



SPECIFIC DEVELOPMENT No. 77
AMENDMENT APPLICATION 05-02
NS-2705

ORDINANCE NO. NS-2705

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING THE SHEA HOMES AT FARMERS DRIVE SPECIFIC DEVELOPMENT NO. 77 (SD-77) AND REZONING THE PROPERTY LOCATED AT 2800 NORTH FARMERS DRIVE FROM SINGLE FAMILY RESIDENCE (R1) TO SHEA HOMES AT FARMERS DRIVE SPECIFIC DEVELOPMENT NO. 77 (SD-77) (AA NO. 2005-02)

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana does hereby find, determine and declare as follows:

- A. Applicant is requesting approval of Final Environmental Impact Report No. 2005-01, Amendment Application No. 2005-02 and creation of Specific Development Plan No. 77 (SD-77), Vesting Tentative Tract Map No. 2005-05 (County Map No. 16905), and Site Plan Review No. 2005-04 to allow the construction of 36 single-family residences at the property located at 2800 North Farmers Drive.
- B. On October 10, 2005, the Planning Commission held a duly noticed public hearing and voted by a vote of 6:0 (Lutz absent) to recommend that the City Council:
 1. Adopt a resolution certifying Final Environmental Impact Report No. 2005-01, and approve the Mitigation Monitoring Program and Statement of Overriding Considerations.
 2. Adopt an ordinance approving Amendment Application No. 2005-02 and Specific Development Plan No. 77 (SD-77).
 3. Adopt a resolution approving Vesting Tentative Tract Map No. 2005-05 (County Map No. 16905) as conditioned.
 4. Adopt a resolution approving Site Plan Review No. 2005-04.
- C. The City Council of the City of Santa Ana held a duly noticed public hearing on the abovesaid actions for Shea Homes at Farmers Drive Development on November 7, 2005, and at that time considered all testimony, written and oral.
- D. Amendment Application No. 2005-02 has been filed with the City of Santa Ana to adopt the Shea Homes at Farmers Drive Specific Development No. 77 (SD-77) and to rezone the property located at 2800 North Farmers Drive from Single Family Residence (R1) to Shea Homes at Farmers Drive Specific Development Plan No. 77 (SD-77). (AA No. 2005-02)

- E. SD-77 would allow single family dwellings; a temporary real estate office; childcare facilities providing care to not more than eight (8) children; neighborhood and community service centers (with a Conditional Use Permit); Garages for more than four (4) vehicles (with a Conditional Use Permit); childcare facilities care for more than eight (8), but no more than fourteen (14) children (with a Conditional Use Permit).
- F. Amendment Application No. 2005-02 is consistent with the General Plan, including but not limited to its goals and policies:
 - 1. Support new development which is harmonious in scale and character with existing development in the area. Policy 2.9 of the Land Use Element of the General Plan.
 - 2. Support development which provides a positive contribution to neighborhood character and identity. Policy 3.1 of the Land Use Element of the General Plan.
 - 3. Encourage new development and/or additions to existing development that are compatible in scale, and consistent with the architectural style and character of the neighborhood. Policy 3.5 of the Land Use Element of the General Plan.
 - 4. Projects must acknowledge and improve their surroundings with the use of creative architectural design, streetscape treatments and landscaping. Policy 2.1 of the Urban Design Element of the General Plan.
- G. The City Council has weighed and balanced the general plan's policies and has determined that based upon this balancing that the Shea Homes at Farmers Drive is consistent with the purpose of the general plan.
- H. The City Council also adopts as findings all facts presented in the Requests for Council Action dated November 7, 2005 accompanying this matter. For these reasons, and each of them, Amendment Application No. 2005-02 is 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.
- I. The resolution certifying the Final Environmental Impact Report No. 2005-01, the Mitigation Monitoring Program and the Statement of Overriding Considerations was approved and adopted by resolution which came before the City Council on November 7, 2005. This ordinance incorporates by reference, as though fully set forth herein, this resolution and Final Environmental Impact Report No. 2005-01, the Mitigation Monitoring Program and the Statement of Overriding Considerations.

