



**SPECIFIC DEVELOPMENT No. 48**

**AMENDMENT APPLICATION 1017**

**NS-1997**

**CITY COUNCIL ACTION**  
**JANUARY 17, 1989**

REL:adg-5a  
1/23/87  
Rev. 9/26/88(mb)  
Rev. 12/27/88(mb)

ORDINANCE NO. NS-1997

AN ORDINANCE OF THE CITY OF SANTA ANA  
REZONING CERTAIN PROPERTY LOCATED AT  
3800 SOUTH PLAZA DRIVE FROM THE CR  
(COMMERCIAL RESIDENTIAL) AND R1 (SINGLE-  
FAMILY RESIDENTIAL) DISTRICTS TO THE SD  
(SPECIFIC DEVELOPMENT) DISTRICT AND  
ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 48.

WHEREAS, Amendment Application No. 1017 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. 48 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. 48, 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:

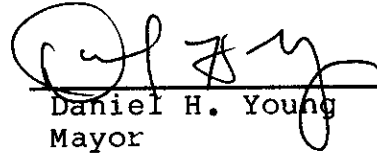
1. That parcel of real property located generally at 3800 South Plaza Drive and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the CR (Commercial Residential) and R1 (Single-Family Residential) Districts to the SD (Specific Development) District.

2. Specific Development Plan No. 48 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

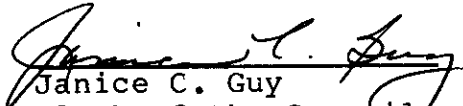
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PAGE TWO

3. An amended Sectional District Map No. 35-5-10 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 17th day of January, 1989.

  
Daniel H. Young  
Mayor

ATTEST:

