



SPECIFIC DEVELOPMENT NO. 63
AMENDMENT APPLICATION 96-13
NS-2317

ORDINANCE NO. NS- 2317

AN ORDINANCE OF THE CITY OF SANTA ANA TO AMEND THE SD-12 (SPECIFIC DEVELOPMENT) DISTRICT AND CREATE THE SD-63 (SPECIFIC DEVELOPMENT) DISTRICT TO ACCOMMODATE EXPANSION OF THE ORANGE COUNTY BUSINESS CENTER (AA NO. 96-13)

WHEREAS, the City Council of the City of Santa Ana, by its Ordinance No. NS-1645, adopted August 16, 1982, approved Specific Development Plan No. 12 for property located at 1211-1261 East Dyer Road; and

WHEREAS, it is now desired to amend Specific Development No. 12 to accommodate the expansion of the existing Orange County Business Center;

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

SECTION 1: That certain property shown on Exhibits 1 and 2, attached hereto and incorporated herein, as part of the "Proposed Development Site" which is presently zoned SD-12 is hereby amended from the SD-12 (Specific Development) District to the SD-63 (Specific Development) District, and Amended Sectional District Map number 30-5-9 showing said change in use district designation is hereby approved.

SECTION 2: That Specific Development Plan No. 63 is created to regulate development of the Orange County Business Center, as shown in Exhibit 3, attached hereto and incorporated herein.

ADOPTED this 17th day of March, 1997.

ATTEST:

Janice C. Guy
Clerk of the Council

Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido Aye
Richardson Aye
Espinoza Aye
Franklin Aye
Lutz Aye
McGuigan Aye
Moreno Aye

APPROVED AS TO FORM:
Joseph W. Fletcher
City Attorney

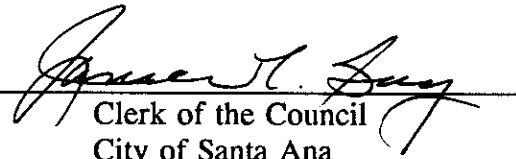
CERTIFICATE OF ORIGINALITY & PUBLICATION

