



**SPECIFIC DEVELOPMENT NO. 68**  
**AMENDMENT APPLICATION 99-03**  
**NS-2388**

ORDINANCE NO. NS- 2388

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED AT 2700 WEST ALTON AVENUE FROM THE ARTERIAL COMMERCIAL ZONE DISTRICT (C-5) TO SPECIFIC DEVELOPMENT NO. 68 (AA NO. 99-03) AND ADOPTING SPECIFIC DEVELOPMENT NO. 68 FOR SAID PROPERTY

WHEREAS, Amendment Application No. 99-03 has been filed with the City of Santa Ana by Paragon Westminster Associates ("Paragon Homes"), to change the zoning district designation of certain real property generally located east of Fairview Avenue, and west of Greenville Avenue, on the south side of Alton Avenue in the City of Santa Ana, and more specifically delineated in Exhibit 1, attached hereto and incorporated herein by reference, from the C-5 (Arterial Commercial) Zoning District to the SD No. 68 (Specific Development) Zoning District, and to adopt Specific Development Plan No. 68, in the form set forth in Exhibit 2, attached hereto and incorporated herein by reference, for certain property located at 2700 West Alton Avenue as hereinafter set forth; and

WHEREAS, the applicant, Paragon Homes, proposes to develop said property in accordance with Site Plan DP No. 98-113, and Specific Development Plan No. 68; and

WHEREAS, the Planning Commission of the City of Santa Ana held a duly noticed public hearing on May 10, 1999, on Amendment Application No. 99-03 and Specific Development Plan No. 68, 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. 99-03 for Specific Development Plan No. 68; and

WHEREAS, this Council, prior to taking action on this ordinance, has held a duly noticed public hearing, on Amendment Application No. 99-03 for Specific Development Plan No. 68.

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. 68, as proposed in Amendment Application No. 99-03, 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 2700 West Alton Avenue and designated in Exhibit 1, attached hereto and incorporated herein by reference, is hereby reclassified from the

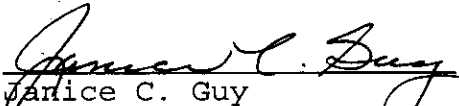
C-5 (Arterial Commercial) district to Specific Development No. 68.

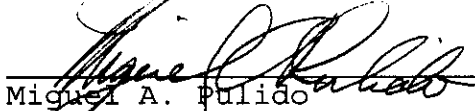
3. Amended Sectional District Map number 27-5-10, showing the above described change in use district designation, is hereby approved.

4. Specific Development Plan No. 68, as set forth in Exhibit 2, attached hereto and incorporated herein, is hereby approved and adopted for the abovesaid property.

ADOPTED this 21st day of June, 1999.

ATTEST:

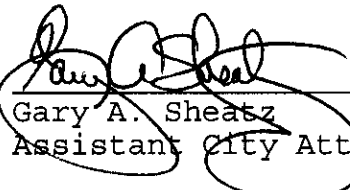
  
Janice C. Guy  
Clerk of the Council

  
Miguel A. Pulido  
Mayor

COUNCILMEMBERS:

Pulido	<u>Aye</u>
Lutz	<u>Aye</u>
Bist	<u>Aye</u>
Christy	<u>Aye</u>
Franklin	Absent
McGuigan	<u>Aye</u>
Moreno	<u>Aye</u>

APPROVED AS TO FORM:

  
Gary A. Sheatz  
Assistant City Attorney

Ordinance No. NS-2388

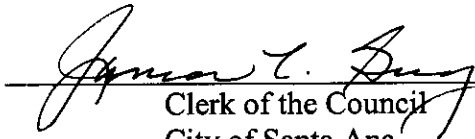
**CERTIFICATE OF ORIGINALITY & PUBLICATION**

