



**SPECIFIC DEVELOPMENT NO. 16**

**AMENDMENT APPLICATION 848**

**NS-1589**

## ORDINANCE NO. NS-1589

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 848 TO REZONE PROPERTY LOCATED ON THE WEST SIDE OF GRAND AVENUE, SOUTH OF CHESTNUT AVENUE, FROM THE R1 (SINGLE-FAMILY RESIDENCE), M1 (LIGHT INDUSTRIAL), AND M2 (HEAVY INDUSTRIAL) DISTRICTS TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, AND ADOPTING SPECIFIC PLAN #16.

WHEREAS, the real property located on the west side of Grand Avenue, south of Chestnut Avenue, and more particularly described infra, is located within the R1 (Single-Family Residence), M1 (Light Industrial), and M2 (Heavy Industrial) Districts, and

WHEREAS, Amendment Application No. 848 has been filed to amend Sectional District Map No. 18-5-9 to rezone such real property to the SD (Specific Development) District, and

WHEREAS, the Planning Commission has given notice of and duly held a public hearing on said Amendment Application and has recommended approval thereof, and has considered the Specific Development Plan for the subject property and has recommended approval of such Specific Development Plan; and

WHEREAS, the City Council regularly held a public hearing on the said Amendment Application on published notice required by law and does now find that the public necessity, convenience, and general welfare require that the said property to be reclassified as requested in the said Amendment Application, and that the new classification will not be detrimental to the surrounding property, and

WHEREAS, prior to taking this action the City Council has reviewed and considered the information contained in Negative Declaration, I.S. No. 81-11, and, on the basis thereof, finds that the project will not have a significant effect on the environment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN that the real property situated in the City of Santa Ana, County of Orange, State of California, generally located on the west side of Grand Avenue, south of Chestnut Avenue, and more particularly described in Exhibit B, attached hereto and incorporated herein, is hereby reclassified from R1 (Single-Family Residence), M1 (Light Industrial), and M2 (Heavy Industrial) Districts to the SD (Specific Development) District, and that Sectional District Map No. 18-5-9 is hereby amended to show said reclassification in accordance with Exhibit A.A. 848-A; and that the


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Specific Development Plan, attached hereto as Exhibit A and incorporated by reference herein, is approved and adopted for the subject property as Specific Development Plan #16.

ADOPTED this 6th day of July,  
1981, by the following vote:

AYES: COUNCILMEMBERS: Acosta, Bricken, Griset, Luxembourger  
Markel, McGuigan, Serrato  
NOES: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: None

ATTEST:

  
CLERK OF THE COUNCIL

  
MAYOR

APPROVED AS TO FORM:

  
EDWARD J. COOPER  
CITY ATTORNEY

SPECIFIC DEVELOPMENT PLAN #16

SECTION 1 APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property described in Attachment "A" hereto 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 expressed 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-16 Specific Development Plan consisting of standards and regulations is hereby established for the expressed 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. Parcel A:
  - 1. 185,799 square foot mini-warehouse facility.
  - 2. 2,028 square foot caretaker's office and residence.
  - 3. Any use permitted under Parcel B, providing Parcel B setback and landscape requirements are met (Chestnut Ave. per Grand Avenue standards).
- B. Parcel B:
  - 1. Accessory commercial uses which are necessary yet incidental to any other use permitted under this section (not to exceed 10% of total gross floor area and/or 10% of total sales activity)
  - 2. Banks and financial institutions
  - 3. Day nurseries
  - 4. Minimal impact light industrial limited to:
    - (a) The compounding, processing, packaging or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, food products, biomedical products and electronic components, except the rendering and refining of fats and oils;
    - (b) The manufacture of pottery, figurines or similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.

5. Printing, publishing or photoengraving establishments
6. Professional and business offices where no merchandise is sold
7. Research, experimental or study laboratories, except those which emit offensive odors, vibrations or may be hazardous to the public
8. Restaurants and employee cafeterias, excluding drive-thru establishments (outdoor eating areas are permitted)
9. Wholesale distributing plants
10. The following use may be permitted subject to the issuance of a conditional use permit:
  - (a) Private trade, vocational or professional schools provided there is sufficient parking to support the use.

