

**SPECIFIC DEVELOPMENT No. 22**

**AMENDMENT APPLICATION 894**

**NS-1725**

ORDINANCE NO. NS- 1725

AN ORDINANCE OF THE CITY OF SANTA ANA  
REZONING CERTAIN PROPERTY LOCATED ON  
THE NORTHWEST CORNER OF FIRST STREET  
AND HARBOR BOULEVARD FROM THE C2  
(GENERAL COMMERCIAL) AND A1 (GENERAL  
AGRICULTURAL) DISTRICTS TO THE SD  
(SPECIFIC DEVELOPMENT) DISTRICT AND  
ADOPTING SPECIFIC DEVELOPMENT PLAN  
NO. 22

WHEREAS, Amendment Application No. 894 has been filed to make certain changes in the zoning district designations of certain real property, as hereinafter set forth; and

WHEREAS, the Planning Commission after duly noticed public hearing, has recommended approval of the changes in use district designations as proposed in said Amendment Application, the approval of Specific Development Plan No. 22 for said property; and

WHEREAS, the Council, prior to adopting this ordinance, has reviewed the initial environmental study prepared for this project, and has approved the Negative Declaration for this project based thereon; and

WHEREAS, this Council, after duly noticed public hearing, has determined that the changes in use district designations proposed in the abovesaid Amendment Application and the approval of Specific Development Plan No. 22, are justified by the public necessity, convenience and general welfare;

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

1. Those parcels of real property located generally on the northwest corner of First Street and Harbor Boulevard and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, are hereby reclassified from the C2 (General Commercial) and A1 (General Agricultural) Districts to the SD (Specific Development) District.

2. Specific Development Plan No. 22 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

3. An Amended Sectional District Map No. 9-5-10 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED, this 2nd day of April, 1984.




R.W. Luxembourger  
Mayor

ATTEST:



Janice C. Guy  
Clerk of the Council

APPROVED AS TO FORM:

  
Edward J. Cooper  
City Attorney

COUNCILMEMBERS

Luxembourger	<u>Aye</u>
Acosta	<u>Aye</u>
Bricken	<u>Aye</u>
Griset	<u>Ayr</u>
Johnson	<u>Aye</u>
McGuigan	<u>Aye</u>
Young	<u>Aye</u>

## EXHIBIT A

### DESCRIPTION

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, DESCRIBED AS FOLLOWS:

PARCEL 1: (CITY OF SANTA ANA AS TO PARCEL 1 ONLY)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WEST 208.91 FEET OF THE EAST 417.91 FEET OF THE SOUTH 208.71 FEET.

PARCEL 2:

THE WEST 208.91 FEET OF THE EAST 417.91 FEET OF THE SOUTH 208.71 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 WEST, S. B. B. & M.

EXCEPTING THEREFROM THE SOUTH 30 FEET.

# EXHIBIT B

## Specific Development Plan No. 22

### 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 22 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 community shopping center development composed of a major grocery market and major drug store tenant, retail service stores and restaurant businesses.

### SECTION 4 HEIGHT LIMIT

Height will not exceed the limits of Height District I (35 feet).

### SECTION 5 DEVELOPMENT STANDARDS

- A. Building Area: 109,713 sq. ft. GFA
- B. Coverage: 2.38/1 land-to-building
- C. Parking: 514 spaces
- D. Tenant Mix
  - Freestanding retail shop space: 21,710 sq. ft.
  - Major retail building: 78,771 sq. ft.
    - Includes market, drug store, retail shops and integrated restaurant/take out food shops.
  - Fast food restaurants: 2232 sq. ft.
  - Sit down restaurant: 3000 sq. ft.
  - Sit down restaurant: 4000 sq. ft.
- E. Landscaping:

Landscape area shall include a planter of a minimum of 10 feet in width between approved driveways along Harbor Boulevard and First Street. Street oriented landscape will equal 14,079 square feet. Interior parking area landscaping will equal 10,378 sq. ft., or 6% of total paved area.

F. Building Setbacks

East (Harbor Blvd.): 10 feet - retail shop building  
23 feet - restaurant  
West: 6 feet - retail shop building  
21 feet - restaurant  
41 feet - market  
North: 25 feet - Major retail building  
South: (First Street) 25 feet - retail shop building  
10 feet - restaurant  
27 feet - fast food restaurant

G. Signage

All signage shall be developed pursuant to an approved sign program. Signage for all buildings shall be architecturally integrated. A total of five monument signs shall be approved for the site, two identifying the shopping center, the other three identifying the individual freestanding restaurants. Each separate tenant shall be permitted wall or canopy signage.

