

**SPECIFIC DEVELOPMENT No. 43  
MacArthur Place**

**Ordinance No. NS-2830**

**THE  
MACARTHUR PLACE  
DISTRICT CENTER**

**SPECIFIC DEVELOPMENT PLAN NO. 43  
CITY OF SANTA ANA  
AND  
SANTA ANA REDEVELOPMENT AGENCY**

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## I. INTRODUCTION

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applicable chapters, articles, and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance.

The SD-43 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.

This Specific Development Plan No. 43 sets forth the development and design criteria for **MacArthur** Place District Center, a mixed-use urban development consisting of approximately 62 acres and shown on the vicinity map attached as Exhibit 1. The purpose of this Specific Development Plan is to permit maximum flexibility in site planning and design while assuring high quality development.

This Specific Development Plan No. 43 specifically establishes for the **MacArthur** Place District Center the following:

- A. The authorized uses for the District Center;
- B. Maximum authorized development densities;
- C. Operational standards for authorized uses, including:
  1. parking requirements
  2. setback and **sideyard** requirements;
  3. building height limits; maximum site coverages;
  4. landscaping and **signage** standards.

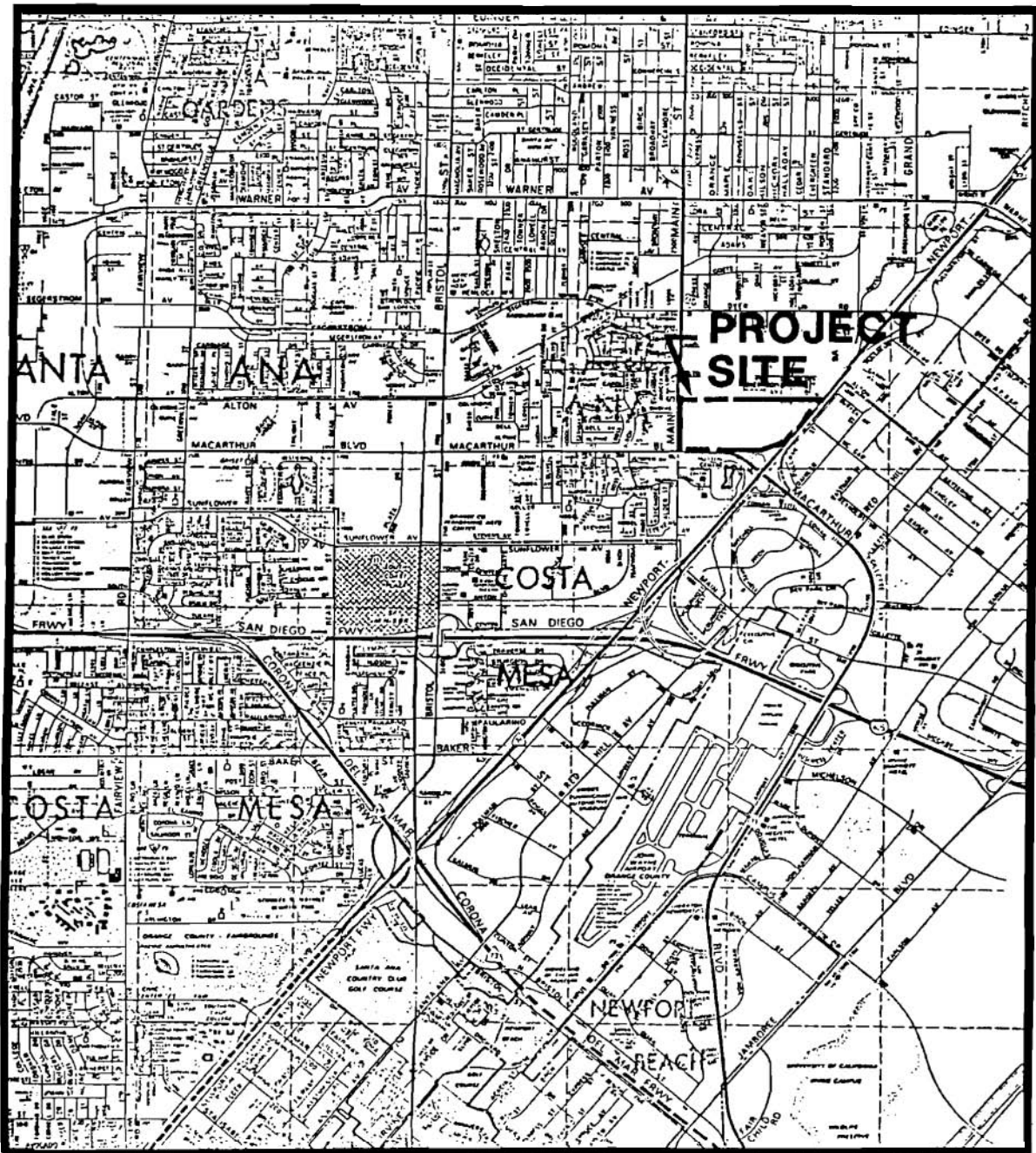
A specific site plan and architectural standards for the District Center have not been adopted for this Specific Development Plan No. 43 as of the date hereof, in light of the fact that the District Center is in its early planning stages. However, it is contemplated ~~that~~ such standards may be adopted by a subsequent amendment to this Plan. Except as otherwise stated in this Specific Development Plan No. 43, the requirements of the **City's** Zoning Code (Chapter 41 of the City of Santa Ana Municipal Code) which are in effect as of the date of the adoption of this Specific Development Plan shall apply with respect to the District Center.

A final Environmental Impact **Report** ("EIR") will be prepared and certified by the City Council on November 23, 1987. The EIR sets forth certain required mitigation measures, which are hereby incorporated as part of this Specific Development Plan No. 43.

## OBJECTIVES

The objectives of the MACARTHUR PLACE Specific Development Plan include the provision of the following:

1. Development under a comprehensive planning effort which will encourage harmonious land use patterns;
2. Landscaping that is appropriate to the level of development and sensitive to the surrounding community;
3. A visually harmonious development as viewed both internally and externally;
4. A circulation system that is responsive to the needs of both vehicular and pedestrian travel; particularly pedestrian safety across major arterials serving the subject site;
5. Development that is exclusive of noxious fumes, toxic or hazardous materials;
6. Flexibility in development while achieving overall City and Community goals;
7. Creation of new employment opportunities;
8. Encouragement of private **commercial/industrial** rehabilitation, development and capital investment;
9. Off-street parking;
10. Opportunities for public facilities serving the visual and performing arts;
11. An integrated sign program that visually enhances the development and is harmonious with the adjacent environs.



