

**SPECIFIC DEVELOPMENT No. 41**

**AMENDMENT APPLICATION 964**

**NS-1872**

**CITY COUNCIL ACTION**  
**OCTOBER 20, 1986**

ORDINANCE NO. NS-1872

AN ORDINANCE OF THE CITY OF SANTA ANA  
REZONING CERTAIN PROPERTY LOCATED ON  
THE SOUTH SIDE OF WESTMINSTER AVENUE  
AND WEST OF MAR-LES DRIVE FROM THE  
R2-PRD (TWO-FAMILY RESIDENTIAL - PLANNED  
RESIDENTIAL DEVELOPMENT) DISTRICT TO  
THE SD (SPECIFIC DEVELOPMENT) DISTRICT  
AND ADOPTING SPECIFIC DEVELOPMENT PLAN  
NO. 41

WHEREAS, Amendment Application No. 964 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. 41 for said property; 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. 41, 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 south side of Westminster Avenue and west of Mar-Les Drive and more specifically located as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R2-PRD (Two-family residential - planned residential development) District to the SD (Specific Development) District.

2. Specific Development Plan No. 41 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. 10-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 20th day of October, 1986

ATTEST:

*Janice C. Guy*  
Janice C. Guy  
Clerk of the Council

*D. E. Griset*

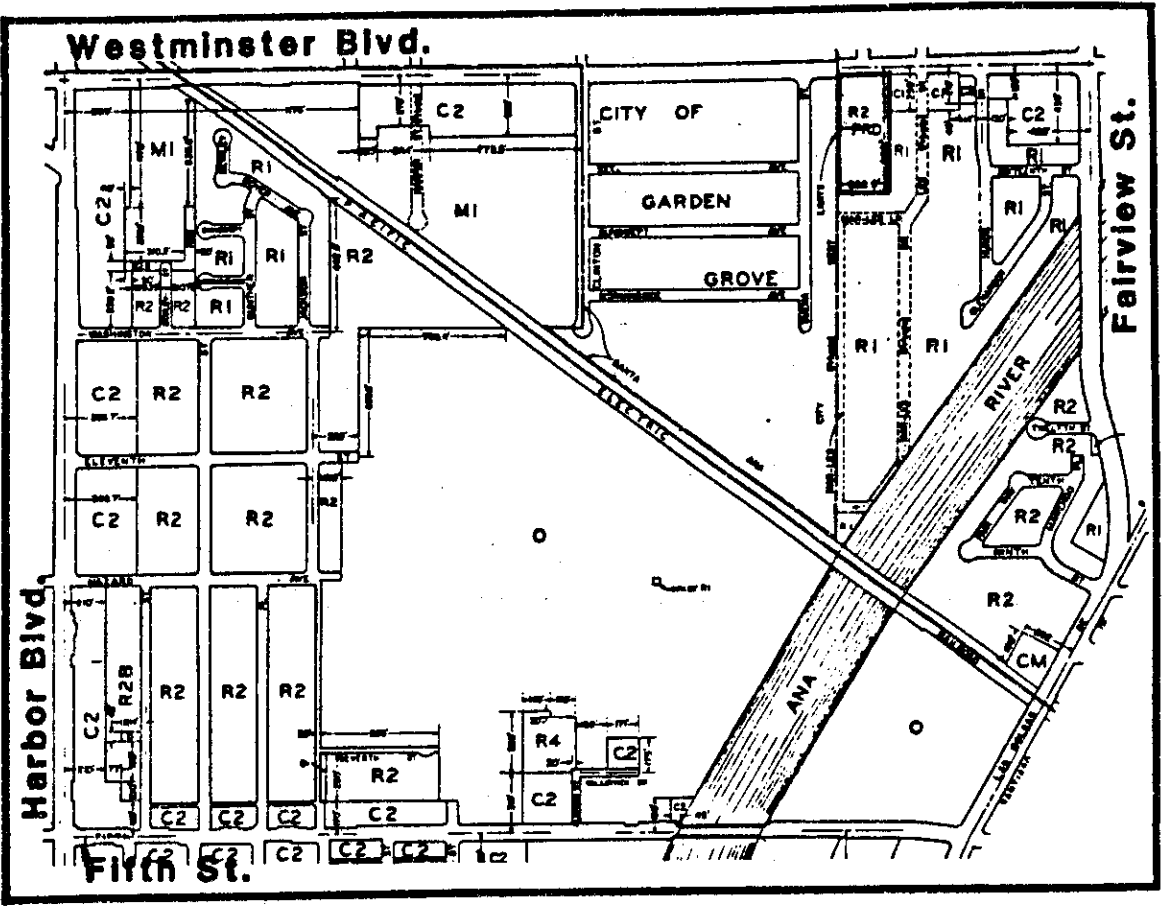
\_\_\_\_\_  
Daniel E. Griset  
Mayor

COUNCILMEMBERS:

