

EXHIBIT A

Specific Development Plan #18

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 All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly or superseded by this ordinance.

SECTION 2 PURPOSE

The SD 18 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 USE PERMITTED

199-unit Senior Citizen Residential Apartment project within one eleven (11) story structure, 102 feet in height.

SECTION 4 HEIGHT LIMIT

The height of buildings and structures shall be subject to the provisions and requirements of Specific Development Plan. No. 18.

SECTION 5 DEVELOPMENT STANDARDS

- A. Residential Units: 199
- B. Parking Spaces: 80
 - Open 80
 - Standard 48
 - Compact 32
 - Guest 7
- C. Efficiencies - 51 (526 sq. ft.)
 - One Bedroom - 148
 - Unit A - 648 sq. ft.
 - Unit B - 819 sq. st.
- D. Landscape Area:
 - Common 10,000 sq.ft.
 - Street Side
 - First Street - 15 feet
 - Flower Street - 10 ft. to 55 ft.
 - Olive Street - 13 ft. to 55 ft.

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- E. Building Setback:
 - South -- 93-125 ft.
 - North -- 75-87 ft.
 - West -- 20-55 ft.
 - East -- 30-55 ft.

SECTION 6 PLANNING REQUIREMENTS

- A. That the project be constructed in accordance with the approved Specific Development Plan and elevations, subject to minor modifications approved by the Planning Division.
- B. Prior to the release of use and occupancy permits, all on-site improvements, including parking areas and landscaping, shall be in place.
- C. Prior to the issuance of building permits, landscape plans shall be submitted to and approved by the Planning Division. A more substantial planting of taller growing trees is recommended to help integrate this tall building with a relatively small site.
- D. That the masonry wall adjacent to the park site shall be planted with vine material to inhibit graffiti.

SECTION 7 TRANSPORTATION REQUIREMENTS

- A. Dedicate an 8 foot wide sidewalk easement on First Street 50 feet long with transition tangents as required so a bus turn-out may be accommodated in the existing street right-of-way.
- B. Submit a revised site plan showing the required bus turn-out, sidewalk, bus bench and shelter.
- C. Submit street improvement plans to the Department of Public Works for required off-site improvements.
- D. Improve the following streets as indicated.
 - 1. Flower Street:
 - a. Close Second Street with curb, gutter and sidewalk.
 - b. Remove and close three existing drive approaches with curb, gutter and sidewalk.
 - 2. First Street:
 - a. Construct a median from the crosswalk at Flower Street to Olive Street. NOTE: this will negate left-turn movements from Olive Street to eastbound on First Street. First Street is a wide arterial street with heavy traffic and Olive Street is too close to the intersection of Flower St. (280). Left turns will be permitted in but not out.

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- b. Coordinate the removal of an existing street light on an Edison wood pole number 1912239E and cause to be constructed ornamental street lighting with underground power distribution.
- c. Close two drive approaches with curb, gutter and sidewalk. (approximately 60 ft. of curb and gutter, and 450 ft. of sidewalk)
- d. Construct an appropriate bus bench and shelter as approved by the Department of Transportation and the Department of Planning and Development Services, on-site adjacent to the bus turn-out.
- e. Construct bus turn-out with curb, gutter, paving and full 8 foot wide sidewalk. The turn-out will be 8 feet wide from the existing curb face northerly, and 50 feet long with transition tangents to join the existing curbing. The tangents will be 15 feet long.

3. Olive Street:

- a. Remove and close several existing drive approaches and close with curb and sidewalk.
- b. Construct a gutter from the north property line to First Street. NOTE: It will make the street cleaner and easier to clean.
- c. Construct sidewalk between the existing curb and sidewalk where missing (approximately 50 sq. ft.).
- d. Close Second Street with curb, gutter and sidewalk.

E. Obtain the abandonment of Second Street through normal channels.

SECTION 8 PUBLIC WORKS REQUIREMENTS

- A. That a minimum of 50 feet public utility easement be provided to the City of Santa Ana when Second Street is vacated. NOTE: Should the public utilities (sewer, water) be relocated by the developer at his expense and to the City's standard, a public utility easement will not be required.
- B. Pay drainage assessment fee.
- C. Submit a surface drainage plan.
- D. Pay sewer connection fees.
- E. Pay water main charges.
- F. Pay cost of water service and fire protection facilities installation.

