



SPECIFIC DEVELOPMENT No. 60

AMENDMENT APPLICATION 1062

60A: NS-2214

AMENDMENT APPLICATION 03-03

60B: NS-2400, NS-2650

CITY COUNCIL ACTION
JANUARY 18, 1994
AMENDED AUGUST 16, 1999

ORDINANCE NO. NS-2214

AN ORDINANCE OF THE CITY OF SANTA ANA REZONING THE SANTA ANA AUTO MALL FROM THE M1 (LIGHT INDUSTRIAL) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 60 (AA NO. 1065)

WHEREAS, Amendment Application No. 1065 has been filed to change the zoning district designation of the Santa Ana Auto Mall as hereinafter set forth; and

WHEREAS, this Council after duly noticed public hearing, has determined that the change in use district designation proposed in the abovesaid Amendment Application is 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 designated in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the M1 (Light Industrial) district to the SD (Specific Development) district.

2. Specific Development Plan No. 60, set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the above-described real property.

3. Amended Sectional District Maps numbers 17-5-9 and 20-5-9 showing the above described change in use district designation are hereby approved.

ADOPTED this 18th day of January, 1994.

ATTEST:

Janice C. Guy Clerk of the Council

Daniel H. Young Mayor

COUNCILMEMBERS:

Young Aye
Pulido Abstained
Lutz Aye
McGuigan Aye
Mills Aye
Moreno Abstained
Richardson Abstained

APPROVED AS TO FORM:

Edward J. Cooper City Attorney

AMENDED BY: ORD/RESO

NO. NS-2344
2/17/98
(NS-2342)
1/21/98

HO-95-10001-0114

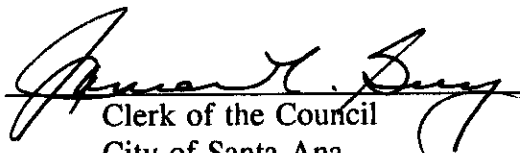
CERTIFICATE OF ORIGINALITY & PUBLICATION

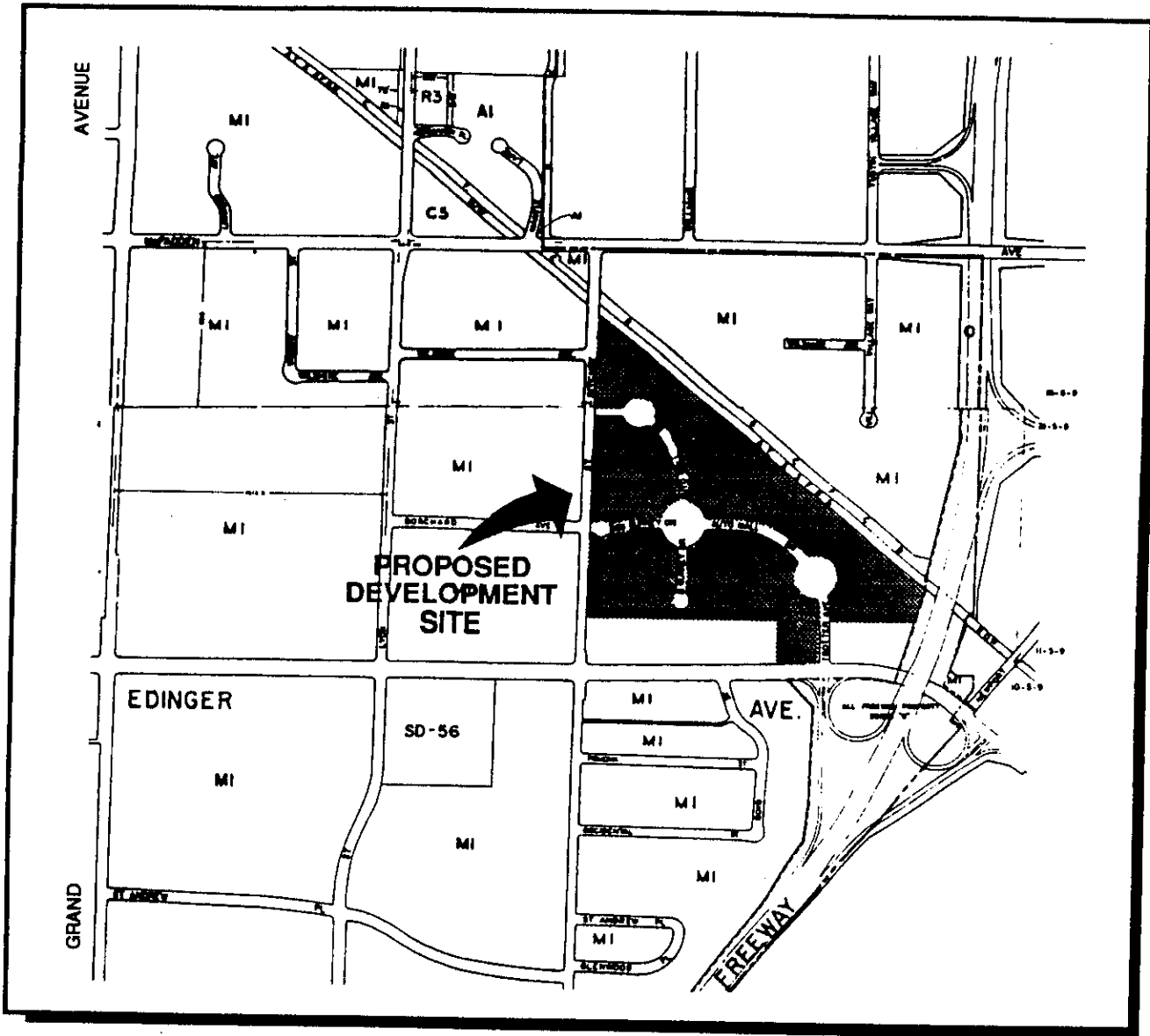
State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance NS-2214 to be the original ordinance adopted by the City Council of the City of Santa Ana on 1/18/94; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 1/20/94


Clerk of the Council
City of Santa Ana



O	OPEN SPACE	LP	LIMITED PROFESSIONAL	LM	LIMITED MANUFACTURING
A1	GENERAL AGRICULTURE	P	PROFESSIONAL	M1	LIGHT INDUSTRIAL
RE	RESIDENTIAL ESTATE	CR	COMMERCIAL RESIDENTIAL	M2	HEAVY INDUSTRIAL
R1	SINGLE FAMILY RESIDENTIAL	C1	COMMUNITY COMMERCIAL	-PD	PLANNED DEVELOPMENT
R2	LIMITED MULTIPLE FAMILY RES.	C2	GENERAL COMMERCIAL	-PRD	PLANNED RESIDENTIAL DEV.
R3	MEDIUM DENSITY MULTIPLE RES.	C3	CENTRAL BUSINESS	-SD	SPECIFIC DEVELOPMENT
R4	SUBURBAN APARTMENT	C4	PLANNED SHOPPING CENTER	-B	PARKING MODIFICATION
CD	CIVIC DEVELOPMENT	C5	ARTERIAL COMMERCIAL	-HDII	HEIGHT DISTRICT
GC	GOVERNMENT CENTER	CM	COMMERCIAL MANUFACTURING		

H-0-00-100010101



AA 1065/SD 60



EXHIBIT A

EXHIBIT B

Santa Ana Auto Mall/ Specific Development 60

Section 1. Applicability of Ordinance.

