



SPECIFIC DEVELOPMENT No. 12

AMENDMENT APPLICATION 787

NS-1645

CITY COUNCIL ACTION
DECEMBER 10, 1979

ORDINANCE NO. NS-1645

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AND ADOPTING A REVISED SPECIFIC DEVELOPMENT PLAN NO. 12 FOR PROPERTY LOCATED ON THE NORTH SIDE OF DYER ROAD WEST OF GRAND AVENUE

WHEREAS, the City Council, by its Ordinance No. NS-1425, adopted May 15, 1978, zoned certain property generally located on the north side of Dyer Road west of Grand Avenue, and more specifically described in the said ordinance, in the SD (Specific Development) District and approved and adopted Specific Development Plan No. 12 for said property; and

WHEREAS, the Planning Commission, after duly noticed public hearing on June 14, 1982, approved a revised Specific Plan No. 12 for said property; and

WHEREAS, this Council, after duly noticed public hearing, concurs in the approval of the said revised plan;

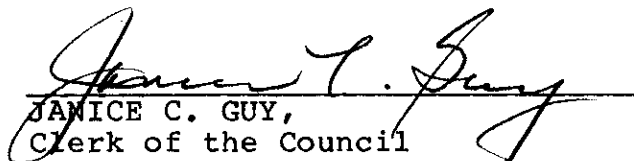
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

That Specific Plan No. 12, attached hereto and incorporated herein by reference, is hereby approved and adopted for the property described in Ordinance No. NS-1425 of the City of Santa Ana, in lieu of the Specific Plan approved and adopted by said ordinance.

ADOPTED this 16th day of August, 1982.


GORDON BRICKEN, Mayor


ATTEST:


JANICE C. GUY,
Clerk of the Council

COUNCILMEMBERS:

Bricken	<u>Absent</u>
Luxembourger	<u>Aye</u>
Acosta	<u>Aye</u>
Serrato	<u>Aye</u>
Griset	<u>Aye</u>
Markel	<u>Aye</u>
McGuigan	<u>Absent</u>

APPROVED AS TO FORM:


EDWARD J. COOPER
City Attorney

REVISED

SPECIFIC DEVELOPMENT PLAN #12

SECTION 1 APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property, as authorized by Chapter 41, Division 26, Sec. 41-593 et seq, of the Santa Ana Municipal Code, is specifically 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other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance.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 SD #12 specific development plan consisting of standards and regulations is hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by promoting and enhancing the value of properties and encouraging orderly development.

SECTION 3 USES PERMITTED

A. The following uses shall be permitted:

1. The refining, processing, testing, treatment or packaging of raw or pre-processed sugar products and its by-products, including without limitation, the refining of raw cane sugar and wet corn millings;
2. Research and/or development facilities;
3. Administrative offices which are subsidiary to and reasonably necessary for the operation of the above stated uses;
4. Professional offices, such as, however which may not be limited to, the following:
 - a. Accountants
 - b. Attorneys
 - c. Dentists, doctors and related professions
 - d. Engineers, architects, planners
 - e. Research and development facilities
5. Business offices, such as, however which may not be limited to, the following:
 - a. Advertising agencies
 - b. Banks or other financial offices
 - c. Escrow and real estate companies
 - d. Insurance companies
 - e. Corporate headquarters
 - f. Photographers, artists, etc.
 - g. Travel agencies
 - h. Consulting services
6. Political, civic and charitable organizations; however, bingo or other gaming activities shall not be permitted.
7. Restaurants
8. Hotels, motels and the associated retail and service uses customarily provided with the operation of such a facility.
9. Retail sales shall be permitted when one or more of the following criterion are established:
 - a. The retail sales activities are conducted within and are harmonious with the unique architectural environment of a turn-of-the-century sugar factory.
 - b. The retail sales activities are incidental to the primary use of a building or buildings on the subject property, e.g., ground floor retail in a multiple story building principally used for professional offices.
10. Any use, excepting residential, hospital or clinic uses, which are unconditionally permitted in the P, LP, MI or LM Districts which in the determination of the Planning Commission are harmonious and compatible with surrounding uses.

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11. The following uses shall only be permitted subject to an approved Conditional Use Permit:
 - a. Hospitals and Clinics
 - b. Churches and accessory church buildings
 - c. Schools and training facilities
 - d. Residences

SECTION 4 **OPERATIONAL STANDARDS**

For the refining, processing, testing, treatment or packaging of raw or pre-processed sugar products and its by-products, including without limitation, the refining of raw cane sugar and wet corn millings, the following operational standards shall apply:

- A. Any activity permitted in this district shall be conducted in a manner creating no nuisance to adjacent property, such as, but not limited to, vibration, sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter. All lighting is to be shielded and confined within property lines.
- B. All materials, supplies, products and equipment stored outside of a building shall be completely screened from the view of any street or adjacent properties.
- C. All loading areas located within one hundred (100) feet of primary streets shall be visually screened from such primary streets. On other than primary streets, street side loading shall be allowed, providing the loading dock is set back a minimum of seventy (70) feet from the street right of way line.
- D. Railroad trackage shall be allowed on any side but the street side of a building. If railroad trackage and loading are located other than at the rear of a building area, complete screening from the street shall be provided. This provision shall not apply to improvements existing prior to the effective date of the ordinance establishing SD-12 regulations.