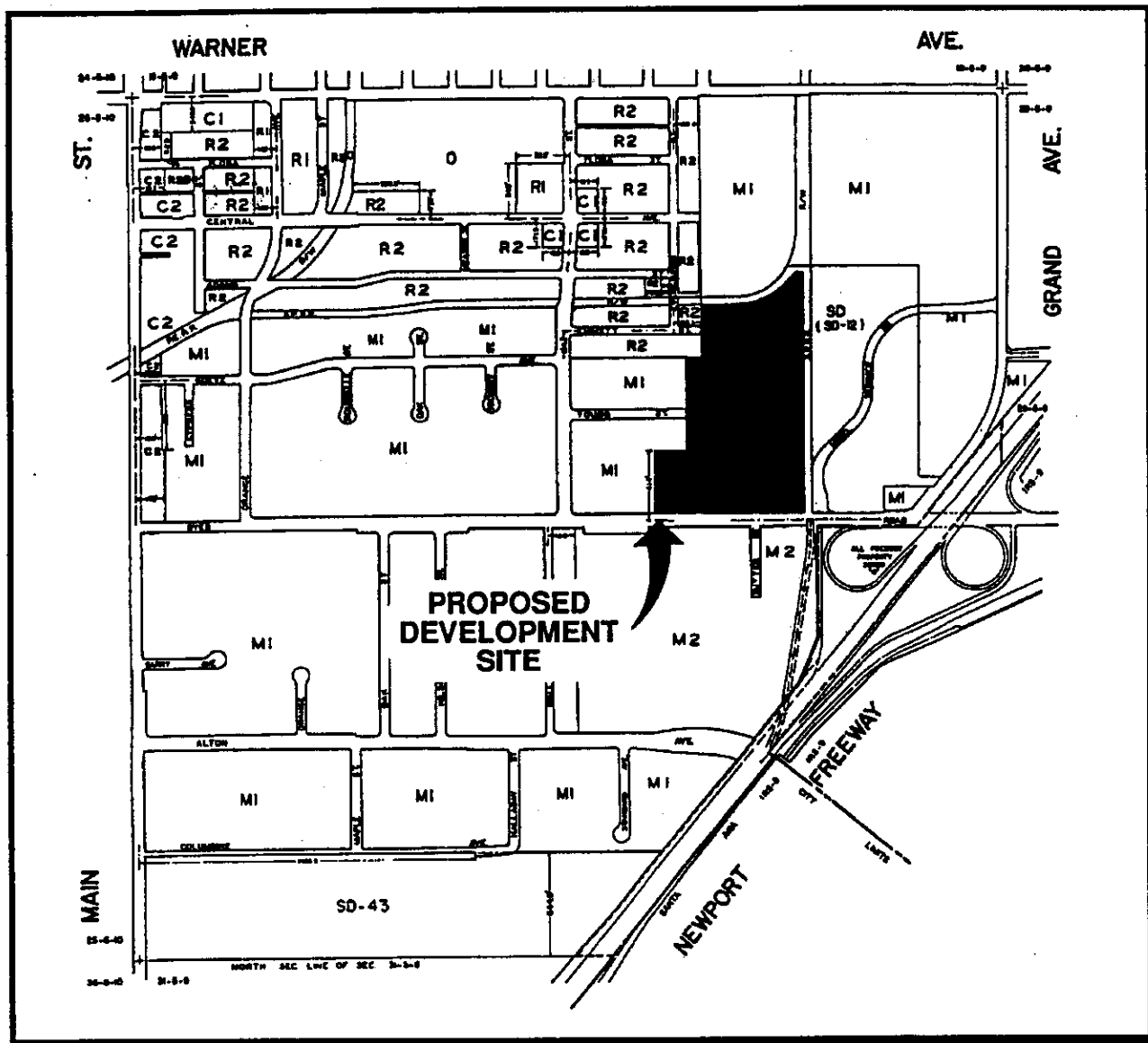
State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance NS-2317 to be the original ordinance adopted by the City Council of the City of Santa Ana on 3/17/97; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 3/18/97