**VICINITY MAP**

THE MACARTHUR PLACE  
DISTRICT CENTER  
City of Santa Ana



## II. DEFINITIONS

### **SPECIFIC DEVELOPMENT PLAN**

The following definitions shall apply to Specific Development Plan No. 43. Where definitions between the Specific Development Plan and City Zoning conflict, the below definitions shall apply:

#### **Floor Area:**

Floor area means the total floor area included within the outer walls of a building.

#### **Open Space**

Areas private or held in common within the MacArthur Place District Center which by intent and design are available for active or passive recreational opportunities.

#### **Side and Front of Corner Lots:**

For the purpose of this ordinance, the narrowest frontage of a lot facing the street is the front, and the longest frontage facing the intersecting street is the side, irrespective of the direction in which structures face.

#### **Sign:**

Any structure, device, or contrivance, electric or non-electric and all parts thereof which are erected or used for advertising purposes upon or within which any poster, bill, bulletin, printing, lettering, painting, device or other advertising of any kind whatsoever is used, placed, posted, tacked, nailed, pasted or otherwise fastened or affixed.

#### **Streets - Dedicated and Private:**

Reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way.

#### **Cultural Uses**

Cultural uses include museums, visual performing arts center, and other similar uses.

### III. MAXIMUM PERMITTED BUILDING DENSITY/INTENSITY

#### A. MAXIMUM DENSITIES

The maximum authorized building **densities/intensities** for the **MacArthur** Place District Center are as follows:

1. **4,051,000** square feet of Floor Area of **office/commercial** use; plus
2. 624 residential units;
3. The maximum **office/commercial** density with no residential use is 4,175,000 square feet of Floor Area.

The maximum densities can **be** converted or exchanged as follows:

- a. 1,000 square feet of Floor Area for office space can **be** converted into and exchanged for 2 hotel rooms (common areas in hotels are not calculated in the **determination** of maximum densities).
- b. 1,000 square feet of Floor Area of **office** space can **be** converted into and exchanged for 3.23 residential units.
- c. **1,000** square feet of Floor Area of office can be exchanged for 280 square **feet** of retail commercial.

Parking structures are **not** included in the calculation of Floor Area.

The **MacArthur** Place District Center will **be** developed contingent on the installation of major **infrastructure** improvements as **set** forth in the EIR. The applicable infrastructure improvements corresponding to each phase of development within the **MacArthur** Place District Center are required to be substantially completed **as** follows:

- (i) With respect to the **first** phase of the Development, **fifty** percent (50%) of all applicable first phase off-site improvements set forth in Section 2.4 and Table **1** of the EIR shall be completed prior to the issuance of any tenancy occupancy **permits** with respect to the last building to be constructed in such phase, and the remainder of all first phase off-site improvements shall be completed not later than one year following the date of issuance of such tenant occupancy permit. Notwithstanding the foregoing, as a condition to such one-year extension of the obligation to complete such first phase off-site improvements, Developer shall deliver to City sufficient security to ensure the completion of the remaining first phase off-site improvements within such one-year period;



- (ii) For each remaining phase of the Development, seventy-five percent (75%) of all of the applicable required off-site improvements for each phase shall be completed prior to the issuance of any tenant occupancy permit with respect to the last building to be constructed in such phase, and the remainder of all such off-site improvements applicable to each phase shall be completed not later than one year following the date of issuance of such tenant occupancy permit; provided, however, that as a condition to such one-year delay in completion of such off-site improvements, Developer shall deliver to the City sufficient security to ensure completion of such off-site improvements within such one-year period;
  
- (iii) The determination of the percentage of completion of the applicable off-site improvements shall be based upon a cost estimate prepared by a licensed civil engineer reasonably satisfactory to the City. For purposes of this Agreement, "sufficient security" shall mean a letter of credit issued by a national or state bank, savings and loan association or other financial institution reasonably satisfactory to City, a completion bond issued by a reasonably satisfactory surety, or such other security as the City may hereafter accept in an amount equal to one hundred ten percent (**110%**) of such engineer's estimate of the costs of the uncompleted off-site improvements.

Further increases in the maximum building densities set forth in this Specific Development may be approved subject to certification of subsequent or supplemental environmental impact reports.

The EIR further identifies a Transportation Demand Management Program ("**TDM**") to be implemented as one of the mitigation measures applicable to the MacArthur Place District Center. In this regard, and as certified in the Findings of Fact and Statement of Overriding Consideration applicable to the EIR, the implementation of the TDM program will not be required, and compliance with the reduction measures projected by the implementation of the TDM program shall not be tested prior to the commencement of the fifth (5th) and final phase of the development of the MacArthur Place District Center; provided, however, prior to the approval of any building permits on the fifth (5th) phase of development, a report describing trip generation, level of service and travel impacts on the street system in the vicinity of the project shall be submitted to the City Traffic Engineer.

**B. PHASING**

The following are proposed phases of development which coincide with MacArthur Place Off-Site Street Improvement Plan (Attachment "A"), and are **not** mandatory. Development is authorized for each phase so long as the required corresponding infrastructure improvements have been completed in accordance with the above provisions.

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<b>PHASE</b>	<b>TOTAL</b>
1	1,214,925 +400 dwelling units
2	455,075
3	835,000
4	835,000
5	<u>835,000</u>
TOTAL	4,175,000 <sup>1 2</sup>

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<sup>1</sup> The 4,175,000 represents a factored number and **not** square feet. It exceeds maximum permitted square feet of 4,051,000 square feet of Floor Area because residential traffic generation potential has been factored at the rate of 1,000 square feet of office/commercial area for each 3.23 dwelling units.

<sup>2</sup> Parking structures are not included.

## IV. LAND USE

### PURPOSE AND INTENT

The purpose of the Land Use section is to designate the three major permitted land uses of the District Center. The Professional and Business Office use is to provide for a variety of office and business opportunities in a landscaped setting. It is intended that the uses be mutually supportive while providing the widest variety of employment opportunities. The purpose of the **Commercial/Retail/Hotel** section is to provide for a wide variety of commercial uses and hotel services to the business community. The Residential use section sets forth the authorized residential uses for the District Center.

### PERMITTED USES

#### **PROFESSIONAL AND BUSINESS OFFICES**

1. General offices providing personal and professional services, including, without limit, employment agencies, medical, insurance, real estate, travel, trade contractors, architects, engineers, finance, and other similar uses.
2. Incidental support commercial uses within an office building and day care centers not within an office building.