SECTION 4      OPERATIONAL STANDARDS

For all uses permitted in the district, the following operational standards shall apply unless otherwise noted:

- A. Any activity permitted in this district shall be conducted in such a manner as not to have a detrimental effect on adjacent property by reason of refuse matter, noise, light, vibration, maintenance of grounds or buildings, air or water pollution, electromechanical or electromagnetic disturbance, dust, or emission of odorous, toxic or noxious matter.
- B. Any use permitted herein may be prohibited by reason of noise, odor, dust, electrical interference or adverse environmental impact on adjacent uses.
- C. Storage shall only be allowed if necessary and incidental to a permitted use. Outdoor storage of materials shall be located adjacent to the rear or side of the main buildings, and said storage area shall be screened by a solid wood fence, masonry or block wall not less than six (6) feet in height and not more than eight (8) feet in height.
- D. All compounding, processing, packaging or assembly of articles of merchandise, and treatment of products, shall be conducted within a completely enclosed building.

SECTION 5      HEIGHT LIMIT

Structures shall comply with the provisions of Height District I as specified in Municipal Code Section 41-602.

SECTION 6

SETBACKS (minimums)

A. Parcel A:

1. Chestnut Avenue
  - (a) Building setback - 38'
  - (b) Landscape setback - 5'
2. Grand Avenue
  - (a) Building setback - 52'
  - (b) Landscape setback - 25' (except where parking abuts street, a 5' minimum applies)
3. Rear Yard (adjacent to railroad)
  - (a) Building setback - 10'
  - (b) Landscape setback - 10'
4. All other setbacks shall be in accordance with the approved site plan.

B. Parcel B:

1. Grand Avenue
  - (a) Building setback - 20'
  - (b) Landscape setback - 15' wide bermed landscaped area.
2. Interior Streets
  - (a) Building setback - 10'
  - (b) Landscape setback - 10' multiplied by the lineal frontage, with not less than five (5) feet of landscaping at any point.
3. Side Yard
  - (a) Building setback - None
  - (b) Landscape setback - 5' where parking/circulation abuts property line (exception: northern property line at 10').
4. Rear Yard
  - (a) Building setback - None
  - (b) Landscape setback - 5' where parking/circulation abuts property line.

SECTION 7 LANDSCAPING - GENERAL

A. Parcel A:

1. Landscaping shall be installed in conformance with the approved site plan.

B. Parcel B:

1. Each lot shall have a minimum landscape coverage of fifteen percent (15%).
2. At least 5% of the interior parking lot area for each building site/development shall be landscaped.
3. Landscaping must be provided adjacent to building entries.

SECTION 8 PARKING REQUIREMENTS

- A. Parking shall be provided in accordance with municipal code standards, except as otherwise provided herein.
- B. A vehicle overhang of 2½' shall be permitted in non-required landscaped areas only.

SECTION 9 SIGNS

- A. Signs shall be constructed/installed in accordance with Article XI of the Santa Ana Municipal Code, except as otherwise provided herein (a sign program is required for Parcel B).
- B. Monument Signs
  1. Parcel A - only one monument sign shall be permitted which may be located fronting Chestnut Avenue or Grand Avenue.
  2. Parcel B - only one monument sign shall be permitted which shall be located fronting Grand Avenue.

SECTION 10 PROJECT DESIGN

All buildings on Parcel B shall be architecturally compatible in regard to design and materials. Elevations shall be submitted to and approved by the Planning Department prior to issuance of building permits.

SECTION 11 SD DISTRICT REQUIREMENTS

All other requirements, including but not limited to parcelization, phasing and plan reviews, shall be as specified in the Santa Ana Municipal Code.