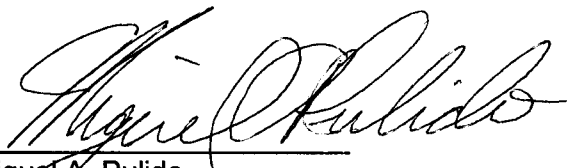
Section 2. The real property located at 2800 North Farmers Driver is hereby reclassified from Single Family Residence (R1) to Shea Homes at Farmers Drive Specific Development Plan No. 77 (SD-77). (AA No. 2005-02) Amended Sectional District Map number 36-4-10 showing the above described change in use district designa-

tion, is hereby approved and attached hereto as Exhibit "A" and incorporated by this reference as though fully set forth herein. (AA No. 2005-02).

Section 3. Shea Homes at Farmers Drive Specific Development No. 77 (SD-77) as set forth in Exhibit "B", attached hereto and incorporated as though fully set forth herein, is approved adopted in its entirety.

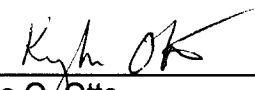
Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

ADOPTED this 21 day of November, 2005.



Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Joseph W. Fletcher
City Attorney

By: 

Kylee O. Otto
Assistant City Attorney

YES: Councilmembers: Bist, Bustamante, Christy, Pulido Garcia, Solorio
(6)

NOES: Councilmembers: None (0)

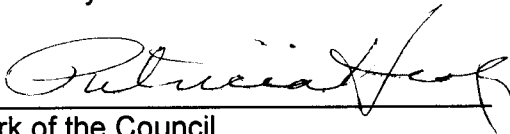
ABSTAIN: Councilmembers: None (0)

NOT PRESENT: Councilmembers: Alvarez (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

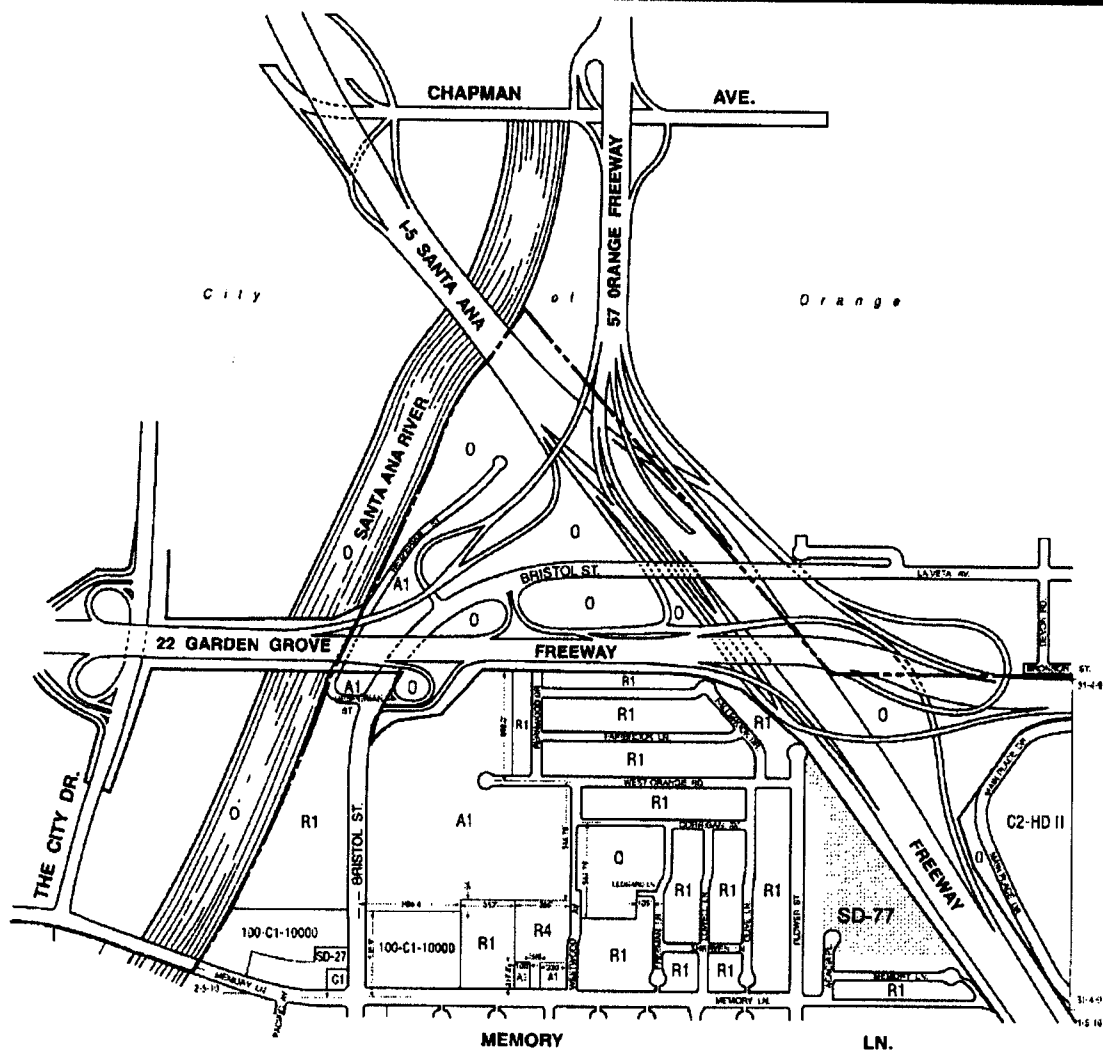
I, PATRICIA E. HEALY, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2705 to be the original ordinance adopted by the City Council of the City of Santa Ana on November 21, 2005, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 12/06/05