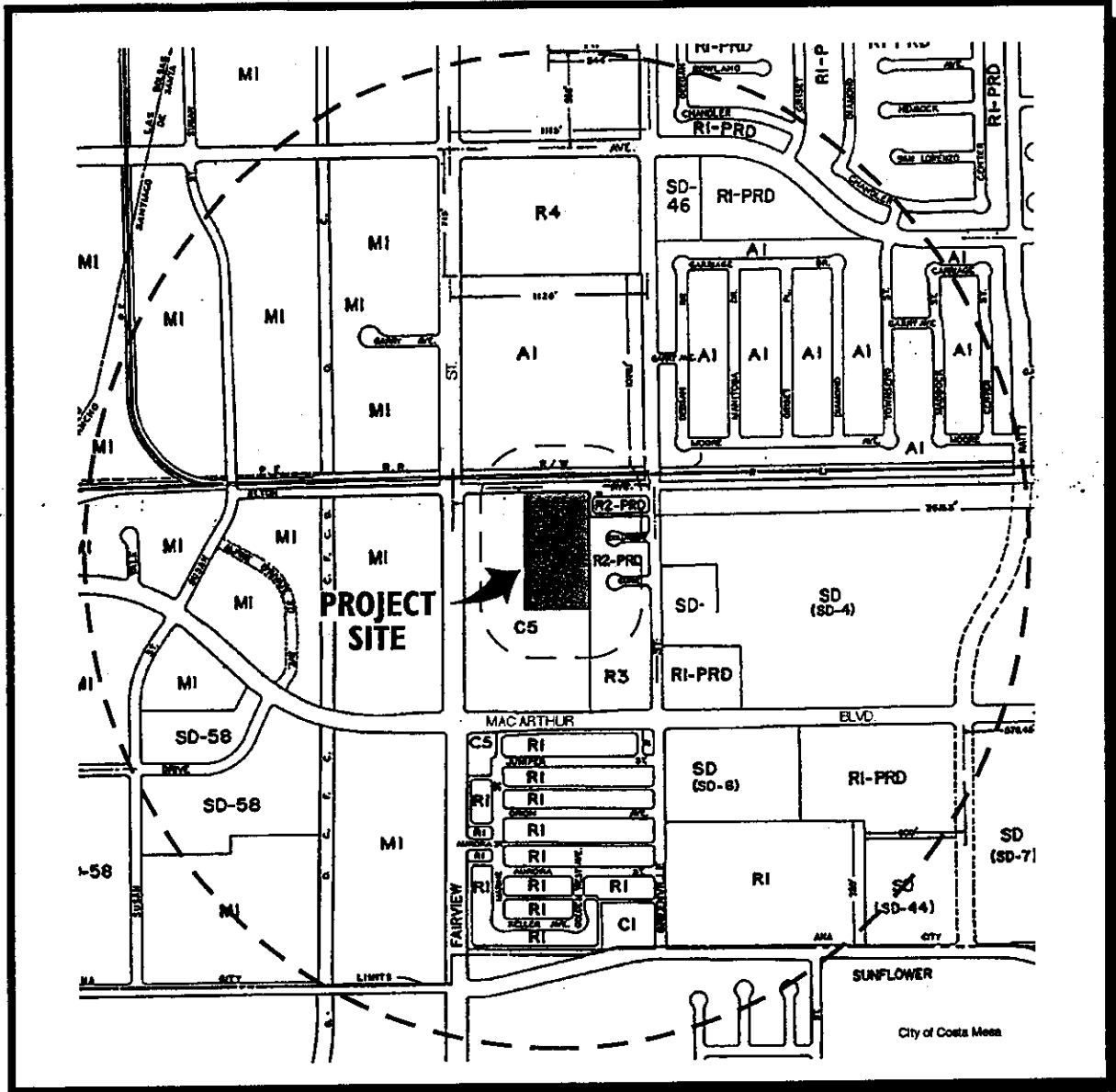
State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance No. NS 2388 to be the original ordinance adopted by the City Council of the City of Santa Ana on 6/21/99; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 6/23/99

  
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 99-3/SD-68/TPM I5805**  
**PARAGON HOMES**  
**2700 ALTON AVENUE**



1" = 1000 FEET

— — = 2500 FEET  
 - - - = 300 FEET

PLANNING AND BUILDING AGENCY

**EXHIBIT 1**

**SPECIFIC DEVELOPMENT PLAN NO. 68**  
**The Villas at South Coast**  
**By PARAGON HOMES**

**SECTION 1 - APPLICABILITY OF ORDINANCE**

The Specific Development zoning district No. 68 for the Villas at South Coast is authorized by Chapter 41, Division 26, Section 41-593 et seq. of the Santa Ana Municipal Code. SD No. 68 contains the specific standards and regulations contained in the R1 and/or R2 residential districts, as herein amended, for the purpose of establishing land use regulations and standards. All other applicable chapters, articles, and sections of the Santa Ana Municipal Code are in effect unless superseded by regulations contained in this ordinance.

**SECTION 2 - PURPOSE**

The Specific Development Plan No. 68 for The Villas at South Coast consists of standards and regulations established for the purpose of protecting the health, safety, and general welfare of the people of the City of Santa Ana by promoting and enhancing the value of property and encouraging the orderly development of the property.

