

**SPECIFIC DEVELOPMENT No. 90**  
**AMENDMENT APPLICATION 16-02**  
**NS-2899**

## ORDINANCE NO. NS-2899

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING FOUR PROPERTIES LOCATED AT 1506 THROUGH 1548 WEST FIRST STREET FROM GENERAL COMMERCIAL (C-2) AND SINGLE FAMILY RESIDENCE (R-1) TO SPECIFIC DEVELOPMENT NO. 90 (SD-90) (AA NO. 2016-02) AND ADOPTING SPECIFIC DEVELOPMENT NO. 90 (SD-90) FOR SAID PROPERTIES

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. Amendment Application No. 2016-02 has been filed with the City of Santa Ana to change the zoning district designation of certain real properties located at 1506, 1534 and 1548 West First Street from General Commercial (C-2) and Single-Family Residence (R-1) to Specific Development No. 90 (SD-90). Further, the City is proposing to change the zoning of a parcel located at 1526 West First Street from General Commercial (C-2) to Specific Development No. 90 (SD-90). The Specific Development No. 90 zoning district (SD-90) would allow the development of the First and Pacific townhome development project, which would include 62 townhomes on a 2.47 acre parcel of land and allow the existing single-family residence to remain.
- B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on April 11, 2016, on Amendment Application No. 2016-02 and recommended that the City Council adopt an ordinance approving Amendment Application No. 2016-02, which is consistent with the General Plan, as amended by General Plan Amendment No. 2016-02.
- C. This City Council, prior to taking action on this ordinance, held a duly noticed public hearing on May 3, 2016.
- D. The City Council also adopts as findings all facts presented in the Request for Council Action dated May 3, 2016 accompanying this matter.
- E. For these reasons, and each of them, Amendment Application No. 2016-02 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.

Section 2. The City Council has reviewed and considered the information contained in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Environmental Review No. 2015-09) prepared with respect to this project. The City Council has, as a result of its consideration of the record as a whole and the evidence presented at the hearings on this matter, determined that, as required pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, Environmental Review No. 2015-09 meets all requirements of CEQA.

Section 3. The real properties located at 1506 through 1548 West First Street in Santa Ana are hereby reclassified from General Commercial (C-2) and Single Family Residence (R-1) to Specific Development No. 90 (SD-90). An amended Sectional District Map, showing the above described change in use district designation, is hereby approved and attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

Section 4. Specific Development No. 90 (SD-90) attached hereto as Exhibit B and incorporated by this reference as though fully set forth herein is approved and adopted in its entirety.

Section 5. This ordinance shall not be effective unless and until Resolution No. 2016-029 (Environmental Review No. 2015-09 and GPA No. 2016-02) and Ordinance No. NS-2899 (Amendment Application No. 2016-02) are adopted and become effective. If said resolution and ordinance are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise does not go into effect for any reason, then this ordinance shall be null and void and have no further force and effect.

Section 6. 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 7<sup>th</sup> day of June 2016.

  
Miguel A. Pulido  
Mayor

APPROVED AS TO FORM:  
Sonia R. Carvalho  
City Attorney

By:   
Lisa Storck  
Assistant City Attorney

AYES: Councilmembers: Amezcuca, Benavides, Pulido, Reyna, Sarmiento, Tinajero (6)

NOES: Councilmembers: Martinez (1)


ABSTAIN: Councilmembers: None (0)

NOT PRESENT: Councilmembers: None (0)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2899 to be the original ordinance adopted by the City Council of the City of Santa Ana on June 7, 2016, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