#### **COMMERCIAL/RETAIL USES/HOTEL**

1. **Commercial/retail** uses, including, but not limited to: indoor and outdoor sales, rental, department stores, and repair establishments for retail merchandise; service commercial uses such as: appliance stores, bakery shops, day care centers, banks and other financial institutions, bookstores, clothing, delicatessens, food stores, home improvement centers, news stands, pet stores, photography studios, theaters, video, office and computer equipment, and other similar uses.
2. Public and institutional uses such as: public buildings and grounds, parks, utility substations, switching equipment, water and gas facilities, storage facilities and other similar uses.
3. Hotel, motel and other similar uses. This includes Bed and Breakfast Inns, Executive Suites, guest suites, and long-term residential hotel concepts.
4. Recreational Facilities including, but not limited, to spas, pools, training room, and other similar uses.
5. Restaurants, retail commercial, travel services, and other commercial uses **incidental/accessing** to the hotel use.

6. A conditional use permit shall not be required for any establishment which serves alcoholic beverages for either on-site or off-site consumption, except if the establishment falls within one of the following categories and provided that a Land Use Certificate has been approved by the City of Santa Ana.
  - a. Restaurants satisfying the following standards:
    - (1) The establishment is licensed by the State of California as a bona fide eating establishment.
    - (2) The bar or lounge area contains less floor area than the dining area and has no separate entrance from outside the building.
    - (3) The kitchen is fully equipped and permanently maintained.
    - (4) A solid masonry wall at least six and one-half (**6-1/2**) feet in height is maintained on any property line which abuts residential property.
  - b. Retail markets which have twenty thousand (20,000) square feet or more of floor area and which devote not more than ten (10) per cent of such floor area to the sale, display, and storage of alcoholic beverages.
  - c. Retail markets which have less than twenty thousand (20,000) square feet of floor area and which satisfy the following standards:
    - (1) The establishment is located at least five hundred (500) feet away from any school, church, park, or any other establishment licensed to sell alcoholic beverages by the State of California for off-site consumption.
    - (2) Not more than ten (10) percent of the floor area is devoted to the sale, display, and storage of alcoholic beverages.
    - (3) The sale of alcoholic beverages is not advertised by signs directed toward persons outside of the building.
    - (4) The establishment does not provide any video or arcade games.
    - (5) The sale of market goods is not carried on in conjunction with the sale of gasoline or other vehicle fuel.
  - d. Club or lodge establishments where admittance is limited to members and guests invited by members and where the sale of alcoholic beverages is clearly incidental to other activities conducted on the premises.

- e. Theaters and concert halls which satisfy the following requirements:
  - (1) The establishment has permanently affixed seats so arranged as to provide all spectators with a direct and unobstructed view of the stage upon which live theatrical or musical performances are given.
  - (2) The sale of alcoholic beverages is clearly incidental to such performance and the revenue derived from the sale of alcoholic beverages is insubstantial when compared to the revenue derived from the sale of tickets for admission to such performances.
- f. Florists shops offering the sale of a bottle of an alcoholic beverage together with a floral arrangement.

**RESIDENTIAL**

- 1. **Multi** family apartments, and/or condominiums.
- 2. Temporary model complex, leasing office, and appurtenant uses
- 3. Common and private recreational facilities.

**CONDITIONAL USE PERMIT**

**PROFESSIONAL AND BUSINESS OFFICES**

- 1. The following uses may be permitted subject to the issuance of a Conditional Use Permit: health and exercise centers.
- 2. Automobile support facilities providing services only within the parking structures such as gas sales, auto repair, auto detailing, and other similar uses.

**COMMERCIAL/RETAIL/HOTEL**

- 1. The following uses may be permitted subject to the issuance of a Conditional Use Permit: automotive repair, tire sales and service, gasoline stations, and health and exercise centers, provided they are totally enclosed within a structure.
- 2. Automobile support facilities providing services only within the parking structures such as gas sales, auto repair, auto detailing, and other similar uses.
- 3. No establishment may sell alcoholic beverages for either on-site or off-site consumption unless a conditional use permit has been approved for such establishment.

## **RESIDENTIAL**

1. Day nurseries and care facilities when provided on the same lot or within the same project complex for the primary use of residents of the project.
2. Health facilities for the use of project residents. Facilities can be either indoor or outdoor and may count toward the required usable open space requirement.

## **ACCESSORY USES**

1. Uses incidental to any Permitted Use will be allowed subject to applicable development standards.

## V. DEVELOPMENT STANDARDS

### PROFESSIONAL AND BUSINESS OFFICES/COMMERCIAL/RETAIL/HOTEL

#### A. Building Heights

No building height limits will be imposed except that development within the District Center shall comply with City Resolution **#87-45** and shall comply with the applicable height limits required to mitigate shading effects on adjacent residential property as set forth in Section 3.11.1 of the EIR. See Exhibit C.

#### B. Setbacks

All setbacks are averages. Setbacks shall be measured from the property line. For the purpose of this ordinance, a street side property line is that line created by the ultimate right-of-way line of the frontage street.

The minimum average building setback on all interior streets is fifteen (15) feet. The minimum average building setback on Main Street and **MacArthur** Boulevard is twenty (20) feet with no setback being less than fifteen (15) feet. The setback along Columbine Avenue shall be fifteen (15) feet. The minimum average landscaped setback to a parking area shall be as follows:

20' along **MacArthur** Boulevard and Main Street  
15' along all other streets

Required and/or provided bus bays can be placed within the building setback.

If the building is over ten (10) feet in height the average setback shall be an average of not less than twenty (20) feet. The average setback shall increase one-half foot for each foot of height in excess of twenty (20) feet not to exceed a required minimum average of thirty (30) feet.

##### 1. **Front Yard Setback**

Front yard setbacks will be required only when any one of the following conditions exist:

- a. Corner lot: average fifteen (15) feet (street side setback only), except that unsupported roofs and sun-screens may project three (3) feet into setback area.
- b. Where property abuts other than commercially zoned property, a ten (10) foot setback is required. Unsupported roofs and sunscreens may project three (3) feet into the setback area.

2. Rear Yard

None required except on a through-lot in which case the required front yard setback shall be observed.

C. Site Coveraee

All building setbacks as described in B. above and as shown in Exhibit B shall be provided. Building setbacks shall be maintained for site coverage. Site coverage for individual parcels or tracts is unlimited, provided that the setbacks described above are maintained.

D. Parking

Parking within the **MacArthur** Place Specific Development will be designed to take advantage of the proposed urban setting and balance of uses. This is represented by the mixture of land uses located within close proximity to transportation facilities. It is the intent of the applicant to provide parking facilities in the form of either or both surface parking, parking structures above and possibly below grade. The parking structures design shall be compatible with the surrounding land uses.

