Specific Development No. 65
Amendment Application 98-03
NS-2362
ORDINANCE NO. NS-2362

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED AT 2500 NORTH MAIN STREET FROM THE PROFESSIONAL ZONE DISTRICT (P) TO SPECIFIC DEVELOPMENT NO. 65 (AA NO. 98-03) AND ADOPTING SPECIFIC DEVELOPMENT NO. 65 FOR SAID PROPERTY

WHEREAS, Amendment Application No. 98-03 has been filed with the City of Santa Ana by the Discovery Science Center (DSC), to change the zoning district designation of certain real property located generally at the northwest corner of Main Street and the I-5 Freeway, bound by Santiago Creek to the North, Main Street to the east and the I-5 Freeway to the west and south, in the City of Santa Ana, and more specifically delineated in Exhibit 1, attached hereto and incorporated herein by reference, from the P (Professional) Zoning District to the SD No. 65 (Specific Development) Zoning District, and to adopt Specific Development Plan No. 65, in the form set forth in Exhibit 2, attached hereto and incorporated herein by reference, for certain property located at 2500 North Main Street as hereinafter set forth; and

WHEREAS, the applicant, Discovery Science Center, proposes to develop said property in accordance with Development Agreement No. 97-01, Site Plan DP No. 97-27, and Specific Development Plan No. 65; and

WHEREAS, the Planning Commission of the City of Santa Ana held a duly noticed public hearing on July 13, 1998, on Amendment Application No. 98-03 and Specific Development Plan No. 65, and, based thereon, determined that the development as proposed therein is consistent with the General Plan of the City of Santa Ana, and, subject to certain modifications, recommended that the City Council approve Amendment Application No. 98-03 for Specific Development Plan No. 65; and

WHEREAS, this Council, prior to taking action on this ordinance, has held a duly noticed public hearing, on Amendment Application No. 98-03 for Specific Development Plan No. 65.

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

1. The SD (Specific Development) district designation and Specific Development Plan No. 65, as proposed in Amendment Application No. 98-03, are hereby found and determined to be consistent with the General Plan of the City of Santa Ana and otherwise justified by the public necessity, convenience and general welfare.
2. That certain real property located at 2500 North Main Street and designated in Exhibit 1, attached hereto and incorporated herein by reference, is hereby reclassified from the P (Professional) district to Specific Development No. 65.

3. Amended Sectional District Map number 1-5-10, showing the above described change in use district designation, is hereby approved.

4. Specific Development Plan No. 65, set forth in Exhibit 2, attached hereto and incorporated herein, is hereby approved and adopted for the abovesaid property.

ADOPTED this 3rd day of August, 1998.

ATTEST:

Janice C. Guy
Clerk of the Council

Miguel A. Pulido
Mayor

COUNCILMEMBERS:

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

APPROVED AS TO FORM:

Gary A. Sheatz
Assistant City Attorney

Ordinance No. NS-2362

CERTIFICATE OF ORIGINALITY & PUBLICATION

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance No. NS-2362 to be the original ordinance adopted by the City Council of the City of Santa Ana on 8/3/98; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 8/6/98

Janice C. Guy
Clerk of the Council
City of Santa Ana
AA 98-3/SD-65
DISCOVERY SCIENCE CENTER
2500 NORTH MAIN STREET

Zoning: From (P) Professional to (SD-65) Specific Development

PLANNING AND BUILDING AGENCY

EXHIBIT 1
SPECIFIC DEVELOPMENT 65
DISCOVERY SCIENCE CENTER

SECTION 1 - APPLICABILITY OF ORDINANCE

The Specific Development zoning district for the subject property, as authorized by Chapter 41, Division 26, Section 41-593 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 for the Discovery Science Center.

Development Agreement No. 97-01, Variance No. 97-03, and Development Review Process No. 96-27, and applicable sections of the City's Municipal Code and Design and Development shall apply to this district unless superseded by this ordinance. The approved plans, drawings, and specifications as noted in Development Review Process No. 96-27 are included as a part of this Specific Development District (Attachment A).

SECTION 2 - PURPOSE

The Santa Ana City Council has determined that the Discovery Science Center represents a cultural, education, and economic icon to the greater Santa Ana community. Specific Development 65 has been drafted to recognize the unique physical and technological characteristics of the Museum and Science Center complex.

The Specific Development District Plan incorporates the unique site plan components of the building and site structures by reference. The sign program identified in this Plan captures the value of excellence and design principles as defined by the community policy board.

The standards identified in this plan provide for property site planning and sound design principles which should provide positive education stimulus to the greater Santa Ana community.

SECTION 3 - USES PERMITTED

A. Museum and science center.

B. Professional zoned uses:

1. Uses permitted as adopted from the Professional (P) district:

   (a) Professional, business and administrative offices where no merchandise is sold.

