



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
www.santa-ana.org

SPECIAL USE PERMIT Application

PLANNING DIVISION

I. Special Use Permit

A **Special Use Permit** is required for the conversion of existing commercial, industrial, and office developments into air-space condominiums. The special use permit will be reviewed concurrently with the tentative map application and will be evaluated based on compliance with the findings below.

II. Special Use Purpose

Describe briefly the proposed project along with any site improvements. Be sure to include the total number of condominium units along with the proposed square footages.

III. Special Use Permit Justification

The special use procedure provides a method whereby the City evaluates a common area interest development project to verify the long-term viability of such common interest project and to avoid future conditions of neglect and blight, provided certain findings can be established [Santa Ana Municipal Code (SAMC) Sections 41-1807 (a), (b), (c), and (d)]. The Planning Commission and City Council must make affirmative findings on all four items listed in the above mentioned code sections if this request is to be approved. Your concise responses to the following four criteria are essential. [Please read SAMC Sections 41-1807 (a), (b), (c) and (d) carefully; they have been reproduced at the end of this form for your convenience.]

Section 41-1807 (a) (no adverse impacts):

Section 41-1807 (b) (sufficient provisions for maintenance and repairs):



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
www.santa-ana.org

SPECIAL USE PERMIT Application

Section 41-1807 (c) (use of common areas):

Section 41-1807 (d) (compliance with goals, policies and objectives of the General Plan):

SPECIAL USE PERMITS

FINDINGS IN COMPLIANCE WITH SECTION 41-1807 OF THE SANTA ANA MUNICIPAL CODE:

- a) The proposed common interest development will not adversely impact the economic viability of large-scale commercial and industrial uses in the vicinity of the development, or in the city as a whole;
- b) The proposed common interest development includes sufficient provisions for governance, funding and capitalization and enforcement mechanisms to insure that the common area continues to be adequately and safely maintained and repaired for the life of the common interest development;
- c) The proposed common interest development includes sufficient provisions for the retention of such common areas for the use of all owners of separate interests therein; and
- d) The proposed common interest development complies with the goals, policies and objectives of the city's general plan