The overall concept of development is as a mixed use District Center. The District Center will provide a variety of uses within close proximity to create a commonality of parking needs within an urban setting.

1. Location of Parking

Required off-street parking shall be provided. When parking is provided on a site of different ownership, a recorded document shall be approved and filed with the City of Santa Ana, Planning Department and signed by the owners of the parking site, stipulating to the reservation of use of the site for said parking.

2. Joint Use of Parking

Two or more commercial, office, or residential uses may jointly develop and utilize required parking facilities if approved by the Planning Department. Parking requirements for each individual use may be reduced through City approval of joint use as indicated below.

3. Parking Construction Standards

Construction of off-street parking facilities shall comply with all existing applicable provisions of the City of Santa Ana as of the date of adoption with regard to surfacing, marking, grading, lighting, walls, circulation, parking dimensions, and layout. Landscaping requirements will be in accordance with this Specific Development.



4. Off-Street Parking **Plan/Site** Plan

A parking plan will be submitted for all projects requiring more than 10 parking spaces unless off-street parking facilities are already provided.

The required number of off-street spaces may be reduced commensurate with the specific type of use and demonstrated hourly parking demand upon approval by the Planning Department. For off-street parking plan areas which contain 500 or more parking spaces a twenty (20) percent reduction may be permitted for required off-street parking, subject to approval by the Planning Department. This percentage is based upon representative factors for land use as provided by the Urban Land Institute's (ULI) shared parking study.

The required number of off-street spaces provided may be further be modified contingent upon implementation of a transportation demand management plan for **MacArthur** Place and based upon the results of a verified transportation study and subject to approval by the Planning Department.

5. Number of Required Off-Street Spaces

The minimum number of off-street parking spaces to be provided within the project are as follows:

Medical and Dental

Six (6) spaces for each doctor or one (1) space for each 200 square feet of gross floor area whichever is greater.

Professional and Business Offices

One (1) space for each 333 1/3 square feet of gross floor area. Modifications to parking requirements are subject to approval by the Planning Department.

Restaurants

Restaurant parking shall be in accordance with the following:

One parking space for each two (2) employees, plus one parking space for each thirty-five (35) square feet of dining or drinking area where there are no fixed seats, and/or one parking space for each five (5) fixed seats (eighteen (18) lineal inches of bench shall be considered one fixed seat), shall be provided for restaurants, cafes, nightclubs, bars and other places dispensing food or refreshments.

**Commercial**

One (1) space for each 200 square feet of gross floor area. One (1) loading space for each 10,000 square feet of gross floor area.

**Hotel**

One parking space for each of the first five (5) guest rooms and one parking space for each two (2) guest rooms beyond the first five (5).

Exception: Parking for Hotel and Motel guest room; all related restaurants, cocktail lounges, banquet and meeting rooms, retail shops; and all employees may be based on a demonstrated formula to be reviewed and approved by the Planning Department. The parking formula shall contain the minimum parking which would be required for each of the separate uses evaluated independently. Any reductions from this minimum parking requirement could be based on the joint usage of the facilities by hotel and motel patrons.

**Movies/Theater**

One (1) space for each five (5) seats.

**Cultural**

One (1) space for each 250 sq.ft. of gross floor area.

**E. Loading Areas**

1. On other than special landscaped streets, street side loading shall be allowed provided the loading area is set back a minimum of thirty five (35) feet from the street right-of-way line or fifty five (55) feet from the street centerline, whichever is greater.

**F. Storage Areas**

1. All outdoor storage shall be visually screened from adjacent streets, freeways, and adjacent property. Said screenings shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point.
2. No storage shall be permitted between a frontage street and the building line.

**G. Refuse Collection Area**

1. All outdoor refuse collection areas shall be visually screened from access streets, freeways, and adjacent property by a complete opaque screen.

2. No **refuse** collection areas shall be permitted between a frontage street and the building line.

**H. Telephone and Electrical Service**

All "on site" electrical lines and telephone lines shall be placed underground. Transformers or **terminal** equipment shall be visually screened **from** view **from** streets and adjacent properties.

**RESIDENTIAL**

**A. Building Heights**

Building heights shall be as designated in the **Professional/Building Office/Commercial/Retail Hotel** designation.

**B. Permitted Density**

Maximum density shall not exceed the 624 dwelling units for the entire **MacArthur Place District Center**.

**C. Minimum Lot Area**

None.

**D. Minimum Lot Width**

None.

**E. Usable Open Space**

Open Space must be provided within 500 feet of any residential on the site at a rate of 250 square feet of area for each unit.

**F. Yard Requirements**

Refer to setbacks for Professional and Business **Offices/Commercial/Retail/Hotel**.

**G. Maximum Lot Coverage**

None; provided, however, minimum setbacks complying with requirements of this Specific Development Plan shall be required.

**H. Minimum Unit Size**

Dwelling units in this zone must be not less than four hundred fifty (450) square feet for a bachelor or zero (0) bedroom unit, five hundred fifty (550) square feet for a one (1) bedroom unit, seven hundred fifty (750) square feet for a two (2) bedroom unit, and nine hundred fifty (950) square feet for three (3) bedroom units.

**I. Parking**

A minimum of 2.0 off-street parking spaces per unit shall be required for all units. In addition, guest parking shall be provided as follows 0.22 space for each unit. Thus, a minimum of 2.22 off-street parking spaces shall be provided per unit in total.

Tandem parking shall be allowed up to a maximum rate of 42% of the total parking stalls for a property, so long as no more than 51% of the total units on the property are studio or one bedroom units.

## VI. LANDSCAPING STANDARDS

All areas not used for buildings, parking or storage shall be landscaped using the following guidelines. All landscaped areas shall be irrigated using an automatic irrigation system. The project shall provide extensive landscaping, fountains, and water features (lakes, ponds, etc.).

The design guidelines outlined herein form an integral element in achieving a distinctive development character for the project area. This character is reinforced through the coordinated design and selection of landscape and paving materials, and emphasis on features. Required guidelines are specified for the following categories:

- Front Yard Setback Areas
- Side and Rear Yard Setback Areas
- Parking Areas
- Sloped Banks

These guidelines establish a framework for consistency of design between the ultimate development pattern and phased increments. As phases are implemented, landscape plans shall be approved which are consistent with and implement these concepts. Detailed landscaping plans shall be submitted to and approved by the City of Santa Ana Planning Department prior to issuance of a building permit and installed prior to issuance of a certificate of Use and Occupancy.