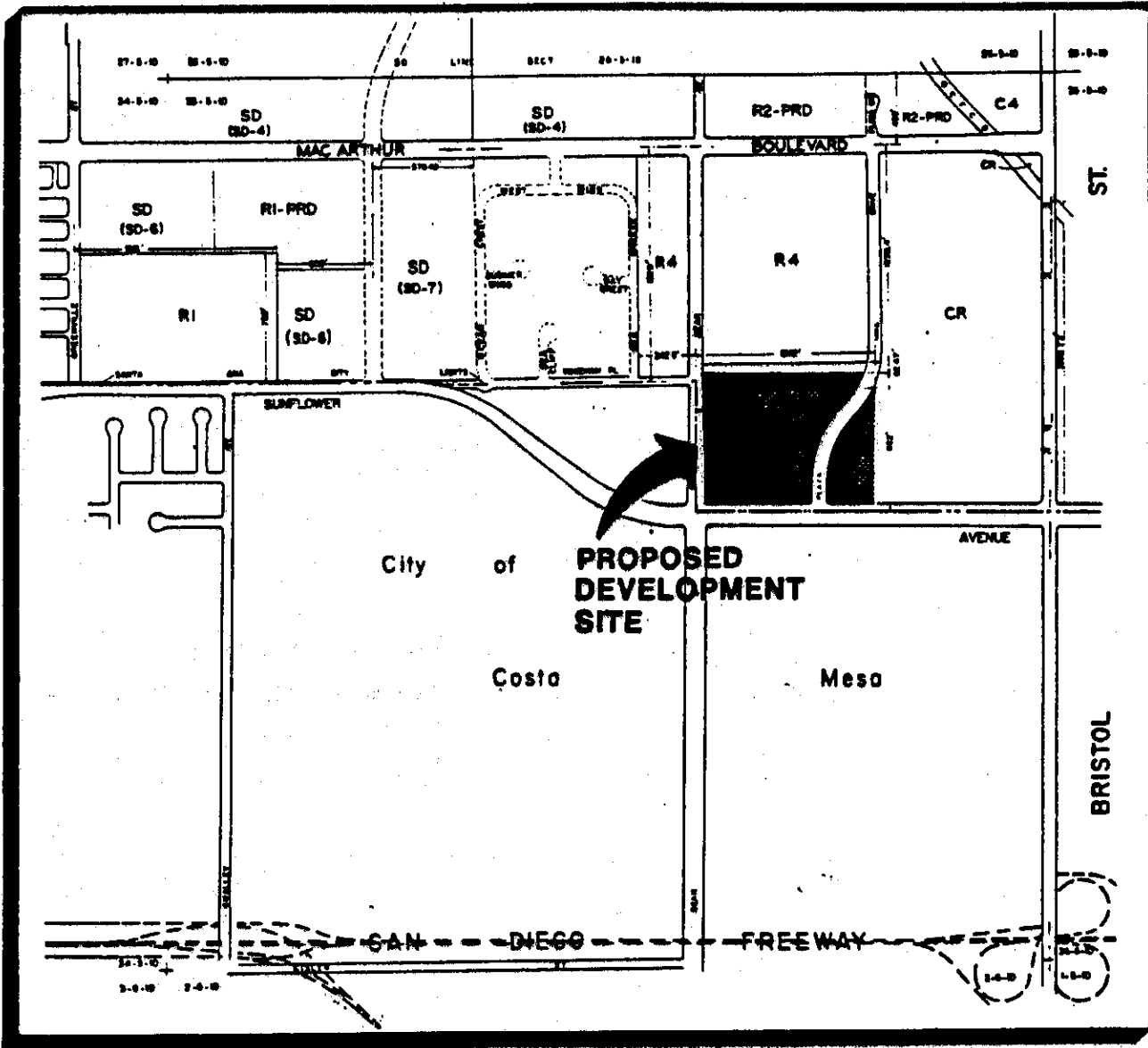
  
Janice C. Guy  
Clerk of the Council

COUNCILMEMBERS:

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

APPROVED AS TO FORM:

  
Edward J. Cooper  
City Attorney



**ZONING DISTRICT**

NO RESOLUTION OR ORDINANCE IS IN EFFECT AT THE DATE OF ADOPTION IS SHOWN FOR THIS MAP SINCE IT IS AN ORIGINAL RECORD OF THE DATA AND CITY COUNCIL CLASSIFICATION FOR ALL REGISTERED POLICED ZONES.

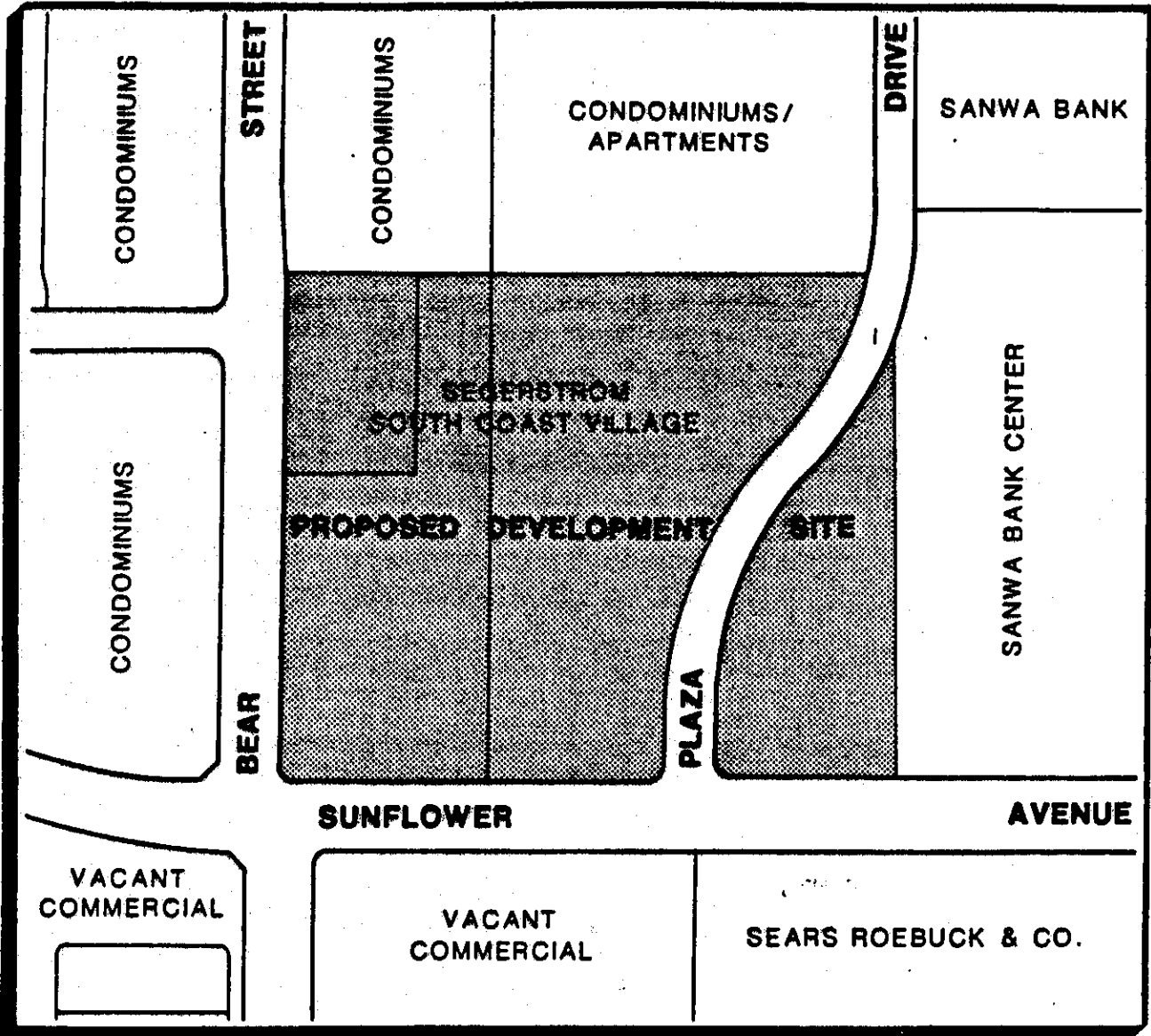
- |   |                            |                                      |
|---|----------------------------|--------------------------------------|
| O OPEN SPACE                                  | LP LIMITED PROFESSIONAL    | CM COMMERCIAL MANUFACTURING          |
| A1 GENERAL AGRICULTURE                        | P PROFESSIONAL             | LM LIMITED MANUFACTURING             |
| RE RESIDENTIAL ESTATE                         | OR COMMERCIAL RESIDENTIAL  | M1 LIGHT COMMERCIAL                  |
| R1 SINGLE FAMILY RESIDENTIAL                  | C1 COMMUNITY COMMERCIAL    | M2 HEAVY RESIDENTIAL                 |
| R2 LIMITED MULTIPLE FAMILY RESIDENTIAL        | C2 GENERAL COMMERCIAL      | -PD PLANNED DEVELOPMENT              |
| R3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL | C3 SPECIAL SERVICES        | -PRD PLANNED RESIDENTIAL DEVELOPMENT |
| R3M HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL  | C4 PLANNED BUSINESS CENTER | -SD SPECIFIC DEVELOPMENT             |
| R4 BUSINESS DISTRICT                          | C5 OFFICE COMMERCIAL       | -S PARKING REGISTRATION              |
| CD OFFICE DEVELOPMENT                         |                            | -M211 MIGHT DISTRICT II              |

