

SPECIFIC DEVELOPMENT No. 5
AMENDMENT APPLICATION 761
NS-1363

ORDINANCE NO. NS-1363

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 761 TO REZONE PROPERTY LOCATED BETWEEN ALTON AVENUE AND MACARTHUR BOULEVARD, BEAR STREET AND ORANGE COUNTY FLOOD CONTROL CHANNEL FROM THE R2-PRD DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, AMENDING SECTIONAL DISTRICT MAP 26-5-10, AND ADOPTING SPECIFIC DEVELOPMENT PLAN #5

WHEREAS, the real property located generally between Alton Avenue and MacArthur Boulevard, Bear Street and Orange County Flood Control Channel and more particularly described on exhibit AA 761-A on file in the records of the Planning Director, is located in the R2-PRD (Planned Residential Development) District, and

WHEREAS, an application has been filed by C. H. Segerstrom and Sons to amend Sectional District Map 26-5-10 to rezone such property to the SD (Specific Development) District, and

WHEREAS, the Planning Commission has given notice of and on March 14, 1977 duly held a public hearing on Amendment Application 761 to rezone such property from the R2-PRD (Planned Residential Development) District to the SD (Specific Development) District and has recommended approval of such application, and it has considered Specific Development Plan #5 for the subject property, a copy of which is on file with the Clerk of the Council, and has recommended approval of such specific development plan, and

WHEREAS, the City Council regularly held a public hearing on said reclassification and said specific development plan and published the notice required by law and does now find that the public necessity, convenience and general welfare require that said property be reclassified from the R2-PRD (Planned Residential Development) District to the SD (Specific Development) District, and that the new classification will not be detrimental to the surrounding property, and

WHEREAS, the City Council finds that Specific Development Plan #5, consisting of standards and regulations, will be in keeping with the neighborhood and will not be detrimental to the harmonious development of the city or impair the desirability of investment or occupation in the neighborhood, and

WHEREAS, prior to taking this action, the City Council has reviewed and considered the information contained in that Environmental Impact Report designated as "Environmental Impact Report 76-4," has approved said document as the final environmental impact report for the project on the subject property, and finds that social and economic conditions render infeasible the alternative of retaining the property in the present land use designation,

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

SECTION 1: That the real property described on exhibit AA 761-A is hereby reclassified from the R2-PRD (Planned Residential Development) District to the SD (Specific Development) District, and that Sectional District Map 26-5-10 is hereby amended to show said reclassification in accordance with Exhibit AA 761-A.

SECTION 2: That Specific Development Plan #5, consisting of standards and regulations, a copy of which is on file with the Clerk of the Council, is approved and adopted as the Specific Development Plan for the subject property.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, clauses or portions be declared invalid or unconstitutional.

ADOPTED this 24th day of May, 1977 by the following vote:

AYES: COUNCILMEN: Garthe, Bricken, Ortiz, Yamamoto, Brandt, Ward

NOES: COUNCILMEN: None

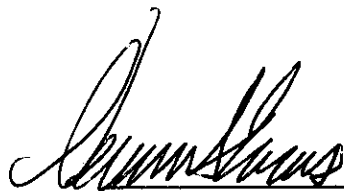
ABSENT: COUNCILMEN: None

ABSTAINED: COUNCILMEN: Evans

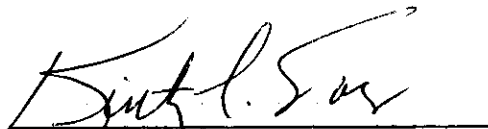
ATTEST:

FLORENCE I. MALONE


CLERK OF THE COUNCIL


MAYOR

APPROVED AS TO FORM:


KEITH L. GOW
CITY ATTORNEY

March 14, 1977

SPECIFIC DEVELOPMENT ORDINANCE #5

SECTION 1

APPLICABILITY OF ORDINANCE

SD #5 (specific development) zoning district, as authorized by Chapter 41, Division 26, of the Santa Ana Municipal Code, is specifically subject to the regulations contained in this ordinance for the express purpose of establishing use district regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance. Use district regulations established in Chapter 41, Article III, of the Santa Ana Municipal Code for zoning districts other than the SD zoning district may be incorporated herein by reference.

SECTION 2

PURPOSE

The SD #5 specific development use district regulations are hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by encouraging the use of innovative planning concepts and principles for the planned residential development of a series of separate but related land areas in the City of Santa Ana subject to Specific Development Ordinances 3, 4, 5, 6 and 7.

SECTION 3

USES PERMITTED

Permitted uses are:

- (a) crop agriculture,
- (b) single family dwellings,
- (c) cluster or attached family dwellings,
- (d) apartments,
- (e) condominiums,
- (f) accessory buildings and uses determined to be incidental

and necessary to the primary use, subject to the approval of the Planning Commission.

SECTION 4

HEIGHT LIMIT

The height limit of main buildings and structures is 35 feet and accessory buildings and structures 20 feet provided, however, the Planning Commission shall have the right to limit the number of stories in any or all of the buildings in the SD #5 district, or the height of any other structure, when it finds that existing or proposed developments on adjacent properties, or properties across a street or alley, would be adversely affected unless such a limitation were imposed.

SECTION 5 YARD REQUIREMENTS

All yard requirements shall be established by the approval of plans and drawings as provided for in Division 26 of the Santa Ana Municipal Code.

SECTION 6 PARKING REQUIREMENTS

Required parking shall be provided as follows:

- (a) two (2) fully enclosed garages and one uncovered parking space for each dwelling within the development, except for the following use:
- (b) apartments: (1) bachelor apartment: one (1) parking space per unit; (2) one bedroom apartment: one and one-half (1.5) parking spaces per unit; (3) two-bedroom apartment: one and four-fifths (1.8) parking spaces per unit; (4) three and more bedroom apartment: two (2) parking spaces per unit, plus one-half ($\frac{1}{2}$) space for each bedroom over three. Included in the above parking requirements will be a minimum of one (1) fully enclosed garage or carport per unit. The decision of whether fully enclosed garages are required will be determined by the City as a condition of approval of plans and drawings as provided for in Division 26 of the Santa Ana Municipal Code. A percentage of uncovered parking spaces may be designed as compact car spaces provided that the City determines that the developer has provided adequate information to justify the inclusion of compact car parking spaces as a specific percentage of the total open space parking to be provided.

In addition to the above stated parking space requirements, guest parking shall be required as follows: one-fifth (0.2) parking spaces per unit for the first one hundred (100) units and one-tenth (0.1) parking spaces per unit for each additional unit.

SECTION 7 DWELLING UNITS PERMITTED

Not more than twenty-two (22) dwelling units per one (1) acre of net developable land area shall be permitted.

SECTION 8 OPEN SPACE

Not less than fifty percent (50%) of the total lot area shall be devoted to open space as per Division 24, Santa Ana Municipal Code

(PRD development standards), excepting however that up to a ten percent (10%) reduction to forty-five percent (45%) open space may be granted by the City if it is found that, based on excellence of design, the proposed open space and recreational amenities merit the reduction of the fifty percent (50%) open space requirement.

SECTION 9

REGULATIONS SPECIFICALLY INCLUDED HEREIN BY REFERENCE

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to SD #5 use district, excepting therefrom the requirement of an approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.