### 1 SETBACK AREAS:

- a. To create a unifying element surrounding the project area, a landscaped edge will be maintained adjacent to Main Street, **MacArthur** Boulevard, **and** interior streets. This edge will contain formal tree plantings with turf below on undulating berms.
- b. Main Street, **MacArthur** Boulevard and interior streets.
  - (1) Landscape Berm - Berms shall be continuous and undulating both vertically and horizontally
  - (2) Turf Type - Turf types shall be consistent within the project site. All tree frontage areas shall be planted in sod.
  - (3) Trees - trees shall be planted in accordance with the following requirements:
- c. Landscape Theme Nodes
  - (1) Landscape Berm - Berms shall be continuous and undulating both vertically and horizontally. Any slope greater than 4:1 shall be covered in ground cover.
  - (2) Turf Type - see paragraph b. (2) of this section.

- (3) Trees - trees shall be planted in accordance with the following requirements:
  - (a) Quantity - Plant a minimum of one (1) tree for every twenty-five linear feet of street frontage not including drives.
  - (b) Spacing - Plant trees in formal groups. Triangular spacing along Main Street and **MacArthur** Boulevard. Linear spacing on remaining street frontages.
  - (c) Size - required sizes for plant material shall be expressed as relative percentages of the total. A minimum of 36" box along Main Street and MacArthur Boulevard and 24" box along interior streets
- (4) Shrubs - Six (6) five gallon minimum for every 25 linear feet for all street frontages. Flowering shrubs in groups or clusters shall predominate in all street frontages. Groundcovers shall be used in all **tree/shrub** plantings.

d. Temporary Landscape Edge Adjacent to Undeveloped Parcels

- (1) Setback - The width of the landscaped edge of undeveloped parcels proposed for expansion of completed buildings is 15 feet from back of curb where no sidewalk exists and 15 feet from back walk where sidewalk exists.
- (2) Landscape Berm - none required.
- (3) Turf Type - see paragraph b. 2 of this section.
- (4) Trees - Trees shall be planted in accordance with previously described standards.
- (5) Shrubs - Shrubs shall be planted in accordance with previously described standards.

e. Entrance to Parking Lots

Accent tree - Entries to the various parking lots on the project site shall be special accent points which announce entry and set a theme for the project. Plant materials for these areas shall be consistent within the project site.

f. Foundation Planting at Building

- (1) **Shrubs/Ground Cover** - Shrubs (planted in accordance with previously defined standards) and ground cover shall be used for screening of parking areas and for special effects at entries and around buildings. Shrubs and ground cover of like species should be used in large masses to avoid a spotty, disconnected ground plane. Shrubs utilized for planting in these areas shall be consistent throughout the project site.

- (2) Setback Encroachment - Foundation plantings must be a minimum of 5 feet wide into the building setback area.

## **2. SIDE AND REAR YARD SETBACK AREA**

All building setback areas shall be landscaped utilizing ground cover, lawn, and/or shrub and tree materials. For setback areas at parking lots, see below.

## **3. PARKING AREAS**

In all areas where parking structures do not provide required parking, the following standards shall apply:

- a. Setback - the width of the landscaped edge adjacent to parking areas shall be a minimum of 5 feet from the interior rear and interior side yard property lines. Front yards are described elsewhere in this text.
- b. Trees - A landscape planter, not less than 1 designated parking stall 8-1/2 feet wide by 18 feet long including the thickness of the raised curb shall be required in all parking areas for every ten parking spaces: each planter will require one 15 gallon size tree, 11 five gallon size shrubs and ground cover to serve as filler materials. Other organic or inorganic materials are not accepted for substitution for ground cover or turf.
- c. Shrubs - Shrubs shall be used for screening parking areas. Shrubs of like species shall be used in large masses for each respective parking area, spaced in linear fashion at 3'-0" o.c. maximum. The center line of the shrub mass shall occur a minimum of 3'-6" from parking lot curb face.

## **4. SLOPED BANKS**

All sloped banks shall be stabilized, planted, and irrigated in accordance with plans submitted and approved by the Planning Department.

## VII. SIGNS

### 1. INTENT

Intent and Purpose. The purpose of this section is to describe permitted sign types and provide minimum standards for signs within the MACARTHUR PLACE Specific Development Plan. Components of the MACARTHUR PLACE include identity **signage**, major entry **signage**, block **signage**, and center wide directional **signage**, which may occur within or adjacent to the MACARTHUR PLACE District Center.

### 2. SIGN TYPES

- a. **Project/Building Identification Signs:** Project/Building identification signs identify the development of major buildings. These signs are to be sited at locations along major street frontages and/or at entrance drive locations related to the project area.
- b. **Building Address Signs.** Building address signs identify the building address. These signs will be located on or adjacent to each building at areas visible to vehicular and pedestrian traffic. Building address numerals shall be of a form consistent with surrounding identification signing.
- c. **Tenant Identification Signs.** Tenant identification signs are divided into three (3) categories which are:
  1. Regular Tenant
  2. Major Tenant
  3. Special Category

Tenant signs are located on or adjacent to the building, near the tenant space and/or entry when applicable. These signs are to be scaled for pedestrian and vehicle recognition.

- d. **Vehicular/Pedestrian Directional Signs.** Vehicular/directional signs are to be located as to direct vehicular and pedestrian traffic within the project.



### 3. SIGN STANDARDS

#### A. General Standards - Tenant Identification Signs

1. Signs shall be restricted to tenant identification only, either wall mounted or free standing.
2. All signs attached to the building shall be individual letters surface mounted.
3. No rooftop signs shall be permitted.
4. Signs visible from the exterior of any building, shall be devised or constructed so as not to rotate, **gyrate**, blink, move, or appear to move in any fashion.
5. Public service devices such as clocks and temperature indicators shall be devoid of advertising.
6. Signs may be attached to exterior vision glass.
7. MacArthur Place District Center project typeface shall be approved by the Planning Director.
8. Primary tenant identification sign (individual letters) shall occupy one position on a horizontal fascia per street frontage with two (2) fascia signs per building maximum.
9. Primary tenant will be allowed the use of his own **logo/logotype** for his tenant identification. When tenant logo and logotype are used together, then logo shall not exceed twelve (12) feet in height and logotype shall not exceed twelve (12) feet in height. If logo is used alone, then maximum height of logo can be increased to fifteen (15) feet. Maximum sign areas shall not exceed twenty (20) per cent of building face. These signs shall be fabricated as individual channel letters and, if illuminated, shall be internally illuminated without a halo.
10. Secondary tenant (ground level) identification sign shall occupy one (1) position adjacent to individual tenant building entrance.
11. Secondary tenant (ground level) will be allowed the use of his own **logo/logotype** for this tenant identification. If no **logo/logotype** exists, then identification sign shall be in MacArthur Place District Center project typeface, **upper/lower** case, six (6) inches capital height. Maximum sign area shall not exceed five (5) square feet.
12. Remaining tenant identification shall be restricted to interior tenant directory.
13. All other signs necessary for the effective operation of each facility shall be in MacArthur Place District Center typeface.

