

SPECIFIC DEVELOPMENT No. 4
AMENDMENT APPLICATION 760
NS-2516

ORDINANCE NO. NS-2516

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING SPECIFIC DEVELOPMENT PLAN NO. 4, PERTAINING TO ARMSTRONG RANCH DEVELOPMENT, TO ELIMINATE ATTACHED DWELLINGS AND CONDOMINIUMS AS A PERMITTED USE; TO ALLOW CHURCHES, COMMUNITY CENTERS, AND WIRELESS COMMUNICATION FACILITIES AS A CONDITIONALLY PERMITTED USE; TO INCREASE THE HEIGHT LIMIT AND TO ALLOW SEVEN DWELLING UNITS PER NET ACRE OF LAND (SD-4) (ZOA NO. 2002-04)

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana does hereby find, determine and declare as follows:

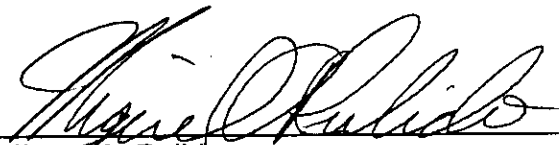
- A. Zoning Ordinance Amendment No. 2002-04 has been filed with the City of Santa Ana to amend the Specific Development Plan No. 4 (SD-4) to eliminate attached dwellings and condominiums as a permitted use; to allow churches, community centers, and wireless communication facilities as a conditionally permitted use; to increase the height limit and to allow seven dwelling units per net acre of land within SD-4.
- B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on September 23, 2002, on Zoning Ordinance Amendment No. 2002-04 and determined by a vote of 6:0 (Richardson absent) to recommend that the City Council adopt Zoning Ordinance Amendment No. 2002-04.
- C. The deletion of the cluster and condominium housing will result in a product that is consistent with the general plan designation of low density residential.
- D. The inclusion of churches and wireless facilities as a conditionally permitted use would allow the development of services that are in demand in the area. Both of these uses would be conditioned to reduce adverse impacts such as traffic and aesthetics to surrounding properties.
- E. An increase in the allowable height would allow the cathedral the ability to incorporate various design features that are consistent with prominent religious structures.

- F. The modification to allow a maximum of seven units per acre would allow the development of the Shea Homes project at a density that is consistent with the general plan land use designation of the area
- G. The City Council of the City of Santa Ana certified Environmental Impact Report No. 00-01 and approved the mitigation monitoring program and statement of overriding considerations for Armstrong Ranch by resolution at a hearing held this same day.


Section 2. Specific Development No. 4 is hereby amended as set forth in Exhibit A, attached hereto and incorporated as though fully set forth herein.

Section 3. This Ordinance shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Ordinance.

ADOPTED this 21st day of October, 2002.


 Miguel A. Pulido
 Mayor

APPROVED AS TO FORM:
 Joseph W. Fletcher
 City Attorney

By: 
 Kylee Odette
 Deputy City Attorney

AYES: Councilmembers: Alvarez, Bist, Christy, Franklin, Pulido, Solorio (6)

NOES: Councilmembers: None (0)

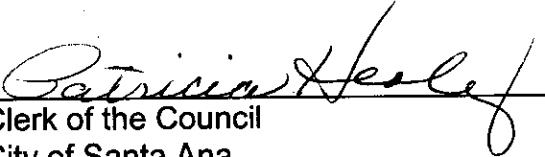
ABSTAIN: Councilmembers: None (0)

NOT PRESENT: Councilmembers: McGuigan (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, PATRICIA E. HEALY, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2516 to be the original ordinance adopted by the City Council of the City of Santa Ana on October 21, 2002, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 10/24/02


Clerk of the Council
City of Santa Ana

SPECIFIC DEVELOPMENT ORDINANCE NO. 4

Plan
(Redline Draft)
Additions
Deletions

SECTION 1 APPLICABILITY OF ORDINANCE

SD #4 (specific development) zoning district, as authorized by Chapter 41, Division 26, of the Santa Ana Municipal Code, is specifically subject to the regulations contained in this ordinance for the express purpose of establishing use district regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance. Use district regulations established in Chapter 41, Article III, of the Santa Ana Municipal Code for zoning districts other than the SD zoning district may be incorporated herein by reference.

SECTION 2 PURPOSE

The SD #4 specific development use district regulations are hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by encouraging the use of innovative planning concepts and principles for the planned residential development of a series of separate but related land areas in the City of Santa Ana subject to Specific Development Ordinances 3, 4, 5,6 and 7.

SECTION 3 USES PERMITTED

Permitted uses are:

- (a) crop agriculture,
- (b) single family dwellings,
- ~~(c) cluster or attached family dwellings,~~
- ~~(d) condominiums,~~
- ~~(e)(e)~~ accessory buildings and uses determined to be incidental and necessary to the primary use, subject to the approval of the Planning Commission.

SECTION 4 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are:

- (a) churches and accessory church buildings and functions,
- (b) wireless communication facilities,
- (c) community service centers.

SECTION 5 HEIGHT LIMIT

The height limit of main buildings and structures is 35 feet and accessory buildings and structures 20 feet. ~~The height limit for accessory church structures is 150 feet.~~ provided, however, the Planning Commission shall have the right to limit the number of stories in any or all of the buildings in the SD #4 district, or the height of any other structure, when it finds that existing or proposed developments on adjacent properties, or properties across a street or alley, would be adversely affected unless such a limitation were imposed.

SECTION 6 YARD REQUIREMENTS

All yard requirements shall be established by the approval of plans and drawings as provided for in Division 26 of the Santa Ana Municipal Code.

SECTION 7 PARKING REQUIREMENTS

Required parking shall be provided as follows:

Two (2) fully enclosed garages and one uncovered parking space for each dwelling within the development.

SECTION 8 DWELLING UNITS PERMITTED

Not more than ~~7~~ 5.6 dwelling units per one (1) acre of net developable land shall be permitted.

SECTION 9 OPEN SPACE

Not less than 50 percent (50%) of the total lot area shall be devoted to open space as per Division 24, Santa Ana Municipal Code (PRD development standards), excepting however that up to a ten percent (10%) reduction to forty-five percent (45%) open space may be granted by the City if it is found that, based on excellence of design, the proposed open space and recreational amenities merit the reduction of the fifty percent (50%) open space requirements.

SECTION 10 REGULATIONS SPECIFICALLY INCLUDED HEREIN BY REFERENCE

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to SD #4 use district, excepting therefrom the requirement of an approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.