

SPECIFIC DEVELOPMENT No. 8
AMENDMENT APPLICATION 757
NS-1360

CITY COUNCIL ACTION
NOVEMBER 14, 1977

SPECIFIC DEVELOPMENT NO. 8

General Notes

1. Water within the district will be by private water facilities served by the City of Santa Ana facilities within adjacent public streets.
2. Sewage disposal will be by private sewers and appurtenances connected to City of Santa Ana facilities within adjacent public streets.
3. Easements shall be created for all private and public utilities which cross over, along, under or through any parcels which may be created within this district and are intended to serve other parcels within the district.
4. The development and management of Brookhollow will be subject to the supervision of the Brookhollow Office Park Association, a non-profit corporation, and to the terms and conditions of the recorded Declaration of Establishment of Covenants, Conditions and Restrictions (CC&Rs) of Brookhollow Office Park to insure continued maintenance of utilities, private streets, landscaping and general appearance of the development within the district. Any amendments to the CC&Rs, which affect these regulations, shall require approval of the City Attorney and Planning Department.
5. Existing private streets and driveway access to adjacent public streets shall be maintained. Additional access to adjacent public streets proposed after adoption of this ordinance shall meet the requirements and approval of the Director of Public Works.
6. The Boundaries of Zones I, II, and III are shown on Attachment "1" attached hereto and incorporated as though fully set forth herein.

Intent and Purpose

It is the intent of this district to allow a combination of multi-tenant leasehold professional and business office uses, single parcel professional and business offices uses, and single parcel retail, commercial and minimal impact industrial activity uses (as specified in this ordinance).

Specific plan review shall be required for all development within this district.

Site Requirements

A. Site Coverage

- 1) Structure shall not cover more than 55 percent of the total net site area. (Net area shall be the gross area less any area used for public or private street purposes.)
- 2) Each parcel to be created within this district shall have a minimum average width of 1 foot for each 2.5 feet of average depth.
- 3) The minimum lot size for parcels within Zone III shall be 2.8 acres (121,968 square feet).

B. Permitted Uses

The following uses shall be permitted in Zone I:

- 1) Professional Offices
 - a. Accountants
 - b. Attorneys
 - c. Dentist, doctors and related professions
 - d. Engineers, architects and planners
 - e. Research and development facilities
 - f. Private trade, vocational or professional schools
- 2) Business offices, including but not limited to:
 - a. Advertising agencies
 - b. Banks or other financial offices
 - c. Employment agencies
 - d. Escrow and real estate companies
 - e. Insurance companies
 - f. Corporate headquarters
 - g. Photographers, artist, etc.
 - h. Travel agencies
 - i. Computer or computer training centers

- 3) Laboratories except those, which emit offensive odors, vibrations, or may be hazardous to the public.
- 4) Political, civic and charitable organization uses, which shall not include bingo or other gaming activities.
- 5) Restaurants.
- 6) Union Halls
- 7) Museums, art galleries and libraries.
- 8) Religious meeting halls
- 9) Day care and child care facilities, nurseries, etc.

The following uses shall be permitted in Zone II:

- 1) All uses within Zone I.
- 2) Minimal impact light industry.
- 3) Hotels, motels and associated shops and services related to the hotel or motel uses.
- 4) Retail, with a maximum of two tenants per building.
- 5) Furniture and bulk merchandise stores with a maximum of two tenants building.

The following uses shall be permitted in Zone III:

- 1) Professional Offices
 - a. Accountants
 - b. Attorneys
 - c. Dentist, doctors and related professions
 - d. Engineers, architects and planners
 - e. Research and development facilities

2) Business offices, including but not limited to:

- a. Advertising agencies
- b. Banks or other financial offices
- c. Employment agencies
- d. Escrow and real estate companies
- e. Insurance companies
- f. Corporate headquarters
- g. Photographers, artist, etc.
- h. Travel agencies

3) Commercial uses, including:

- a. Food and retail uses excluding drive through facilities

The following uses shall be permitted in Zone III with a Conditional Use Permit:

- a. Dancing or entertainment ancillary to a permitted restaurant use.
 - b. The serving of alcohol in conjunction with a permitted food/restaurant use.
- C. Any use permitted herein may be prohibited by reason of noise, odor, dust or electrical interference or adverse environmental impact on adjacent uses.
- D. Setbacks:
- 1) Front setback along public street frontage shall be 20 feet minimum.
 - 2) Front setback along private street frontage shall be:
 - a) 10 feet within Zone I.
 - b) 20 feet within Zone II.
 - c) 10 feet within Zone III

- 3) Side yard setbacks shall be 10 feet.
- 4) Rear yard setback shall be 10 feet.

E. Building Heights:

- 1) Structures shall be limited to four stories and not exceed 70 feet in height in Zone I.
- 2) Structures shall be limited to four stories and not exceed 70 feet in height in Zone II.
- 3) Structures shall be limited to two stories and shall not exceed 40 feet in height in Zone III.

