



SPECIFIC DEVELOPMENT NO. 44

AMENDMENT APPLICATION 976

CITY COUNCIL ACTION
NOVEMBER 15, 1988

ORDINANCE NO. NS-1976

AN ORDINANCE OF THE CITY OF SANTA ANA
ADOPTING SPECIFIC DEVELOPMENT PLAN NO.
44 FOR PROPERTY LOCATED ON THE NORTH-
WEST CORNER OF SUNFLOWER AVENUE AND
RAITT STREET.

WHEREAS, the City of Santa Ana, by its Ordinance No. NS-1364, adopted May 24, 1977, classified certain parcels of real property, including the property (hereinafter, the "Subject Property") located on the northwest corner of Sunflower Avenue and Raitt Street and more specifically described in Exhibit A, attached hereto and incorporated herein, in the SD (Specific Development) Use District and adopted Specific Development Plan No. 6 for said parcels of real property; and

WHEREAS, Amendment Application No. 1009 has been filed to adopt a new Specific Development Plan, to be numbered 44, for the Subject Property; and

WHEREAS, the Planning Commission, after duly noticed public hearing, has recommended approval of Specific Development Plan No. 44 for the Subject Property; and

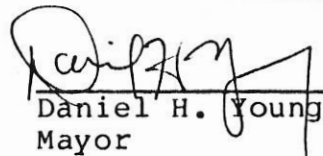
WHEREAS, this Council, after duly noticed public hearing, has determined that the adoption of Specific Development Plan No. 44 for the Subject Property is justified by the public necessity, convenience and general welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN the Specific Plan No. 44 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the Subject Property, and that Specific Development Plan No. 6, as approved by Ordinance No. NS-1364, shall no longer apply to the Subject Property.

ADOPTED this 15th day of November, 1988.

ATTEST:


