



**SPECIFIC DEVELOPMENT NO. 37**

**AMENDMENT APPLICATION 944/959**

**NS-1830**

**CITY COUNCIL ACTION**  
**AUGUST 18, 1986**

ORDINANCE NO. NS-1830

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED ON THE SOUTHEAST CORNER OF FOURTH STREET AND FRENCH STREET FROM THE C2 (GENERAL COMMERCIAL) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 37.

WHEREAS, Amendment Application No. 944 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. 37 for said property; and

WHEREAS, this 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. 37, 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 southeast corner of Fourth Street and French Street 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.

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2. Specific Development Plan No. 37 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. 7-5-9 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 20th day of January, 1986.



\_\_\_\_\_  
Daniel E. Griset  
Mayor


ATTEST:

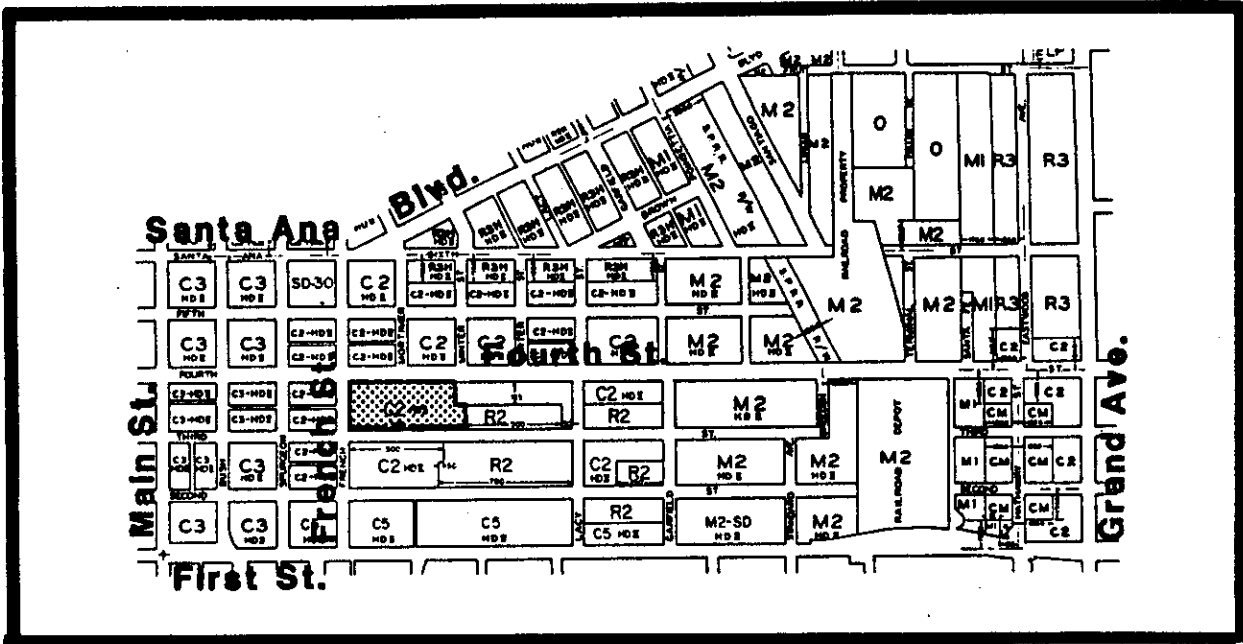
  
\_\_\_\_\_  
Janice C. Guy  
Clerk of the Council

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>

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Edward J. Cooper  
City Attorney



- |     |  |    |                         |       |                                     |
|-----|--|----|-------------------------|-------|-------------------------------------|
| O   | OPEN SPACE                                 | LP | LIMITED PROFESSIONAL    | CM    | COMMERCIAL MANUFACTURING            |
| A1  | GENERAL AGRICULTURE                        | P  | PROFESSIONAL            | LM    | LIMITED MANUFACTURING               |
| RE  | RESIDENTIAL ESTATE                         | SD | SPECIFIC DEVELOPMENT    | MI    | LIGHT INDUSTRIAL                    |
| R1  | SINGLE FAMILY RESIDENTIAL                  | CR | COMMERCIAL RESIDENTIAL  | M2    | HEAVY INDUSTRIAL                    |
| R2  | LIMITED MULTIPLE FAMILY RESIDENTIAL        | C1 | COMMUNITY COMMERCIAL    | -PD   | PLANNED DEVELOPMENT                 |
| R3  | MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL | C2 | GENERAL COMMERCIAL      | -PRD  | PLANNED RESIDENTIAL DEVELOPMENT     |
| R3H | HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL   | C3 | CENTRAL BUSINESS        | -X    | SEE M.C. SECTION 41-000 THRU 41-009 |
| R4  | SUBURBAN APARTMENT                         | C4 | PLANNED SHOPPING CENTER | -B    | PARKING MODIFICATION                |
| CO  | CIVIC DEVELOPMENT                          | C5 | ARTERIAL COMMERCIAL     | -HDII | HEIGHT DISTRICT II                  |