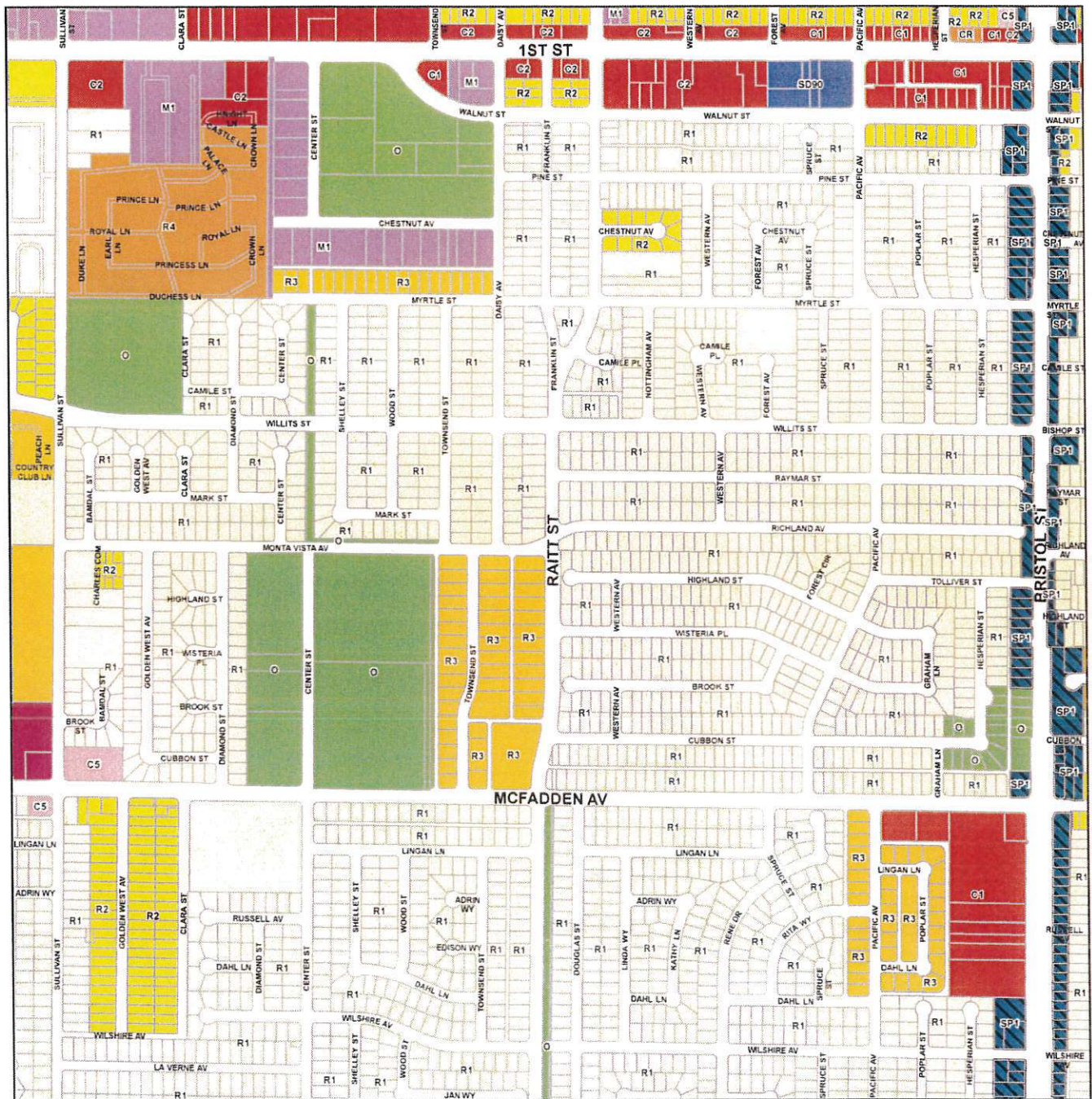
Date: 6/14/2016

  
Clerk of the Council  
City of Santa Ana

# Exhibit A

## Sectional District Map

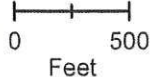
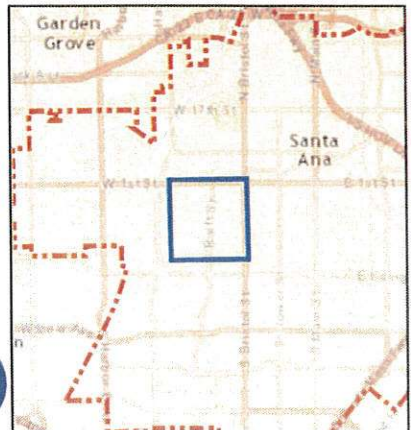
2011-2012



# City of Santa Ana Zoning SDM: 14-5-10

## Santa Ana Zoning Designations / Description

Zone	Description	Zone	Description	Zone	Description
A1	General Agricultural	DT	Downtown	R4	Suburban Apartment
C1	Community Commercial	GC	Government Center	RE	Residential Estate
C1-MD	Community Commercial - Museum District	M1	Light Industrial	SD	Specific Development
C2	General Commercial	M2	Heavy Industrial	SP	Specific Plan
C4	Planned Shopping Center	O	Open Space	TV	Transit Village
C5	Arterial Commercial	P	Professional	UC	Urban Center
CDR	Corridor	R1	Single-Family Residence	UN1	Urban Neighborhood 1
CR	Commercial Residential	R2	Two-Family Residence	UN2	Urban Neighborhood 2
C-SM	South Main Street Commercial District	R3	Multiple-Family Residence		



### EXHIBIT A

Service Layer Credits: Sources  
 Esri, HERE, DeLorme, USGS  
 Intermap, increment P Corp  
 NRCAN, Esri, Japan, METI, Esri  
 China (Hong Kong), Esri  
 (Thailand), MapmyIndia. ©



**Exhibit B**

**Specific Development No. 90 (SD-90)**

**SPECIFIC DEVELOPMENT PLAN NO. 90  
First and Pacific Project**

**SECTION 1 – Applicability of Ordinance**

The Specific Development Zoning District No. 90 (SD-90), as authorized by Chapter 41, Division 26, Section 41-593 et seq., of the Santa Ana Municipal Code, is subject to the standards and regulations contained in this 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 Plan No. 90 for the First and Pacific Project 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 Plan No. 90**

The following uses are permitted in the SD-90 zoning district:

- a. One-family dwellings
- b. Multiple-family dwellings not exceeding a density of 26 dwelling units/acre.
- c. Accessory buildings and structures
- d. Community buildings
- e. One (1) temporary real estate office devoted to the sale of real estate in the tract in which it is located, which shall be used until all units close escrow.
- f. Home occupations, pursuant to section 41-192.1 et. seq. of the Santa Ana Municipal Code

**SECTION 4 – Uses Subject to a Conditional Use Permit in Specific Development Plan No. 90**

Any use which may be permitted in the R-2 district subject to the issuance of a conditional use permit pursuant to section 41-247.5 may likewise be permitted in the Specific Development Plan No. 90 subject to a conditional use permit

**SECTION 5 – Minimum Parcel Area in Specific Development Plan No. 90**

The minimum parcel area is 2 acres. Existing parcels of land less than 2 acres in size will retain their legal nonconforming status.

**SECTION 6 – Minimum Street Frontage in Specific Development Plan No. 90**

The Project (parcel) shall have a minimum street frontage of at least 200 feet. Existing parcels of land less than 2 acres in size will retain their legal nonconforming status.

**EXHIBIT B**



**SECTION 7 – Building Height in Specific Development Plan No. 90**

No primary structure shall exceed forty (40) feet or three (3) stories in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

**SECTION 8 – Maximum Floor Area Ratio (FAR) in Specific Development Plan No. 90**

The maximum FAR in Specific Development Plan No. 90 is 1.0.

**SECTION 9 – First Street setbacks in Specific Development Plan No. 90**

There shall be a setback of not less than ten (10) feet as measured from the property line. Porches and architectural features may encroach no more than 50 percent into the required setback with a minimum distance of five (5) feet from the property line.

**SECTION 10 – Pacific Avenue setbacks in Specific Development Plan No. 90**

There shall be a setback of not less than five (5) feet as measured from the property line. Cornices, eaves, chimneys, and similar architectural features may extend into the required setback a distance not to exceed three (3) feet.

**SECTION 11 – Walnut Street setbacks in Specific Development Plan No. 90**

There shall be a setback of not less than ten (10) feet as measured from the property line. Porches and architectural features may encroach no more than 50 percent into the required setback with a minimum distance of five (5) feet from the property line.

**SECTION 12 – Side yard setbacks in Specific Development Plan No. 90**

A setback of not less than five (5) feet is required as measured from the property line. Cornices, eaves, chimneys, and similar architectural features may extend into the required side yard setbacks a distance not to exceed three (3) feet.

**SECTION 13 – Development Standards in Specific Development Plan No. 90**

Lots in the SD-90 district shall comply with the following standards:

- a. Front- and street-oriented side yards shall be landscaped, with the exception of approved driveways, utilities, sidewalks, and other hardscape features.
- b. The perimeter fencing for the structures cannot exceed six (6) feet in height, exclusive of pilasters and any retaining condition, unless otherwise approved by the Planning Division.

**SECTION 14 – Parking Requirements in Specific Development Plan No. 90**

- a. The minimum parking requirements for the multifamily dwelling units is two (2) enclosed parking spaces per unit. These spaces shall be in an enclosed garage, either in a side-by-side or tandem orientation.

- b. Each parking stall in a two-car garage shall not be less than twenty (20) feet long and nine (9) feet wide.
- c. A minimum of fifteen (15) guest parking spaces must be provided. Any reduction in guest parking that is due to safety, circulation or other purposes is subject to the approval of the Planning Division.
- d. All other parking uses shall be pursuant to Santa Ana Municipal Code Chapter 41, Article XV.

**SECTION 15 – Open Space Standard for Specific Development Plan No. 90**

- 1. The combined common open space provided shall be a minimum of 18,000 square feet.
  - a. Open spaces within the project shall include, at a minimum, the following:
    - 1) BBQs
    - 2) Outdoor seating
    - 3) General landscaping
    - 4) Any other recreational amenities as permitted by the Planning Division
- 2. Private open space shall be provided for each unit; the total private open space per unit shall be a minimum of seventy-five (75) square feet.
- 3. If minor modifications are required, increases or reductions in the amount of private or common open space are subject to the approval of the Planning Division.

**SECTION 16 – Landscape Standards for Specific Development Plan No. 90**

In the SD-90 district, all yards shall be landscaped. All landscaping shall be installed pursuant to a landscaping plan approved by the Planning Division.

- 1. Project Landscaping:
  - a. Landscaping must be compliant with the City of Santa Ana’s Landscape Water Conservation Ordinance and local California Water Regulations (AB1881).
  - b. Irrigation Systems:
    - Landscaping shall have a fully automatic irrigation system; irrigation (including spray and/or drip) shall be provided and installed per California Water regulations and City standards.
- 2. All meters shall be appropriately screened from public view with trellis work and vines or a hedge-type shrub, or be incorporated into the residential structure.
- 3. Maintenance:
  - a. All plant material shall be maintained per Section 41-609 of the Santa Ana Municipal Code.