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

APPROVED AS TO FORM:

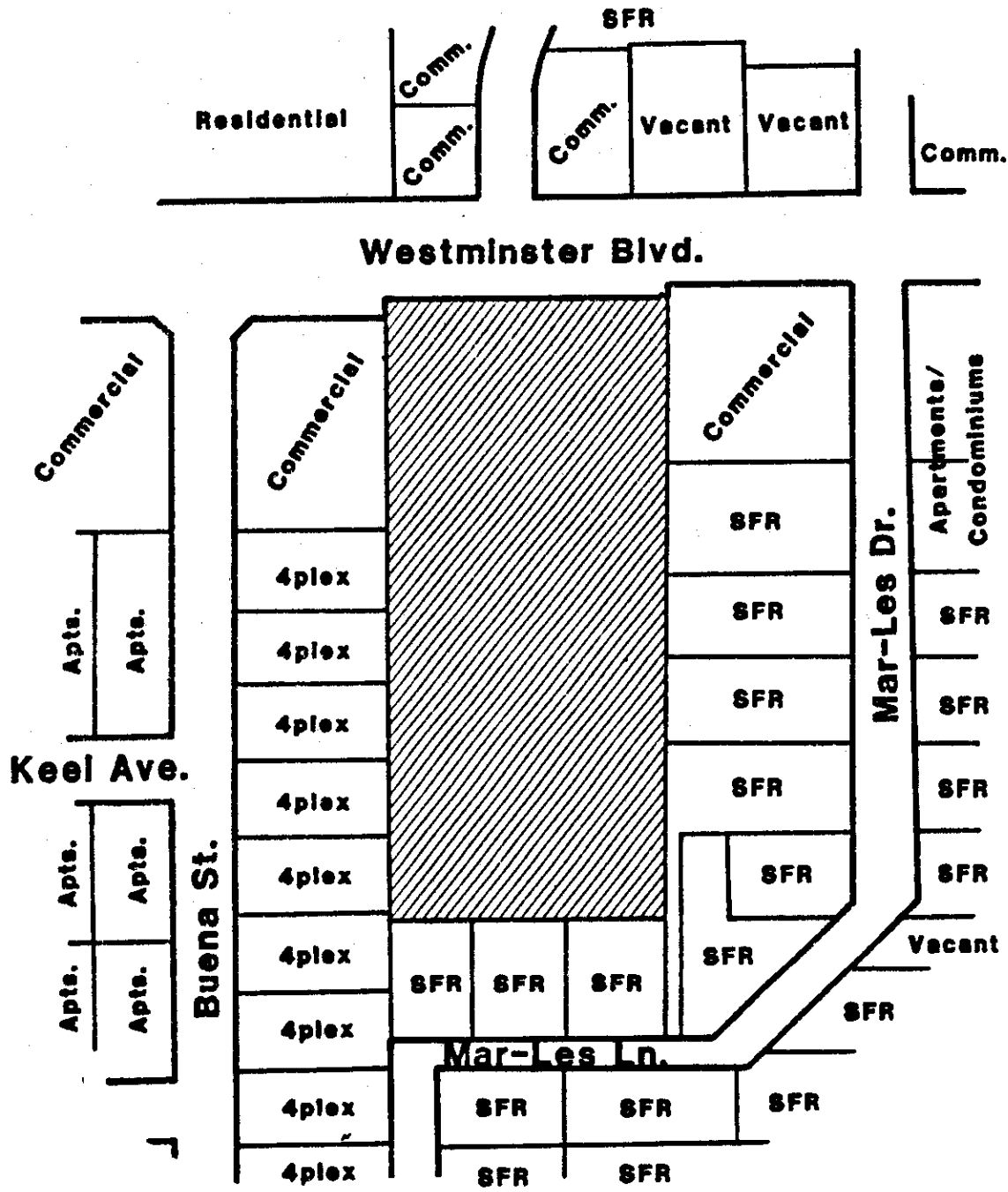
*Edward J. Cooper*  
\_\_\_\_\_  
Edward J. Cooper  
City Attorney