   (b) Banks, savings and loan offices, credit unions, and mortgage and finance companies.
(c) Travel agencies.

(d) Medical and dental offices.

(e) Art galleries, art and photography studios.

(f) Museums and science centers.

(g) Print and copy services.

(h) Pharmacies, limited to the dispensing of goods and merchandise related to health care only, and excluding drive-through facilities.

(i) Day care and nursery schools.

(j) Non-freestanding commercial and service uses which do not exceed 10 percent of the floor space of the building in which they are located and which are supportive of, compatible with, and integrated into the professional and business uses on the same property, excluding drive-through facilities, and commercial uses which are open at any time between the hours of 12:00 a.m. (midnight) and 5:00 a.m.

(k) Freestanding restaurants, cafes, and eating establishments, excluding drive-through facilities and excluding any eating establishment specified in Section 41-313.5 of the Santa Ana Municipal Code.

2. Uses permitted subject to the issuance of a conditional use permit:

(a) Convalescent hospitals, nursing homes, rest homes, and extended care facilities.

(b) Hospitals.

(c) Trade and professional schools.

(d) Health clubs and gymnasiums.

(e) Recreational or entertainment uses if carried on in conjunction with any of the uses specified in clauses (e), (f) and (k) of Section 41-313 of the Santa Ana Municipal Code.

(f) Ambulance and emergency medical response services.

(g) Non-freestanding commercial and service uses which are open at any time between the hours of 12:00 a.m. (midnight) and 5:00 a.m., provided that such uses also meet the standards for commercial and service uses permitted under Section 41-313 of the Santa Ana Municipal Code, and further provided that such uses have less than 20,000 square feet of floor area.
(h) Eating establishments open at any time between the hours of 12:00 a.m. (midnight) and 5:00 a.m. and located within 150 feet of residentially zoned or used property, measured from property line to property line.

SECTION 4 - BUILDING HEIGHT

A. Museum and science center.

Per Article III, Section 41-314, Chapter 41 of the Santa Ana Municipal Code.

B. Professional zoned uses.

Per Article III, Section 41-314, Chapter 41 of the Santa Ana Municipal Code.

SECTION 5 - BUILDING SETBACKS

A. Museum and science center.

North (front)
Fifteen (15') feet wide for the first 250 feet measured from the front property line; seven feet wide thereon, along the Santiago Creek.

South (rear)
Approximately 115 feet from the southern most intersection of the property lines as measured along the east property line. This measurement was taken to the perimeter edge of the cube structure.

East (side)
Fifteen (15') feet wide, except at the existing building where it shall be a minimum of 12 feet wide.

West (side)
Ten (10') feet, except between the building and the freeway property line, where five feet is required. No setback required in parking lot areas abutting the freeway.

B. Professional zoned uses.

Per Article III, Section 41-315, Chapter 41 of the Santa Ana Municipal Code.

SECTION 6 - LANDSCAPE REQUIREMENTS

A. Museum and science center.

1. Primary landscape areas:
North (front)
Fifteen (15') feet for the first 250 feet measured from the east property line. Seven (7') feet minimum thereon along the bike trail.

South (rear)
Ten (10') feet, excepting building where a minimum five feet setback must be maintained. No setback is required along parking areas adjacent to the freeway where vine pockets must be provided at six feet intervals.

East (side)
Fifteen (15') feet, except at existing building where a minimum twelve (12') feet wide setback must be maintained. Corner parcel on Main Street and the Freeway, is to remain open space for the Center's outdoor activities, except for an area under the cube structure and the required exit paths.

West (side)
None required.

2. Landscape around building perimeter.

North (front)
Five (5') feet except at front plaza, and required exits. A five foot planter is required around the outdoor dining terrace, except at required exits and ticket booth.

South (rear)
Five (5') feet, except at exits and rear storage yard where the five feet landscape requirement is to be relocated along the west retaining wall of the exit ramp.

East (side)
Fifteen (15') feet, except at the existing building where twelve (12') feet is required.

West (side)
No landscaping is required on the west building wall.

3. Landscape in parking lot and parking structures.

(a) Date palms along the pedestrian promenade.

(b) One standard planter at each end of a row of parking spaces, plus seven standard 8'6" x 18' landscape fingers. All planters must have a canopy tree per landscape plans approved.

(c) Any unimproved areas must be landscaped, except at required pedestrian paths.
4. **Landscape along the Santiago Creek.**

A 15 foot wide landscape planter along the first 250 feet measured from the east property line; and minimum seven (7') feet wide thereon.

**NOTE:**
Landscape standards not addressed above shall be subject to Article II, Section 41-316, 317, 319, and 320 and Article XVI, Chapter 41 of the Santa Ana Municipal Code.