The specific development zoning district for the Santa Ana Auto Mall 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 and the Santa Ana Auto Mall's "Architectural Design Standards" 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 stated or superseded by this ordinance.

Section 2. Purpose.

The Specific Development Plan No. 60 (SD-60) consists of standards and regulations 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.

A. Uses Permitted on all parcels in the SD-60 District:

1. New automobile sales.
2. Used automobiles sales in conjunction with new automobiles sales, provided the sale of used automobiles is subordinate to new automobile sales and the area devoted to used car display does not exceed the area used to display new automobiles.
3. Research and development facilities and laboratories.
4. Professional, administrative and general offices, except medical offices.
5. The assembly or packaging of products from previously prepared materials.

B. Uses permitted subject to a conditional use permit on parcel 3-1:

1. Auto detailing.
2. New car leasing office not in conjunction with a new car dealership.
3. Motorcycle and all-terrain vehicle sales.

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Section 4. Development Standards.

A. Building Setbacks.

(1) Showroom buildings.

The glazed surface of all showrooms shall be a minimum of forty (40) feet and a maximum of one hundred (100) feet from the front property line.

(2) Service structures.

All service buildings shall be setback a minimum of eighty-five (85) feet from the front property line.

B. Building Height.

No structure shall exceed thirty-five (35) feet in height.

(1) Showroom buildings.

The glazed portion of all showrooms shall be a minimum of sixteen (16) feet and a maximum of thirty (30) feet. Office space attached to the showroom structure may exceed the height of the showroom, but shall not exceed thirty (30) feet.

(2) Service/Accessory structures.

The height of all service and accessory buildings shall not exceed twenty-four feet.

C. Protective Screening.

(1) Each service area and bulk car storage area for each lot shall be screened from public view along streets, freeway and each plaza within the Auto Mall. The screening shall consist of a minimum six-foot high and maximum eight-foot high masonry wall and landscaping per the Auto Mall's landscape requirements.

(2) The service area shall be screened from and or oriented away from public view including the freeway.

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D. Site Geometry.

All showrooms, should be symmetrically oriented towards the central public road roundabouts adjacent to their sites. The buildings are encouraged to be simple, sculptured geometric shapes (triangles, circles and rectangles), with the flush sleekness of streamline automotive design. The use of curving or rolling glass surfaces and opaque panels on the public-oriented facades is encouraged within the rigid geometric framework.

Section 5. Architectural Style.

- A. All buildings within the Santa Ana Auto Mall shall be designed in a 'high-tech' industrial design. The Santa Ana Auto Mall's Architectural Design Standards shall be used to determine the structures compliance with the 'high-tech' industrial motif. The use of exposed wood, tile roofs and mansards, and literal traditional architectural motifs shall not be permitted. In addition, the Auto Mall Dealers Association shall review and approve the architectural design for all new buildings and remodels.
- B. The service buildings shall be designed to incorporate, on at least a portion of the exterior building, the same materials and colors as those used for the showroom.
- C. The public areas and service buildings must be compatible in style and material selection.

Section 6. Parking Requirements.

- A. The minimum off-street parking requirement for auto mall dealerships are as follows:
 - (1) One parking space for each one thousand (1000) square feet of display area; plus
 - (2) One parking space per truck or van used in connection with the business to be stored on the premises at any one time; plus
 - (3) Three parking spaces per work bay for the first three bays; plus
 - (4) Two parking spaces per work bay in excess of three bays; plus

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- (5) Thirty parking spaces for employee parking;
 - (6) Vehicle repairs bays shall not be counted as parking spaces.
- B. Parking requirements for all other uses permitted in Specific Development 60 shall be established per Article XV (Parking Ordinance) of the Santa Ana Municipal Code.

Section 7. Landscape Requirements.

A. Streetscape and Offsite Areas.

The streetscape and offsite areas shall be maintained per the approved overall landscape plan and the Auto Mall Design and Development Standards.

B. On-Site Landscaping Requirements.

- (1) There shall be a front yard of not less than seven (7) feet, except at approved display areas.
- (2) Each dealership/lot shall have five (5) percent of the on-site area exclusive of all building footprints and street oriented landscaping in landscaped area. Each planter area shall be landscaped per the Commercial Landscape Design Guidelines.
- (3) The plant materials utilized for on-site landscaping shall be per the designated landscape palette found in the Auto Mall's Architectural Design Standards.

C. Hardscape Materials.

Paving materials shall be limited to the following:

- (1) Concrete pavers matching those used in the adjacent streetside dealer display areas.
- (2) Exposed aggregate concrete. Exposed aggregate shall be a maximum diameter of 1/2 inch with a maximum surface retardant of "medium reveal" applied. Integral color of the concrete shall be approved by the Architectural Review Board.
- (3) Plain concrete with a broom finish.
- (4) Asphalt concrete.

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D. Walls and Fencing.

- (1) All exterior (property line) fencing and screening walls shall be constructed of masonry materials.
 - a. All screen walls on-site and all walls exposed to public view shall have clinging vines attached.
 - b. All screening walls shall be provided with a three(3) foot wide landscape planter located adjacent to the wall where such is in public view.
- (2) Chainlink fencing may not be used except as internal fencing on dealerships. All chainlink fences shall be screened from view by a solid masonry block wall.
- (3) Bollards placed on dealer property for vehicle detainment purposes shall be integrated into planting areas in a manner that effectively and aesthetically screens them. Bollards shall be a maximum of eighteen (18) inches high above finished grade. No chains shall be strung between bollards or planter boxes.

Section 8. Signage Requirements.

A. Electronic Reader Board Sign.

- (1) One electronic reader board sign for the Santa Ana Auto Mall shall be permitted along the 55 Freeway. The sign shall be located on parcel 6 or parcel 7 per Exhibit A.
- (2) Maximum height for the reader board sign shall be seventy (70) feet in height.
- (3) Maximum square footage of the sign face shall be eight hundred and thirty-five (835) square feet.
- (4) The copy for the area for individual dealer merchandise shall be limited to either the registered logo or the manufacturer's product name. Colors utilized shall be the standard auto manufacturer's color code, which is typically a shade of red, blue or black.

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B. Freestanding Signs.

