

SPECIFIC DEVELOPMENT No. 24

AMENDMENT APPLICATION 908

NS-1761

REL:adg
1/24/85

ORDINANCE NO. NS-1761

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED ON
THE WEST SIDE OF HARBOR BOULEVARD
SOUTH OF CENTURY BOULEVARD FROM THE
C2 (GENERAL COMMERCIAL) DISTRICT TO
THE SD (SPECIFIC DEVELOPMENT) DISTRICT
AND ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 24.

WHEREAS, Amendment Application No. 908 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. 24 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. 24, 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. That parcel of real property located generally on the west side of Harbor Boulevard south of Century Boulevard and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the C2 (General Commercial) District to the SD (Specific Development) District.

ORDINANCE NO. NS-1761
PAGE TWO

2. Specific Development Plan No. 24 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

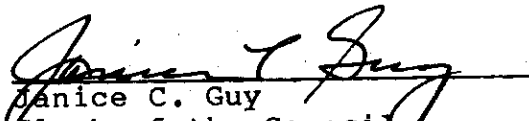
3. An Amended Sectional District Map No. 9-5-10 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED this 19th day of February, 1985.



Daniel E. Griset
Mayor

ATTEST:



Janice C. Guy
Clerk of the Council

APPROVED AS TO FORM:



Edward J. Cooper
City Attorney

COUNCILMEMBERS

Griset	<u>Aye</u>
Acosta	<u>Aye</u>
Hart	<u>Aye</u>
Johnson	<u>Aye</u>
Luxembourger	<u>Aye</u>
McGuigan	<u>Aye</u>
Young	<u>Aye</u>

EXHIBIT A

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

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO
BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 7.50 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; RUNNING
THENCE NORTH 4.16 CHAINS; THENCE WEST 12 CHAINS; THENCE SOUTH
4.16 CHAINS; THENCE EAST 12 CHAINS TO THE POINT OF BEGINNING.

EXHIBIT 8

SPECIFIC DEVELOPMENT PLAN NO. 24

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 24 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

A 130-unit apartment project.

SECTION 4 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 5 DEVELOPMENT STANDARDS

- | | |
|-----------------------|------------------|
| A. Residential Units: | 130 |
| B. Density: | 28.14 du/ac |
| C. Parking Spaces: | 231 |
| Covered | 130 |
| Open Assigned | 75 |
| Guest | 26 |
| D. Unit Breakdown: | |
| One Bedroom | (52) 652 sq. ft. |
| Two Bedroom | (64) 850 sq. ft. |
| | (14) 836 sq. ft. |

E. Landscape Area: 47% of total lot area

F. Open Space:

Private	8,720 sq. ft.
Common	28,046 sq. ft.
Total	36,766 sq. ft.

G. Building Setbacks:

Front	61 ft. - 68 ft.
Rear	33 ft. - 47 ft.
Side	28 ft. minimum (South)
	45 ft. minimum (North)

H. Walls:

Architecturally integrated six (6) foot high masonry block wall along north, west and south property lines.

SECTION 6 PLANNING REQUIREMENTS

CONDITIONS OF APPROVAL

Standards Conditions: 1, 2, 3, 4, 5, 13, 14.

The following specific conditions are also required:

1. That the project be constructed in accordance with the approved Specific Development Plan and elevations, subject to minor modifications as approved by the Planning Division.
2. That a landscape plan be submitted to and approved by the Planning Division prior to the issuance of building permits. Said plans shall incorporate multiple family landscape requirements.
3. Prior to the release of use and occupancy permits, all on-site improvements, including parking and landscaping, shall be in place.
4. High quality natural wood exterior materials shall be used instead of pressboard siding.

SECTION 7 PERMITS AND INSPECTIONS REQUIREMENTS

CONDITIONS OF APPROVAL

1. Submit for plan check review complete structural, electric, plumbing, and mechanical plans, showing compliance to the Uniform Building, Plumbing, Mechanical, Fire Codes: National Electric Code, Santa Ana Security Ordinance, State Regulations for Sound and Energy and Federal Flood Zone Protection.
2. Separate permits are required for Building, Plumbing, Mechanical, Electric, Solar, Demolish, Sewer Cap.