F. Landscaping:

- 1) All sites shall have a minimum landscape coverage of 15 percent.
- 2) The landscape setback along public streets shall be 20 feet.
- 3) The landscape setback along private streets shall be 20 feet fully landscaped or a minimum of 10 feet parallel with and along the private street line landscaped. The remainder of the required setback area shall be used for parking and/or vehicular circulation, provided a matching square footage of such area used for parking and/or vehicular circulation, is provided on the site and is visible from either public streets, freeways or private streets.
- 4) Side yard landscape shall be a minimum of five feet. (This requirement applies to new construction. An area equal to this five-foot requirement may be proposed at another location on the parcel.
- 5) A minimum landscape setback of 10 feet is to be maintained along the frontage; and, in addition, there shall be a 15-foot wide planter island, fully landscaped, placed an average 160 feet apart and

extending into the paved area the depth of the parking spaces along said freeway frontage. No curb and gutter shall be permitted along the edge of paving parallel to the Newport Freeway right-of-way to allow for sheet flow of drainage from the rear portion of any parcels created along the frontage in accordance with the approved drainage plan on file with the City of Santa Ana. However, parking bumpers shall be required in lieu of the curb and gutter.

- 6) A landscape plan shall be approved by the appropriate City agency prior to issuance of building permits.
- 7) Landscaping shall include trees, and at least 50 percent of the trees shall be within the parking area itself so as to give visual relief to rows of parked vehicles.
- 8) Landscaping shall be installed prior to occupancy or utility release and permanently maintained.
- 9) Landscape plan shall include an irrigation system to be installed and maintained.

G. Parking Requirements:

The parking requirements in this district shall conform to the requirements of Article IV, Sections 41-614, 41-615, 41-616, and 41-617, except that there shall be no requirement that one-third (1/3) of the total lot be devoted to off street parking.

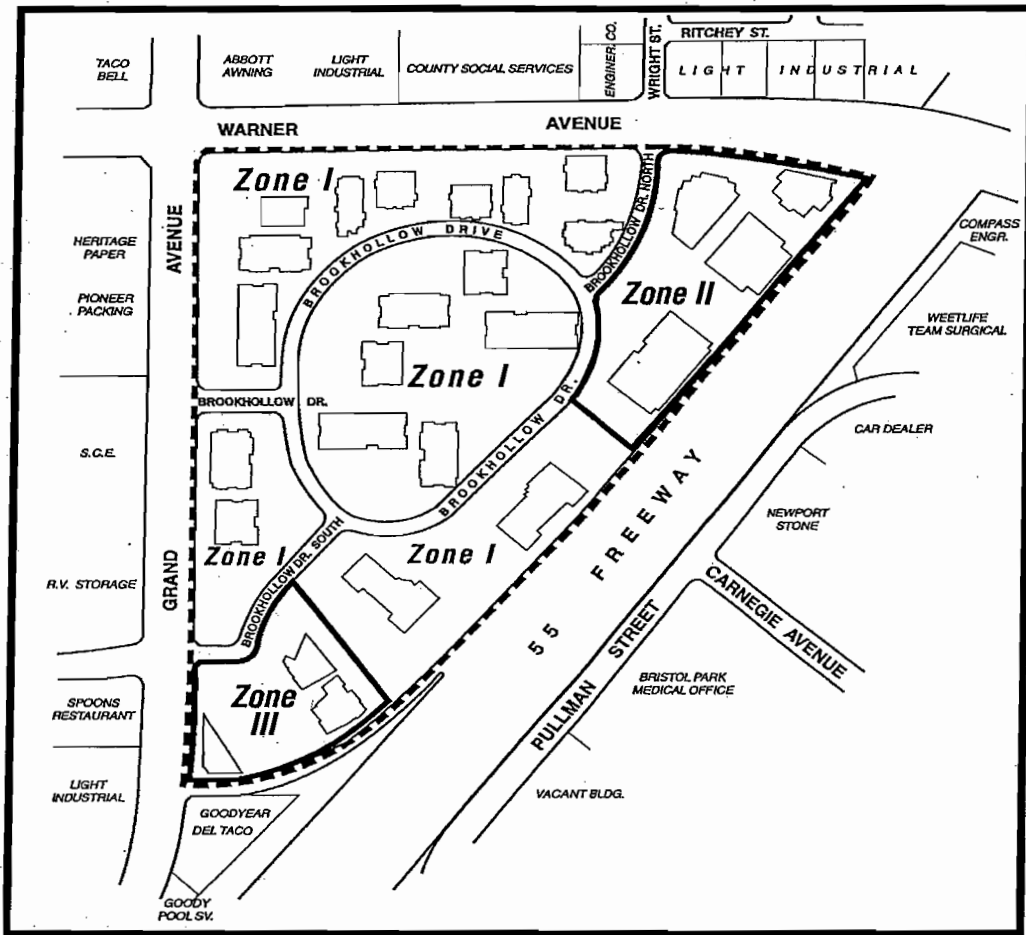
Zone III.

The City recognizes that a lease agreement has been entered into between the property owner and Southern California Edison to utilize the Transmission right-of-way easement to provide 63 parking spaces to satisfy City of Santa Ana parking requirements for the project. Should this lease be revoked or terminated resulting in the loss of parking spaces or the loss of continuous and uninterrupted circulation and access to these spaces the following remedies shall be used to cure the parking deficit:

- a. A parking study shall be provided by the City at the property owner's expense that determines if a parking deficiency has been created and examines ways the parking deficit can be cured.

- b. Should the parking study determine that a parking deficiency exists, replacement parking necessary to cure the deficiency shall be provided within 100 feet of the project site.
- H. All signage shall comply with the City sign code, (Santa Ana Municipal Code, Chapter 41, Article XI).
- I. Storage and Refuse Collection Areas:

All storage and refuse areas shall be enclosed by a minimum six-foot block walls and solid gates so as to eliminate unsightliness. No open outside storage shall be permitted.



SD - 8 - - - -



PLANNING AND BUILDING AGENCY

ATTACHMENT 1

Grand Avenue