No permit shall be issued for a freestanding sign which does not comply with the following standards:

(1) Number.

(a) The number of freestanding signs permissible on an integrated development site shall be as follows:

<u>Total Street Frontage</u>	<u>Number</u>
0 - 250	1
251 - 500	2
501 - 750	3
751 - 1000	4
1001 or more	5

(2) Location and Design.

- (a) No more than one (1) freestanding sign advertising or identifying the same business activity shall be permitted on each street frontage on which the integrated development site has frontage.
- (b) The freestanding sign shall be located in a landscaped planter having an area at least twice as large as the area of one face of the sign.
- (c) No sign shall use mirrors reflecting a direct light source or utilize flashing, blinking or sequenced lights. No sign shall utilize unshielded incandescent, fluorescent or neon.
- (d) No freestanding sign shall be closer than one hundred (100) feet from another freestanding sign on the same site.
- (e) No freestanding sign shall be located in the triangular area measured fifteen (15) by fifteen (15) feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard.

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- (g) The copy area of a freestanding sign shall not exceed forty (40) percent of the sign face.
- (h) The base of the freestanding sign is to be made of rough sand-blasted concrete with rounded ends, eighteen (18) inches high and shall have a two inch high, on-inch deep contrasting horizontal metal reveal on all sides, four inches from the top (Exhibit B).

C. Directional Signage

No permit shall be issued for a directional sign which does not comply with the following standards:

- (1) Minor freestanding directional signage (entrance, service, etc) shall be consistent with the design and materials of the full-size freestanding sign (Exhibit B).
- (2) Freestanding directional signs shall not exceed four (4) square feet in sign area and a maximum height of four (4) feet shall be allowed.
- (3) Freestanding directional signs shall contain only that information necessary for on-site circulation, parking and site information. A registered manufacturer's logo may be utilized on the directional signs for the service area.
- (4) Wall-mounted directional signs shall not exceed four (4) square feet. Such directional signs shall contain only that information necessary for on-site circulation, parking and site information. No advertising or logos are permitted.

D. Wall Signs.

No permit shall be issued for a wall sign which does not comply with the following standards:

- (1) Number.
 - (a) Dealerships offering two or less manufacturer's makes of new automobiles for sale shall be permitted one wall sign for each make on each wall of the showroom building up to two wall signs per make of automobile.

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- (b) Dealerships offering three or more manufacturer's makes of new automobiles for sale shall designate one manufacturer's make that he carries his primary line of new automobiles. The remaining makes of new automobiles shall be designated as secondary for signage purposes. Primary and secondary lines shall be permitted the following:
 - 1. The primary make of new automobiles shall be permitted a total of two wall signs. The wall sign(s) may be placed on the showroom and/or service building.
 - 2. Secondary car lines shall be allowed one wall sign for each make of automobile. The signs shall be located on the showroom building.
- (2) Sign Area and Length.
 - (a) The sign area shall not exceed forty (40) percent of the signable area, to a maximum of two (2) square feet of sign area per lineal foot of building frontage.
 - (b) The horizontal dimension of any wall sign shall not exceed eighty (80) percent of the horizontal dimension of the building elevation on which the sign is located.
- (3) Location.
 - (a) The signs on the showroom or main service building shall be located on the top of the fascia or wall facing the main street access.
 - (b) No sign shall project above the parapet, canopy fascia, or wall to which it is attached, nor above the roofline if attached to the roof.
 - (c) No signage is allowed on the roof of any building.
- (4) Design.
 - (a) Wall signs shall consist of individual neon box letters with formed plexiglass faces in

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deep channel metal backs. The metal backs may be either satin anodized aluminum or baked enamel steel (three inches deep). The plexiglas letters are to be kept in the frame with an extruded anodized aluminum 'L' molding retainer.

- (b) Maximum height of the letters to be used shall be thirty-six (36) inches.

E. Special Event Displays.

No dealership shall install or maintain or allow to be installed or maintained on the property occupied by such company any special event sign or display, except in accordance with the following requirements:

- (1) No special event sign or display shall be permitted for individual dealerships. A special event signage permit shall only be issued for an Auto Mall wide sales promotion. All dealerships must take part in the event.
- (2) The special event sign and display shall be limited to two banners per dealership and sales tents. No use of flags, pennants, streamers or balloons will be permitted.
- (3) The special event sign(s) or display shall not be maintained for more than fourteen (14) successive days.
- (4) No more than four (4) special event signs or displays shall be permitted for the Auto Mall in a one (1) year period.

F. Theme Decoration or Display.

Permanent or temporary theme decorations may be installed on City light standards with Zoning Administrator's approval. The decorations shall be installed on all light standards within the Auto Mall. The installation of decorations shall be at Auto Mall Dealership's Association expense.

Section 9. Lighting Requirements.

- A. Dealership lot and street lighting standards shall be as follows:

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- (1) The type of luminaire and pole selected to be used for all exterior lighting shall be to the equivalent to the specifications found in G.A.R.D.C.O. Lighting's 'Form Ten H' luminaire, with type three medium cutoff reflector, or other acceptable alternative.
- (2) All bronze anodized aluminum luminaires shall be provided with one thousand (1000) watt metal halide lamps. Street lighting will be two hundred and fifty (250) watt high pressure sodium lamps.
- (3) The mounting height of all luminaires is to be twenty-four feet from ground level.
- (4) An initial average of 50-75 foot candles shall be maintained from interior lot lighting with a maximum to minimum uniformity of three to one. Frontline lighting shall have a maximum to minimum uniformity of one and one-half to one, and initial average of 75-100 foot candles.
- (5) The bronze anodized aluminum poles are to be square in cross section and shall be continuous to ground mounting level with adequate protection by means of a raised six-inch circular concrete curb with a minimum three-foot radius.
- (6) The average spacing for interior lot poles with two luminaires per pole is to be sixty feet center to center. This is based on a typical 60-65 foot aisle width. The spacing for all lot frontline poles with single inward facing luminaires is to be forty feet center to center.

140-00-1000-01

ORDINANCE NO. NS-2400

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING SPECIFIC DEVELOPMENT NO. 60 TO ALLOW PARKING LOTS IN THE SANTA ANA AUTO MALL LOCATED AT 1305 AND 1315 AUTO MALL DRIVE

WHEREAS, this Council, by its Ordinance No. NS-2214, adopted January 18, 1994, rezoned property in the area known as The Auto Mall, more specifically described in said ordinance, to Specific Development Plan No. 60 for such property; and

WHEREAS, it is now desired to allow parking lots for employees and customers on two parcels located in SD-60.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN that Section 3, Uses Permitted, of Specific Development Plan No. 60 is hereby amended to read as follows:

**SPECIFIC DEVELOPMENT PLAN 60
SANTA ANA AUTO MALL**

Section 3. Uses Permitted.

