



SPECIFIC DEVELOPMENT No. 27

AMENDMENT APPLICATION 917

NS-1777

CITY COUNCIL ACTION
MAY 20, 1985

REL:adg
4/18/85

ORDINANCE NO. NS- 1777

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED ON THE NORTHWEST CORNER OF MEMORY LANE AND BRISTOL STREET FROM THE C1 (COMMUNITY COMMERCIAL) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 27

WHEREAS, Amendment Application No. 917 has been filed to make a certain change in the zoning district designation of certain real property, as hereinafter set forth; and

WHEREAS, the Planning Commission after duly noticed public hearing, has recommended approval of the change in use district designation as proposed in said Amendment Application, and the approval of Specific Development Plan No. 27 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 change in use district designation proposed in the abovesaid Amendment Application and the approval of Specific Development Plan No. 27, 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 northwest corner of Memory Lane and Bristol Street and more specifically described in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the C1 (Community Commercial) District to the SD (Specific Development) District.

2. Specific Development Plan No. 27 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. 36-4-10 showing the abovedescribed changes in use district designations is hereby adopted.

ADOPTED this 20th day of May, 1985.



Daniel E. Griset
Mayor

ATTEST:




Janice C. Guy
Clerk of the Council

APPROVED AS TO FORM:

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>



Edward J. Cooper
City Attorney

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF ORANGE, CITY OF SANTA ANA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 25 OF THE POTTS, BORDEN AND SIDWELL
TRACT AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 624 OF MISCELLANEOUS
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT 300 FEET NORTHERLY ALONG THE CENTERLINE
OF BRISTOL STREET (BEING THE DIRECTION OF NORTH $0^{\circ} 14'$
 $50''$ EAST) FROM THE INTERSECTION OF THE CENTERLINES OF MEMORY
LANE AND BRISTOL STREET, AS SHOWN ON A RECORD OF SURVEY
FILED IN BOOK 84, PAGE 46, RECORDS OF SURVEY; THENCE NORTH,
 $89^{\circ} 53' 50''$ WEST 50 FEET TO THE TRUE POINT OF BEGINNING
OF THE WITHIN DESCRIBED PARCEL.

FROM SAID TRUE POINT OF BEGINNING, THENCE EASTERLY 10 FEET
ALONG A LINE NORTH $89^{\circ} 53' 50''$ WEST TO A POINT; THENCE
SOUTHERLY 50.04 FEET ALONG A LINE NORTH $0^{\circ} 14' 50''$ EAST
TO A POINT; THENCE WESTERLY 10 FEET ALONG A LINE NORTH
 $89^{\circ} 53' 50''$ WEST TO A POINT; THENCE SOUTHERLY 180.00 FEET
ALONG A LINE NORTH $0^{\circ} 14' 50''$ EAST TO A POINT; THENCE SOUTHWESTERLY
28.34 FEET ALONG A LINE SOUTH $45^{\circ} 08' 35''$ WEST TO A POINT;
THENCE NORTH $87^{\circ} 57' 50''$ WEST 70.12 FEET, TO A POINT; THENCE
WESTERLY ALONG A RADIAL LINE 109.93 FEET (DRAWN BY AN ANGLE
 $1^{\circ} 54' 48''$ WITH A RADIUS OF 1,950 FEET FROM A VERTEX LOCATED
209.80 FEET AND PERPENDICULAR NORTHERLY 1,950 FEET FROM
THE MOST WESTERLY POINT OF SAID 65.12 FEET) TO A POINT;
THENCE SOUTHERLY 10.01 FEET ALONG A LINE WEST $0^{\circ} 14' 50''$
EAST TO A POINT; THENCE WESTERLY 418.01 FEET ALONG A RADIAL
LINE (DRAWN BY AN ANGLE $12^{\circ} 13' 10''$ FROM A VERTEX LOCATED
209.80 FEET FROM SAID POINT OF BEGINNING, THENCE PERPENDICULAR
THERETO NORTHERLY A RADIUS OF 1,960 FEET TO THE VERTEX
OF SAID ANGLE), TO A POINT; THENCE NORTHERLY 160.00 FEET
ALONG A LINE NORTH $15^{\circ} 28' 32''$ EAST TO A POINT; THENCE
EASTERLY ALONG A RADIAL LINE 425.56 FEET (DRAWN BY AN ANGLE
 $12^{\circ} 4' 38''$ FROM A VERTEX LOCATED 190.41 FEET EASTERLY OF
THE POINT OF BEGINNING, THENCE NORTHERLY 99.23 FEET ALONG
A LINE NORTH $0^{\circ} 14' 50''$ EAST TO A POINT; THENCE 150 FEET
ALONG A LINE NORTH $89^{\circ} 53' 50''$ WEST TO A POINT OF BEGINNING
OF THIS PARCEL 2.

EXHIBIT A

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 27

Section 1. APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property, as authorized by Chapter 41, Division 26, Section 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-27 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 84 unit apartment complex.

Section 4. HEIGHT LIMIT

The height of buildings and structures shall be subject to the provisions and requirements of the City's Zoning Code for Height District One (35 feet).