- |     |  |    |                         |       |                                 |
|-----|--|----|-------------------------|-------|---------------------------------|
| O   | OPEN SPACE                                 | LP | LIMITED PROFESSIONAL    | CM    | COMMERCIAL MANUFACTURING        |
| A1  | GENERAL AGRICULTURE                        | P  | PROFESSIONAL            | LM    | LIMITED MANUFACTURING           |
| RE  | RESIDENTIAL ESTATE                         | DR | COMMERCIAL RESIDENTIAL  | M1    | LIGHT INDUSTRIAL                |
| R1  | SINGLE FAMILY RESIDENTIAL                  | C1 | COMMUNITY COMMERCIAL    | M2    | HEAVY INDUSTRIAL                |
| R2  | LIMITED MULTIPLE FAMILY RESIDENTIAL        | C2 | GENERAL COMMERCIAL      | -PD   | PLANNED DEVELOPMENT             |
| R3  | MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL | C3 | CENTRAL BUSINESS        | -PRD  | PLANNED RESIDENTIAL DEVELOPMENT |
| R3H | HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL   | C4 | PLANNED SHOPPING CENTER | -SD   | SPECIFIC DEVELOPMENT            |
| R4  | BIURBAN APARTMENT                          | C5 | ARTERIAL COMMERCIAL     | -B    | BUSINESS INDUSTRY               |
| CD  | CIVIC DEVELOPMENT                          |    |                         | -HDII | HEIGHT DISTRICT 2               |

**AA 964/SD 41**





**AA 964/SD 41**  
**Parameter Construction, Inc.**  
**2800 W. Westminster Ave.**

EXHIBIT A

p. 2.

# EXHIBIT B

## SPECIFIC DEVELOPMENT PLAN NO. 41

### 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 regulation 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 41 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

The following use shall be permitted:

130 unit residential apartment complex.

### Section 4. BUILDING HEIGHT

No structure shall exceed 35 feet within 15 feet of R1 zoned property. Every structure in excess of 35 feet shall provide an additional one (1) foot setback to the required buffer yards for each foot that the structure exceeds 35 feet. Structures shall be limited in height to 50 feet or four (4) stories.

### Section 5. DEVELOPMENT STANDARDS

A. Residential Units: 130

B. Buildings as follows:

Two 30-unit three story 60 units  
Two 18-unit three story 36 units  
Four 8-unit two story 32 units  
One 2-unit two story 2 units

One Recreational Building

C. Dwelling Units: Two bedroom - 825.5 sq. ft. 1st floor  
840 sq. ft. 2nd and 3rd Floor.

- D. Open Space: Minimum 250 sq. ft. per unit.
- E. Setbacks: Front-52 Side 69 Rear 73
- F. Landscaping: Minimum 5% of Parking Area  
Minimum 10% of Lot Area
- G. Parking: Total 299 spaces  
Subterranean - 157  
At-grade - 142
- H. Fences: Eight (8) foot decorative block perimeter wall.

## Section 6. OPERATIONAL STANDARDS

### A. PLANNING

1. Should the Planning Commission recommend approval of Amendment Application No. 964 and Specific Development Plan No. 41, the project must comply with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the 1982 Uniform Fire Code, the Uniform Building Code and other applicable regulations. In addition, it shall meet the following:
  - a. That the project be constructed in accordance with the approved Specific Development Plan and elevations, subject to minor modifications approved by the Planning Department.
  - b. Prior to the release of use and occupancy permits, all on-site improvements, including parking areas and landscaping, shall be in place.

### B. BUILDING AND SAFETY

1. Submit separate and complete engineered plans for plan check review showing compliance to the following: Uniform Building, Plumbing, Grading, Mechanical codes, National Electrical Code, State requirements for sound energy, and Federal flood zone protection
2. Separate permits are required for Building, Grading, Electrical, Plumbing, and Mechanical.
3. 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 Cost of Water Service and Fire Protection Facilities Installation. Meters and Detector Check Valves will be at the Public Street Curb line in accordance with our standard requirements.
5. All existing City Easements on this property must be abandoned. A map for reversion to acreage must be filed and processed through to recording.
6. Existing well(s) on site shall be abandoned in accordance with provisions of S.A.M.C. Permits and inspections from the Orange County Health Department are required.