- A. Uses permitted on all parcels in the SD-60 District:
1. New automobile sales.
 2. Used automobiles sales in conjunction with new automobiles sales, provided the sale of used automobiles is subordinate to new automobile sales and the area devoted to used car display does not exceed the area used to display new automobiles.
 3. Research and development facilities and laboratories.
 4. Professional, administrative and general offices, except medical offices.
 5. The assembly or packaging of products from previously prepared materials.
- B. Uses permitted on parcel 3-1 include all uses listed in A above, and the following:
1. Parking lots for Auto Mall employees and/or excess automobile inventory.

C. Uses permitted subject to a conditional use permit on parcel 3-1:

1. Auto detailing.

ADOPTED this 16th day of August, 1999.

ATTEST:

Elizabeth A. Guy
Janice C. Guy
Clerk of the Council

Miguel A. Pulido
Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido	Aye
Lutz	Aye
Bist	Absent
Christy	Aye
Franklin	Aye
McGuigan	Aye
Moreno	Not Voting

APPROVED AS TO FORM:

Gary A. Sheatz
Gary A. Sheatz
Assistant City Attorney

CERTIFICATE OF ORIGINALITY & PUBLICATION

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance No. NS-2400 to be the original ordinance adopted by the City Council of the City of Santa Ana on 8/16/99; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 8/19/99

Elizabeth A. Guy
Clerk of the Council
City of Santa Ana

ORDINANCE NO. NS-2650

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING THE PROPERTIES LOCATED AT 1851, 1901, 1921, 1941, 1961, 2009 AND 2101 EAST EDINGER AVENUE FROM LIGHT INDUSTRIAL (M1) TO SPECIFIC DEVELOPMENT DISTRICT 60 (SD-60) (AA NO. 2003-03) AND AMENDING SPECIFIC DEVELOPMENT DISTRICT NO. 60 (SD-60) (ZOA NO. 2003-03)

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. The Community Redevelopment Agency is requesting approval to change the zoning of properties 1851, 1901, 1921, 1941, 1961, 2009 and 2101 East Edinger Avenue from Light Industrial (M1) to Specific Development District No. 60 (SD-60) (AA NO. 2003-03) and to amend Specific Development District No. 60 (SD-60).
- B. On March 22, 2004, the Planning Commission held a duly noticed public hearing, and unanimously voted to recommend that the City Council:
 1. Approve and adopt the Addendum to Negative Declaration, Environmental Review No. 2002-149
 2. Adopt an ordinance approving Amendment Application No. 2003-03.
 3. Adopt and ordinance Zoning Ordinance Amendment No. 2003-03.
- C. The City Council of the City of Santa Ana held a duly noticed public hearing on the abovesaid actions on April 19, 2004, and has considered all testimony, written and oral.
- D. Amendment Application No. 2003-03 has been filed with the City of Santa Ana to change the zoning district designation of certain real property located at 1851, 1901, 1921, 1941, 1961, 2009 and 2101 East Edinger Avenue from Light Industrial (M1) to Specific Development District No. 60 (SD-60).
 1. SD-60 would allow new automobile sales and leasing; used automobiles sales in conjunction with new automobiles sales; parking structures not exceeding three levels in height; detailing of automobiles in conjunction with an approved dealership; sales of new (or new and used) motorcycles or personal water craft; new car leasing office not in conjunction with a new car dealership (with a Conditional Use Permit); and parking structures not exceeding five levels (with a Conditional Use Permit).

2. Amendment Application No. 2003-03 is consistent with the General Plan, including but not limited to its goals and policies to:
 - a. Promote the balance of land uses to address basic community needs. Land Use Element Goal No. 1.0.
 - b. Promote land uses which enhance the City's economic and fiscal viability. Land Use Element Goal No. 2.0.
 - c. Balance the economic and fiscal benefits of commercial development with its impacts on the quality of life in the City. Land Use Element Policy 2.5.
 - d. Encourage the creation of new employment opportunities in developments which are compatible with surrounding land uses, and provide a net community benefit. Land Use Element Policy 2.6.
 - e. Support developments that create a business environment that is safe and attractive. Land Use Element Policy No. 2.8.
 3. The City Council has weighed and balanced the general plan's policies and has determined that based upon this balancing that the zoning of properties 1851, 1901, 1921, 1941, 1961, 2009 and 2101 East Edinger Avenue from Light Industrial (M1) to Specific Development District 60 (SD-60) is consistent with the purpose of the general plan.
 4. The City Council also adopts as findings all facts presented in the Request for Council Action dated April 19, 2004 accompanying this matter.
 5. For these reasons, and each of them, Amendment Application No. 2003-03 is hereby found and determined to be consistent with the General Plan of the City of Santa Ana and otherwise justified by the public necessity, convenience, and general welfare.
- E. Zoning Ordinance Amendment No. 2003-03 has been filed to amend the Specific Development District 60 (SD-60).

Section 2. The City Council has reviewed and considered the information contained in the negative declaration and the Addendum for Environmental Review No. 2003-149 prepared with respect to this Project. It is determined that, as required pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, a negative declaration adequately addresses the expected environmental impacts of this Project. On the basis of this review, the City Council finds that there is no evidence from which it can be fairly argued that the project will have a significant adverse effect on the environment. The City Council hereby certifies and approves the negative declaration and the Addendum and directs that the Notice of Determination be prepared and filed with the County Clerk of the County of Orange in the manner required by law.

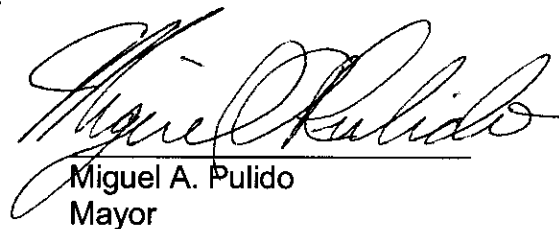
Pursuant to Title XIV, California Code of Regulations ("CCR") §735.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed project will have the potential for any adverse effect on wildlife resources or the ecological habitat upon which wildlife resources depend. The proposed project exists in an urban environment characterized by paved concrete, roadways, surrounding buildings and human activity. Therefore, pursuant to Fish and Game Code §711.2 and Title XIV, CCR §735.5(a)(3), the payment of Fish and Game Department filing fees is not required in conjunction with this project.

Section 3. The real properties located at 1851, 1901, 1921, 1941, 1961, 2009 and 2101 East Edinger Avenue are hereby reclassified from Light Industrial (M1) to Specific Development District No. 60 (SD-60). Amended Sectional District Map number 20-5-9, showing the above described change in use district designation, is hereby approved and attached hereto as Exhibit "A" and incorporated by this reference as though fully set forth herein. (AA No. 2003-03).

