CITY OF SANTA ANA
PLANNING & BUILDING AGENCY

SPECIFIC DEVELOPMENT NO. 47

AMENDMENT APPLICATION 1012

NS-1983

CITY COUNCIL ACTION
DECEMBER 19, 1988

REL:adg-5a
1/23/87
Rev. 9/26/88(mb)

ORDINANCE NO. NS-1983

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING CERTAIN PROPERTY LOCATED AT 614 E. SANTA ANA BOULEVARD FROM THE R3 (MULTIPLE FAMILY RESIDENCE) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 47

WHEREAS, Amendment Application No. 1012 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. 47 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. 47, 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 at 614 E. Santa Ana Boulevard and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R3 (Multiple-Family Residence) District to the SD (Specific Development) District.

2. Specific Development Plan No. 47 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 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 19th day of December, 1988.

Daniel H. Young
Mayor

ATTEST:

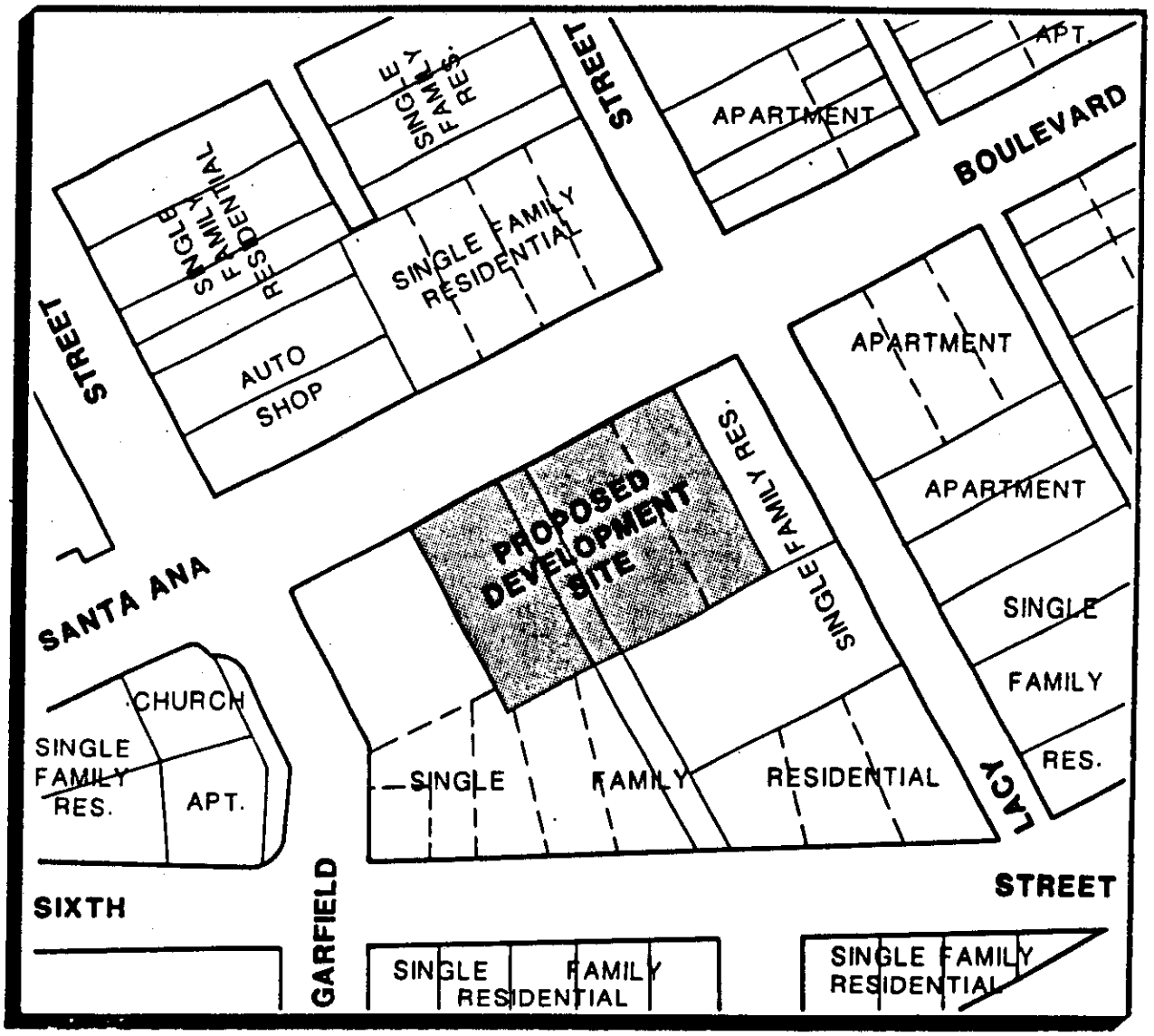
Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