## B. Free Standing Tenant Identification Signs

1. Ground signs shall not exceed four (4) feet above grade in height or more than one and one-half (1-1/2) square feet in area for each foot of lineal frontage of the building. However, no sign shall exceed two hundred (200) square feet in area with each side being one hundred (100) square feet per face (two-face maximum).
2. Multi tenant building shall not be allowed a ground sign, however, one building name ground sign will be allowed.
3. Every lot shall be restricted to one (1) ground sign.
4. All ground signs shall have a minimum setback of twelve (12) feet from the curb.
5. No ground sign shall be within one hundred (100) feet of another

## C. Temporary Identification Signs

1. Sale or Lease Sign: One sign not to exceed fifteen (15) square feet in area advertising the sale, lease, or hire of the site will be allowed.
2. Construction Sign: One sign not to exceed thirty-two (32) feet in area denoting the architects, engineers, contractor, and other related subjects will be allowed at commencement of construction. Said sign will be removed at the time the building is fit for occupancy.
3. Temporary Future Tenant Sign: One sign allowing the identification of future tenants and other persons will be allowed. Such signs shall not exceed twenty (20) square feet in area.

## D. Materials

1. Repair and maintenance of all wall mounted and/or free standing tenant identification signs are the direct responsibility of the tenant.

## 4. LIGHTING GUIDELINES

### A. Objectives

1. To contribute to the safe and efficient use of a development site.
2. To contribute to the site security.
3. To compliment and reinforce the architecture and site design character.

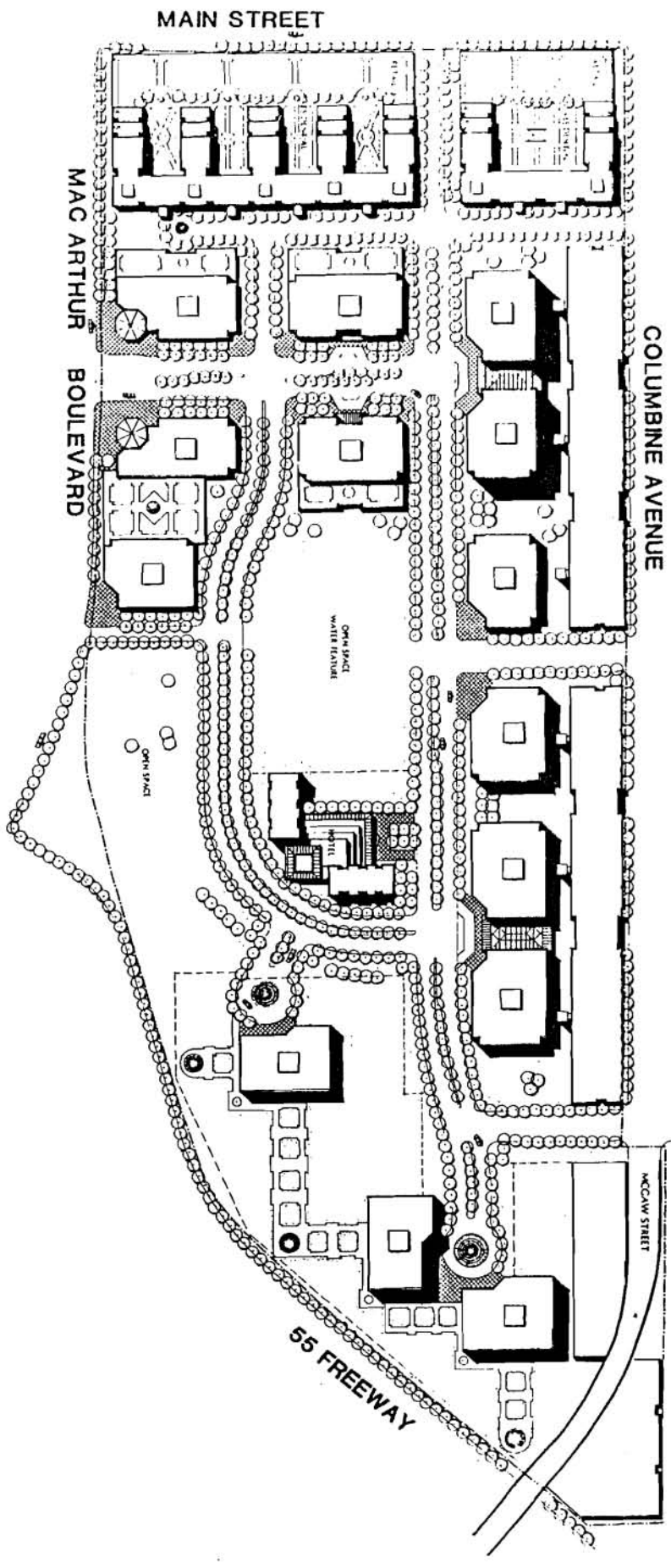
4. To have lighting fixtures and illumination levels for on-site parking consistent throughout MACARTHUR PLACE District Center.
5. To prevent casting glare onto adjacent lots.
6. To prevent casting glare onto adjacent streets in such a manner as to decrease the safety of vehicular movement.
7. To encourage lighting design that is in conformance with energy saving guidelines.

## **B. Guidelines**

1. All lighting potentially visible from an adjacent street except bollard lighting less than forty two (42) inches high, shall be indirect or shall incorporate a full cut off shield type fixture.
2. Parking areas, access drives, and internal vehicular circulation area lighting fixtures shall be a zero cutoff. The parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) with a maintained average of 3.0 foot candle and a minimum of 1.0 foot candle.
3. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source should not be visible from the street.
4. Building illumination and architectural lighting shall be indirect in character. (No light source visible). Indirect wall lighting or "wall washing" overhead down lighting, or interior illumination which spills outside is encouraged. Architectural lighting should articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
5. Pedestrian walk lighting is divided into two types of areas.
  - a. Primary areas. Outdoor pedestrian use areas such as courtyard, entry way, etc. Pedestrian area lighting should achieve a foot candle minimum of 1, with an average illumination of .60 foot candles and a minimum of .18 foot candles.
  - b. Secondary areas. Walk lighting where point to point lighting is acceptable with no specific illumination levels required. The main emphasis in this area should be to clearly identify the pedestrian walkway and direction of travel.