Section 4. Specific Development District No. 60 (SD-60) as set forth in Exhibit "B", attached hereto and incorporated as though fully set forth herein, is approved adopted in its entirety.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

ADOPTED this 3rd day of May, 2004.


Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Joseph W. Fletcher
City Attorney


By: 
Kylee O. Otto
Deputy City Attorney

AYES: Councilmembers: Alvarez, Bist, Franklin, Pulido, Solorio (5)
NOES: Councilmembers: None (0)
ABSENT: Councilmembers: Garcia (1)
ABSTAIN: Councilmembers: Christy (1)

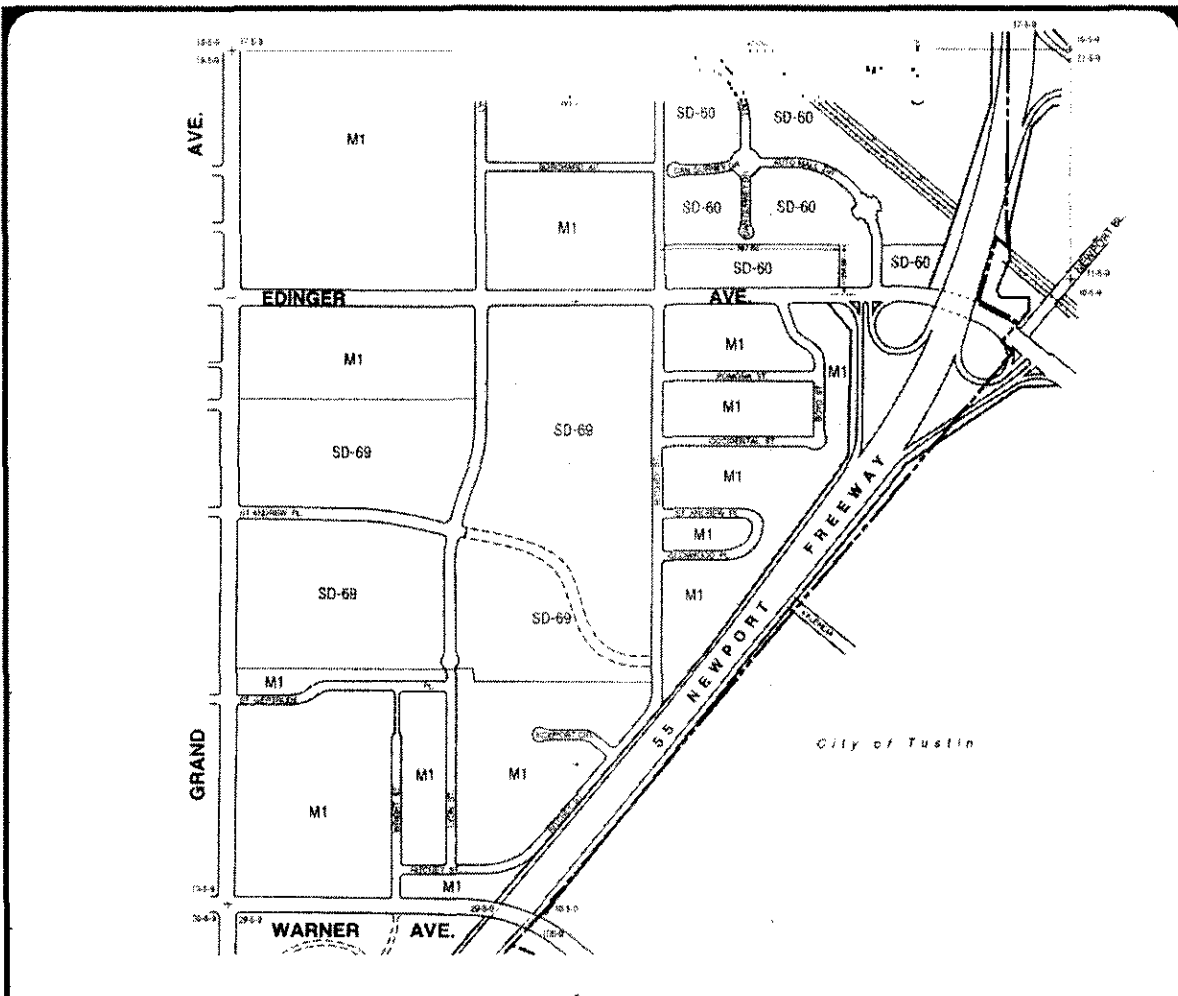
CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, PATRICIA E. HEALY, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2650 to be the original ordinance adopted by the City Council of the City of Santa Ana on May 3, 2004, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 5-12-04


Clerk of the Council
City of Santa Ana

20-5-9



Zoning District

ADOPTED BY RESOLUTION NO. 5185 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO. NS-594 ADOPTED BY THE SANTA ANA CITY COUNCIL AUGUST 17, 1959

A1	GENERAL AGRICULTURE	CS	ARTERIAL COMMERCIAL	PRD	PLANNED RESIDENTIAL DEVELOPMENT
AB	PARKING MODIFICATION	CR	COMMERCIAL RESIDENTIAL	R1	SINGLE FAMILY RESIDENTIAL
C-SM	COMMERCIAL SOUTH MAIN	GC	GOVERNMENT CENTER	R2	LIMITED MULTIPLE FAMILY RES.
C1	COMMUNITY COMMERCIAL	M1	LIGHT INDUSTRIAL	R3	MEDIUM DENSITY MULTIPLE
C1-MD	COMM. COMMERCIAL/MUSEUM DISTRICT	M2	HEAVY INDUSTRIAL	R4	FAMILY RESIDENTIAL
C2	GENERAL COMMERCIAL	MO	MILITARY OPERATIONS	RE	SUBURBAN APARTMENTS
C3	CENTRAL BUSINESS	O	OPEN SPACE	RE	REAL ESTATE
C3-A	CENTRAL BUSINESS ARTIST VILLAGE	P	PROFESSIONAL	SD	SPECIFIC DEVELOPMENT
C4	PLANNED SHOPPING CENTER	PCD	PLANNED COMMUNITY DEVELOPMENT	SP	SPECIFIC PLAN

SCALE IN FEET
0 50 100
MINIMUM FRONTAGE
MINIMUM LOT AREA

Label Revision Date: 9-15-99

THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA, AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO. 78-188, DATED 11-19-78. I HEREBY ATTEST THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO. 20-5-9.