Clerk of the Council
City of Santa Ana

36-4-10



Zoning District

ADOPTED BY RESOLUTION NO. 5168 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO. NS-384 ADOPTED BY THE SANTA ANA CITY COUNCIL, AUGUST 17, 1969.

SCALE: 1" = 1000'

MINIMUM FRONTAGE: 60'-00"
MINIMUM LOT AREA: 10000

Latest Revision Date: 7-19-00

THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO. 74-163 DATED 11-16-74. I HEREBY CERTIFY THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO. 36-4-10.

Signed: *John Utter*
SCOTT UTTER
EXECUTIVE PLANNING & DEVELOPMENT

Certificate Date: SEPTEMBER 10, 1982

A1	GENERAL AGRICULTURAL	C-SM	SOUTH MAIN STREET COMMERCIAL DISTRICT	R1	SINGLE-FAMILY RESIDENCE
B	PARKING MODIFICATION	GC	GOVERNMENT CENTER	R1-0000	SMALL LOT SINGLE-FAMILY RESIDENCE
C1	COMMUNITY COMMERCIAL	M1	LIGHT INDUSTRIAL	R2	TWO-FAMILY RESIDENCE
C1-MD	COMMUNITY COMMERCIAL-MUSEUM DISTRICT	M2	HEAVY INDUSTRIAL	R3	MULTIPLE-FAMILY RESIDENCE
C2	GENERAL COMMERCIAL	MO	MILITARY OPERATIONS	RA	SUBURBAN APARTMENT
C3	CENTRAL BUSINESS	O	OPEN SPACE	RE	RESIDENTIAL ESTATE
C3-A	CENTRAL BUSINESS-ARTISTS' VILLAGE	P	PROFESSIONAL	SD	SPECIFIC DEVELOPMENT
C4	PLANNED SHOPPING CENTER	PCD	PLANNED COMMUNITY DEVELOPMENT	SP	SPECIFIC PLAN
C5	ARTERIAL COMMERCIAL	PD	PLANNED DEVELOPMENT		
CR	COMMERCIAL RESIDENTIAL	PRD	PLANNED RESIDENTIAL DEVELOPMENT		