**AA 944/SD 37**



Downtown Retail

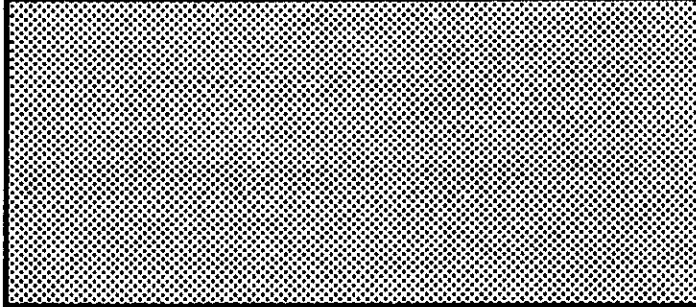
Retail/Parking

Auto Related  
Retail and Service

Bar Office

Fourth St.

Downtown Retail Hotel



Auto Related Retail

Commercial/Industrial

French St.

Single Family  
Residential

Third St.

Commercial /Industrial

Outdoor Storage and Storage Buildings

Single Family Residential

# AA 944/SD 37

Santa Ana Redevelopment Agency  
SEC Fourth St. and French St.



# EXHIBIT B

## SPECIFIC DEVELOPMENT PLAN NO. 37

### 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 37 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

Four (4) stories of residential over one (1) and 1/2 levels of subterranean parking, consisting of eighteen buildings for the development of 204 apartment units.

### SECTION 4

#### HEIGHT LIMIT

The maximum height of the structure shall be limited to 50 feet exclusive of chimneys which will project above the roof line.

### SECTION 5

#### DEVELOPMENT STANDARDS

A. Residential Units:	204
B. Residential Density:	64.6
C. Parking Spaces:	
Prime	238
Tandem	194

Guests	53
Total	485
D. Unit Size:	
One Bedroom (Unit A)	(64) 685 Sq. Ft.
Two Bedroom (Unit B)	(32) 875 Sq. Ft.
Two Bedroom (Unit C)	(84) 850 Sq. Ft.
Three Bedroom (Unit D)	(24) 1050 Sq. Ft.
E. Perimeter Landscape Area:	22,125 Sq. Ft.
F. Open Space:	
Private	13,640 Sq. Ft.
Common	45,141 Sq. Ft.
Total	58,781 Sq. Ft.
G. Building Setbacks:	
North	15 Ft.
South	15 Ft.
East	15 Ft.
West	15 Ft.
H. Signs:	

Wall signage identifying the project shall be limited to the main entrances at Fourth and Third Street and incorporated within the pedestrian entry feature. Said sign shall be non-illuminated and limited in size to twenty (20) square feet.

## SECTION 6 OPERATIONAL STANDARDS

### A. PLANNING

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 and irrigation plan be submitted to and approved by the Planning Divi-

sion prior to the issuance of building permits. Said plan shall incorporate tree species to act as screening for visibility corridors.

3. Decorate screening shall be provided in garage venting openings.
4. That the common open space, recreational facilities and permanently maintained in an appealing and functional manner.
5. That a parking management plan be submitted to the Planning Division which assigns specific parking spaces per each unit.
6. Handicapped parking stalls shall be identified by both a painted symbol on the ground and a pole to which a sign is affixed.

**B. PERMITS AND INSPECTIONS**

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

**C. UTILITIES**

1. Pay sewer Connection Fees.
2. Pay O.C.S.D. No. 1 Fees.
3. Pay cost of Water Service and Fire Protection facilities installation.

Note: This development must make its sewer connection to the existing 8" sewer in French Street as only 6" mains exist in Third and Fourth Streets.

**D. PUBLIC SERVICES AGENCY**

1. Prior to the issuance of a building permit complete the following:
  - a) Pay drainage assessment fee of \$2,285.00 per acre.



b) Pay transportation System Improvement fee of 1% of estimated construction value.

c) Submit the following to the Public Services Agency:

1) A run-off study based on a ten year frequency to show existing and proposed facilities and methods of draining this site without exceeding the capacity of any street.

2) 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.

NOTE: The existing storm drain (culvert) system at the southeast corner of Fourth and French Streets will require reconstruction.