For all other uses permitted in the district, the following operational standards shall apply:

- A. All items stored, offered for sale and all business activities conducted on the premises shall be within a fully enclosed building except the following:
 1. Outdoor cafes
 2. Floral Displays
- B. Storage of goods shall be limited to those sold at retail on the premises.
- C. Any use permitted herein may be prohibited by reason of noise, odor, dust, electrical interference or adverse environmental impact on adjacent uses.

SECTION 5 **HEIGHT LIMIT**

The height of buildings and structures shall be subject to the provisions and requirements of Height District I of the Santa Ana Municipal Code.

SECTION 6 **SIGNS**

All signs shall be subject to approval of a planned sign program.

A. General Requirements

1. Sign elevations, to indicate overall and letter/figure dimensions, colors, material, proposed copy, illumination and/or movement characteristics.

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- 2. Site plan, to include all signs existing or proposed for site, each identified with a sufficient amount of information to adequately describe.
- 3. Building elevations with signs depicted.

B. Sign Design

- 1. Sign Area - sign area permitted for the aggregate of all permanent signs shall not exceed 1 sq. ft. of signage for each lineal foot of building or activity frontage.

2. Wall Signs

- a. Sign area shall not exceed 40% of the signable area selected. Signable area shall be calculated by enclosing, with sets of parallel lines, that portion of a wall, canopy or facade unbroken by architectural features.
- b. Business identification shall be limited to internally illuminated or non-illuminated channel letters only.
- c. Signs shall be permitted as follows:

<u>Building Height</u>	<u>Maximum Letter Height</u>
1-3 Stories	24"
4 Stories	36"
5 Stories	42"
6 Stories	48"
7 Stories	54"
8-10 Stories	60"
11-14 Stories	72"
15 Stories or higher	84"

- d. For buildings exceeding three stories in height, principle business or building identification signs shall be placed on the top story.

There shall be a maximum of two principle business or building identification signs per building.

One illuminated or non-illuminated individual channel letter tenant business identification sign, not to exceed 18" in height, shall be permitted per ground floor entrance.

3. Freestanding Signs

Each development site shall be permitted one freestanding sign as follows:

<u>Location</u>	<u>Maximum Height</u>	<u>Sign Area</u>
Dyer Road	10'	60 \square
Grand Avenue	10'	60 \square
Corporate Terrace	7'	40 \square

4. The following signs shall not be permitted in the SD-12 District:

- a. Any sign incorporating a display that may be confusing to motor vehicle operators, such as "Stop," "Danger," "Turn Here."
- b. Any sign incorporating any flashing, moving or intermittent lighting (excluding public service signs such as time and temperature displays).
- c. Any sign which by color, wording, design, location or illumination resemble or conflict with any traffic control device or impedes the safe and efficient flow of traffic.
- d. Flags, banners, balloons and pennants, excepting those of national, state and local governments or other political subdivisions.

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- e. Portable signs.
- f. Any sign incorporating mechanical movement.
- g. Any sign which projects above a parapet line or the highest point of a roof.
- h. Advertising statuary.
- i. Signs on public property: (street, median island, sidewalk, parkway, utility poles, trees, traffic sign post, traffic signal or any other traffic control device) No person, excepting a public officer in performance of his duty shall affix, by any means, any form of sign, other than a typical real estate directional sign, on any public property or within the public right of way. The Zoning Administrator may authorize the encroachment of a projecting sign into the public right of way after referral to the Director of Public Works regarding an encroachment permit.
- j. Vehicle signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity, when the vehicle is not directly related to the lawful making of deliveries or rendering of services, is prohibited.
- k. Light bulb strings or bare bulb signs: Exterior displays consisting of unshielded light bulbs, festoons, strings of open light bulbs, open neon or other gaseous tubing are prohibited. The Zoning Administrator may, however, grant an exception hereto when it is demonstrated that the display is an integrated design feature in character with the activity to which it relates. Nothing herein shall be considered to prohibit traditional decorative holiday lighting.
- l. Signs installed, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape are prohibited. No sign, excepting those required by law, shall be attached to a standpipe or fire escape.
- m. Off-premise signs: Any sign, other than a temporary directional real estate sign, installed for the purpose of advertising a project, event, person or subject not directly related to the business or activity on the premises upon which said sign is located, is prohibited.