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- G. Provide improvement plans by a registered civil engineer.
NOTE: Plans are to include all construction and landscaping in Second Street should the City retain the easement.

SECTION 9 FIRE DEPARTMENT REQUIREMENTS

- A. All portions of the exterior walls on the first floor shall be within 150 feet of Fire Department access.
- B. All portions of exterior walls on the first floor shall be within 150 feet of an accessible fire hydrant.
- C. Conform to all applicable requirements in Title 19 and 24 of the California Administrative Code.
- D. Provide portable extinguisher in conformance with N.F.P.A. No. 10.
- E. Provide automatic fire sprinklers and standpipe throughout.

SECTION 10 POLICE DEPARTMENT REQUIREMENTS

- A. Comply with provisions of Chapter 8, Article II, Division 3 of the Santa Ana Municipal Code (Building Security Ordinance).
- B. Security Lighting Requirements:
 - 1. Exterior doorways shall be equipped with a lighting device capable of providing a minimum of five footcandles of light at the base of the door.
 - 2. Existing parking lots shall be provided with a minimum of five footcandles of light, minimum maintained at ground level, on the parking surface from dusk until the termination of business.
 - 3. All walkways and aisles shall be equipped with a lighting device capable of providing a minimum five footcandles of light, minimum maintained at ground level, between lights.
 - 4. All exterior lights must be equipped with vandal resistant covers. These covers shall be plastic or a polycarbonate material. Another alternative would be a wire mesh with openings not to exceed 1/4 inch.
- C. Other requirements which relate specifically to this proposed development are:
 - 1. Elevators - The interior of passenger elevators shall be mirrored in such a way as to make visible the interior of the elevator when the door opens.
 - 2. Mailboxes - Tenant mailboxes need to be located in the main lobby to increase activity in the area.

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3. Exterior Doors - Shall be equipped with self-actuating and self-locking devices.
4. Main Lobby Door - Some form of controlled access needs to be installed on the main lobby doors. The controlled access system must meet the Police Department approval.
5. Auxillary Exit Doors - Shall be designated as emergency exit only and will be equipped with a panic alarm box.
6. Stairwell Doors - All hardware shall be removed from the exterior of all stairwell doors.
7. Individual Doors - Private tenant doors shall be equipped with a deadbolt which meets the standards set forth with the Building Security Ordinance.
8. Laundry Room and Trashbin Doors - Shall be equipped with a window which is stationary to allow visibility into these areas from the exterior. These doors shall be outfitted with self-actuating, self-locking devices.
9. Monitoring System - Due to proximity of this facility to Santa Ana High School and Orange County Jail, there is a potential problem for increased criminal activity. It is, therefore, recommended that closed circuit T.V. monitoring cameras be installed in the parking areas to permit 24 hour surveillance. Monitors should be placed in both the business office and the main lobby. In addition, signs should be placed in the parking area which state that the lot is under 24 surveillance. Location of signs to be approved by the Police Department.
10. Landscaping - Shrubbery shall be maintained so as not to obstruct doors and windows or allowed to grow in such a manner as to prevent security surveillance by patrolling officers. Perimeter fencing or walls should allow unobstructed visibility into the complex by having visibility corridors placed at regular intervals to be approved by Planning and Development Services.

D. Building:

1. Submit complete structural, electric, heating and plumbing plans for plan check review.
2. Comply with security ordinance, State emergency and sound regulations.