Clerk of the Council
City of Santa Ana



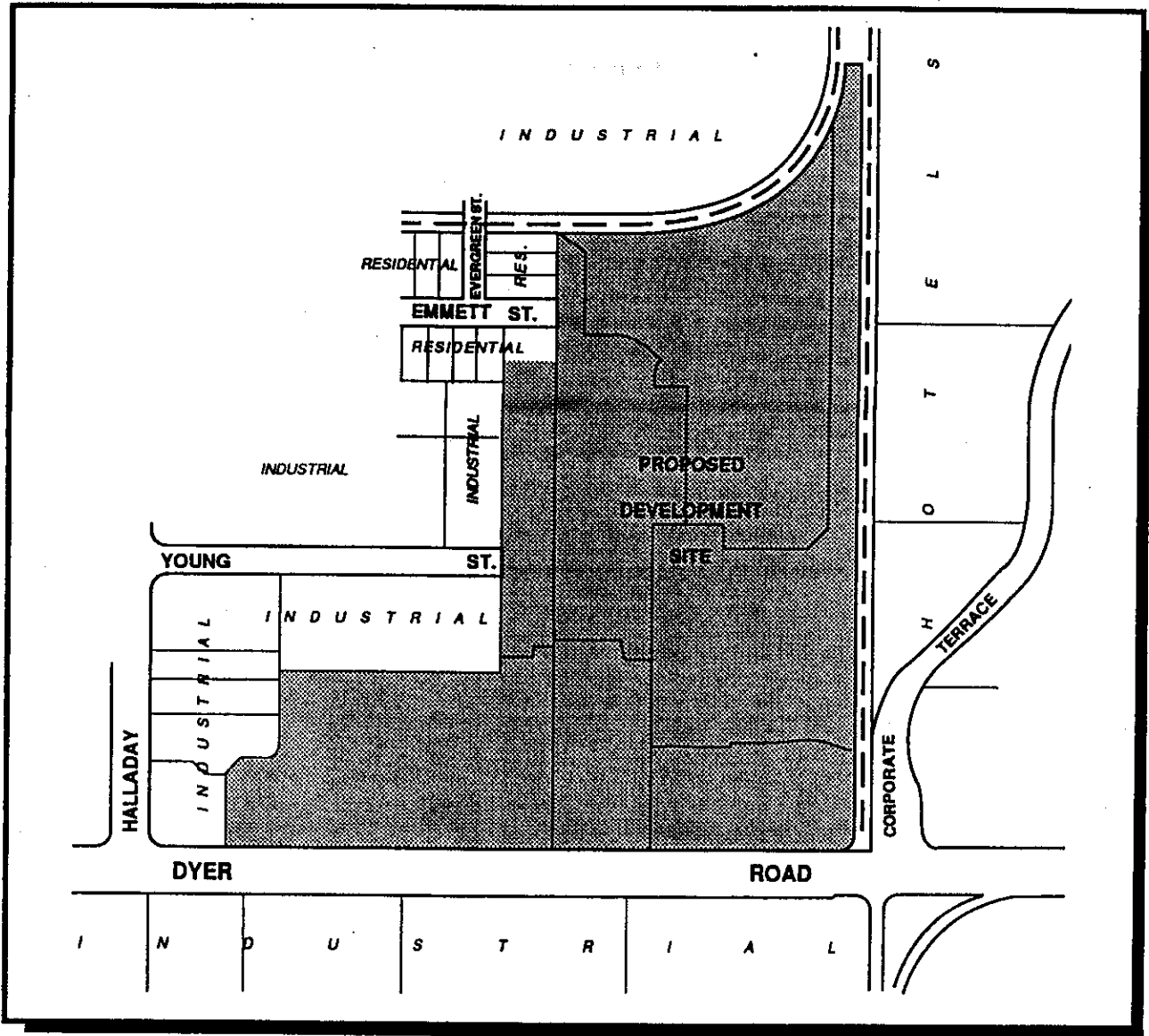
O	OPEN SPACE	LP	LIMITED PROFESSIONAL	LM	LIMITED MANUFACTURING
A1	GENERAL AGRICULTURE	P	PROFESSIONAL	M1	LIGHT INDUSTRIAL
RE	RESIDENTIAL ESTATE	CR	COMMERCIAL RESIDENTIAL	M2	HEAVY INDUSTRIAL
R1	SINGLE FAMILY RESIDENTIAL	C1	COMMUNITY COMMERCIAL	-PD	PLANNED DEVELOPMENT
R2	LIMITED MULTIPLE FAMILY RES.	C2	GENERAL COMMERCIAL	-PRD	PLANNED RESIDENTIAL DEV.
R3	MEDIUM DENSITY MULTIPLE RES.	C3	CENTRAL BUSINESS	-SD	SPECIFIC DEVELOPMENT
R4	SUBURBAN APARTMENT	C4	PLANNED SHOPPING CENTER	-B	PARKING MODIFICATION
CD	CIVIC DEVELOPMENT	C5	ARTERIAL COMMERCIAL	-HDII	HEIGHT DISTRICT
GC	GOVERNMENT CENTER	CM	COMMERCIAL MANUFACTURING		



AA 96-13

EXHIBIT 1





**AA 96-13
ORANGE COUNTY BUSINESS CENTER**

**BIRTCHER PROPERTIES
1221-1261 EAST DYER ROAD**



**ORANGE COUNTY BUSINESS CENTER
SPECIFIC DEVELOPMENT PLAN 63**

SECTION 1 APPLICABILITY OF ORDINANCE

The Specific Development zoning district for the Orange County Business Center property, as authorized by Chapter 41, Division 26, Sec. 41-593 et seq, of the Santa Ana Municipal Code, is specifically subject to the standards and regulations contained in the 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 Specific Development 63 specific development plan for Orange County Business Center 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