RES. / A.A. / ANCL. NO.	5484	5872	62-37	65-004	65-090	65-098	65-1143	65-1179	65-1207	65-1245	65-1771	65-2015	65-2027	65-2759	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	
ADOPTED DATE	3-8-61	1-4-62	4-2-62	10-17-63	11-6-63	4-21-64	12-17-73	3-12-74	6-4-78	7-14-84	3-29-86	3-5-87	12-2-87	7-30-88	8-19-92						
APPROVED																					

RES. / A.A. / ANCL. NO.	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	65-2838	
ADOPTED DATE																					
APPROVED																					



SECTIONAL DISTRICT MAP - 36-4-10

PREPARED BY THE PLANNING DIVISION · CITY OF SANTA ANA CALIFORNIA



Ordinance NS-2705

Shea Homes at Farmers Drive Specific Development No. 77 (SD-77)

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Shea Homes at Farmers Drive Specific Development No. 77 (SD-77)

SECTION 1 APPLICABILITY OF ORDINANCE

The Specific Development No. 77 (SD-77) zoning district, as authorized by Chapter 41, Article III, Division 26, of the Santa Ana Municipal Code, is specifically subject to the regulations contained in this ordinance for the express purpose of establishing use district regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance. Use district regulations established in Chapter 41, Article III, of the Santa Ana Municipal Code for zoning districts other than the SD zoning district may be incorporated herein by reference. The boundaries of Shea Homes at Farmers Drive Specific Development District shall be defined pursuant to Attachment A (attached hereto and incorporated as though fully set forth herein).

SECTION 2 PURPOSE

The Specific Development No. 77 (SD-77) use district regulations are hereby established for the express purpose of protecting the health, safety and general welfare of the City by encouraging the use of innovative planning concepts and principles, promoting and enhancing the value of properties, and encouraging orderly development for the planned residential development.

SECTION 3 PERMITTED USES

The permitted land uses shall be as follows:

1. One (1) single family dwelling for each 6,000 square-foot lot.
2. One (1) temporary real estate office devoted to the sale of real estate in the tract in which it is located, which use shall be for a period not to exceed one (1) year.
3. Accessory buildings and structures, except as otherwise provided in Section 4, determined to be incidental and necessary to the primary use, subject to the approval of the Planning Commission.
4. Childcare facilities providing care to not more than eight (8) children.

SECTION 4 CONDITIONALLY PERMITTED USES

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The following uses are permitted upon the approval of a conditional use permit in accordance with the Santa Ana Municipal Code:

1. Neighborhood and community service centers.
2. Garages for more than four (4) vehicles.
3. Childcare facilities caring for more than eight (8), but no more than fourteen (14) children.
4. Accessory structures exceeding fifteen (15) feet in height or more than one (1) story.

SECTION 5 DEVELOPMENT STANDARDS FOR SINGLE FAMILY DWELLINGS

The following general development standards are applicable to single-family dwellings:

1. Building Height

The height limit for main buildings and structures is 35 feet and for accessory buildings and other structures is 15 feet. Accessory structures more than 15 feet in height will require a Conditional Use Permit. The Planning Commission shall have the right to limit the number of stories in any or all of the buildings in the SD-77 district, or the height of any other structure, when it finds that existing or proposed developments on adjacent properties, or properties across a street or alley, would be adversely affected unless such a limitation were imposed.

2. Front Yard

There shall be a front yard of not less than twenty (20) feet.

3. Side Yard

Each side yard shall be not less than five (5) feet. On corner lots, the side yard on the street side shall be not less than ten (10) feet.

4. Rear Yard

Except for Parcel 1, the minimum rear yard for parcels backing into the adjacent development (parcels 2 through 10 and 27 through 36) shall be thirty (30) feet. Such rear yard may be reduced to not less than twenty (20) feet, provided a landscape screen at least 12 feet in height is provided. All other parcels, including parcel 1, shall provide a rear yard of

not less than twenty (20) feet. Such rear yard may be reduced to not less than fifteen (15) feet, provided it has at least one thousand two hundred (1,200) square feet of open area, exclusive of side yard areas.

5. Landscape

All single family dwelling yards shall be landscaped within six months of the date of close of escrow. The landscape shall be installed pursuant to section 41-240 and maintained pursuant sections 41-609 and 41-609.5 of the Santa Ana Municipal Code.