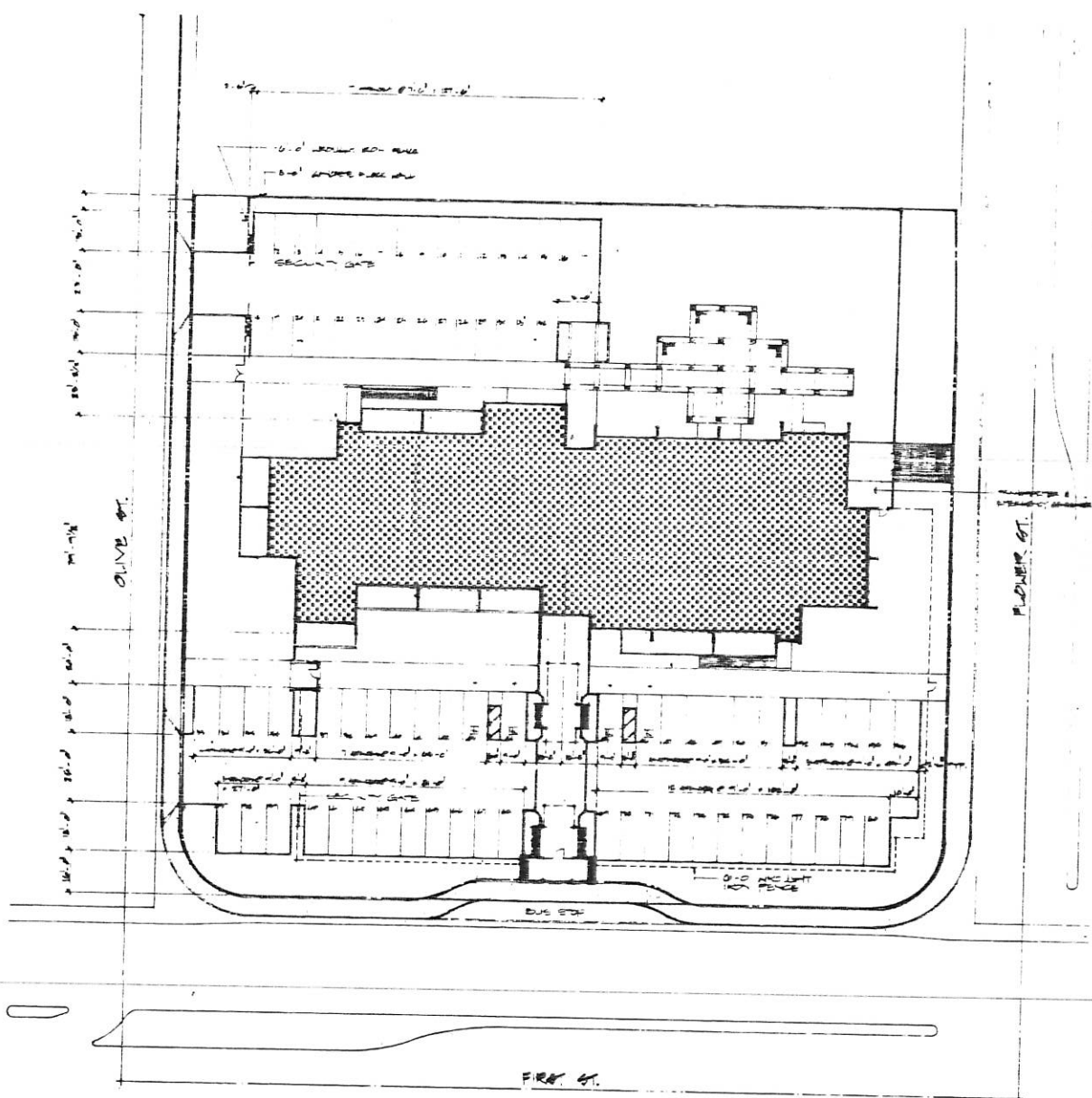
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AA 883



SITE PLAN
SCALE: 1" = 20'-0"



BIRCH PARK PLACIE
SITE PLAN

G Ogren, Juarez and Givas
 architects and planners s.c. 2017 O Street, Sacramento 95814 916, 444 9561

