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 RL-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 FARO:

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 RL-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.
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.

Mayor

ATTEST:

Clerk of the Council

COUNCILMEMBERS:

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APPROVED AS TO FORM:

City Attorney
EXHIBIT A

p. 1
SOCIETY DEVOTED TO SACRED HEART
2927 SOUTH GREENVILLE STREET

EXHIBIT A

p. 2
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, clearstorys 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.