



SPECIFIC DEVELOPMENT NO. 62
AMENDMENT APPLICATION 96-03
NS-2287

ORDINANCE NO. NS- 2287

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING PROPERTY LOCATED AT 1411 NORTH BROADWAY FROM THE R3 (MULTIPLE FAMILY RESIDENTIAL) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 62 (AA NO. 96-03)

WHEREAS, Amendment Application No. 96-03 has been filed to change the zoning district designation of the real property located at 1411 North Broadway as hereinafter set forth; and

WHEREAS, this Council after duly noticed public hearing, has determined that the change in use district designation proposed in the abovesaid Amendment Application is 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 designated in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R3 (Multiple Family Residential) district to the SD (Specific Development) district.
- 2. Specific Development Plan No. 62, set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the above-described real property.
- 3. Amended Sectional District Map number 12-5-10 showing the above described change in use district designation is hereby approved.

ADOPTED this 15th day of April, 1996.

ATTEST:

Janice C. Guy
Janice C. Guy
Clerk of the Council

Miguel A. Pulido
Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido	<u>Aye</u>
Richardson	<u>Aye</u>
Espinoza	<u>Nay</u>
Lutz	<u>Aye</u>
McGuigan	<u>Aye</u>
Mills	<u>Aye</u>
Moreno	<u>Nay</u>

APPROVED AS TO FORM:

Edward J. Cooper
Edward J. Cooper
City Attorney

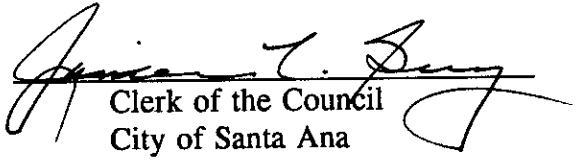
CERTIFICATE OF ORIGINALITY & PUBLICATION

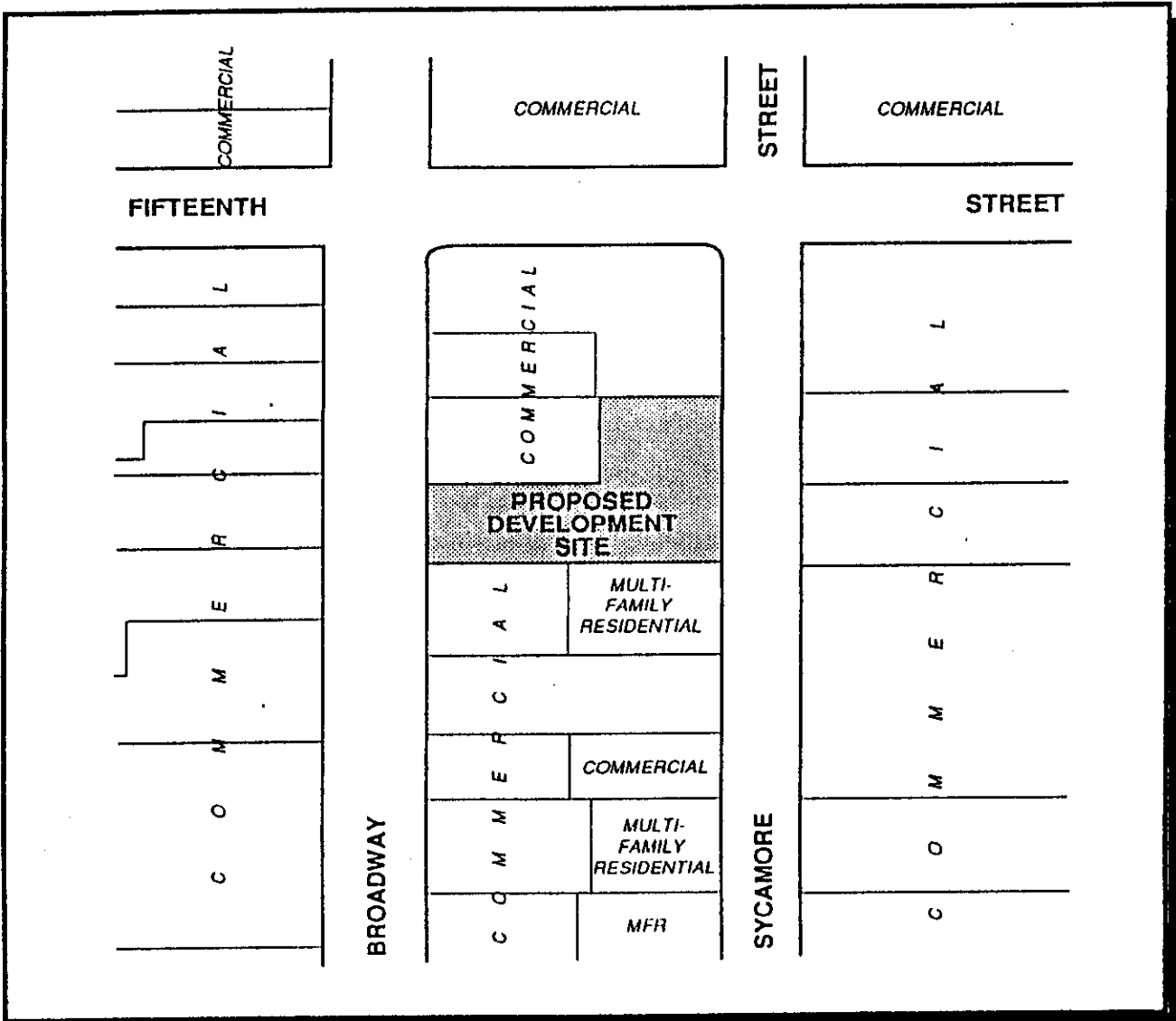
State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance NS-2287 to be the original ordinance adopted by the City Council of the City of Santa Ana on 4-15-96; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 4/17/96


Clerk of the Council
City of Santa Ana



GPA 96-003/AA 96-003/SD 62

YWCA
1141 NORTH BROADWAY



EXHIBIT A



SPECIFIC DEVELOPMENT PLAN NO. 62

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 regulation and standards. All other applicable chapters, articles, and sections of the Santa Ana Municipal Code shall apply unless expressly waived or suspended by this ordinance.