H. Architecture

The center will follow an architectural theme for all buildings. Building materials will be either stucco or block with asphalt (wood simulated) shingles. There will be rooftop appurtenances designed on the flat surface of the one story structures.

I. Walls

Architecturally integrated 6 foot high masonry block walls along northerly property line and along westerly property line.

SECTION 6 PLANNING REQUIREMENTS

Conditions of Approval:

Planning Standard Conditions: 1, 2, 3, 4, 5, 10, 13, 14

The following conditions are also required.

Planning:

1. That the project be constructed in accordance with the approved Specific Development Plan and elevations, subject to minor modifications approved by the Planning Division.

2. The total number of customer seating for all restaurant uses on site shall not exceed 370. Food establishments with sole take out service shall be calculated the same as retail commercial space for parking purposes.
3. That the landscape plan pursuant to standard requirement #3 include the following minimum materials.
  - a) To be located within the streetscape area:
    - 1) One twenty-four-inch box canopy tree per 25 lineal foot of street frontage.
    - 2) Two - 15-gallon trees per 25 lineal foot of street frontage
    - 3) 5 - 5-gallon shrubs per 25 lineal foot of street frontage
  - b) To be located with parking area.
    - 1) One - 15-gallon tree per each 10 parking spaces.
    - 2) Landscape area equal to 6% of the total paved area.

4. Signage

A total of five (5) monument signs shall be permitted for the property development. Maximum sizes as follows:

Freestanding restaurants: 5 ft. height - 32 sq. ft. in sign area.

Shopping Center Identification: 10 ft height - 60 sq. ft. in sign area.

\* One sign per primary street frontage, and limited in content to identification of the center and or the two primary tenants.

Wall or canopy signs as follows:

- a) one sign for each activity on site
- b) corner units having walls facing the street may have two signs.
- c) sign area may not exceed 40% of the signage area to a maximum of 2 sq. ft. per lineal foot of business frontage.

All signage shall be architecturally integrated.

5. Provide 6 foot high masonry wall at loading area of market for sound attenuation purposes.

6. There shall be no storage or any business activity permitted at the rear 6 foot of the westerly retail tenant building.
7. Submit revised site plan showing the reorientation of trash enclosures away from the west property line.
8. Prior to release of use and occupancy permits, all on-site improvements, including landscaping shall be in place.
9. Submit materials palette and fully detailed landscape plan to be approved by the Planning Commission at time of the site plan review required prior to submission for building plan check.
10. That the billboard located at the southwest corner of the property be removed prior to issuance of any building permits.

#### SECTION 7 TRANSPORTATION REQUIREMENTS

1. Dedicate Harbor Blvd. for a width of sixty (60) feet street centerline to property-line along with a 27 foot radius spandrel at the corner.
2. Provide street improvement plans to the Department of Public Works for the following:
  - a. First Street
  - b. Harbor Blvd.
3. Improve public streets as follows:
  - a. First Street
    - 1) Remove existing curb and gutter and reconstruct at 50 feet from street centerline.
    - 2) Construct full width sidewalk.
    - 3) Construct street lighting as required.
    - 4) Construct paving to join existing.
    - 5) Construct full street median per standard plan and landscape as required.
    - 6) Re-channelize street as is necessary.
    - 7) Construct drive approaches as approved.
  - b. Harbor Blvd.
    - 1) Remove and reconstruct curb return with a 35 foot radius return.
    - 2) Relocate traffic signal and appurtenances as required, replacing any hardware necessary.
    - 3) Remove existing curb and gutter and reconstruct at 50 feet from street centerline.



- 4) Construct full 10 foot wide sidewalk.
  - 5) Construct drive approaches as approved.
  - 6) Construct ornamental street lighting with underground power distribution.
  - 7) Construct paving to join existing.
4. Make a cash payment to the Department of Transportation Services for the future construction of a median and median landscaping in Harbor Blvd.
  5. The median to be constructed in First Street will allow left turns only at the westerly entrance to the site.
  6. The future median in Harbor Boulevard will allow left turns only at the northerly entrance.
  7. No Stopping Anytime will be posted on both First Street and Harbor Boulevard.
  8. Pay Transportation System Improvement Fee per Section 8-44 of the Municipal Code.