B. **Professional zoned uses.**

Per Article II, Section 41-316, 317, 319, and 320, Chapter 41 of the Santa Ana Municipal Code.

Per Article XVI, Chapter 41 of the Santa Ana Municipal Code.

**SECTION 7 - PARKING REQUIREMENTS**

A. **Museums and science centers.**

Vehicular parking shall be per Article XV of the Santa Ana Municipal Code.

Bus parking spaces for five (5) vehicles on site; and off-site parking and queuing per the Bus Parking Management Plan. The Bus Parking Management Plan is herein incorporated by reference.

B. **Professional zoned uses.**

Per Article XV, Chapter 41 of the Santa Ana Municipal Code.

**SECTION 8 - EXTERIOR WALL REQUIREMENTS**

A. **Museums and science centers.**

Masonry sound walls (6') along west property line abutting the freeway. No solid wall required along the Santiago Creek.

B. **Professional zoned uses.**

Per Article IV, Section 41-322, Chapter 41 of the Santa Ana Municipal Code.

**SECTION 9 - SIGNAGE**

A. **Museums and science centers**

All signs and modifications to signs require Planning Commission site plan review approval. All signs shall be designed consistent with or proportionately smaller than that which is depicted on Attachment B.
1. **Wall Signs**

(a) Two wall mounted signs with each face no greater than 544 square feet facing the I-5 Freeway, with no portion extending more than five feet above the parapet line, on the building's west and south elevations. No exposed external illumination is permitted.

Each sign may be composed of the following elements:

1. The top portion may be an internally illuminated fixed sign with the name of the facility.

2. The middle portion may consist of a tri-vision display with triangular blends displaying three different on-site exhibit images rotating at timed intervals. There may be no more than 10 items of text, not to exceed 15 percent of the tri-vision sign area. The tri-vision sign may contain external illumination from the bottom of the sign provided the sources of light are fully screened from public view.

3. The bottom portion may be an electronic reader board consisting of two lines of illuminated text with changing messages to the public. The reader board shall be utilized for the purpose of announcing information related to the programming and operations of the Discovery Science Center and may also be utilized to announce events related to other non-profit organizations in the community. Operation of the reader board is subject to an annual review by the City Council for the first two years of operation. Said review shall be a noticed public hearing to ensure compliance with the aforementioned provisions. Should the City Council determine that the operation of the reader board does not comply with the conditions contained herein, the Council may order cessation of the operation of the reader board or impose such other conditions that ensure acceptable standards for its operation.

2. **Freestanding signs**

One freestanding internally illuminated monument sign (7' x 5'6") located in the landscape setback on Main Street. The sign is to be designed consistent with the wall signs and is to consist of four elements:

(a) The top portion is cabinet with routed letters displaying the facility's name.
(b) The middle portion may not exceed two lines of manually changeable copy to accommodate two lines of six inch high letters in total. No off-premise advertising or advertising for the on-premise restaurant is permitted.

(c) The bottom portion of the sign may include an additional four inch line of text displaying the name of the science store.

(d) The site's address must be displayed at the bottom of the monument sign.

3. **Wall Banners**

(a) Four 8' x 18', wall banners to be mounted on the Main Street elevation are permitted for on-site temporary and feature exhibits.

(b) Flag poles may include City, County, State, and Federal Government flags. In addition, Discovery Science Center corporation flags may be permitted. No additional attachments to the flag poles are permitted.

B. **Professional zoned uses.**

Per Article XI, Chapter 41 of the Santa Ana Municipal Code.

**SECTION 10 - OPERATIONAL STANDARDS**

Operational standards for all uses in Specific Development District 65 are subject to the provisions of the Santa Ana Municipal Code. In addition, the standards that regulate the Discovery Science Center's operations and the manner in which business is conducted on-site such as hours of operation, special events and public activities are to be consistent and in conformance with the project's conditions of approval listed and herein incorporated by reference in Development Agreement No. 97-01 by action of the City Council; and per the City of Santa Ana Municipal Code and the Mitigation Monitoring Program resulting from the project's Environmental Impact Report No. 97-01 (EIR No. 97-01), which regulates activities during construction as well as for the life of the project.

A. No take out food service is permitted from the ancillary restaurant use.

B. Hours of operation of the ancillary uses must coordinate with the museum hours.
WELCOME!
OPENING SEPT 12

TACO BELL
DISCOVERY
SCIENCE CENTER

7 1/2"
16 7/8"
8 3/4"
South Elevation

SIGN PROGRAM

DISCOVERY SCIENCE CENTER

DeVine Associates
Note: Planning Commission deleted the “Food Court” reference and limited content information in the changeable board per Implementation Agreement.
East Elevation - Main Street Facade

SIGN PROGRAM
DISCOVERY
SCIENCE CENTER

Davies Associates