Section 2. PURPOSE

The 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. Sixty-seven single room occupancy units.
- B. Administrative offices, counselling, and meeting rooms.
- C. Uses that are pertinent to living accommodations such as cafeterias, libraries, study rooms, recreation rooms, laundry facilities or other similar uses restricted to use by the residents only.

Section 4. MINIMUM LOT SIZE

The minimum lot size is 26,054 gross square feet.

Section 5. MINIMUM STREET FRONTAGE

- A. Broadway minimum street frontage is 50 lineal feet.
- B. Sycamore Street minimum street frontage is 112 lineal feet.

Section 6. BUILDING HEIGHT

No structure may exceed a height of 43 feet as measured from the ridge line. Mechanical appurtenances requiring clearances regulated by the Uniform Building Code only are permitted to exceed the height limitation.

Section 7. SETBACKS

Front yard. The front yard setback on the Broadway street frontage is 17 feet five inches. The front yard setback on the Sycamore Street frontage is three feet for the existing structure. All new construction must maintain 15 foot of setback.

Side yards. The side yards may be maintained per the existing structure. All new construction must maintain a minimum five foot setback, with the exception of the north setback at the Sycamore Street frontage. This setback, which extends 113 west from the Sycamore Street property line, must maintain an average setback of 10 feet having a minimum setback of six feet.

Section 8. PARKING

The project must provide a minimum of 37 parking spaces. A minimum of five parking spaces must be provided on site. The residual 32 parking spaces may be provided off-site per agreement with the Community Development Agency and approved by the Planning Division and the Police Department as to their location and safety.

Section 9. ADDITIONAL PROVISIONS

The project must comply with the regulations as prescribed by the adopted Resolution No. 91-034 and must comply with the approved site plan per DP 94-001. Minor modifications to the Plan may be approved by the Planning Division. Major modifications, as deemed major by the Planning Division require approval by the Planning Commission and City Council.

Section 10. MANAGEMENT

The applicant must provide on-site management to regulate and supervise the daily operations of the project.

Section 11. OPERATIONAL STANDARDS

Should the Planning Commission approve Amendment Application No. 96-03 and Specific Development Plan No. 62, 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 must meet the following:

A. Planning Division

Prior to submittal into Building Plan Check:

1. A General Plan Amendment to change the permitted floor area ratio from 1.0 to 1.91 must be applied for and approved.
2. An Amendment Application from Professional to Multi-Family Residential HDII to Specific Development (SD) must be applied for and approved.
3. Submit an application for a Lot Line Adjustment to the Planning Division to remove all existing interior lot lines.

4. The Case Planner and Landscape Development Associate must initial the Building Division building permit application form.

Prior to issuance of a building permit:

5. The landscape plan must be approved and be consistent with the Building Division's set of working drawings (including the grading plan prepared by the Civil Engineer). Both the Case Planner and Landscape Development Associate must sign the Building Division permit application form.
6. All parking agreements must be submitted to the Planning Division. The agreement between the applicant and the City must accommodate the future provision of at least 32 parking spaces. These parking spaces must be located within reasonable proximity to the subject site as determined by the Planning Manager.
7. Clarify all existing easements on the property. Coordinate with the Public Works Agency to remove/modify any easements that interfere with the issuance of a building permit.
8. The lot line adjustment process must be complete and new lot lines and description recorded on the Title.

Prior to release of the utilities/occupancy permit:

1. The applicant must contact the Case Planner and Landscape Development Associate to set up a final field inspection appointment. A three-day notice is required. The project must be completed before final approval can be given. The Case Planner and Landscape Development Associate must sign the building permit field card before the Building Division will finalize any project.

B. Building Division

1. A thorough review shall be performed when complete construction drawings and supporting documents are submitted for Building Safety Division plan check and permit issuance. The submittal must show compliance with the 1995 California Building Code.

C. Police Department

1. The Police Department must be actively involved with the placement and design of the off-site parking to insure that a safe environment is provided for the tenants of the SRO.

D. Public Works Agency

Prior to site plan approval, complete the following:

1. Revise the site plan to depict the removal of the three existing carrotwood trees on Sycamore Street and the planting of three sycamore trees in their place at the existing tree wells per City Standard No. 1124.
2. Revise the site plan on sheet CD-1 and first floor plan on sheet CD-2 to note that existing drive approach on Sycamore Street is to be reconstructed per City Standard No. 1112, Case 2, W=20', A=30', X=4'.

Prior to building permit release, complete the following:

3. File, process, and record a lot line adjustment for lot consolidation purposes.

Prior to certificate of occupancy, complete the following:

4. Complete construction of new sewer lateral to Broadway per approved improvement plan.
5. Remove and replace three carrotwood trees on Sycamore Street with three sycamore trees in existing tree wells per City standard no. 1124 and approved improvement plan.
6. Reconstruct the existing drive approach on Sycamore Street to be per City Standard #1112, Case 2, W=20', A=30', X=4' and approved site plan.