



SPECIFIC DEVELOPMENT No. 51
AMENDMENT APPLICATION 1024
NS-2004

ORDINANCE NO. NS-2004

AN ORDINANCE OF THE CITY OF SANTA ANA ADOPTING
SPECIFIC DEVELOPMENT PLAN NO. 51 FOR PROPERTY
LOCATED AT 3401 SOUTH GREENVILLE STREET

WHEREAS, Amendment Application No. 1024 has been filed to adopt Specific Development Plan No. 51 for certain property located generally at 3401 South Greenville Street and more specifically located as set forth in Exhibit A, attached hereto and incorporated herein, (the "subject property"), which subject property is located in the SD (Specific Development) District; and

WHEREAS, the Planning Commission, after duly noticed public hearing, has recommended the adoption of Specific Development Plan No. 51 for the subject property; and

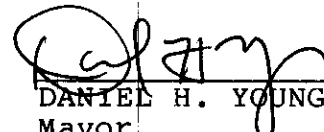
WHEREAS, this Council, after duly noticed public hearing, has determined that the approval of Specific Development Plan No. 51 is justified by the public necessity, convenience and general welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

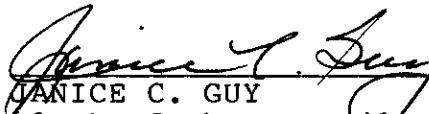
1. Specific Development Plan No. 51, as set forth in Exhibit B, attached hereto and incorporated herein, is hereby approved and adopted for the subject property.

2. Specific Development Plan No. 4, previously adopted by the Council, is hereby amended to exclude the subject property from its scope.

ADOPTED this 17th day of April, 1989.


DANIEL H. YOUNG
Mayor

ATTEST:

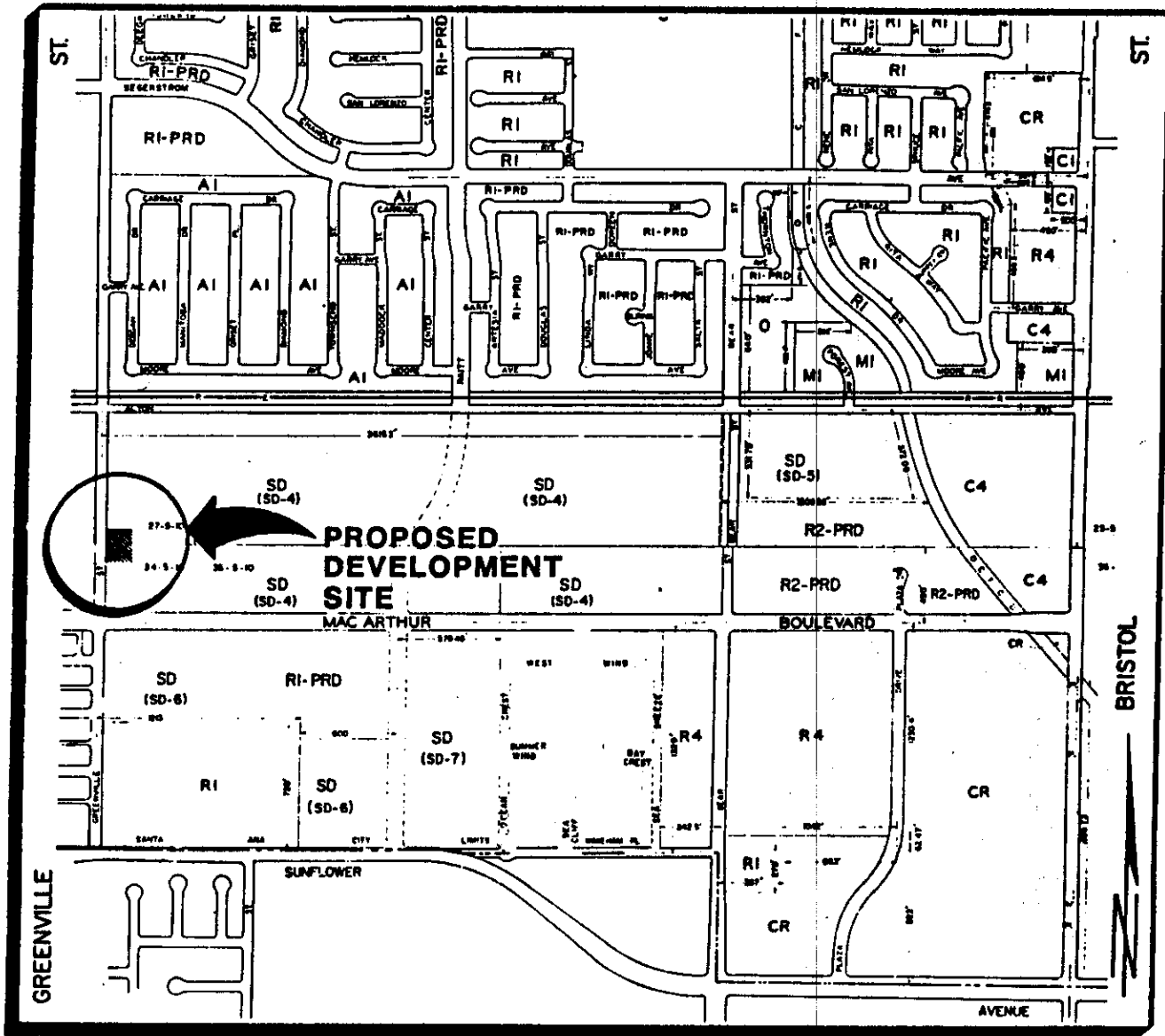

JANICE C. GUY
Clerk of the Council

APPROVED AS TO FORM:


EDWARD J. COOPER
City Attorney

COUNCILMEMBERS:

Young Aye
McGuigan Aye
Acosta Aye
Griset Aye
May Aye
Pulido Aye



ZONING DISTRICT

ADOPTED BY RESOLUTION NO 3886 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO 85-094 ADOPTED BY THE SANTA ANA CITY COUNCIL, AUGUST 11, 1988