## **5. ENFORCEMENT**

**The penal provisions and permit requirements set forth in Article XI of the Santa Ana Municipal Code (effective as of the date of adoption of this Specific Development Plan) shall apply to all signs within the MacArthur Place District Center.**



NOTE: FOR EXAMPLE PURPOSES ONLY. THIS EXHIBIT IN NO WAY IMPLIES AN APPROVAL OF, OR ANY REQUIREMENT TO DEVELOP THE PROJECT IN ACCORDANCE WITH THIS SITE PLAN.

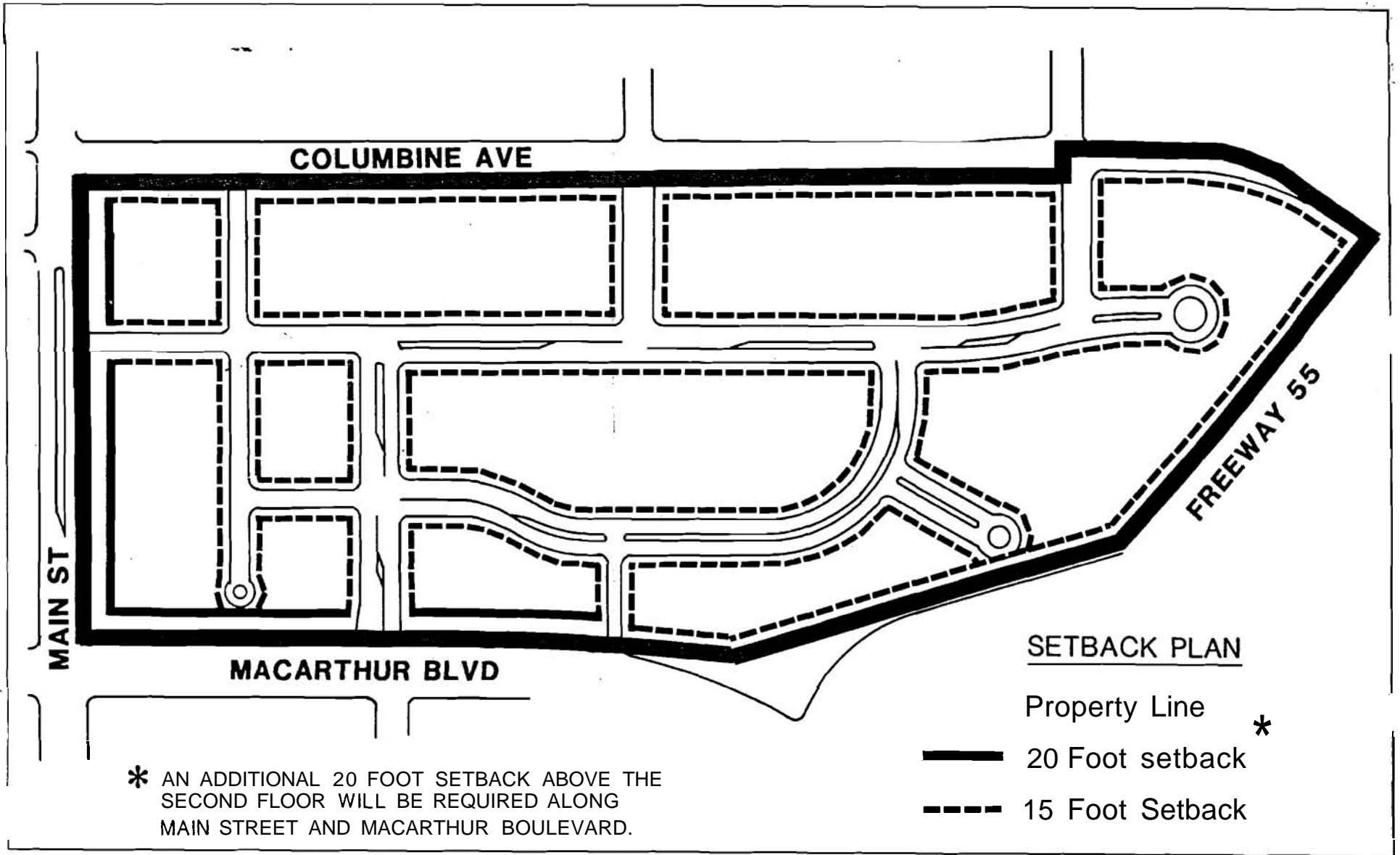
**CONCEPTUAL  
SITE PLAN**

**THE MACARTHUR PLACE  
DISTRICT CENTER**  
City of Santa Ana

no  
scale



Exhibit A

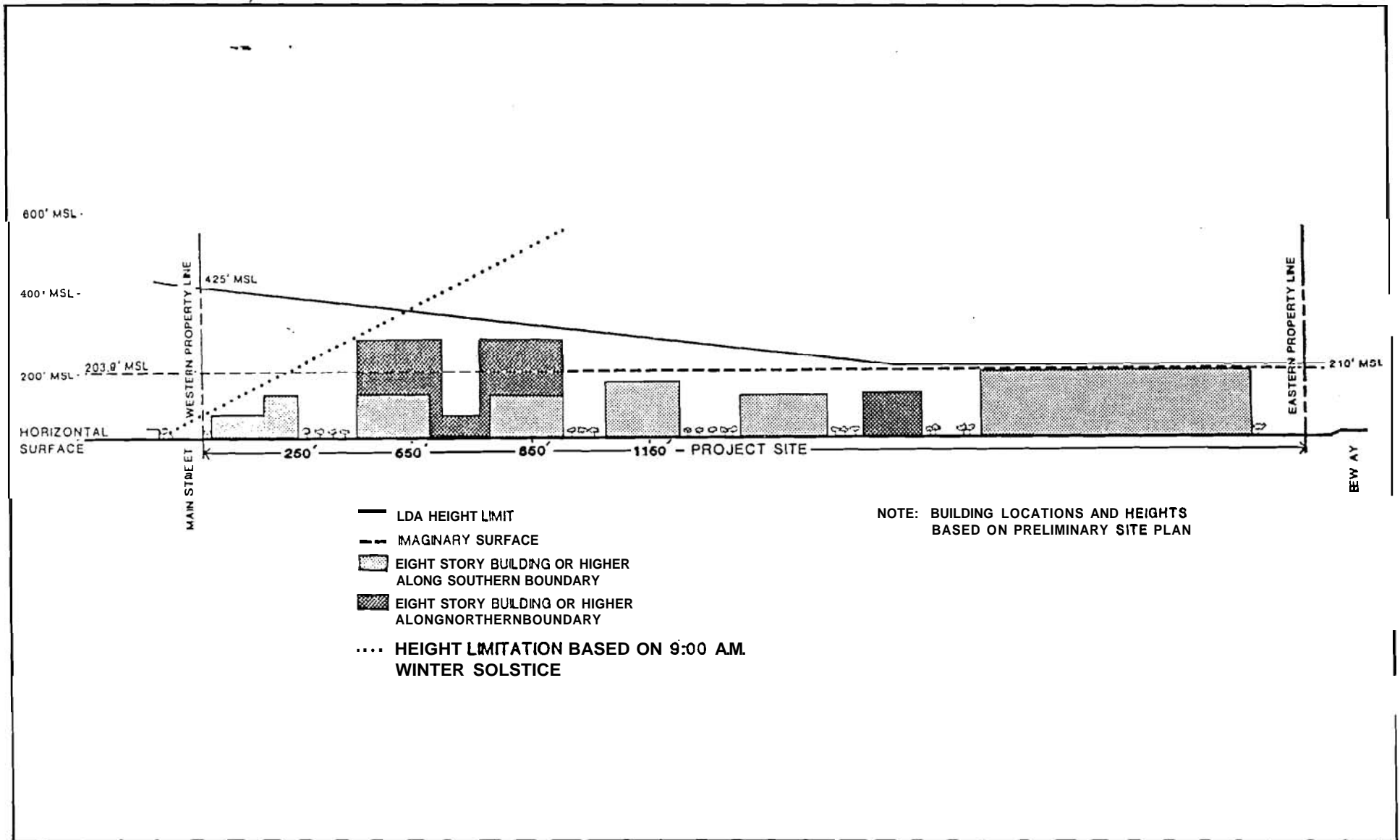


**SETBACKS**

THE MACARTHUR PLACE  
DISTRICT CENTER  
City of Santa Ana



Exhibit B



# HEIGHT LIMITS

THE MACARTHUR PLACE  
DISTRICT CENTER  
City of Santa Ana



Exhibit C

**ATTACHMENT A**

·  
f



**STREET IMPROVEMENTS(a)**

PHASE	IDENTIFICATION NUMBER(b)	IMPROVEMENT	CONSTRUCTION COST	RIGHT-OF- WAY COST	FUNDING SOURCE
1	1A1	2-Lane off-ramp from SR-55	\$ 101,600		(f)
	1A2	Widen MacArthur Boulevard at SB SR 55 on-ramp	145,800		(f)
	1B	Widen Main Street between MacArthur and Columbine	266,350		(f)
	1C	Widen Columbine between Main and Halladay	780,800		(f)
	1D	Traffic signal at Columbine/ Main	225,100		(f)
	1E	Modify traffic signal at Main and MacArthur	26,000		(f)
	1H	Eastbound MacArthur right turn lane at Main	240,400	93,000(d)	(f)
	1I	Westbound MacArthur right turn lane at Main	64,150		(f)
	1J	At Main/Dyer intersection convert existing northbound right turn lane to a through lane and continue beyond intersection	78,100		(g)
	1K	At Halladay/Dyer intersection convert existing westbound right turn lane to a third westbound through lane at intersection	129,300		(f)(g) equally
	1L	At SR-55 northbound off-ramp to Dyer add a third lane to off-ramp	78,100		(g)

**STREET IMPROVEMENTS, Cont. (a)**

PHASE	IDENTIFICATION NUMBER	IMPROVEMENT	CONSTRUCTION COST	RIGHT-OF-WAY COST	FUNDING SOURCE
	1M	At <b>Grand/Dyer</b> intersection make signal modification and <b>restripe</b>	36,500		(g)
	1N	Northbound Main right turn lane at MacArthur	229,400	80,000(e)	(f)
	1Q	Project entrance between off-ramp and <b>Hutton</b> Centre			
		Subtotal	2,427,600		
2	2A1	Modify <b>MacArthur</b> off-ramp at MacArthur	\$ 341,450		(f)