Section 5. DEVELOPMENT STANDARDS

That the project be developed in two phases and as otherwise shown on the approved plans adopted by City Council reflecting the following:

- A. Residential Units: 84
- B. Parking Spaces (Total): 149
 - 1. Open: 65
 - a. Compact (37)
 - 2. Covered: 84
- C. Unit Breakdown:
 - 1. Bachelor: 12 (440-480 s.f.)
 - 2. 1 Bedroom: 24 (600-700 s.f.)
 - 3. 2 Bedroom: 48 (875-950 s.f.)
- D. Landscape Setbacks:
 - 1. Bristol Street: 15 Feet
 - 2. Memory Lane: 15 Feet
- E. Building Setback:
 - 1. North: 21 Feet - 43 Feet
 - 2. East: 15 Feet
 - 3. West: 39 Feet
 - 4. South: 15 Feet

SECTION 6 OPERATIONAL STANDARDS

A) Planning Department

- F. Prior to the release of use and occupancy permits, all on-site improvements, including parking areas and landscaping, shall be in place.
- G. The project shall be constructed in accordance with the approved site plan and elevations subject to minor modifications as approved by the Planning Manager.

- H. Prior to the issuance of building permits, landscape and irrigation plans shall be submitted to and approved by the Planning Division.
- I. That a 6 foot high solid masonry/block wall be constructed along all interior property lines.
- J. That all street and public right-of-way dedications be made and improvements constructed as required by City Codes.
- K. That all other applicable City and State Codes be followed and adhered to.
- L. Tree wells are required on the North property line and are subject to the approval of the Planning Manager.
- M. That there be a minimum of one covered, assigned full size parking space per unit located within 200 feet of the unit.

B. Transportation Department

If the application is approved the following Public Services Agency requirements must be complied with:

- 1. Complete the following prior to the issuance of a building permit.
 - A. Submit the following to the Public Services Agency.
 - (1) A storm water run-off 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.
 - (2) An acceptable final grading plan or an on-site drainage plan, or both, for review and approval, showing the direction and means of flow to the adjacent streets. Plan is to include existing and proposed elevations at the property lines.
 - (3) Plans for facilities that may be required as a result of the run-off study.
 - (4) Improvement plans for required off-site improvements.

(5) Submit a parking management plan, graphic and narrative, delineating assigned parking spaces and reviewing parking demands based on number of tenants. The plan shall take into account bedrooms, potential drivers and all scenarios that may transpire and solutions for problems that may surface.

B. Pay drainage assessment fee.

C. Pay transportation system improvement fee of 1% of construction value, per Section 8-44 of Municipal Code.

D. Dedicate Memory Lane and Bristol Street for a width of fifty (50) feet street centerline to property line.

2. Complete the following prior to the release of utilities on each particular phase of the project.

A. Phase I.

(1) Construct drainage facilities as required per approved plans.

(2) Improve Bristol Street as follows:

(a) Construct curb and gutter at forty (40) feet from street centerline.

(b) Construct street paving from new gutter to join existing paving and as required.

(c) Construct full eight (8) feet wide sidewalk with street tree wells.

(d) Plant street trees per City Standard 124.

NOTE: Contact tree superintendent at 834--4922 for assistance on species and location.

(e) Construct drive approach as approved.

(3) Improve Memory Lane as follows:

(a) Construct curb and gutter at forty two (42) feet from street centerline.

(b) Construct street paving from new gutter to join existing paving as required.

(c) Construct full eight (8) feet wide sidewalk with street tree wells.

(d) Plant street trees per City Standard 124.

NOTE: Contact tree superintendent at 834-4922 for assistance on species and location.

(e) Construct drive approach as approved.

(f) Construct ornamental street lighting with underground power distribution.

(g) Construct a median in the street from Bristol Street to Pacific Avenue complete to City Standard including landscaping and irrigating as required. Median curb will be fourteen (14) inches deep with a nine (9) inch base, and a six (6) inch top.

B. Phase II

(3) Construct any other street improvements to integrate the Phase I and Phase II improvements and make a uniformly complete project.

C. POLICE DEPARTMENT

REQUIREMENTS

MUST COMPLY WITH THE PROVISIONS OF CHAPTER 8 ARTICLE II, DIVISION 3 OF THE SANTA ANA MUNICIPAL CODE, BUILDING SECURITY ORDINANCE. THIS APPLIES TO ALL NEW CONSTRUCTION.

UPGRADED SECURITY LIGHTING REQUIREMENTS

1. Exterior doorways shall be equipped with a lighting device capable of providing a minimum maintained one foot-candle of light at the base of the door.
2. All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one foot-candle of light between lights.
3. Open parking lots shall be provided with a minimum maintained one foot-candle of light on parking surface from dusk until dawn.

4. All exterior lights must be equipped with vandal resistant covers. Light shall not shine away from subject property.

SPECIAL REQUIREMENTS

1. Laundry room must be equipped with windows to allow visibility from the exterior.

D. UTILITIES AGENCY

The Utilities Agency Has The Following Conditions For The Above Captioned Proceedings.

1. Pay Sewer Connection Fees.
2. Pay O.C.S.D. No.2 Fees.
3. Pay Water Main Charges.
4. Pay Cost Of Water Service and Fire Protection Facilities Installations.
5. Provide Improvement Plans For Bristol Street and Memory Lane As Required By The Utilities Agency.

NOTE: No Sanitary Sewer Main Exists In Memory Lane. This Development Must Sewer To Bristol Street.

NOTE: Applicant Is Advised Of The Existence Of A 33" Metropolitan Water District Water Main Across The North Easterly Corner Of This Property and Is Advised To Contact Them Regarding Conditions For Access To and Protection Of This Existing Pipeline.

E. FIRE DEPARTMENT

The proposed living units 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:

All portions of the exterior walls on the first floor shall be within 150 feet of an accessible fire hydrant.

A manual alarm system installed in conformance with NFPA #72A shall be provided for the 16 unit building.

Portable fire extinguishers installed in conformance with NFPA #10 shall be provided.