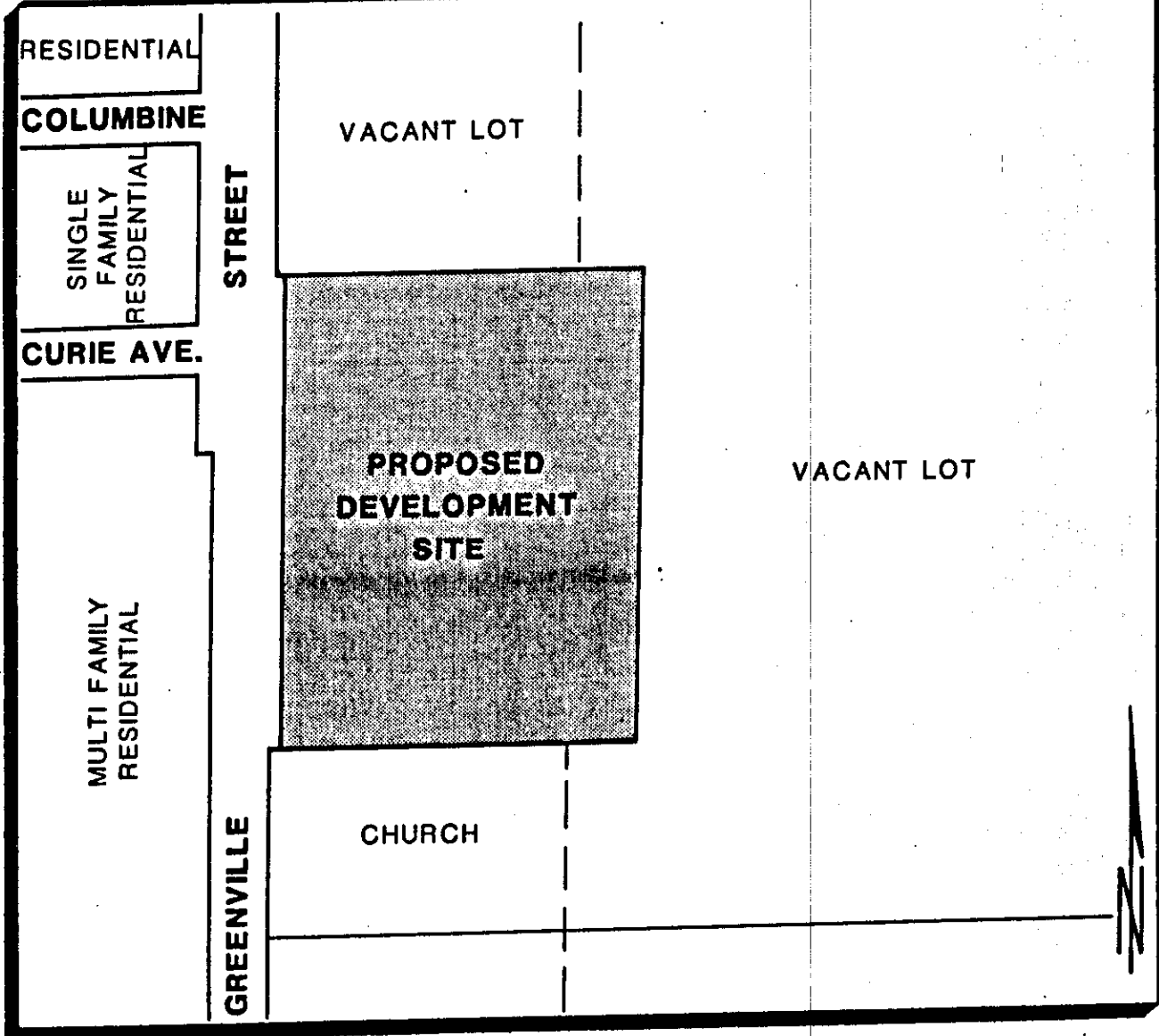
O OPEN SPACE	LP LIMITED PROFESSIONAL	CM COMMERCIAL MANUFACTURING
A1 GENERAL AGRICULTURE	P PROFESSIONAL	LM LIMITED MANUFACTURING
RE RESIDENTIAL ESTATE	CR COMMERCIAL RESIDENTIAL	M1 LIGHT INDUSTRIAL
R1 SINGLE FAMILY RESIDENTIAL	C1 COMMUNITY COMMERCIAL	M2 HEAVY INDUSTRIAL
R2 LIMITED MULTIPLE FAMILY RESIDENTIAL	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		-HDII HEIGHT DISTRICT II

AA 1024/SD 51

EXHIBIT A

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AA 1024/SD 51
PHILIP REBER
3401 GREENVILLE STREET



Specific Development Plan - (SD-51)

A. 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.

B. Purpose

The SD-51 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.

C. Uses Permitted

Church and ancillary uses.

Statistical Comparison

A. Building Setbacks

Maximum building setbacks are as follows:

Front yard: 30 feet
Rear yard: 185 feet
Side yard: 137 feet

B. Height

Building height limit: 37 feet
Freestanding church tower: 50 feet

EXHIBIT B

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C. Landscaping

The project shall conform to the commercial landscape standards.

D. Parking

	<u>Total Required</u>
Teaching stations (at 1/station)	44
44 stations/rooms	208
Church Hall (7,283 sq. ft. at 1/35)	83
Chapel #1 (2,891 sq. ft. at 1/35)	<u>106</u>
Chapel #2 (3,708 sq. ft. at 1/35)	
Total Required	441
Provided on site	458

E. Walls and Fences

A wall not to exceed six feet shall be built along the side and rear perimeters of the project. Wall shall be trimmed and built with materials and colors similar to that of the major building of the project and approved by the Planning Department.

All storage buildings, refuse enclosures and other similar enclosures shall be screened from view and built with materials and colors similar to that of the major building and walls.

EXHIBIT B

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