Young	Aye
McGuigan	Aye
Acosta	Aye
Griset	Aye
May	Aye
Pulido	Aye

APPROVED AS TO FORM:

Edward J. Cooper
City Attorney



AA 1012/SD 47

RAY NARAYAN & ASSOCIATES
614 EAST SANTA ANA BOULEVARD

EXHIBIT A

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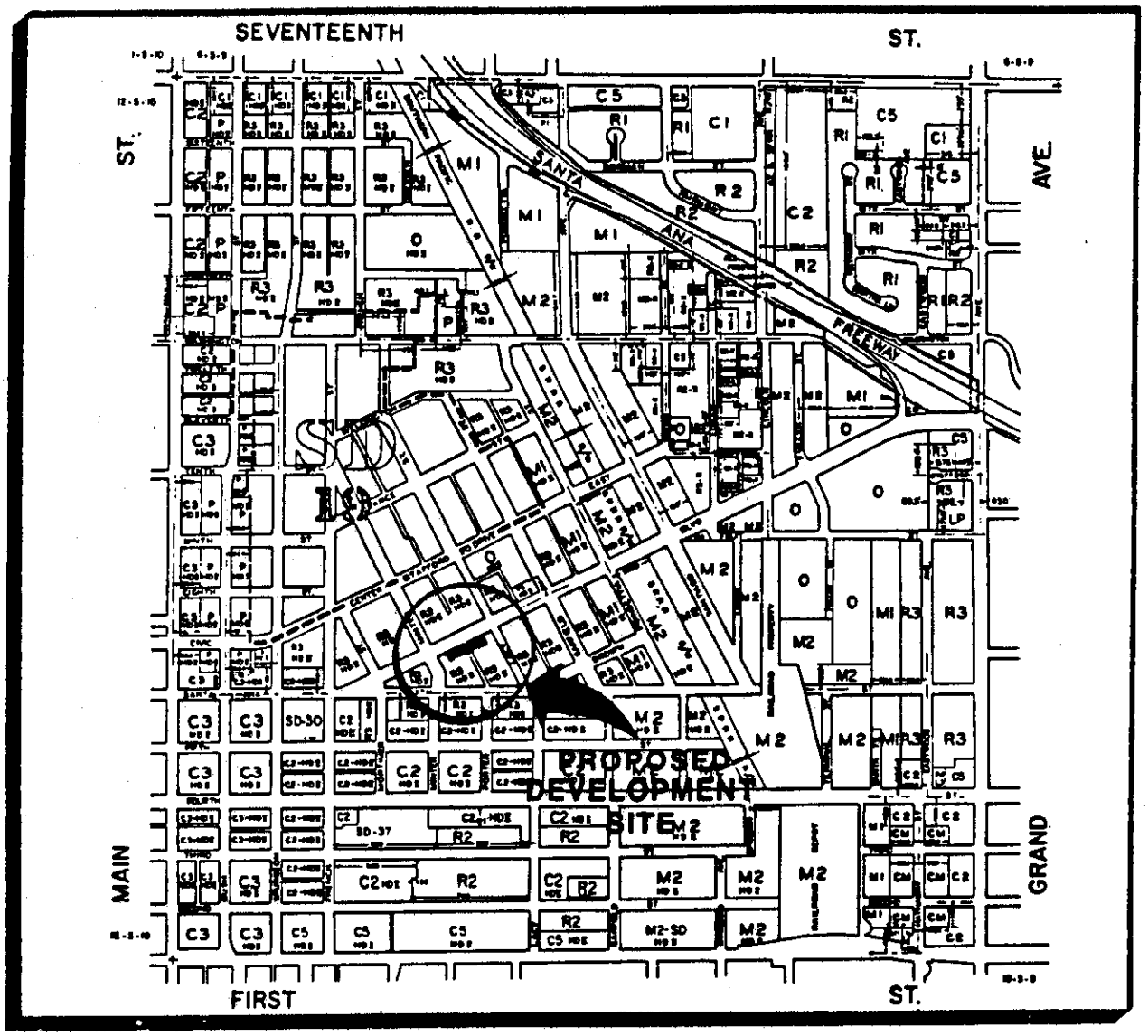