Signed: *[Signature]*
DIRECTOR OF PLANNING & SUBDIVISIONS

Certificate Date: SEPTEMBER 12, 1992

RES. / A.A. / ANCL. NO.	5267	5483	5779	5922	70-51	5826	7044	AA 1037	AA 1065	AA 99-3	
ORD. / RES. NO.	NS-420	NS-500	NS-808	NS-844	NS-1022	NS-1048	NS-1100	NS-206	NS-2214	NS-2312	
ADOPTED DATE	12-7-53	2-20-54	4-6-54	4-18-55	7-6-70	4-8-70	10-8-75	12-17-79	4-2-80	7-16-84	8-7-89
APPROVED								KA	KA	KA	

SECTIONAL DISTRICT MAP - 20-5-9

PREPARED BY THE PLANNING DIVISION - CITY OF SANTA ANA, CALIFORNIA

Exhibit "A"

**Santa Ana Auto Mall/
Specific Development No. 60 (SD-60)**

Section 1. Applicability of ordinance.

The specific development zoning district for the Santa Ana Auto Mall 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. Standards currently contained within the Auto Mall Architectural and Design Standards are being consolidated into the SD document. With this consolidation of standards, it is the intent that Specific Development 60 become the primary document that governs the Auto Mall. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly stated or superseded by this ordinance.

Section 2. Purpose.

The Specific Development Plan No. 60 (SD-60) consists of standards and regulations 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.

A. Uses Permitted in the SD-60 District:

1. New automobile sales and leasing in conjunction with an approved dealership.
2. Used automobiles sales in conjunction with new automobiles sales, provided the sale of used automobiles is subordinate to new automobile sales and the area devoted to used car display does not exceed the area used to display new automobiles.
3. Parking structures not exceeding three levels in height and not higher than 40 feet.
4. The detailing of automobiles in conjunction with an approved dealership.

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5. Sales of new (or new and used) motorcycles or new (or new and used) personal water craft (e.g., wave runners) only in conjunction with an approved dealership which is located on a parcel fronting Edinger Avenue; provided, however that any used motorcycle or personal water craft sales must be ancillary to the new sales, which at a minimum shall mean that the majority of area devoted to indoor or outdoor display shall be for new products.
- B. Uses permitted subject to a conditional use permit:
1. New car leasing office not in conjunction with a new car dealership.
 2. Parking structures not exceeding five levels and not higher than 60 feet.

Section 4. Development Standards.

A. Building Setbacks.

1. Showroom buildings.

The glazed surface of all showrooms shall be a minimum of 40 feet and a maximum of 100-feet from the front property lines.

2. Service/Accessory structures.

All service/accessory buildings shall be setback a minimum of 85 feet from the Edinger Avenue right-of-way and shall be located and designed so that display areas, setbacks, paving, fencing and landscape patterns along Auto Mall Drive are maintained.

All service/accessory buildings shall be setback a minimum of 80 feet from the Auto Mall Drive right-of-way.

3. Parking Structures.

All parking structures shall be setback a minimum of 130 feet from all public and private street right-of-way.

B. Building Height.

1. Showroom buildings.

The glazed portion of all showrooms shall be a minimum of 16 feet and a maximum of 35 feet in height. Office space attached to the showroom structure may exceed the height of the showroom, but shall not exceed 35 feet.

2. Service/Accessory structures.

The height of all accessory buildings or buildings used exclusively for service shall not exceed 24 feet.

3. Parking structures.

Parking structures up to and including three levels shall not exceed 40 feet in height. Four and five-story structures shall not exceed 60 feet in height.

C. Protective Screening.

1. Each service area and bulk car storage area for each lot shall be screened from public view along each street and plaza within the Auto Mall by a minimum six foot high wall and from each street outside the Auto Mall by a minimum eight foot high wall.
2. The service and dealer inventory storage areas shall be screened from and be oriented away from public view including the freeway.
3. All mechanical equipment shall be screened by a solid wall so that it is not viewable by the public. All air-conditioning or other equipment located on the roof of a building shall be screened from public view, preferably by the building parapet.

D. Site Geometry.

All showrooms should be symmetrically oriented towards the central public road roundabouts adjacent to their sites and/or Edinger Avenue. The buildings are encouraged to be simple, sculptured geometric shapes (triangles, circles and rectangles), with the flush sleekness of streamline automotive design. The use of curving or rolling glass surfaces and opaque panels on the public-oriented facades is encouraged within the rigid geometric framework.

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Section 5. Architectural Style.

- A. All new buildings and additions to existing buildings shall follow the provisions outlined in SD-60 and the Architectural Design Standards for the Auto Mall.

Section 6. Parking Requirements.

- A. The minimum off-street parking requirement for auto mall dealerships are as follows:
 - 1. One parking space for each 1,000 square feet of display area; plus
 - 2. One parking space per truck or van used in connection with the business to be stored on the premises at any one time; plus
 - 3. Three parking spaces per work bay for the first three bays; plus
 - 4. Two parking spaces per work bay in excess of three bays; plus
 - 5. Thirty parking spaces for employee parking;
 - 6. Vehicle repairs bays shall not be counted as parking spaces.
- B. Parking requirements for all other uses permitted in Specific Development 60 shall be established per Article XV (Parking Ordinance) of the Santa Ana Municipal Code.

Section 7. Landscape Requirements.

- A. Streetscape and offsite areas - Plans indicating compliance with the following shall be submitted for review and approval by the Planning Commission. (Modified by the Planning Commission at its meeting on 3-22-04).
 - 1. The streetscape and off-site areas shall be maintained per the approved overall landscape plan and the standards contained in SD-60.

2. An enhanced corner landscape treatment is required at all street entrances into the Auto Mall and shall be designed to conform to the Edinger Street and Ritchey Street entry plan (Attached).
 3. A landscape planter not less than 10 feet wide shall be located adjacent to all sides of a parking structure that faces, or is visible from a freeway, or public/private street.
- B. On-site Landscaping Requirements - Plans indicating compliance with the following shall be submitted for review and approval by the Planning Commission. (Modified by the Planning Commission at its meeting on 3-22-04).
1. There shall be a landscape setback of not less than 7 feet along Auto Mall Drive, except at approved display areas.
 2. There shall be a minimum landscape setback of not less than 20 feet adjacent to Edinger Avenue. Decorative pavement may be utilized for vehicle display areas per the approved Edinger Avenue Street Plan (Attached).
 3. Each dealership/lot shall have 5 percent of the on-site area, exclusive of all building footprints and street oriented landscaping, in landscaped area.
 4. Each required on-site landscape planter shall be 8 ½' wide by 18' long and be planted with a minimum of one 24-inch box tree and eleven 5-gallon size shrubs plus groundcover.
 5. One landscaped planter as described above is required for every ten parking spaces used by the general public.
 6. The plant materials utilized for on-site landscaping shall be per the designated landscape palette (Attached).
 7. The landscape design shall be consistent with the existing Auto Mall landscape concept of tree clustering at display frontages and internal planter areas.
- C. Hardscape Materials.

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Paving materials shall be limited to the following:

1. Concrete pavers matching those used in the adjacent street side dealer display areas.
2. Exposed aggregate concrete. Exposed aggregate shall be a maximum diameter of ½ inch with a maximum surface retardant of "medium reveal" applied. Integral color of the concrete shall be approved by the Architectural Review Board.
3. Plain concrete with a broom finish.
4. Asphalt concrete.