**SECTION 3 - Uses permitted in Specific Development 68**

The following uses are permitted in the R2 district:

- (a) One-family dwellings.
- (b) Two-family dwellings.
- (c) One temporary real estate office devoted to the sale of real estate in the tract in which it is located.
- (d) Accessory structures.
- (g) Child care facilities providing care to not more than 12 children, provided that if the number of children exceeds six (6), a land use certificate must be first obtained pursuant to Division 4 of Article V of this chapter.

**SECTION 4 - Uses subject to a conditional use permit in Specific Development 68**

- (a) Garages for four (4) or more vehicles.
- (b) Accessory structures more than 15 feet in height or more than one story.

**SECTION 5 - Minimum lot area in Specific Development 68**

Lots shall have an area of at least 6,000 square feet.

**SECTION 6 - Minimum street frontage in Specific Development 68**

Lots shall have street frontage measured at the rear of the front setback line of at least 50 feet.

**SECTION 7 - Building height in Specific Development 68**

No primary structure shall exceed 28 feet nor two stories in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

**SECTION 8 - Lot coverage in Specific Development 68**

No more than 50 percent of the lot shall be covered by structures.

**SECTION 9 - Front yards in Specific Development 68**

There shall be a front yard of not less than 20 feet from the street.

**SECTION 10 - Side yards in Specific Development 68**

Each side yard shall be not less than five feet for each main building. On corner lots, the side yard on the street side shall be not less than 10 feet for each building.

**SECTION 11 - Rear yards in Specific Development 68**

There shall be a rear yard of not less than 15 feet for each dwelling unit. Such rear yard may be reduced to not less than 10 feet in width for open patio covers.

**SECTION 12 - Attachment of dwelling units in Specific Development 68**

No more than 2 dwelling units shall be attached together.

**SECTION 13 - Development standards in Specific Development 68**

Lots in the SD No. 68 district shall comply with the following standards:

- (a) Front and street oriented side yards shall be landscaped with the exception of approved driveways and sidewalks.
- (b) Driveways shall lead to a garage and not exceed the width of such garage or 50 percent of the lot width at front setback line, whichever is less. There shall be no parking of vehicles in the front yard except in such driveways.
- (c) Accessory structures shall not exceed 35 percent of the required rear yard area and shall not exceed 66 percent of the main structure square footage.
- (d) The primary entrance of residential units must face the street.

**SECTION 14 - Building separation in Specific Development 68**

- (a) The building separation between primary structures shall be at least 10 feet.
- (b) The building separation between primary and accessory structures shall be at least five feet.

**SECTION 15 - Open space standard for Specific Development 68**

- (a) Private open space shall be provided for each unit at a minimum of 100 square feet in the form of a private patio, yard, or deck. The minimum dimensions of such space shall be eight feet in each direction.

**SECTION 16 - Landscape standards for Specific Development 68**

In the SD No. 68 district, all yards shall be landscaped. Each residential unit shall meet the following minimum requirements:

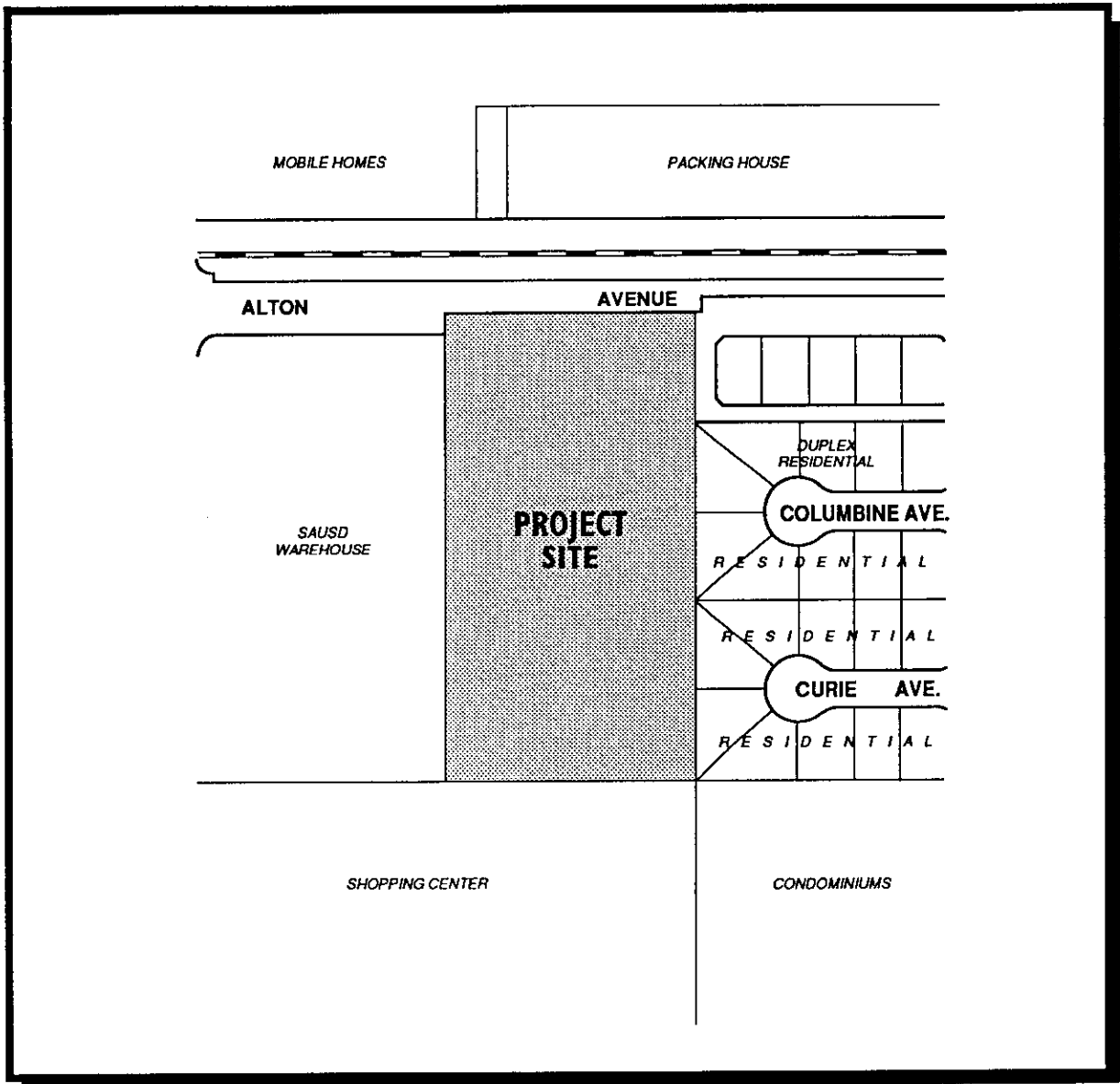
- (a) *Front yard:*
  - (1) Two 24-inch box canopy tree.
  - (2) All trees shall be double-staked.
  - (3) One tree species for up to five dwelling units and an additional tree species for each increment of five units.



- (4) Six five-gallon size shrubs and 10 one-gallon size herbaceous perennials/shrubs as a foundation planting.
  - (5) Turf or acceptable dry climate ground cover:
    - (a) Turf shall be drought tolerant variety and planted as sod or hydroseed.
    - (b) Ground cover shall be well-rooted cuttings from flats and planted at appropriate spacing for that particular plant material.
- (b) *Side yard:*
- (1) Corner lots shall require one 15-gallon size tree for every 30 linear feet of property abutting a street plus six five-gallon size shrubs as a foundation planting. Root barriers shall be required on all trees planted along the street oriented yards.
- (c) *Project perimeter walls:*
- (1) Flowering vines shall be provided and secured to a decorative masonry wall or wood fence material.
  - (2) The vines shall be five-gallon size and be planted at a maximum 20-foot interval. They shall be secured to the walls with eye hooks and wire.
  - (3) Espaliered shrubs, fruit trees, or other ornamental trees may be substituted for the flowering vines.
- (d) *Irrigation system:*
- (1) A pop-up sprinkler type irrigation system shall be provided for all yards for each residential unit.
  - (2) The use of "xeriphytic" or dry climate type plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.
- (e) *Screening:*
- (1) All meters shall be appropriately screened from public view with trellis work and vines or a hedge type shrub or they shall be incorporated into the residential structure.
  - (2) Any enclosed structure for utilities must not encroach into any required setback.

(f) **Maintenance:**

- (1) All plant material shall be maintained per section 41-609 of the Santa Ana Municipal Code.



**AA 99-3/SD-68/TPM I5805**  
**PARAGON HOMES**  
**2700 ALTON AVENUE**



300' FEET RADIUS

P L A N N I N G   A N D   B U I L D I N G   A G E N C Y

**EXHIBIT 2**