The following additional standards shall apply:

- (a) No more than fifty (50) percent of the front yard shall be covered with hardscape. Hardscape shall be considered to include, but not limited to, driveways, walkways, walls and water features.
- (b) Landscape plans for each single-family dwelling shall be reviewed and approved by the Planning Division prior to the landscape installation.
- (c) Walls and fences shall be installed pursuant to section 41-610 of the SAMC, except that walls and fences shall be constructed of a decorative block such as slump stone, split-face block or equivalent and shall have decorative pilasters and caps. No front yard fences shall be allowed.
- (d) All side and rear yards shall be fenced. Side and rear yard fences adjacent to a street shall require a five (5) foot setback, which shall be fully landscaped.

SECTION 6 DEVELOPMENT STANDARDS FOR COMMON AREAS

The following general development standards are applicable to all common areas and improvements:

1. Secondary Ingress and Egress Drive Improvements

The secondary ingress and egress drive shall have a minimum 20-foot wide paved roadbed with a minimum five (5) foot landscaped parkway adjacent to the sound wall and three (3) foot landscaped parkway adjacent to residential uses. The secondary drive shall be constructed per the City Standards for Private Streets. The drive is intended to serve as a secondary access road open to residents and their guests, property management, trash collection, fire protection, etc. but it will not be a publicly dedicated street.

- (a) There shall be a single landscape theme established for the road.
- (b) Lighting shall comply with the provisions of Chapter 8, Article II, Division 3 of the SAMC. In addition, the light standards shall comply with Public Works Agency Residential Light Standard No. 1126-1 or equivalent and shall not exceed 15 feet in height. Light standards shall be painted black.

2. Common Open Space

Improvements to the common open space shall be fully implemented prior to Building Division final and release of utilities of the first unit in the development phase where the common area improvement is located.

- (a) All open space (except for Lot G) shall be fully landscaped and illuminated. Lighting shall be installed in compliance with the Police Department standards. Additional light standards, if required, shall match those installed for the streets.
- (b) Lot C shall be developed as a passive recreation area. The lot shall incorporate seating and a trash receptacle to be approved by the Planning Division.

3. Entry and Perimeter Walls

- (a) The south and west perimeter walls shall not exceed six (6) feet in height, as measured from the top of the curb, or eight (8) feet from the top of the finish grade of the adjacent property at the location of the wall. All walls shall be constructed of a decorative block such as slump stone, split-face block or equivalent and shall have decorative pilasters and caps.
- (b) The northeast perimeter sound wall shall not exceed 20 feet in height. The wall shall be constructed of decorative block, such as slump stone, split-face block or equivalent, which shall not exceed 15 feet in height. The additional wall (height) shall be constructed of a clear material such as plate glass, Plexiglas or glass block to reduce the visual height of the wall. The Planning Commission shall approve the design.
- (c) To visually define the project entryways, colored paving materials and concrete shall be used as accent materials at entry locations.
- (d) Entry walls shall not exceed eight (8) feet in height. The Planning Commission shall approve the design and materials.

4. Mailboxes and other Appurtenances

- (a) Mailboxes shall be uniform in design throughout the community. They shall be either single or dual mounted boxes. If multi-unit mailboxes are required by the U.S. Postal Service, they shall be decorative in nature and be installed in a landscaped area.
- (b) All appurtenances shall be located outside the walkway, sidewalk and parkway, and shall be screened.
- (c) All public and private utilities shall be installed in underground vaults. The City shall approve the location.