	2A2	Modify traffic signal at MacArthur and SR 55 off-ramp	52,100		(f)
	2B	Project entrance at <b>Hutton</b> Centre	78,100		(f)
	2C	Project entrance at Maple	26,000		(f)
	2D	Widen <b>MacArthur</b> (project site only)	711,600		(f)
	2E	Modify traffic signal at <b>Hutton</b> Centre and MacArthur	36,450		(f)
		Subtotal	1,245,700		
3	3A	Alton overcrossing (by others)	(4,500,000)(c)		(g)(i) equally
	3B1	Halladay widening between Columbine and Alton	1,616,200	894,260(d)	(f)
	3B2	Traffic signal at Halladay and Alton	104,200		(f)

**STREET IMPROVEMENTS, Cont.**

PHASE	IDENTIFICATION NUMBER	IMPROVEMENT	CONSTRUCTION COST	RIGHT-OF- WAY COST	FUNDING SOURCE
	3C	Widen Main between Columbine and Warner (by others)	3,000,000		(f)
	3D	Widen Dyer Road (south side) between Halladay and Main (by others)	800,000		(g)
		Subtotal	\$ 1,720,400		
4	4A	McGaw overcrossing	\$3,514,900		(h)
	4B	Southbound Main right-turn lane at MacArthur	182,300	80,000(e)	(f)
	4C1	Halladay widening between Alton and Dyer	1,076,700	654,140	(f)(g) equally
	4C2	Traffic signal at Halladay and Dyer	104,200		(f)(g) equally
5	5A	Maple widening between Columbine and Alton	619,000	246,000	(f)
	5B	Northbound SR 55 off-ramp to MacArthur Boulevard	104,200		(g)
		Subtotal	732,200		
		<b>TOTAL</b>	<b>\$ 10,995,000</b>	<b>2,047,400</b>	

SOURCE: IWA Engineers; see Appendix F.

NOTE: Refer to page 11-33 for additional detail concerning funding of these improvements.

NOTE: Costs include 15 percent for contingency and 20 percent for engineering administration and construction management.

**STREET IMPROVEMENTS, Cont.**

**NOTES:**

- (a) Costs are calculated in 1987 dollars.
- (b) Refer to Figure 6 for project location.
- (c) Construction projects by others. Costs not included in phase subtotal costs. Projects are area-wide mitigation measures and are not part of this project. The City intends that these projects be completed about the time the third phase street improvements are completed but these additional projects are not mitigation measures for the **MacArthur** Place project.
- (d) Does not include building acquisition and subsequent demolition for road improvements.
- (e) Does not include acquiring all of gas station property at corner.
- (f) Mello-Roos District.
- (g) City Transportation Fee.
- (h) **Developer/Applicant.**
- (i) Others.