ZONING DISTRICT

ADOPTED BY RESOLUTION NO 4007 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO 93-24 ADOPTED BY THE SANTA ANA CITY COUNCIL SEPTEMBER 6 1993

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	CI	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 S.C. SECTION 41-200 THRU 41-209
R4	SUBURBAN APARTMENT	C4	PLANNED SHOPPING CENTER	-S	SIGNING CLASSIFICATION
CO	CIVIC DEVELOPMENT	C5	GENERAL COMMERCIAL	-HDII	HEIGHT DISTRICT II

AA 1012/SD 47

EXHIBIT A

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 47

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-47 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. USES PERMITTED

1. Residential not to exceed 22 dwelling units per acre
2. Office/Professional Use
3. General Retail
4. The Office/Professional and General Commercial Uses combined may not exceed 5,800 gross square feet.

Section 4. HEIGHT LIMIT

36 feet; cupolas, gables or ornamental appurtenances may exceed 36 feet in height but not to exceed 41 feet maximum.

Section 5. DEVELOPMENT STANDARDS

A. Residential Units: 18 two-bedroom apartment units

B. Residential Density: 22 dwelling units/acre

C. Parking: Residential: 41 spaces
Office/Retail: 29 spaces
Parking may encroach into the rear and west setbacks provided a minimum 5 foot landscape strip is provided between the parking stalls and the property line.

D. Building Setbacks:

Front building setbacks shall provide a variated setback ranging from a minimum of 20 feet to 27 feet as per approved site plan.

Side yard setback: East side yard shall maintain a minimum 10 foot setback. West side building setback shall maintain a minimum 18 foot setback.

Rear yard setback shall be a minimum of 20 feet.

E. Open Space:

Common open area not less than 2,130 gross square feet

Private open area not less than 1,720 gross square feet

Miscellaneous open area 3,940 gross square feet

F. Laundry Facilities: Laundry facilities shall be conveniently located on the second and third floors.

G. Trash: Trash chutes shall be conveniently located on the second and third floors with trash bin locations approved by the Planning Department.

Section 6. OPERATIONAL STANDARDS

A. PLANNING

1. Should the Planning Commission recommend approval of Amendment Application No. 1012 and Specific Development Plan No. 47, the project must comply with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the Uniform Fire Code, the Uniform Building Code and other applicable regulations. In addition, it shall meet the following:

   a) A parking management plan shall be submitted for approval to the Planning Department prior to issuance of occupancy permits.

   b) Deliveries shall be limited to the hours of 7:00 a.m. to 10:00 a.m. and 5:00 p.m. to 7:00 p.m.

c) Project shall acquire approval of a General Plan Amendment to redesignate property from Medium High Density Residential (MHR) to Multi-Use Corridor 22 (MU22).

d) A Regulatory Agreement with the City of Santa Ana Housing Agency for approval for the proposed affordable units shall be required prior to issuance of building permits.

B. BUILDING AND SAFETY

1. Project shall include a prewired cable television system.

C. PUBLIC WORKS AGENCY

1. Dedicate Santa Ana Boulevard for a width of 52 feet street centerline to property line.

2. Improve the former alley to City Standard south of the project to Sixth Street per agreement. The work is to be inspected by Public Works Agency inspectors on a City permit. Proper barricades and reflectors are to be placed where the reciprocal easement ends at the south side of this project.