NOTE: 1% of Construction and Improvement Cost of the site.

#### SECTION 8 DEVELOPMENT PROCESSING REQUIREMENTS

1. Submit complete engineered plans showing compliance to 1979 Uniform Building, Mechanical, Plumbing Codes, National Electrical Code, Santa Ana Security Code, State Regulations for Sound & Energy.
2. Permit required for any demolition.

NOTE: Property is located in 3' Flood Zone.

#### SECTION 9 FIRE REQUIREMENTS

1. All portions of exterior walls on the first floor shall be within 150 feet of Fire Dept. access.
2. All portions of exterior walls on the first floor shall be within 150 feet of an accessible fire hydrant.
3. All places of public assembly for 100 or more people shall have automatic fire sprinklers installed in conformance with N.F.P.A. NO. 13.
4. All buildings with a required fire flow over 3500 GPM shall have automatic fire sprinklers installed in conformance with N.F.P.A. NO. 13.

## SECTION 10 PUBLIC WORKS REQUIREMENTS

1. Submit to the Department of Public Works, for their approval, an acceptable final grading plan or an on-site drainage plan, or both, showing the direction and means of flow to the adjacent street(s) or channel(s) when this property is developed. Plan is to include existing and proposed elevations at the property lines. Applicants should check with the Department of Public Works for extent of study needs.
2. Submit to the Department of Public Works a runoff study based on a storm of a ten-year\* frequency to show existing and proposed facilities and methods of draining this site and tributary areas without exceeding the capacity of any street, on-site or off-site.
3. Provide a private easement for drainage purposes to the northerly adjacent properties as required by the Department of Public Works.

NOTE: The runoff study and grading plans shall determine the width and alignment of the easement.

4. Construct the necessary drainage facilities in accordance with the approved run-off study.
5. Construct water and sewer facilities as required by the Department of Public Works.
6. The developer shall investigate and provide for the following:
  - a. Pay Drainage Assessment Fee
  - b. Pay Sewer Connection Fee
  - c. Pay Orange County Sanitation District No. 2 Fees
  - d. Pay water main charges
  - e. Pay costs of water service and fire protection facilities as required.

## SECTION 11 POLICE REQUIREMENTS

### A. Security Lighting Requirements:

1. Exterior doorways shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light at the base of the door.
2. Open parking lots shall be provided with a minimum maintained one footcandle of light on parking surface from dusk til dawn.

3. All exterior lights must be equipped with vandal resistant covers. Light shall not shine away from subject property.
4. All walkways shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.

B. Other Security Requirements:

1. Doors  
8-211 (A) wood doors - w/specifications  
          hollow metal - w/specifications  
8-211 (B-1,4) swinging exterior wood and  
          steel doors single cylinder  
          deadbolt w/specifications
2. Glazing within 40 inches of lock  
8-211 (A-2) w/specifications
3. Double doors  
8-211 (B-2a) Inactive leaf - w/specifications  
          astragal w/specifications
4. Outswinging doors  
8-211 (B-3) Hinge pins to specification
5. Aluminum frame swinging doors  
8-211 (C-1) Jamb construction to specification  
          deadbolt to specification
6. Panic Hardware  
8-211 (D1, 2, 3) Single doors to specification  
          double doors to specification
7. Entrance Doors  
8-211 (E) to specification
8. Glass sliding doors and windows  
8-209 (A) compliance
9. Louvered windows  
8-209 (B) to specification
10. Garage type doors  
8-208 (A1,2,3) Wood doors - to specifications  
          aluminum doors - to specification  
          fiberglass doors - to specification  
          (B) sliding or accordion doors  
          - specification  
          (C) Overhead doors/specifications

11. Exterior transoms or windows  
8-211 (F1,-3) specifications
12. Roof openings  
8-211 (G1-3) specifications  
includes hatchways, airvents,  
ducts, skylights.
13. Ladders, permanently affixed and leading to roof.  
8-211 (H) specifications
14. Address numbers  
8-211 (I 1,3) specifications
15. Alarm service  
8-211 (J1-3) specifications

All security hardware must meet with the approval of Santa Ana Police Department's approved products list. This list is available thru this Community Services Office (834-4956) or City Planning.