



SPECIFIC DEVELOPMENT No. 35

AMENDMENT APPLICATION 942

NS-1825

CITY COUNCIL ACTION
JANUARY 6, 1986

ORDINANCE NO. NS-1825

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED ON THE WEST SIDE OF THE SANTA ANA RIVER BETWEEN FIRST STREET AND FIFTH STREET FROM THE C2 (GENERAL COMMERCIAL) AND R2 (MULTIPLE-FAMILY RESIDENCE) DISTRICTS PARTLY TO THE R1-PRD (SINGLE-FAMILY RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) DISTRICT AND PARTLY TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 35.

WHEREAS, Amendment Application No. 942 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. 35 for part of 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. 35, 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 as shown in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the C2 (General Commercial) and R2 (Multiple-family Residence) Districts to the R1-PRD (Single-Family Residence, Planned Residential Development) District.

2. That parcel of real property located as shown in Exhibit B, attached hereto and incorporated herein by reference, is hereby reclassified from the C2 (General Commercial) and R2 (Multiple-family Residence) Districts to the SD (Specific Development) District.

3. Specific Development Plan No. 35 set forth in Exhibit C, attached hereto and incorporated herein by reference, is hereby approved for the property shown in Exhibit B.

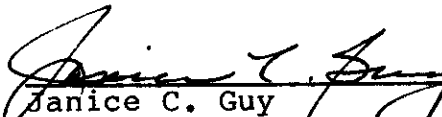
4. Amended Sectional District Map No. 10-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 6th day of January, 1986.



Daniel E. Griset
Mayor

ATTEST:




Janice C. Guy
Clerk of the Council

APPROVED AS TO FORM:

COUNCILMEMBERS

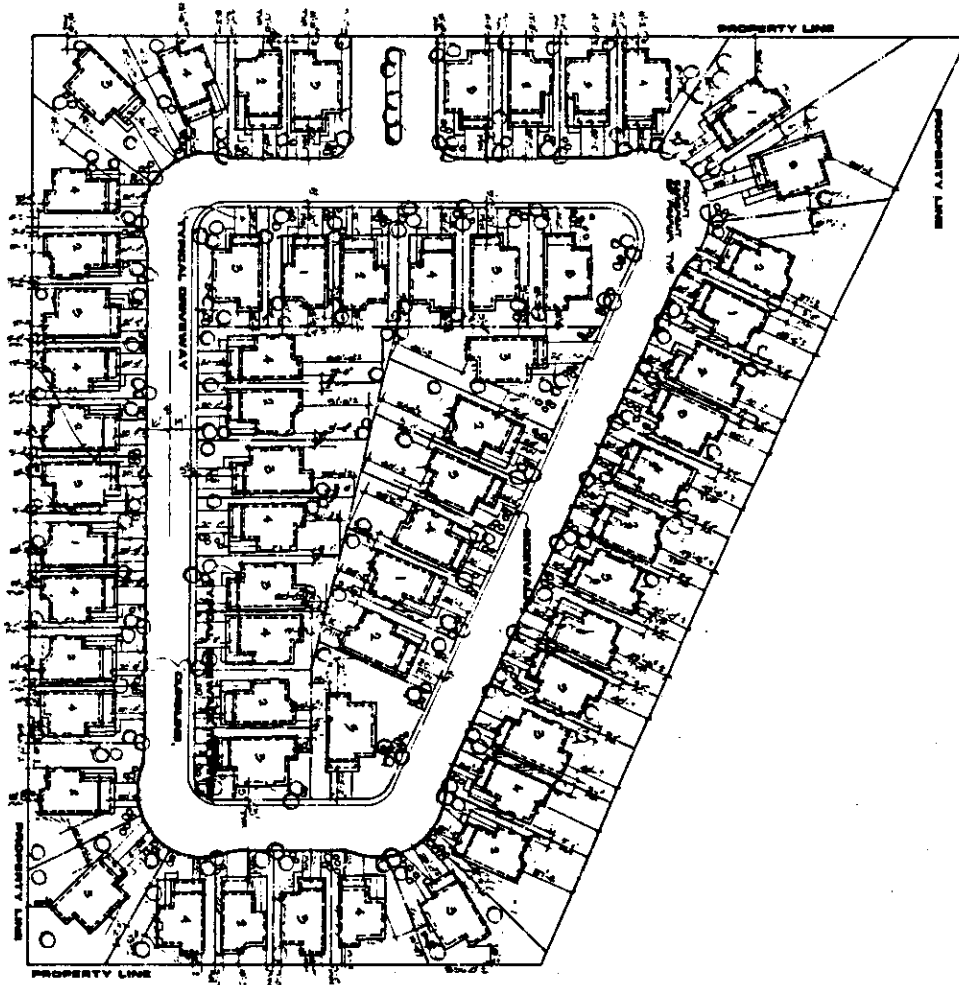
| | |
|--------------|------------|
| Griset | <u>Aye</u> |
| Acosta | <u>Aye</u> |
| Hart | <u>Aye</u> |
| Johnson | <u>Aye</u> |
| Luxembourger | <u>Aye</u> |
| McGuigan | <u>Aye</u> |
| Young | <u>Aye</u> |