### D. PUBLIC SERVICES AGENCY

1. Prior to the issuance of a building permit complete the following.
  - a. Submit a revised site plan with the following changes.
    1. The Fire Department access gate at or within 5 feet of the public sidewalk on Westminster Avenue. The access at the curb on Westminster Avenue will utilize a City Standard number 112 drive approach with a 4 inch curb face.
    2. Provisions will be made for visitors not gaining access at the west drive security gate to back up and turn around and drive out the main entry. This will require either a paved area off the main drive with a curb depression and paving or a depression and an area landscaped using turf block. Otherwise visitor parking must be provided outside the security gated area. Signing is to be provided directing visitors to a point they may gain access to the development.
  - b. Provide a run-off study based on a storm of ten year frequency (25 year frequency for sump condition) to show existing and proposed facilities and methods of draining this side without exceeding the capacity of any on-site or off-site.



- c. Submit a final grading plan showing the following:
1. The direction and means of flow to public streets and/or other acceptable drainage facilities.
  2. Existing and proposed elevations at and adjacent to all property lines.
  3. All drainage directed to city streets carried under sidewalks and through curb faces.
  4. The 20 foot wide access way with either a 4 foot wide valley gutter of Portland Cement concrete or a 2 foot wide concrete curb and gutter on one side. The pavement section is to be a minimum of 3 inches of asphaltic concrete over 4 inches of aggregate base in the access way. Twenty feet by fifteen feet concrete pads at each trash enclosure location with 6 inch deep concrete reinforced or having one foot of compacted aggregate base under them. Note: Trash truck operations are extremely hard on standard asphaltic concrete sections and early pavement deterioration results.
  5. An on-site access-way lighting plan maintaining .5 foot-candles of light and actuated by photo-cells.
  6. Special emphasis such that access-way drainage doesn't infiltrate the parking garage beneath the front complex.
- d. Provide storage areas outside the subterranean parking garage at grade level for trash containers to be picked up by the trash company.
- e. Provide street improvement plans for Westminster Avenue.
- f. Provide improvement plans for any required public off-side drainage facility. Private facilities must be shown on the grading plan and appropriate recorded easement(s) must be documented.
- g. Pay the following fees.
1. Transportation System Improvement fee of 1% of the estimated value of construction.
  2. Plan check fees.  
Note: This is a no drainage fee area.

- h. Provide a cash payment for one-half the cost of a future landscaped, irrigated, and lighted raised median in Westminster Avenue.
  - i. Provide street channelization plans as required.
2. Prior to the release of utilities on the project complete the following.
- a. Improve the main access-way as required on the grading plan.  
Note: Security gates would be better positioned on the access parallel with Westminster Avenue.
  - b. Construct all required drainage facilities as determined necessary and required by an approved run-off study and grading plan.
  - c. Improve Westminster Avenue as follows.
    - 1. Remove all existing curb and gutter.
    - 2. Construct A-2 curb and gutter at 44 feet from street center line with transitions as required to join existing improvements westerly and easterly.
    - 3. Construct full 8 foot wide sidewalk curb to property line with street tree wells.
    - 4. Plant street trees per City Standard #124. Contact Clint Jones at City yard 549-6820 for assistance and details.
    - 5. Construct ornamental street lighting with underground power distribution. Contact City Lighting Consultant Mr. Jack Niday at 647-5611 for assistance and details.
    - 6. Construct paving from new gutter to existing paving and as required.
    - 7. Construct main access with a City Standard #112C flared drive approach.  
Note: Curb return approach is unacceptable due to on-site conditions.
    - 8. Construct emergency only access with a City Standard #112 drive approach with a 4 inch curb face and 2 foot wide X-sections.

9. Restripe street channelization and construct traffic control signs as required.  
Note: No stopping Anytime Zone will be established on Westminster Avenue. Contact Check Mackey at 647-5609 two weeks prior to sidewalk construction to initiate traffic control devices as necessary.

#### E. FIRE

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-P and 423-P.
3. Fire apparatus access 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.
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 site plans showing distance to buildings on all four sides within 100 feet. Show construction, height, length, and type of roof of exposed buildings. Show location of existing hydrants within 150 feet.
8. Show address on all plans.