Janice C. Guy
Clerk of the Council

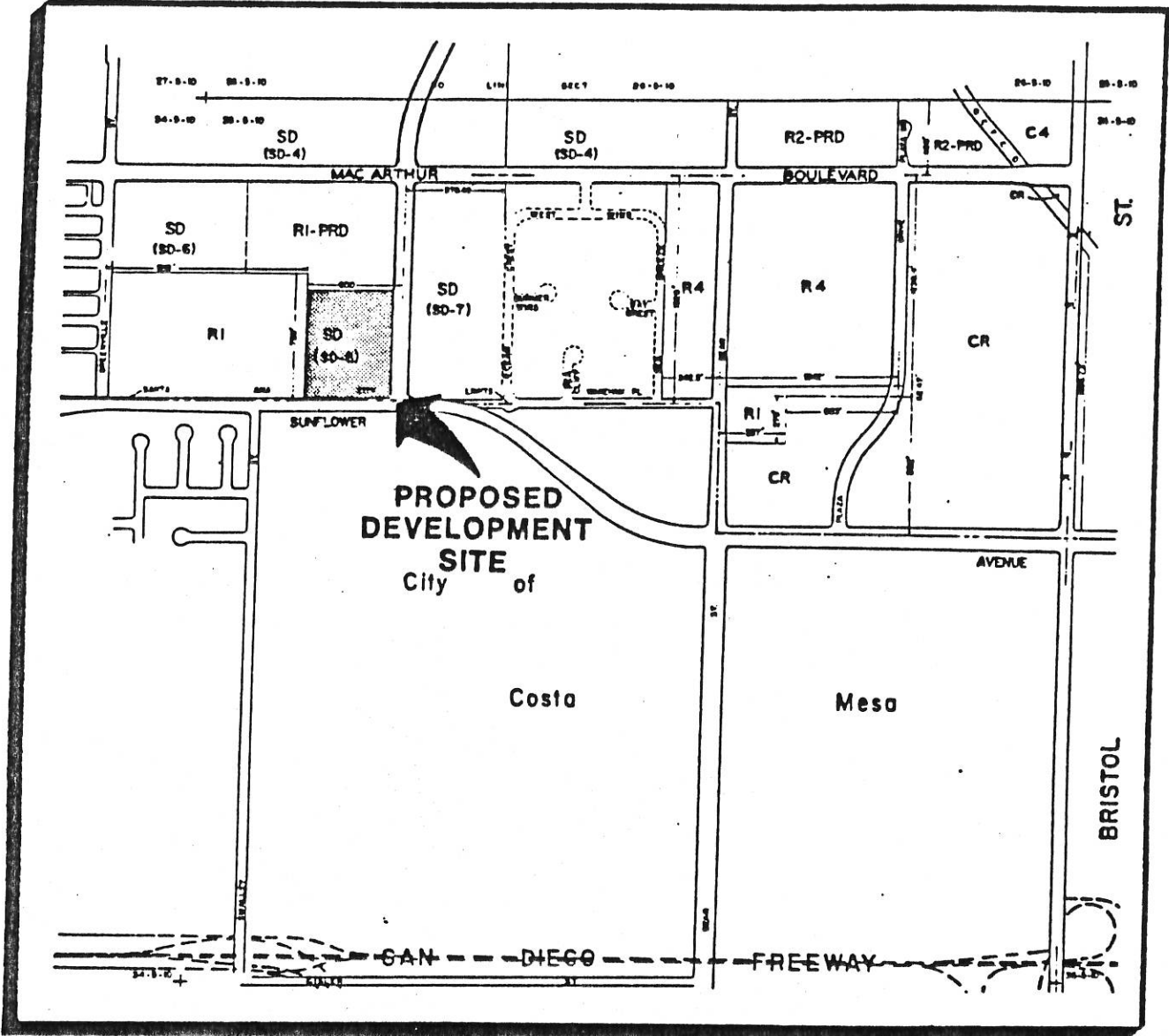

Daniel H. Young
Mayor

COUNCILMEMBERS:

Young Ave
McGuigan Absent
Acosta Absent
Griset Ave
Hart Absent
May Ave
Pulido Ave

APPROVED AS TO FORM:


Edward J. Cooper
City Attorney



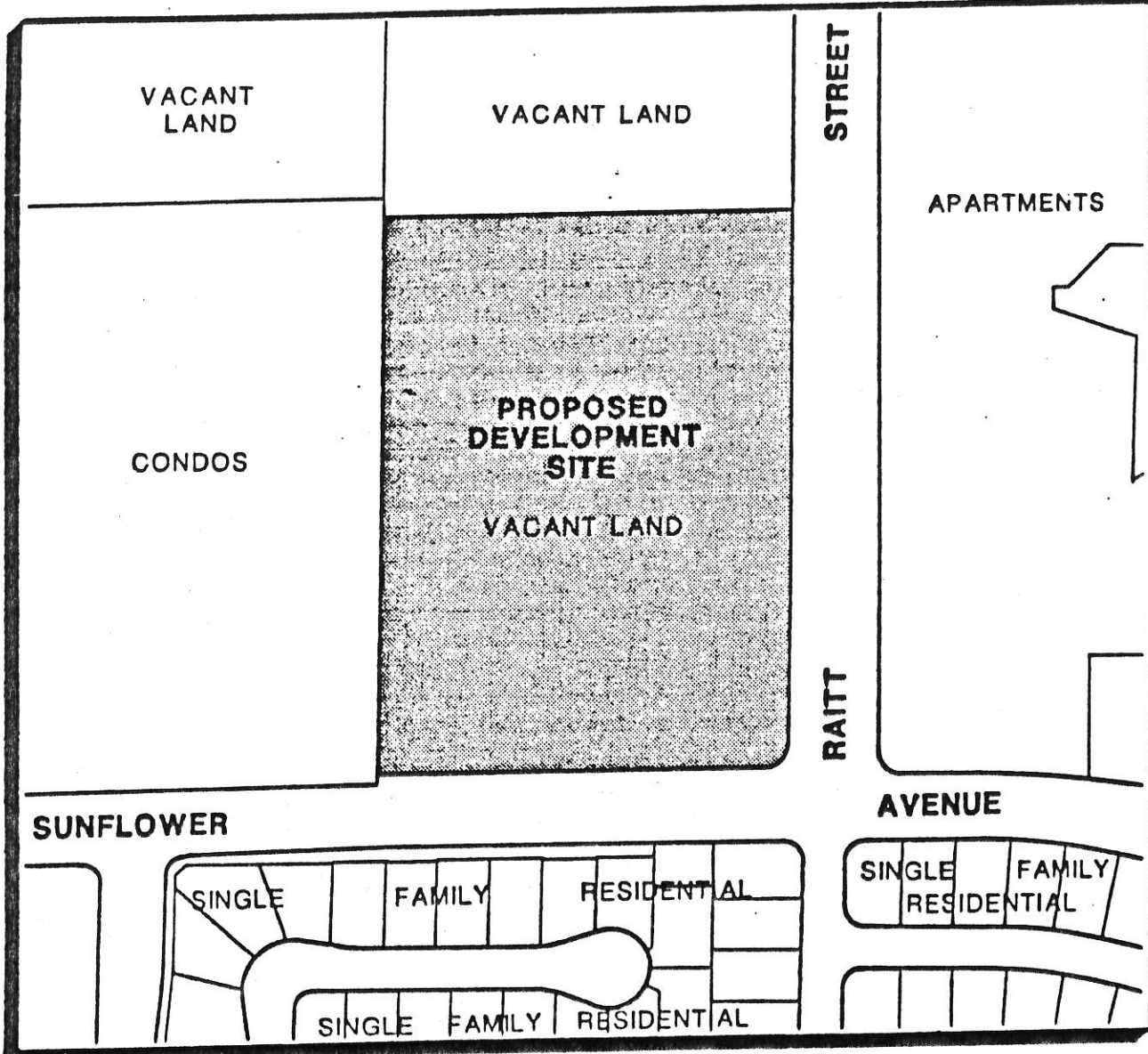
ZONING DISTRICT

NO RESOLUTION NO, ORDINANCE NO OR DATE OF ADOPTION IS SHOWN FOR THIS MAP SINCE IT IS AN ORIGINAL RECORD OF THE SANTA ANA CITY DISTRICT CLASSIFICATION FOR ALL PROPERTIES INCLUDED HEREON.

- | | | |
|---|----------------------------|--------------------------------------|
| O OPEN SPACE | LP LIMITED PROFESSIONAL | CM COMMERCIAL MANUFACTURING |
| A1 GENERAL AGRICULTURE | P PROFESSIONAL | LM LIMITED MANUFACTURING |
| RE RESIDENTIAL ESTATE | CR 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 |
| R3M HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL | C4 PLANNED SHOPPING CENTER | -SD SPECIFIC DEVELOPMENT |
| R4 SUBURBAN APARTMENT | C5 ARTERIAL COMMERCIAL | -B PARKING DESIGNATION |
| CD CIVIC DEVELOPMENT | | -NDII HEIGHT DISTRICT II |

EXHIBIT A

P. 1.



AA 1009/SD 44/TRACT MAP 13655
C.J. SEGERSTROM & SONS
NORTHWEST CORNER OF SUNFLOWER AVE.
AND RAITT ST.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

1. Final site plans must be in conformance with those plans submitted for Site Plan Review.
2. Final architectural materials must be reviewed and approved by the Planning Department prior to issuance of a building permit.
3. Eight parking spaces along Raitt must be screened from Raitt Street through the use of attractive landscape and/or masonry materials.

B. FIRE

1. All buildings must be monitored by the central control station by zones. Tamper and waterflow shall be monitored to a fire alarm control panel.

C. PUBLIC WORKS AGENCY

1. Submit to the Public Works Agency a runoff study based on a storm of a ten-year* frequency to show existing and proposed facilities and methods of draining this site and tributary areas without exceeding the capacity (*twenty-five for sump condition).
2. Submit a parking management plan showing parking lot layout with full details delineating all valid solutions to parking problems. The plan is to be signed by the owner and approved by the Public Works Agency.

C. Parking:

1 Bdrm	= 2.0 spaces per unit	x 26 units	= 52
2 Bdrm	= 2.3 spaces per unit	x 69 units	= 159
3 Bdrm + den	= 2.5 spaces per unit	x 9 units	= 22

Total: 233 spaces

D. Unit Breakdown

	<u>Sq. Ft.</u>	<u>No. on Site</u>
1 Bdrm/1bath	766	26
2 Bdrm. Dual Mst./2 Bath	985-1093	36
2 Bdrm/2 1/2 bath	1225-1236	33
2 Bdrm + Den/2 1/2 bath	1424	9

E. Building Setbacks:

In accordance with approved site plan. A minimum of fifteen (15) feet must be maintained between all buildings on the site.

F. Height:

No building shall exceed 30 feet in height.

G. Open Space:

A minimum of 40 percent of the site must be provided as Open Space.

H. Accessory Structures:

A 1333 square foot leasing office including laundry and maintenance facility.

SPECIFIC DEVELOPMENT PLAN NO. 44

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. 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-44 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 of promoting and enhancing the value of properties and encouraging orderly development.

Section 3. USES PERMITTED

Multi-Family Residential

Section 4. HEIGHT LIMIT

35 feet

Section 5. DEVELOPMENT STANDARDS

A. Residential Units: 104

B. Residential Density: 15 dwelling units per acre