3) The following improvement plans.

a) Street improvement plans for Third and Fourth Streets and French Street.

b) Traffic signal reconstruction at the southeast corner of Fourth and French Streets and as required.

c) Storm drain facilities.

d) Dedicate spandrels at the corners of Third and Fourth Streets and French Street with radii of twenty seven feet.

e) "NO STOPPING ANYTIME" signs will be posted on Fourth and French Streets.

2. Prior to the release of utilities on the project complete the following.

a) Construct the following street improvements.

1. Fourth Street

- a) Remove all curbing, sidewalk and street lights.
- b) Reconstruct new A-2 curb and gutter at same location as the present curb, joining the curb easterly. The curb is at 28 feet from street centerline.
- c) Remove and reconstruct paving adjacent to the new curb and gutter and as required.
- d) Construct a full 8 foot wide sidewalk adjacent to the curb with street tree wells.
- e) Plant street trees per City Standard #124.

NOTE: Contact Clint Jones at the City Yard 834-4922 for details as to locations, size and species.

- f) Construct ornamental street lighting as required with underground power distribution, modifying the existing system as is necessary. Said lighting may be a special theme light.

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

- g) Remove the curb return, drain culvert and signal at the corner of French Street.
- h) Construct a new curb return with a 35 foot radius with sidewalk landing and a wheelchair ramp if necessary and possible.
- i) Relocate and/or reconstruct the signal system at the corner and as required.
- j) Reconstruct drainage culvert and/or facilities as is necessary.

- k) The additional right-of-way of 4 feet between the sidewalk to be constructed and the property line is to be landscaped and incorporated into the on-site landscaping.
- l) Construct drive approaches as approved per City Standard.
- m) Repaint street markings as necessary.

2. French Street

- a) Remove and close existing drive approaches with curb, gutter and sidewalk.
- b) Saw cut street tree wells 3 feet x 3 feet adjacent to the curb as directed.
- c) Plant street trees per City Standard #124.
- d) Reconstruct street lighting as required.

3. Third Street

- a) Remove all curb, sidewalk, drive approaches, and drain culvert.
- b) Construct A-2 curb and gutter 20 feet from street centerline.
- c) Construct sidewalk adjacent to the curb giving a width of 6 feet curb face to property line, with a transition to a full landing at the corner of French Street.
- d) The additional four feet of right-of-way between the sidewalk and the property line is to be landscaped and incorporated into the on-site landscaping. Trees in lieu of street trees are to be planted on-site giving an aesthetically pleasing appearance.
- e) Construct ornamental street lighting with underground power distribution.
- f) Remove and reconstruct paving adjacent to the new gutter, spandrel and x-gutter as necessary and to the centerline

of the street in the area that the drain culvert is removed in the sidewalk.

- g) Construct drive approaches per City Standard from curb to the property line. Ten feet.
- h) Remove the existing curb return at the corner of French Street and reconstruct with a 35 feet radius and a wheelchair ramp. Construct spandrel, x-gutter and sidewalk landing as necessary. Said landing is to be ten feet curb to property line at the ECR on Third Street with a transition as mentioned to the 6 feet wide sidewalk.

E. FIRE

1. The proposed project 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) 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 exterior walls on first floor in conformance with City Standards Numbers 403 and 423, revised.
  - c) Fire apparatus access 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 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 commencement of construction.
  - e) Class 1 or 111 standpipe required.
  - f) Provide an approved fire alarm system.
  - g) Provide portable fire extinguishers.

- h) Drapes and other decorative materials shall be flame retardent. Certification thereof shall be provided. Exits, exit lights, fire alarm stations, hose cabinets and extinguisher locations shall not be concealed by decorative material.
- i) 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.
- j) 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.

F. POLICE

1. Must comply with the provisions of Chapter 8, Article 11, Division 3 of the Santa Ana Municipal Code, Building Security Ordinance. This applies to all new construction.
2. 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.
3. Open parking lots shall be provided with a minimum maintained one footcandle of light on the 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.
5. All walkways and aisles shall be equipped with a lighting device capable of providing a minimum maintained one footcandle of light between lights.
6. The interior of passengers elevators shall be mirrored in such a way as to allow interior visibility when the door opens.
7. All laundry facilities shall be located in the center of the complex.
8. All hardware must be on the Santa Ana Police Department's Approved Products List.
9. A computerized footcandle calculation of the parking lot shall be submitted to the Police Department.

10. If security gates are used, a Knox box submastered to the Police Department shall be installed.
11. Door leading to trash area, must be equipped with windows so as to allow interior visibility.
12. Door(s) leading to stairwell from the parking structure must be equipped with windows.