D. Walls and Fencing.

1. All exterior (property line) fencing and screening walls shall be constructed of masonry materials.
 - a. All screen walls on-site and all walls exposed to public view shall have clinging vines attached.
 - b. All screening walls shall be provided with a 3-foot wide landscape planter located adjacent to the wall where such is in public view.
2. Chain link fencing may not be used except as internal fencing on dealerships. All chain link fences shall be screened from view by a solid masonry block wall.
3. Bollards placed on dealer property for vehicle detainment purposes shall be integrated into planting areas in a manner that effectively and aesthetically screens them. Bollards shall be a maximum of 18 inches high above finished grade. No chains shall be strung between bollards or planter boxes.

Section 8. Signage Requirements.

A. Electronic Reader Board Sign.

1. One electronic reader board sign for the Santa Ana Auto Mall shall be permitted along the Costa Mesa Freeway (SR-55). The sign shall be located on parcel 6 or parcel 7 per Exhibit A.

2. The maximum height for the reader board sign shall be 70 feet in height.
3. The maximum square footage of the sign face shall be 835 square feet.
4. The copy for the area for individual dealer merchandise shall be limited to either the registered logo or the manufacturer's product name. Colors utilized shall be the standard auto manufacturer's color code, which is typically a shade of red, blue or black.

B. Freestanding Signs.

No permit shall be issued for a freestanding sign which does not comply with the following standards:

1. Number.
 - a. The number of freestanding signs permissible on an integrated development site shall be as follows:

<u>Total Street Frontage</u>	<u>Number</u>
0 – 250	1
251 – 500	2
501 – 750	3
751 – 1000	4
1001 or more	5

2. Location and Design.
 - a. No more than one freestanding sign advertising or identifying the same business activity shall be permitted on each street frontage on which the integrated development site has frontage.
 - b. The freestanding sign shall be located in a landscaped planter having an area at least twice as large as the area of one face of the sign.
 - c. No sign shall use mirrors reflecting a direct light source or utilize flashing, blinking or sequenced lights. No sign shall utilize unshielded incandescent, fluorescent or neon.

- d. No freestanding sign shall be no closer than 100 feet from another freestanding sign on the same site.
- e. No freestanding sign shall be located in the triangular area measured 15 by 15 feet.
- f. The freestanding sign shall not exceed 7 feet in overall height or 5 feet in overall width.
- g. The copy area of a freestanding sign shall not exceed 40 percent of the sign face.
- h. The base of the freestanding sign is to be made of rough sand-blasted concrete with rounded ends, 18 inches high and shall have a two inch high, one-inch deep contrasting horizontal metal reveal on all sides, four inches from the top.

C. Directional Signage.

No permit shall be issued for a directional sign which does not comply with the following standards:

- 1. Minor freestanding directional signage (entrance, service, etc) shall be consistent with the design and materials of the full-size freestanding sign.
- 2. Freestanding directional signs shall not exceed four square feet in sign area and a maximum height of four feet shall be allowed.
- 3. Freestanding directional signs shall contain only that information necessary for on-site circulation, parking and site information. A registered manufacturer's logo may be utilized on the directional signs for the service area.
- 4. Wall-mounted directional signs shall not exceed four square feet. Such directional signs shall contain only that information necessary for on-site circulation, parking and site information. No advertising or logos are permitted.

D. Wall Signs.

No permit shall be issued for a wall sign which does not comply with the following standards:

1. Number.

- a. Dealerships offering two or less manufacturer's makes of new automobiles for sale shall be permitted one wall sign for each make on each wall of the showroom building up to two signs per make of automobile.
- b. Dealerships offering three or more manufacturer's makes of new automobiles for sale shall designate one manufacturer's make that he carries his primary line of new automobiles. The remaining makes of new automobiles shall be designated as secondary for signage purposes. Primary and secondary lines shall be permitted the following:
 - (i) The primary make of new automobiles shall be permitted a total of two wall signs. The wall sign(s) may be placed on the showroom and/or service building.
 - (ii) Secondary car lines shall be allowed one wall sign for each make of automobile. The signs shall be located on the showroom building.

2. Sign Area and Length.

- a. The sign area shall not exceed 40 percent of the signable area, to a maximum of two square feet of sign area per lineal foot of building frontage.
- b. The horizontal dimension of any wall sign shall not exceed 80 percent of the horizontal dimension of the building elevation on which the sign is located.

3. Location.

- a. The signs on the showroom or main service building shall be located on the top of the fascia or wall facing the main street access.

b. No sign shall project above the parapet, canopy fascia, or wall to which it is attached, nor above the roofline if attached to the roof.

c. No signage is allowed on the roof of any building.

4. Design.

a. Wall signs shall consist of individual neon box letters with formed Plexiglas faces in deep channel metal backs. The metal backs may be either satin anodized aluminum or baked enamel steel (three inches deep). The Plexiglas letters are to be kept in the frame with an extruded anodized aluminum 'L' molding retainer.

b. Maximum height of the letters to be used shall be 36 inches.

E. Special Event Displays.

No dealership shall install or maintain or allow to be installed or maintained on the property occupied by such company any special event sign or display, except in accordance with the following requirements:

1. No special event sign or display shall be permitted for individual dealerships. A special event signage permit shall only be issued for an Auto Mall wide sales promotion. All dealerships must take part in the event.

2. The special event sign and display shall be limited to two banners per dealership and sales tents. No use of flags, pennants, streamers or balloons will be permitted. Banners shall not be displayed on or from a parking structure.

3. The special event sign(s) or display shall not be maintained for more than 14 successive days.

4. No more than four special event signs or displays shall be permitted for the Auto Mall in a one-year period.

F. Theme Decoration or Display.

Permanent or temporary theme decorations may be installed on City light standards with Zoning Administrator's approval. The decorations shall be installed on all light standards within the Auto Mall. The installation of decorations shall be at Auto Mall Dealership's Association expense.

G. Auto Mall Entry Monument signs

The Auto Mall entry monument sign shall be approved by the City of Santa Ana Planning Division and designed per attachment.

Section 9. Lighting Requirements.

A. Dealership lot and street lighting standards shall be as follows:

1. The type of luminaries and pole selected to be used for all exterior lighting shall be to the equivalent to the specifications found in G.A.R.D.C.O. Lighting's 'Form Ten H' luminaries, with type three medium cutoff reflector, or other acceptable alternative.
2. All bronze anodized aluminum luminaries shall be provided with 1,000-watt metal halide lamps. Street lighting will be 250-watt high-pressure sodium lamps.
3. The mounting height of all luminaries is to be 24 feet from ground level.
4. An initial average of 50-75 foot-candles shall be maintained from interior lot lighting with a maximum to minimum uniformity of three to one. Frontline lighting shall have a maximum to minimum uniformity of one and one-half to one, and initial average of 75-100 foot-candles.
5. The bronze anodized aluminum poles are to be square in cross section and shall be continuous to ground mounting level with adequate protection by means of a raised six-inch circular concrete curb with a minimum three-foot radius.
6. The average spacing for interior lot poles with two luminaries per pole is to be 60 feet center to center. This is based on a typical 60-65 foot aisle width. The spacing for all lot frontline poles with single inward facing luminaries is to be 40 feet center to center.