The uses permitted in SD-63 are limited to the following:

Office uses or other nonretail use that are permitted in the Professional (P) or Light Manufacturing (M1) zoning district that have a parking ratio that is equal to or less than office uses. Specifically the following uses, by building, are permitted:

- | | |
|-------------|---|
| Building 1. | 29,000 gross square feet of office use or other nonretail use permitted in the P or M1 zone that has an equal or lower parking ratio than office uses. |
| Building 2. | 52,001 gross square feet of office or other nonretail use permitted in the P and M1 zone that has an equal or lower parking ratio than office uses, and 9,272 gross square feet of warehouse use. |
| Building 3. | 106,944 gross square feet of office use or other nonretail use permitted in the P and M1 zone that has an equal or lower parking ratio than office uses, and 32,282 gross square feet of manufacturing use. |
| Building 4. | 74,129 gross square feet of office use and 7,597 gross square feet of classroom use or other nonretail use permitted in the P and M1 zone that has an equal or lower parking ratio than office uses. |

- Building 5. 73,845 gross square feet of office use or other nonretail use permitted in the P or M1 zone that has an equal or lower parking ratio than office use.
- Building 6. 37,582 gross square feet of office use or other nonretail use permitted in the P or M1 zone that has an equal or lower parking ratio than office use.
- Building 7. 45,000 square feet office use or other nonretail use permitted in the P or M1 zone that has an equal or lower parking ratio than office use.
- Building 8. 1,400 square feet restaurant, deli, or cafe use.

All uses, locations, and sizes of buildings, site circulation and architectural presentation shall abide in all respects to the documents attached as Exhibits A, B, C, D, and E to the Specific Development No. 63 and all comments of record pertaining to and/or modified to comply with Site Plan Review No. DP 96-020.

SECTION 4 OPERATIONAL STANDARDS

Parking Requirements

Required parking shall be in conformance with the design standards of the Santa Ana Municipal Code and in effect at the time parking facilities are constructed. The minimum number of parking stalls to be provided are:

- Office: Three spaces per 1,000 gross square feet of floor space.
- Manufacturing: Two spaces per 1,000 gross square feet of floor space.
- Warehouse: One space per 1,000 gross square feet of floor space.

Phase I

- Parking required: 1,397 parking spaces
1,149 standard size spaces
256 compact spaces

Phase II (Buildout)

- Parking required: 1,536 parking spaces
All spaces to be standard size

SECTION 5. LANDSCAPING AND SET BACK REQUIREMENTS

Front yard setback:

The minimum dimension of the front yard is a landscaped area of not less than 21 feet in depth fronting on Dyer Road with exception to approved driveways and an area between the proposed bus turn-out and the parking area. The area between the bus turn-out and the adjacent parking area must provide a minimum of five landscaped setback.

Side yard setback (east):

The minimum side yard setback is a landscaped area of not less than five feet in depth.

Side yard setback (west):

The minimum side yard setback is a landscaped area of not less than five feet in depth.

Rear yard setback:

The minimum rear yard setback is a landscaped area of not less than five feet in depth.

Other:

Maintain an open area of landscaping centrally located within the project site. The area must be 80 feet wide and 320 feet long. The area can accommodate a 1,400 square foot building for deli/food use per the approved site plan.

Maintain an 18 foot deep landscaped area along the central interior entry drive. Vehicles are permitted to overhang two feet into the landscaped area per the approved site plan.

SECTION 6. BUILDING MATERIALS AND COLORS

All buildings must be constructed of compatible materials and colors as the existing buildings. All buildings will be primarily concrete and be colored white, gray, or off-white. The use of blue tinted glass and glass block as accents to the architecture are required.