SECTION 7 LANDSCAPING AND SETBACK REQUIREMENTS

- A. Prior to the issuance of building permits, landscape plans shall be submitted to and approved by the Planning Division.
- B. There shall be a minimum landscaped setback of twenty feet adjacent Dyer Road and Grand Avenue.
- C. There shall be a minimum landscape setback of 15' adjacent Corporate Terrace.
- D. Landscape setback adjacent street frontages shall include a minimum of one 24" box specimen tree, two understory trees and three shrubs for each 25 feet of lot frontage.
- E. A minimum of three percent (3%) of all land area devoted to grade level parking shall be developed with and permanently maintained with landscaped planters.
- F. Incorporated within that 3% there shall be a minimum of one 15 gallon tree for each six parking spaces.
- G. For structured parking areas with depth landscape planters, an equal to one half the overall height of the structure shall be provided.

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- H. All landscape areas shall be permanently maintained and served with an automatically actuated underground irrigation system.

SECTION 8 PARKING REQUIREMENTS

Required parking shall be in conformance with the design standards of the Santa Ana Municipal Code and in effect at the time parking facilities are constructed. The actual number of minimum parking spaces required shall be determined based on the following standards:

- A. For the refining, processing, testing, treatment or packaging of raw or pre-processed sugar products and its by-products, including without limitation, the refining of raw cane sugar and wet corn millings, the following parking requirements shall apply:
 - 1. One (1) parking space for each employee on the maximum working shift;
 - 2. One (1) parking space for each two (2) employees other than those employees on the maximum working shift;
 - 3. One (1) parking space for each vehicle used in conjunction with the business or activity operated on such property;
 - 4. Additional parking spaces as may be required to insure adequate on-site parking for the vehicles of employees, guests, clients, salesmen or any other persons which may from time to time be expected to require access to any permitted use on such property.
- B. For all other uses permitted in the district, parking requirements shall be in conformance with Section 41-613 through Section 41-618 inclusive, with the exception that parking lot landscaping requirements may be modified in accordance with an approved landscape plan.

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APRIL 10, 1978

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SECTION 2 PURPOSE

The SD #12 specific development plan consisting of standards and regulations is hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by promoting and enhancing the value of properties and encouraging orderly development.

SECTION 3 USES PERMITTED

Permitted uses in the SD #12 district are:

- a) The refining, processing, testing, treatment or packaging of raw or pre-processed sugar products and its by-products, including without limitation, the refining of raw cane sugar and wet corn millings;
- b) research and/or development facilities;
- c) administrative offices which are subsidiary to and reasonably necessary for the operation of the above stated uses;
- d) accessory buildings and uses-determined to be incidental and necessary to the primary uses, subject to the approval of the Planning Commission;
- e) upon approval by the Planning Commission, any other use which is unconditionally permitted in the LM or M 1 zoning districts, provided such use is determined to be compatible with the surrounding uses.

SECTION 4 OPERATIONAL STANDARDS

- a) Any activity permitted in this district shall be conducted in a manner creating no nuisance to adjacent property, such as, but not limited to, vibration, sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter. All lighting is to be shielded and confined within property lines.

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- b) All materials, supplies, products and equipment stored outside of a building shall be completely screened from the view of any street or adjacent properties.
- c) All loading areas located within one hundred (100) feet of primary streets shall be visually screened from such primary streets. On other than primary streets, street side loading shall be allowed, providing the loading dock is set back a minimum of seventy (70) feet from the street right of way line.
- d) Railroad trackage shall be allowed on any side but the street side of a building. If railroad trackage and loading are located other than at the rear of a building area, complete screening from the street shall be provided. This provision shall not apply to improvements existing prior to the effective date of the ordinance establishing SD-12 regulations.

SECTION 5

HEIGHT LIMIT

The height of buildings and structures shall be subject to the provisions and requirements of Height District I of the Santa Ana Municipal Code.

SECTION 6

SIGNS

All signs shall be subject to the approval of the Planning Director; however, no sign shall be installed, constructed or maintained for the purpose of off-premise advertising.

SECTION 7

LANDSCAPE SETBACK REQUIREMENTS

- a) There shall be a minimum twenty (20) foot deep landscaped setback adjacent to any arterial highway.
- b) There shall be a minimum fifteen (15) foot deep landscaped setback abutting any public highway, other than an arterial, or any property line abutting other properties zoned or used for residential purposes.
- c) Three percent (3%) of all land area devoted to parking shall be developed with and permanently maintained as landscaped planter areas subject to the approval of the Planning Commission.
- d) All required landscape areas shall be installed and permanently maintained in conformance with approved landscape plans and, in addition, shall include the installation of an underground irrigation system.

SECTION 8

PARKING REQUIREMENTS

Required parking shall be in conformance with the design standards of the Santa Ana Municipal Code and in effect at the time parking facilities are constructed. The actual number of minimum parking spaces required shall be determined based on the following standards.

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- a) one (1) parking space for each employee on the maximum working shift;
- b) one (1) parking space for each two (2) employees other than those employees on the maximum working shift;
- c) one (1) parking space for each vehicle used in conjunction with the business or activity operated on such property;
- d) additional parking spaces as may be required to insure adequate on-site parking for the vehicles of employees, guests, clients, salesmen or any other persons which may from time to time be expected to require access to any permitted use on such property.

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