SECTION 12

PLANNING REQUIREMENTS

- A. Standard Conditions: 1, 2, 3, 4, 13, 14.
- B. The following specific conditions shall also be adhered to:
  - 1. The project shall be constructed in accordance with the approved site plan and elevations, subject to minor modifications as approved by the Planning Department.
  - 2. There shall be a minimum of 93 striped parking spaces provided on Parcel A, including the required number of handicapped spaces. Parking spaces shall be delineated so as not to interfere with required Fire Department access lanes. All spaces shall remain open for use by patrons and employees of the mini-warehouse facility only.
  - 3. Exterior building materials shall be submitted to and approved by the Planning Department prior to issuance of building permits.
  - 4. All conditions of Parcel Map 84-883 shall be complied with.
  - 5. Construction activities shall be limited to 7:00 a.m. to 7:00 p.m., inclusive.
  - 6. Lighting shall be of an intensity, orientation and location to prevent adverse glare on adjoining properties.
  - 7. Proper directional and warning signs/devices shall be installed.
  - 8. All equipment placed outside of a building shall be completely screened from the view of any street or adjacent uses.
  - 9. Loading areas shall be developed in accordance with the City's Design and Development Standards. No loading areas shall be located fronting on public streets.
  - 10. The 10' landscaped planter located on Parcel B adjacent to Building '1A', as shown on the approved site plan, shall be installed concurrently with the expansion of the mini-warehouse and shall be continuously maintained by the property owner(s).
  - 11. The existing curb cut along Grand Avenue shall be eliminated (filled in) concurrently with the installation of the new frontage landscaping.
  - 12. Verify location of security gate with Public Services Agency.
  - 13. Trash enclosure shall be relocated adjacent to caretaker's office.



SECTION 13 PERMITS AND INSPECTION REQUIREMENTS

- A. Submit complete structural plans for plan check review showing compliance to the Uniform Building, Plumbing and Mechanical Codes, National Electrical Code, Santa Ana Security Ordinance, State Regulations for Energy.
- B. Final compaction report is required.
- C. Fire Department approval required.

SECTION 14 PUBLIC SERVICES AGENCY REQUIREMENTS

- A. Comply with all City Council approved conditions of Parcel Map 84-883 applicable to this property prior to use.

SECTION 15 FIRE DEPARTMENT REQUIREMENTS

- A. The proposed mini-storage facility shall comply with all applicable sections of the 1982 Uniform Fire Code, California Administrative Code and City of Santa Ana Municipal Code which shall include but not be limited to:
  - 1. All portions of the exterior walls on the first floor shall be within 150 feet of an accessible fire hydrant.
  - 2. Portable fire extinguisher shall be provided in conformance with NFPA #10.
  - 3. Automatic fire sprinklers shall be provided in conformance with NFPA #13.
  - 4. Knox locking devices shall be provided for gates in the Fire Department access lane.
  - 5. The Fire Department access lane shall be posted, "NO PARKING, FIRE DEPARTMENT ACCESS LANE."

SECTION 16 POLICE DEPARTMENT REQUIREMENTS

- A. Exterior doorways will be equipped with a lighting device which is capable of providing a minimum maintained one foot-candles of light at the base of the door.
- B. All exterior lights shall be provided with vandal resistant covers. Lights shall not shine away from subject property.
- C. All walkways shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light measured at ground level halfway between each two light sources.

