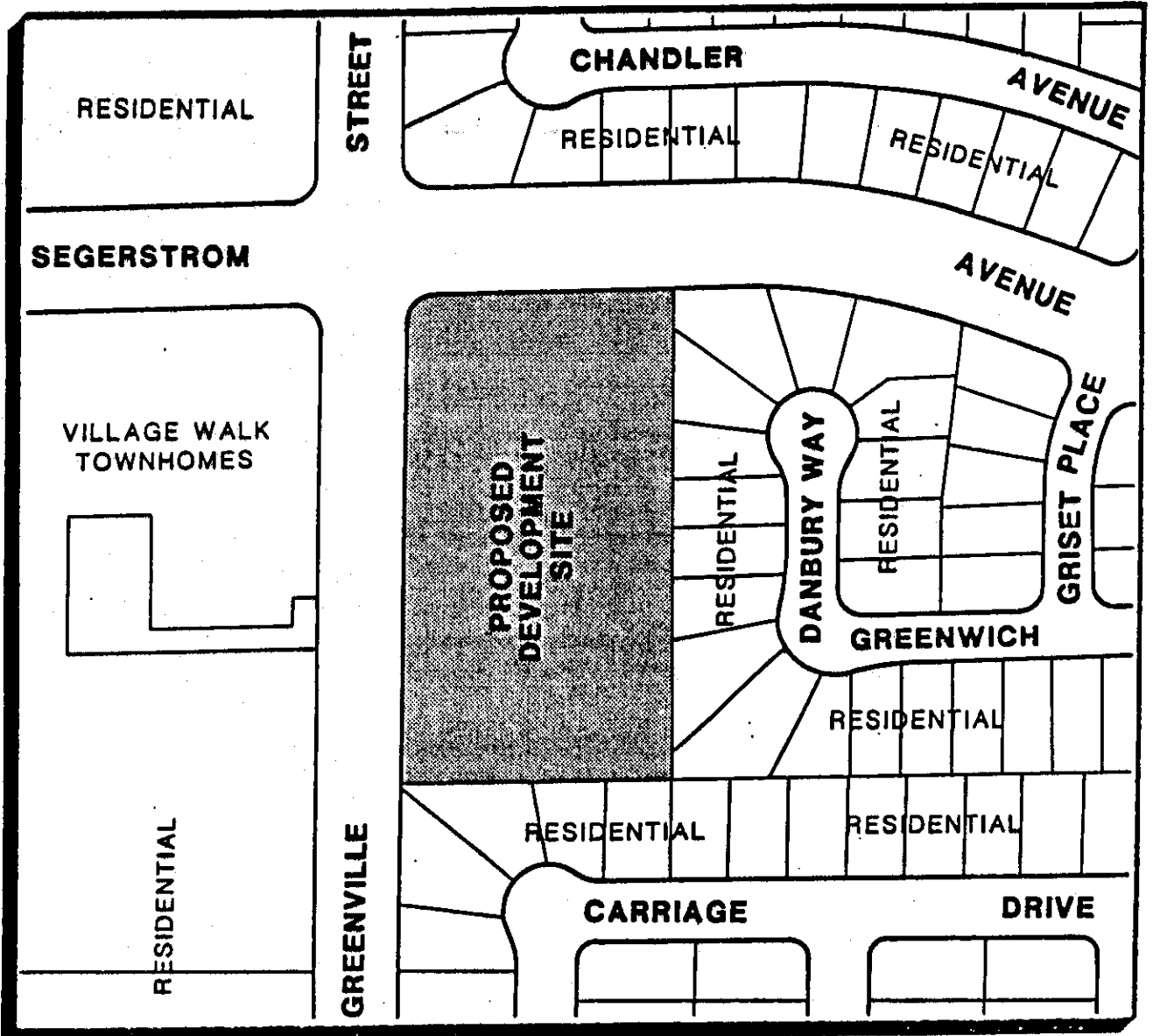
Young	<u>Aye</u>
McGuigan	<u>Aye</u>
Acosta	<u>Aye</u>
Griset	<u>Aye</u>
Hart	<u>Aye</u>
May	<u>Aye</u>
Pulido	<u>Aye</u>

APPROVED AS TO FORM:


Edward J. Cooper
City Attorney



ZONING DISTRICT					
ADOPTED BY RESOLUTION NO 585 BY THE SANTA ANA PLANNING COMMISSION PART OF ORDINANCE NO 85-284 ADOPTED BY THE SANTA ANA CITY COUNCIL, AUGUST 17, 1985					
O	OPEN SPACE	LP	LIMITED PROFESSIONAL	CM	COMMERCIAL MANUFACTURING
A1	GENERAL AGRICULTURE	P	PROFESSIONAL	LM	LIMITED MANUFACTURING
RE	RESIDENTIAL ESTATE	CR	COMMERCIAL RESIDENTIAL	MI	LIGHT INDUSTRIAL
R1	SINGLE FAMILY RESIDENTIAL	C1	COMMUNITY COMMERCIAL	M2	HEAVY INDUSTRIAL
R2	LIMITED MULTIPLE FAMILY RESIDENTIAL	C2	GENERAL COMMERCIAL	-PD	PLANNED DEVELOPMENT
R3	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL	C3	CENTRAL BUSINESS	-PRD	PLANNED RESIDENTIAL DEVELOPMENT
R3H	HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL	C4	PLANNED SHOPPING CENTER	-SD	SPECIFIC DEVELOPMENT
R4	SUBURBAN APARTMENT	C5	ARTERIAL COMMERCIAL	-B	PARKING MODIFICATION
CD	CIVIC DEVELOPMENT			-NDI	NEIGH DISTRICT II
SD	SPECIFIC DEVELOPMENT				
SD (SD-4)					
SD (SD-5)					
R2-PRD					



AA 1008/SD 46

**SOCIETY DEVOTED TO SACRED HEART
2927 SOUTH GREENVILLE STREET**

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 46

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-46 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. Residential for convent only.
- B. Religious education and ancillary uses.

Section 4. HEIGHT LIMIT

No building shall exceed 35 feet within 15 feet of any residentially zoned property. Spires, clevestories and religious symbols such as crosses can extend past the building height, but no more than a maximum height of 41 feet.

Section 5. DEVELOPMENT STANDARDS

- A. Residential Units: 2 units with a total maximum of 23 beds.
- B. Retreat Buildings as follows:
 - 1. Phase One Construction One 8,000 square foot retreat center, which includes four classrooms and a multi-purpose hall.
 - 2. Phase Two Construction One 3,000 square foot dining and kitchen facility and outdoor patio area.

3. Phase Three Construction One 5,000 square foot chapel and sacristy.
4. Phase Four Construction One two-story 5,000 square foot convent.
5. One 3,400 square foot existing convent to remain.
6. One 6,800 square foot convent and retreat center to be demolished in Phase III.

C. Setbacks:

1. The minimum setbacks shall be no less than 20 feet.
2. Parking may encroach into the setback but requires minimum 7 foot setback.
3. An eight foot high perimeter wall will be allowed within the setback.

D. Parking:

1. North parking lot - 62 spaces
 2. Non-integrated south parking lot - 10 spaces
- Total parking provided: 72 spaces

E. Landscape:

A minimum five foot landscaped setback shall be provided along street frontage.

F. Fences:

Eight foot decorative concrete block and slumpstone perimeter wall.

G. Architecture:

Southwestern modern (new construction) and early California missionary (existing) shall be matched with a compatible color scheme of pastel peach and earthtones and new red clay tile roofing.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

- 1. Should the Planning Commission recommend approval of Amendment Application No. 1008 and Specific Development Plan No. 46, the project must comply with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the Uniform Fire Code, the Uniform Building Code and other applicable regulations. In addition, it shall meet the following:
 - a) That the project be constructed in accordance with the approved specific development plan and elevations, subject to minor modifications approved by the Planning Department.
 - b) Prior to the release of use and occupancy permits for Phase I, all on-site improvements, including parking areas and landscaping shall be in place.
 - c) Retain all existing mature trees on-site.
 - d) There shall be no overnight retreats.
 - e) All construction sites shall be adequately fenced.
 - f) Construction of all phased projects shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m., Saturday and Sunday.

B. BUILDING SAFETY

- 1. Separate demolition permits are required for each structure to be removed.
- 2. A soils report shall be required for this project.

C. PUBLIC WORKS AGENCY

Prior to release of utilities, complete the following:

- 1. Segerstrom Avenue
 - a) Construct one drive approach per approved plan.

C. PUBLIC WORKS AGENCY

Prior to release of utilities, complete the following:

1. Segerstrom Avenue
 - a) Construct one drive approach per approved plan.
 - b) Remove existing street tree. Construct new tree well a minimum of 10 feet from top of "X" of driveway and plant new 24-inch box tree per City Standard #124.
 - c) "No Stopping Anytime" signs shall be installed on Segerstrom Avenue.
2. Greenville Street
 - a) Remove three drive approaches and construct curb, gutter and sidewalk to close existing driveway.
 - b) Construct one drive approach per City Standard. Existing southerly drive to remain.
 - c) Remove all existing street trees within Greenville Street right-of-way.
 - d) Remove all existing sidewalk and construct eight foot wide sidewalk with 10 tree wells adjacent to curb.
 - e) Plant minimum 24-inch box trees per City Standard #124 in accordance with improvement plan.
 - f) Construct 10 foot bike trail per approved improvement plans.