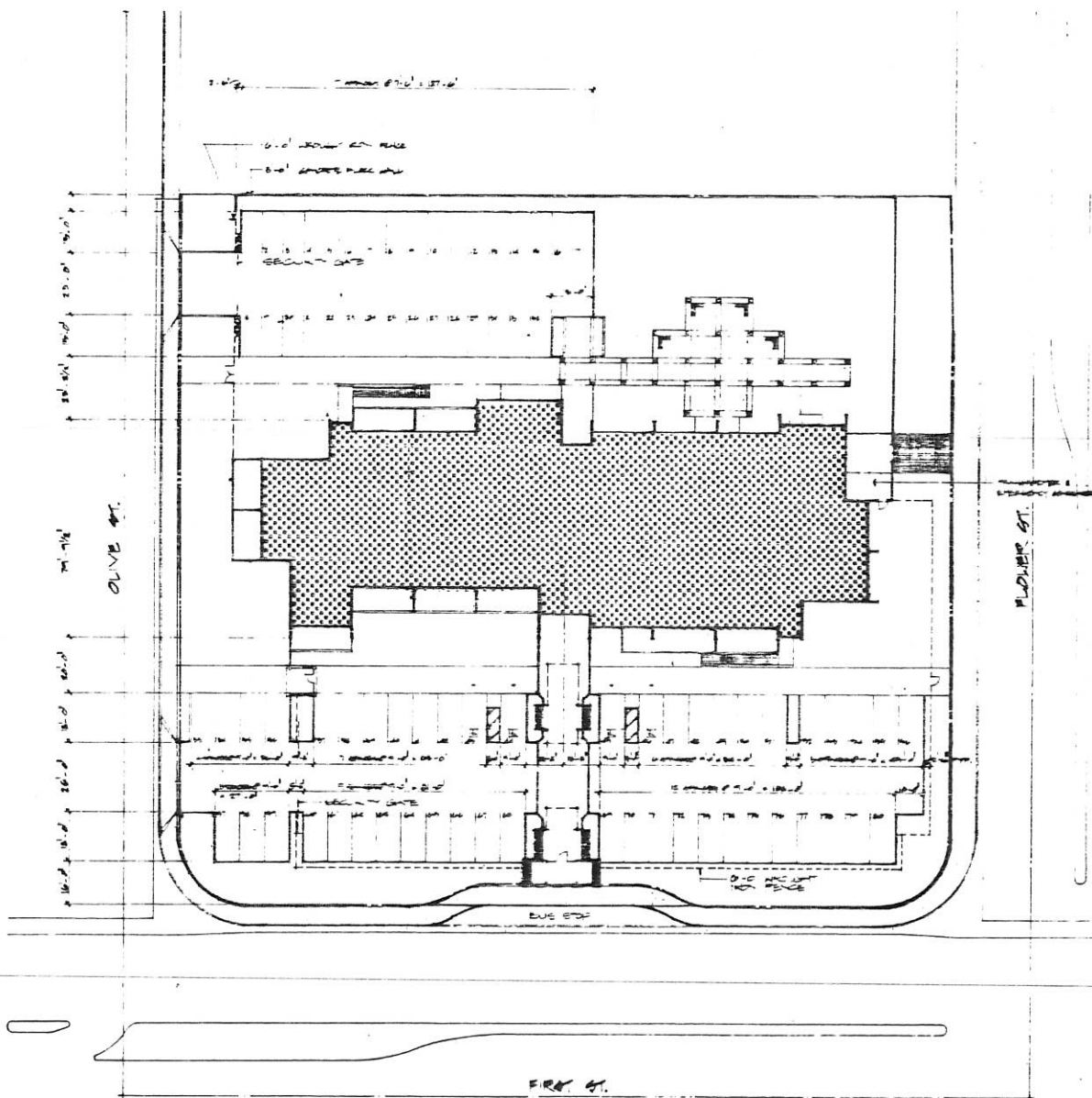
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EXHIBIT B

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SITE PLAN
SCALE: 1" = 20'-0"



SITE PLAN
BIRCH PARK PLACÉ

G Ogren, Juarez and Givas
 architects and planners, c/o 2017 "G" Street, Sacramento 95814 (916) 444-7561

SD18

EXHIBIT B

EXHIBIT C

ATTACHMENT NO. 2

LEGAL DESCRIPTION OF THE PROPERTY

All that certain real property situated in the State of California, County of Orange, City of Santa Ana, described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block "L" of the Ross Addition to Santa Ana, as shown on that certain Map recorded in Book 3, page 534, Miscellaneous Records of Los Angeles County, California, and also shown on a corrected Map of Block "L", "M", "N", "O" and "P" of said Ross Addition, recorded in Book 1, page 45, Record of Survey, in the Office of the County Recorder of said Orange County, together with that portion of Second Street (50.00 feet wide), as shown on said Map, between Olive Street and Flower Street.

Excepting therefrom the Southerly 40.00 feet of said Lots 6, 7, 8, 9 and 10.

Also excepting therefrom a spandrel shaped area bounded Westerly by the Westerly lot line of said Lot 6; bounded Southerly by a line parallel with and distant Northerly 50.00 feet, measured at right angles, from the centerline of First Street (100.00 feet wide); bounded Northeasterly by the arc of a curve concave Northeasterly, having a radius of 25.00 feet and being tangent to said Westerly and Southerly boundaries.

Also, excepting therefrom a spandrel shaped area bounded Easterly by the East lot line of said Lot 10; bounded Southerly by a line parallel with and distant Northerly 50.00 feet, measured at right angles, from the centerline of First Street (100.00 feet wide); bounded Northwesterly by the arc of a curve concave Northwesterly, having a radius of 25.00 feet and being tangent to said Easterly and Southerly boundaries.