**AA 1017/SD 48.**

EXHIBIT A

p. 1





**AA 1017/SD 48**

**SOUTH COAST VILLAGE**

**3800 SOUTH PLAZA DRIVE**

**EXHIBIT B****SPECIFIC DEVELOPMENT PLAN NUMBER 48****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-48 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 of promoting and enhancing the value of properties and encouraging orderly development.

**SECTION 3. USES PERMITTED**

Retail specialty, office, restaurant, specialty market, beauty salon, bank, theater, wine sales as accessory to gift package sales or flower display sales, retail plant nurseries, health club/fitness center, schools and studios, news stands, live musical entertainment ancillary to a restaurant use.

**SECTION 4. USES CONDITIONALLY PERMITTED**

Live dance entertainment, alcoholic beverage sales, except as noted above under existing permitted uses.

**SECTION 5. HEIGHT LIMIT**

Thirty-five (35) feet.

**SECTION 6. DEVELOPMENT STANDARDS****A. Parking**

Off-street parking shall be provided for future on-site development in the following manner:

<u>LAND USE</u>	<u>PARKING RATE</u>
Retail	4.5 spaces/1,000 square feet
Restaurant	10.0 spaces/1,000 square feet
Office	2.4 spaces/1,000 square feet
Theater	0.04 spaces/seat
Bank	2.8 spaces/1,000 square feet

**B. Building Setbacks**

A minimum of fifteen (15) feet must be maintained between all future buildings on the site.

**C. Height**

No building shall exceed thirty-five (35) feet in height.

**D. Landscaping**

1. A minimum of five (5) feet of landscaped, open space shall be provided in areas which the off-street parking area abuts any public street, except at approved driveways.
2. Interior landscaping shall be provided in parking areas which are not actually used for the movement and parking of vehicles. Landscaping shall consist of trees, shrubs and ground covers, and must be properly maintained.
3. Any future landscaping on-site shall be contained in planting areas that are enclosed by minimum six inch high concrete curbs.
4. All planting areas shall be served by water irrigation lines.
5. Future building setbacks shall be a minimum of fifteen (15) feet and be landscaped.

**E. Signage**

All future on-site signs shall conform to Article XI, Subsections 41-850 through 41-1099 of the City of Santa Ana Zoning Code.

**F. Building Uses**

The mixture of uses may be adjusted provided the parking calculations do not exceed the total spaces currently accounted for at the site. Any additional future proposed uses shall be subjected to the codes in effect at the time.

**SECTION 7. OPERATIONAL STANDARDS****A. Planning**

1. Final site plans must be in conformance with those plans submitted for Site Plan Review.
2. Final architectural materials must be reviewed and approved by the Planning Department prior to issuance of a building permit.