Edward J. Cooper
City Attorney

FIFTH ST

SITE PLAN
1" = 48'



North

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RIVERVIEW HOMES
SITE PLAN

ROSEWOOD DEVELOPMENT INC.
RIVERVIEW PARTNERS

GERALD A. CONGIARDO
ARCHITECT

440 WEST COURT STREET SUITE 100
SAN BERNARDINO, CA 92401
PHONE 714/889-8888

EXHIBIT A

EXHIBIT C

SPECIFIC DEVELOPMENT PLAN NO. 35

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.

Section 2. PURPOSE

The SD-35 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. USES PERMITTED

A 220 unit apartment project consisting of 14 two-story structures and associated recreation facilities.

Section 4. HEIGHT LIMIT

A two-story residential structure not to exceed an elevation of 36 feet from grade.

Section 5. DEVELOPMENT STANDARDS

- | | |
|-------------------------|--|
| A. Residential Units: | 220 |
| B. Residential Density: | 22 Du/Ac |
| C. Buildings: | 14 Residential Structures and 2 Recreation Facilities |
| D. Parking: | |
| 1) Covered | 220 |
| 2) Uncovered | 187 |

- 3) Handicapped (Additional) 6
- Total Parking 413
- E. Building Coverage: 130,651 Square Feet/29% of Site
- Parking/Paved Area 127,940 Square Feet/29% of Site
- F. Landscaping/Open Space: 190,957 Square Feet/42% of Site as Common Recreation and Open Space Area
- G. Building Setbacks:
- 1) Side (East): 15 Feet
- 2) Rear (South): 25 Feet
- 3) Front (North): 23 Feet
- 4) Side (West): 15 Feet
- H. Walls:
- Architecturally integrated six foot high decorative masonry wall along exterior property lines. Said wall shall decrease to four feet within 15 feet of the front setback.
- I. Signage:
- A monument sign identifying the project shall be limited to the main entrance at First Street and Fifth Street shall be incorporated within the landscaped entryway. Said sign shall not be internally illuminated and shall be limited in size to 30 square feet in area.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

1. That the SD-35 portion of the project be constructed in accordance with the approved specific development plan and elevations, subject to minor modifications approved by the Planning Department.

2. That the PRD portion of the project be constructed in accordance with the approved planned residential development plan and elevations, subject to minor modifications approved by the Planning Department.
3. Prior to the release of use and occupancy permits, all on-site improvements, including landscaping, shall be in place.
4. Submit a materials palette to be approved by the Planning Department.
5. That the landscape plan submitted pursuant to Standard Requirement #3 include the following minimum materials:
 - a) To be located within the streetscape area:
 - 1) One 24" box canopy tree per 25 lineal feet of street frontage.
 - 2) Two 15 gallon trees per 25 lineal feet of street frontage.
 - 3) Five five-gallon shrubs per 25 lineal feet of street frontage.

B. PERMITS AND INSPECTIONS

1. 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.
2. Separate permits are required for the removal of existing structures.

C. UTILITIES AGENCY

1. Pay sewer connection fees.
2. Pay O.C.S.D. No. 2 fees.
3. Pay water main charges.
4. Pay the cost of water service and fire protection facilities installation.

5. Destroy existing wells on the property in accordance with the provisions of the Santa Ana Municipal Code (Sections 39-60 through 71). Obtain permits and inspection of well abandonment work from the Orange County Health Department.

NOTE: The City of Santa Ana Utilities Agency will provide the apartment complex portion of this development with water and sewer service at our facilities in the public streets. Service lines beyond the mains and meters in First Street, Susan Street and Fifth Street will be private and shall be constructed in accordance with Plumbing Code requirements.

Public water and sewer systems will be accepted in the private streets of the Single Family Residential-PRD portion of this development, subject to its compliance with Santa Ana Municipal Code Section 34-165.

6. If on-site public water and sewer systems are desired in the private streets of the Single Family Residential-PRD portion of this development, developer shall:
 - a) Provide vertically curbed, 28 foot minimum curb to curb width private streets.
 - b) Dedicate exclusive underground, non-exclusive surface easements to the City of Santa Ana for public utility purposes. Said easement shall overly the 28 foot minimum width private streets and extend a minimum of eight feet behind the curb face.
 - c) Dedicate to the City of Santa Ana a 20 foot minimum width exclusive underground, non-exclusive surface easement from "A" Street to Fifth Street for public utility purposes.
 - d) Provide improvement plans by a Registered Civil Engineer showing all improvements within City easements, including all utility systems.
 - e) Construct water facilities as required by the Utilities Agency.
 - f) Construct sewer facilities as required by the Utilities Agency.