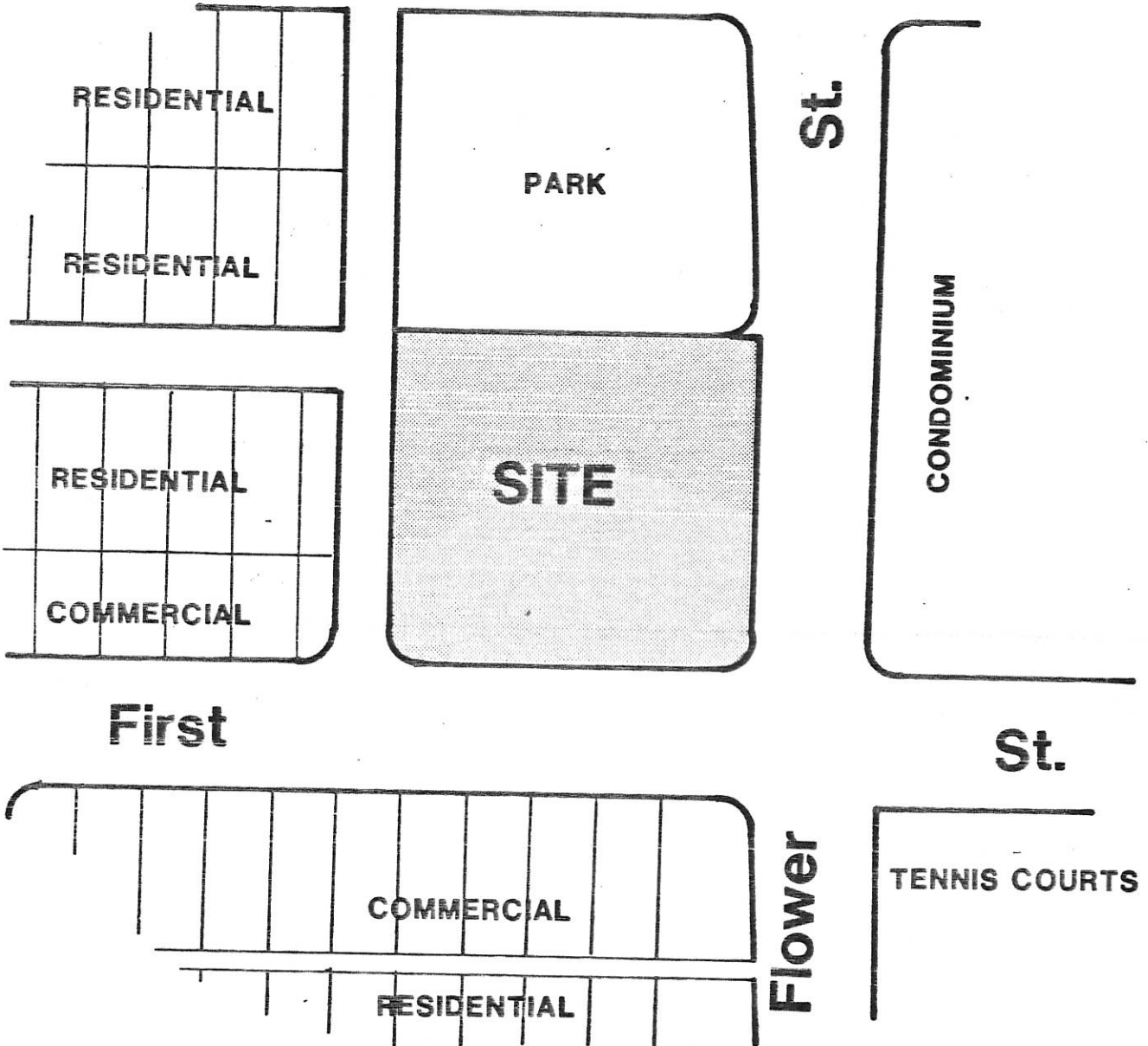
Note: The legal description on the Grant Deed will be revised to reflect the recording of the resolution vacating Second Street.

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COMMUNITY REDEVELOPMENT AA 883



901 W. FIRST STREET

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Prepared by the City of Santa Ana Planning
& Development Services Department