SECTION 7 MISCELLANEOUS REGULATIONS

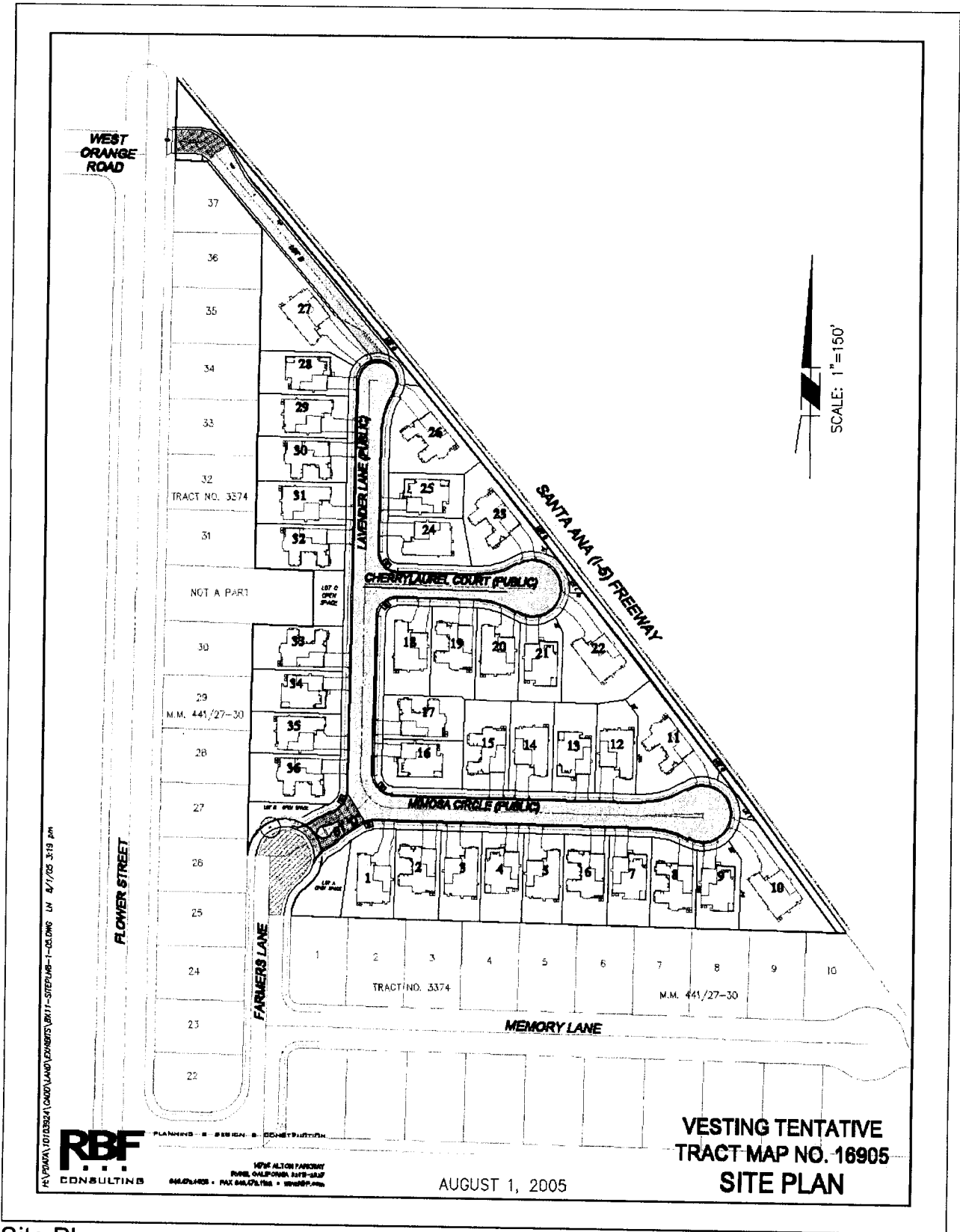
1. Regulations Specifically Included Herein By Reference

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Article III, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to SD-77 use district, excepting therefrom the requirement of an approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.

In addition, all requirements, limitations, restrictions and waivers encompassed in Chapter 41, Article III, Division 3, of the Santa Ana Municipal Code (R1 use district regulations) shall apply to SD-77 use district, excepting therefrom the requirements of an approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.

2. Conditions, Covenants, and Restrictions (CC&Rs)

CC&Rs addressing ingress-egress, parking, drainage, private utilities, emergency vehicle access, landscaping, cost sharing and maintenance of the access road and common areas shall be recorded with the final map.



Site Plan

Attachment A