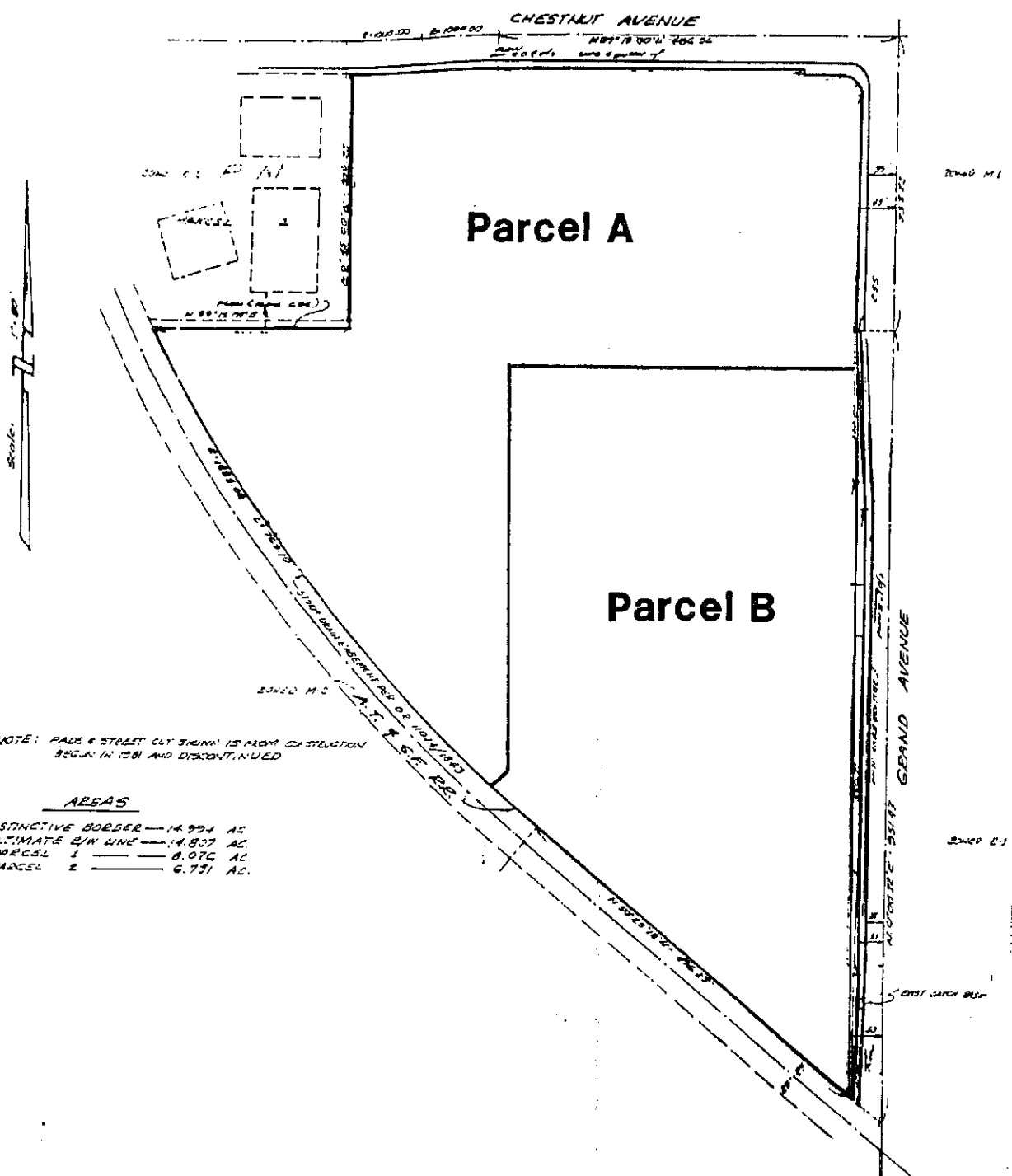
- D. Open parking lots shall be provided with a minimum maintained one footcandles of light on parking surface from dusk until dawn.

SECTION 17 UTILITIES AGENCY

- A. All conditions of Parcel Map 84-883 must be complied with.

# TENTATIVE PARCEL MAP

IN THE C. OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
 BEING PARCELS 1 OF PM 29/33 AND A PORTION OF SEC 18, T. 5 S., R. 9 E. IN LAND ALLOTTED TO N.D. STAFFORD AND C. TUSTIA AS  
 DESCRIBED IN FINAL ORDER OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA WHICH WAS ENTERED SEPTEMBER 14, 1858, IN BOOK 10,  
 PAGE 40 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17th JUDICIAL DIST. IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.  
 SHEET NO.



