



SPECIFIC DEVELOPMENT No. 32

AMENDMENT APPLICATION 939

NS-1819

CITY COUNCIL ACTION
DECEMBER 3, 1985

ORDINANCE NO. NS- 1819

AN ORDINANCE OF THE CITY OF SANTA ANA
APPROVING SPECIFIC DEVELOPMENT PLAN
NO. 32 FOR PROPERTY LOCATED ON THE
SOUTH SIDE OF FIRST STREET WEST OF
SHANNON STREET

WHEREAS, the City Council of the City of Santa Ana, by its Ordinance No. NS-1778, rezoned the following described property (hereinafter referred to as "the Property") to the SD (Specific Development) District and approved Specific Plan No. 28 for the Property:

Parcels 1, 2, 3, and 4 as shown
on a map recorded in Book 159,
pages 9 and 10, of Parcel Maps,
Records of Orange County

and

WHEREAS, the Planning Commission, after duly noticed public hearing, has recommended the approval of Specific Plan No. 32 for the Property, in place of Specific Plan No. 28; and

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

WHEREAS, this Council, after duly noticed public hearing, has determined that the approval of Specific Development Plan No. 32 is 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. Specific Development Plan No. 32, attached hereto incorporated herein by reference, is hereby approved for the Property.

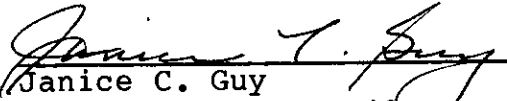
2. Ordinance No. NS-1778 is hereby amended by deleting therefrom the words "Specific Development Plan No. 28" wherever they may appear and substituting in place thereof words "Specific Development Plan No. 32," and by amending Exhibit A attached thereto to read as set forth in Exhibit A attached hereto.

ADOPTED this 3rd day of December, 1985.



Daniel E. Griset
Mayor

ATTEST:

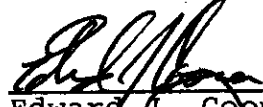


Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

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

APPROVED AS TO FORM:



Edward J. Cooper
City Attorney

EXHIBIT A

SPECIFIC DEVELOPMENT PLAN NO. 32

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-32 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 210 unit apartment complex.

Section 4. HEIGHT LIMIT

The height of buildings and structures shall be subject to a height restriction of 35 feet within the Specific Development Plan No. 28.

Section 5. DEVELOPMENT STANDARDS

That the project be developed as shown on the approved plans adopted by City Council reflecting the following:

- A. Residential Units: 210
- B. Parking Spaces
 - 1) Open:
 - a) Resident 96
 - b) Guest 34

2) Covered:	210
3) Total Required:	340
4) Total Provided:	351

C. Unit Breakdown:

1) 1 Bedroom:	30	(550 s.f.)
2) 1 Bedroom:	90	(640 s.f.)
3) 2 Bedroom:	90	(850 s.f.)

D. Landscape Setbacks:

1) First Street:	25 Feet
2) East and South Property Line	15 Feet
3) West Property Line	20 Feet

E. Building Setback:

1) North:	25 Feet - 60 Feet
2) East:	15 Feet (Minimum)
3) West:	20 Feet (Minimum)
4) South:	15 Feet (Minimum)

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 except along the First Street frontage where the walls will be setback to allow landscape pockets.

J. That all street and public right-of-way dedications be made and improvements constructed as required by City Codes.

- K. That the on-site billboard be removed prior to the issuance of building permits for the proposed development.

Section 6. PERMITS AND INSPECTIONS

- A. Submit complete engineered plans for plan check review showing compliance to the following: the Uniform Building, Plumbing, and Mechanical Codes; the National Electrical Code; the State Requirements for Sound and Energy; and the Federal Flood Zone Protection.
- B. Separate permits are required for the removal of existing structures.

Section 7. UTILITIES AGENCY

- A. Pay sewer connection fees.
- B. Pay O.C.S.D. No. 2 fees.
- C. Pay water main charges.
- D. Pay costs of water service and fire protection facilities installations.
- E. Dedicate exclusive easements to the City of Santa Ana for utility purposes as follows:
- 1) A 20 foot wide by 70 foot long (north-south) strip of land at the southwest corner of the subject property.
 - 2) A 20 foot wide by 70 foot long (north-south) strip of land at the northwest corner of the subject property.
- F. Construct fencing at the City of Santa Ana West Reservoir and Well 21 access drive and at the utility easement boundaries as required by the Utilities Agency.
- G. Provide for adequate drainage of the adjacent City of Santa Ana West Reservoir and Well 21 access drive.

Section 8. PUBLIC SERVICES AGENCY

- A. Prior to the issuance of a building permit, complete the following:

1) Submit the following items to the Public Services Agency:

a) A runoff study based on a storm of ten year frequency (25 year frequency for sump conditions) 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.

b) A final grading plan and/or an on-site drainage plan, showing the directions and means of flow to the adjacent streets or storm drains. The plan is to include existing and proposed elevations at and adjacent to all property lines.

c) A site plan showing trash bin enclosure locations and their proximity to the trash pick up location.

d) An on-site lighting plan.

2) Pay the drainage assessment fee of \$2,230.00 per acre.

3) Pay the Transportation System Improvement Fee, 1% of estimated construction valuation.

B. The major access on First Street will be limited to right turn in and out in the future when the First Street median is constructed. At such time the access on Shannon Street must be used as ingress and egress.

NOTE: The access is too close to Shannon Street to allow a median break in the future.

C. Prior to a utility release on the project, complete the following:

1) Construct main access as approved.

2) Close existing drive approaches.

3) Construct any necessary drainage facilities.

4) Construct on-site lighting.

Section 9. FIRE

- A. The proposed apartment complex shall comply with all applicable sections of the 1982 Uniform Fire Code, the California Administrative Code, and the City of Santa Ana Municipal Code which shall include but not be limited to:
- 1) Fire sprinkler system(s) per N.F.P.A. Standard 13 shall be provided.
 - 2) Accessible hydrant(s) shall be provided and located within 150 feet of all portions of exterior walls on the first floor in conformance with City Standards Numbers 403 and 423, Revised.
 - 3) Fire apparatus access is required. Provide 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.
 - 4) Vehicular access and hydrants shall be in service prior to commencement of construction.
 - 5) Provide an approved fire alarm system.
 - 6) Provide portable fire extinguishers.
 - 7) Provide laddering capabilities to approved emergency egress or rescue windows below the 4th floor. Clear distance from buildings 1/4 height to window plus 2 feet.
 - 8) Provide site plans showing distance to buildings on all 4 sides within 100 feet. Show construction, height, length and type of roof of exposed buildings. Show location of existing hydrants within 150 feet.

Section 10. POLICE

- A. 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.
- B. 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.
- C. Open parking lots shall be provided with a minimum one footcandle of light on the parking surface from dusk until dawn.
- D. All exterior lights must be equipped with vandal resistant covers. Lights shall not shine away from the subject property.
- E. All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.
- F. A computerized footcandle calculation of the parking lot shall be submitted to the Police Department.
- G. A knox box must be installed for the security gate and must be submastered to both the Police and the Fire Department.
- H. All hardware must be on the Police Department's Approved Products List.
- I. Laundry rooms and cabana rooms must be equipped with windows so as to allow interior visibility.