NOTE: This is in Flood Zone A7, 3'depth.

SECTION 8 PUBLIC SERVICES AGENCY

CONDITIONS OF APPROVAL

1. Prior to the issuance of a building permit complete the following:
 - a) Provide a revised site plan showing twenty five (25) feet inside radii corners at the four interior corners of the perimeter access way exclusive of a twenty three feet wide access way. The access at Harbor Boulevard with twenty two feet on the south side of the access median.

NOTE: (1) Security gates shall be placed 60 feet from the curb face on Harbor.

- b) Dedicate Harbor Boulevard for a width of sixty feet street centerline to property line.
- c) Submit to the Public Services Agency 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.

* twenty-five for sump condition

NOTE: Off-site easements and storm drain facilities will be required with a possible on-site retention basin. Applicant should check with the Public Services Agency Subdivision section prior to submittal of any plans.

- d) Submit to the Public Services Agency, 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) when this property is developed. Plan is to include existing and proposed elevations at the property lines.
- e) Provide construction plans for any required storm drain facilities as determined from the run-off study to the Public Services Agency.
- f) Provide street improvement plans for the improvement of Harbor Boulevard including a landscaped and irrigated median.
- g) Provide plans showing an on-site lighting system with .5 footcandle of light throughout the perimeter access way.

2. Prior to the release of utilities complete the following:

- a) Construct the following:
 - 1) Storm drain facilities as required.
 - 2) Harbor Boulevard
 - a. Curb and gutter at fifty (50) feet from street centerline.
 - b. Paving from existing paving to join new gutter and as required.
 - c. Sidewalk ten (10) feet wide adjacent to curb.
 - d. Street lighting with underground power distribution.
 - e. Drive approach as required and approved.

- f. Median from Century Boulevard to the southerly boundary of the proposed complex. Said median will be landscaped and irrigated as required by the City.

NOTE: Installation of median strip shall be delayed until Harbor Boulevard is widened.

- g. An asphaltic cement fillet as required at the southerly boundary in the street to allow Harbor Boulevard to drain properly.
- h. On-site perimeter access way lighting as required per plan. All lights will be mounted on poles twenty five feet high.
- i. Plant street trees per City Standard 124.

- 3. Prior to the issuance of a building permit provide the Public Services Agency with a Parking Management Plan discussing all scenarios that may transpire on this project and delineating all valid solutions to problems. The plan is to be signed by the principals of Classic Development and approved by the Public Services Agency.

SECTION 9 FIRE

CONDITIONS OF APPROVAL

- 1. The proposed apartment complex 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:
 - a) All portions of the exterior walls on the first floor shall be within 150 feet of Fire Department access. Access shall consist of two (2) separate but interconnected means of ingress and egress. Access shall be at least 20 feet in clear width. A 40 foot outside and 20 foot inside turn radius shall be provided. The total width must be continuously paved to accommodate 40,000 pounds and shall not exceed the angle of departure for fire

apparatus on any slope. Access roadways shall have a vertical clearance of not less than 13 feet 6 inches above the finished driveway surface.

- b) All portions of the exterior walls shall be within 150 ft. of an accessible fire hydrant.
- c) Access and hydrants shall be in service prior to combustible construction.
- d) Portable fire extinguishers shall be provided in conformance with NFPA #10.

SECTION 10 POLICE

CONDITIONS OF APPROVAL

1. Must comply with the provisions of Chapter 8, Article II, Division 3 of the Santa Ana Municipal Code, Building Security Ordinance.
2. Upgraded Security Lighting Requirements:
 - a) Exterior doorways will be equipped with a lighting device which is capable of providing a minimum maintained one footcandle 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 footcandle of light on parking surface from dusk till dawn.

All questions should be directed to Community Services at 834-4956.

SECTION 11 UTILITIES AGENCY

CONDITIONS OF APPROVAL

1. Pay sewer connection fees.

NOTE: Contact Garden Grove Sanitary District
regarding fees and main line capacity.

2. Pay Orange County Sanitation District No. 2 fees.
3. Pay water main charges.
4. Pay costs of water service and fire protection facilities installations.