D. PUBLIC SERVICES AGENCY

1. Process and record the Tract Map and develop the Tract in conformance with the Santa Ana Municipal Code and the State Subdivision Map Act.
2. Pay the drainage assessment fee of \$2,230.00 per acre.
3. Pay the transportation system improvement fee on the portion that is to be an apartment complex only.
4. Complete the following prior to the issuance of a building permit:
 - a) Record the Tract Map.
 - b) Submit the following to the Public Services Agency:
 - 1) A final grading plan and/or an on-site drainage plan showing the direction and means of flow to the adjacent streets or storm drain. The plan is to include existing and proposed elevations at and adjacent to all property lines.
 - 2) A run-off study based on a storm of ten year frequency (25 year frequency for sump conditions) to show the 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) A site and/or grading plan for the apartment complex showing the following:
 - (a) Trash bin enclosure locations and their proximity to the trash pick-up location.
 - (b) Lighting on the access way maintaining .5 footcandle of light.
 - (c) Pavement sections.

NOTE: If valley gutters are used, they shall have six inches of concrete with one foot of compacted aggregate base under them.

4) Improvement plans for the following:

- (a) Fifth Street
- (b) Susan Street
- (c) First Street
- (d) Interior Tract Streets
- (e) Storm Drain Facilities

5) A parking management plan for the apartment complex to be implemented by the apartment management and signed by the project principles. The plan is to investigate all reasonable parking scenarios or situations that may transpire on the project; i.e., numbers of tenants, bedrooms, vehicles and shall establish procedures for the complete use of parking provided. Overparked mitigation measures are to be discussed.

NOTE: Simply restating parking provided and required numbers is not sufficient.

c) Dedicate First Street adjacent to the Santa Ana River, the land lying southerly of a line on a diagonal starting fifty feet from the centerline of First Street and three hundred seventy feet easterly of the centerline of Susan Street, thence north easterly to a point intersecting the west line of the Santa Ana River and seventy feet north of the centerline of First Street.

d) Obtain an abandonment of land currently dedicated as First Street, lying northerly of the diagonal line described in c) immediately above.

NOTE: Contact Mr. Hervey Lunt at 973-6074 in the Economic Development Department regarding the initiation of the abandonment.

e) Provide drainage easements on the final map to convey storm and nuisance run-off as necessary.

f) Show Fifth Street correctly on the final map as is currently dedicated.

NOTE: The section shown on the tentative map for First and Fifth Streets is incorrect.

- g) Easements for interior private streets shall be such that all sidewalk and curb and gutter is within the easement with an additional five feet for utility purposes adjacent to the curb on the exterior lots.
5. Prior to the issuance of a utilities release and/or the release of tract security, complete the following:

- a) Improve the following streets and/or construct other improvements:

1) Fifth Street

- (a) Remove and close all existing drive approaches with curb, gutter and sidewalk.
- (b) Construct tree wells and plant and/or replant street trees per City Standard #124.

NOTE: Contact Clint Jones at the City Yard, 834-4022, for details.

- (c) Construct tract and apartment accesses as shown on the Tentative Tract Map and as approved.

NOTE: Curb returns are to have wheelchair ramps.

2) Private Streets on the Tract.

- (a) Construct curb and gutter as approved twenty eight feet curb to curb.

NOTE: Per City Municipal Code, "No Parking" is allowed on either side of a private street with a 28 foot curb to curb width.

- (b) Construct a five foot sidewalk adjacent to the curb on interior tract lots.

- (c) Construct ornamental street lighting with underground power distribution.

NOTE: Contact a City Lighting Consultant at 834-4929 for details.

- (d) Construct drive approaches as approved by the Public Services Agency.

- (e) Construct drainage facilities as required.

3) Susan Street

- (a) Construct access and drainage facilities as required and approved.

- (b) Construct ornamental street light with underground power distribution.

- (c) Remove and/or plant street trees per City Standard #124 as is necessary.

- (d) Construct access as approved.

4) First Street

- (a) Remove and close the existing drive approach with curb, gutter and sidewalk.

- (b) Landscape the area easterly of the existing curb, gutter and sidewalk from the tract boundary to the existing paving as required by the Public Services Agency.

- (c) Construct street tree wells and plant street trees per City Standard #124.

5) Interior private access way (apartment complex).

- (a) Construct lighting as approved.

- (b) Construct paving in main traveled way with a minimum section of three inches of asphaltic concrete over six inches of aggregate base.

NOTE: Two buildings at the southeast corner of the apartment complex will have to be adjusted to fit the required First Street right-of-way.

E. FIRE

1. The proposed residential development 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:
 - a) Fire sprinkler system(s) per N.F.P.A. Standard 13 shall be provided.
 - b) Accessible hydrant(s) shall be provided and located within 150 feet of all portions of the exterior walls on the first floor in conformance with City Standards Numbers 403 and 423, Revised.
 - c) Fire apparatus access is required. Provide two 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.
 - d) Vehicular access and hydrants shall be in service prior to the commencement of construction.
 - e) Provide portable fire extinguishers

F. POLICE

1. 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.