NOTE: ROAD & STREET CUT SHOWN IS FROM CASTERGTON  
 BEGAN IN 1981 AND DISCONTINUED

**AREAS**

- DISTINCTIVE BORDER — 14.994 AC
- ULTIMATE B/W LINE — 14.807 AC
- PARCEL 1 — 0.076 AC
- PARCEL 2 — 6.731 AC

**OWNER**  
 ALLAN FRANKBARG  
 4323 N. YOSHIDA AVE., SUITE L  
 SANTA ANA, CALIF. 92705  
 TEL. 973-1573

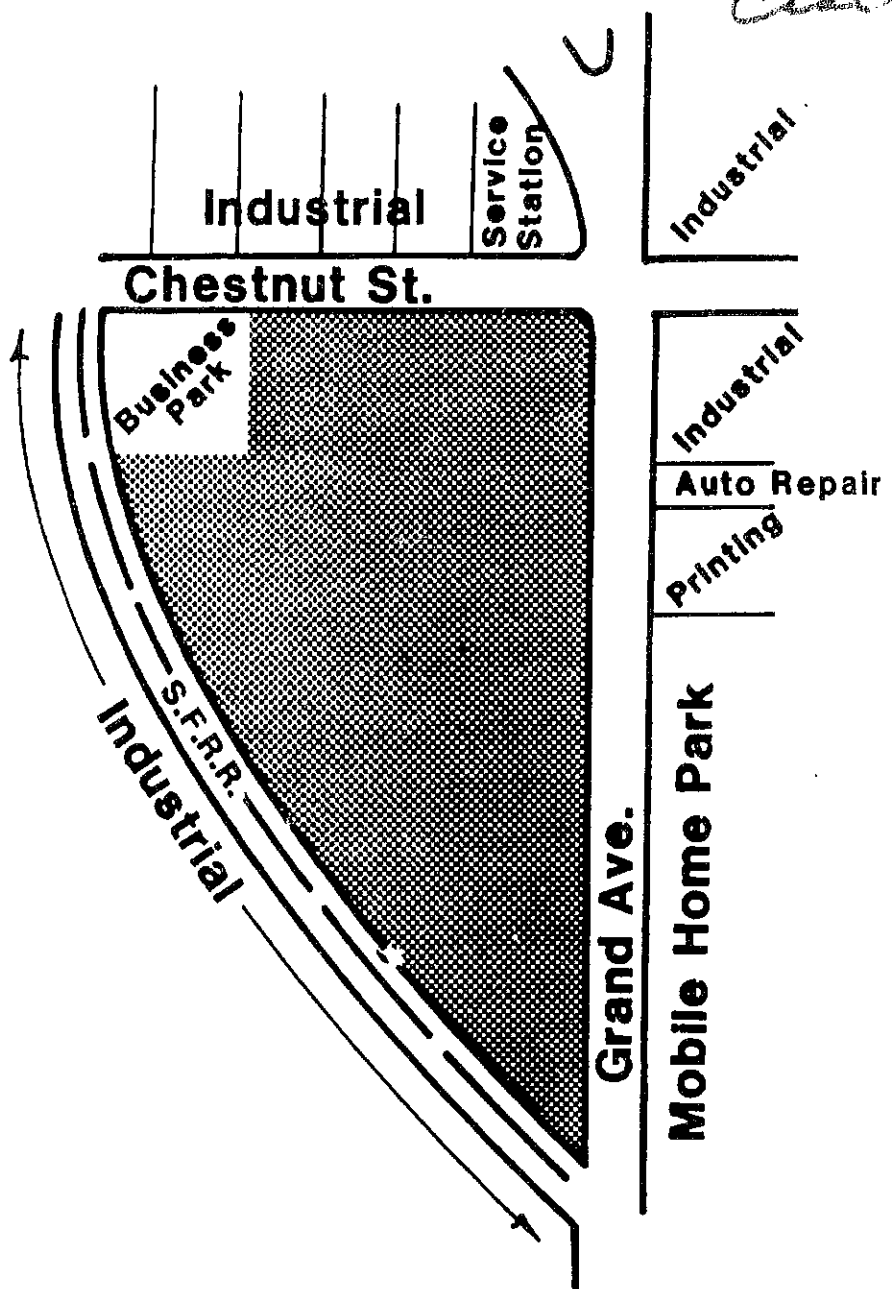
**OWNER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT ALLAN FRANKBARG IS THE  
 RECORD OWNER OF THE TENTATIVE PARCEL MAP SHOWN  
 HEREON AND AUTHORIZES THE PREPARATION OF SAME  
 AND FOR THESE PURPOSES REQUESTS THE CITY OF SANTA ANA TO  
 ACCEPT THE SAME

ALLAN FRANKBARG, OWNER  
 ALLAN FRANKBARG, OWNER

**AA 909**

**ENGINEER / SURVEYOR**  
 SMITLEY & ASSOCIATES  
 P.O. BOX 249  
 ORANGE, CA 92666 TEL. 673-9341  
 HARRY E. SMITLEY REG. 35477

*Case file*



**AA 909**  
**Amendment to SD 16**  
**Allen Fainbarg**  
**400-614 S. Grand Ave.**