LANDSCAPE PALETTE

The following plant palette shall be used for guideline purposes in developing the on-site landscape plans for properties within Specific Development No. 60. The streetscape in off-site or common areas shall remain consistent with the existing landscape palette and pattern of development. Any changes to the existing plant palette must be universally incorporated throughout the Auto Mall common area streetscape, and is subject to approval of the City. Additional plant material may be incorporated into the landscape palette if approved by the Planning Manager.

Edinger Avenue

The off-site (streetscape) tree for Edinger Avenue is the London Plane Tree (*Platanus acerifolia* 'Bloodgood'), which shall be incorporated on-site in clusters along the Edinger Avenue frontage.

On-site Landscape Palette

COMMON NAME

BOTANICAL NAME

Trees

Queen Palm height (minimum)	Arecastrum romanzoffianum	12-foot trunk
Mexican Fan Palm height (minimum)	Washingtonia robusta	12-foot trunk
Peppermint Willow	Agonis flexuosa	
Fern Pine	Podocarpus gracilior	
Ornamental Fig	Ficus species	
Jacaranda	Jacaranda mimosifolia	
Magnolia	Magnolia species	
Trumpet Tree	Tabebuia ipe	
Brisbane Box	Tristania conferta	

Lemon Gum	<i>Eucalyptus citriodora</i>
Date Palm	<i>Phoenix dactylifera</i> 15 foot bare trunk height minimum

Shrubs

Tupidanthus	Tupidanthus calyptratus
Hibiscus	Hibiscus rosa – sinensis
Dwarf Oleander Pink' .	Nerium oleander 'Petite Salmon' or 'Petite Pink'
Dwarf Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'
Variegated Pittosporum	Pittosporum tobira 'Variegata'
India Hawthorn	Ralphiolepis indica 'Jack Evans'
Compact Natal Plum	Carissa grandiflora 'Boxwood Beauty' or 'Tuttle'
Lily of the Nile	Agapanthus africanus
Privet	Ligustrum 'Texanum'
Compact Shiny Xylosma	Xylosma congestum 'Compactum'
Pink Escallonia	Escallonia fradesii
Orange Jessamine	Murraya paniculata
Ternstromia	Ternstroemia gymnanthera
Frasers Photinia	Photinia fraseri
Viburnum	Viburnum davidii
Japanese Boxwood	<i>Buxus japonica</i>
Daylily	<i>Hemerocallis</i> and cultivars

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New Zealand Flax (dwarf varieties) *Phormium tenax*

Bank's Yellow Rose *Rosa banksiae* 'Lutea'

Bank's White Rose *Rosa banksiae* 'Alba Plena'

Ground Covers

Star Jasmine *Trachelospermum jasminoides*

Prostrate Natal Plum *Carissa grandiflora* 'Green Carpet'

Hahn's Ivy *Hedera helix* 'Hahni'

Turfgrass 'Marathon' fescue

Trailing Lantana *Lantana montevidensis*

Myoporum *Myoporum parvifolium*

Creeping Rosemary *Rosemarinus officinalis* 'Prostratum'

Ornamental Strawberry *Fragaria chiloensis*

Vines

Boston Ivy *Ampelopsis* 'Veitchi'

Climbing Fig *Ficus repens*

Blood Red Trumper Vine *Distictus buccinatoria*

Seasonal Color

As approved by the Dealers Association, but not as a replacement for existing off-site or common area landscape.

ARCHITECTURAL DESIGN STANDARDS

All buildings within the Santa Ana Auto Mall shall be designed in a 'high-tech' industrial design. The Santa Ana Auto Mall's Architectural Design Standards shall be used to determine the structures compliance with the 'high-tech' industrial motif. The use of exposed wood, tile roofs and mansards, and literal traditional architectural motifs shall not be permitted. In addition, the Auto Mall Dealers Association shall review and approve the architectural design for all new buildings and remodels.

- A. Service buildings, accessory structures and parking structures shall be designed to incorporate, on at least a portion of the exterior building, the same materials and colors as those used for the showroom.
- B. The public areas and service buildings must be compatible in style and material selection.

1. Horizontality:

The expression of horizontality in each building is of prime importance for the unification of the Mall. To achieve this purpose, the use of continuous horizontal elements shall be required.

- a. Twelve-inch high horizontal metal reveals (one and one-half inches minimum depth) is encouraged to be used for banding and cladding terminations.
- b. Continuous, light-emitting strip windows are encouraged to be incorporated into the non-showroom, general office service area. Vertically mullion less windows would enhance and promote the high-tech imagery and are, therefore, recommended.
- c. All cladding shall not emphasize the vertical except at termination points (changes in direction or corners).

2. Exposed Sub-Elements:

Well-detailed exposed structural steel and H.V.A.C. elements shall be used. This includes the extensive use of painted trusses, spaceframes, metal deck ceilings, track lighting and well-detailed ducting/registers.

3. Glass:

Extensive use of tinted glass in showroom, office and light-requiring service building areas should be used. Compatible opaque (spandrel), insulated glass is suggested for areas requiring non-vision glazing for continuity of effect.

The glass to be used shall have a bluish tint and slight reflectivity in non-direct auto viewing area. Vision glazing specifications are to be equivalent to P.P.G. 'Solarban 570-30 Sapphire Blue' series. No mirror-glass or highly reflective glass may be used.

4. Wall Cladding – Flat Metal Panels:

Smooth aluminum panels may be used in flat or curved cladding for the opaque showroom and office exterior wall cladding. This also applies to service building cladding termination (ends, fascias, soffits and corners). Quality and trueness of material (e.g., no oil-canning permitted) and workmanship are of the utmost importance.

Panels shall be solid aluminum, and shall be impervious to water, and non-flammable. The panel edges shall be brake-formed at right angles to the frontal plane and all corners are to be welded and ground smooth. It shall provide a front access fastening system which means individual panels may be removed at any time. The thermally dynamic fastening system shall insure maximum weather integrity. The system shall also include an internal drainage system which directs condensation to the outside of the building. The finish shall be an anodized or Kynar Tri-X metallic finish.

5. Materials:

- a. Panels shall be fabricated from minimum .120 (3.04 mm) thick aluminum solid plate of 3003-H134 or 5005-H32 AQ alloy, in accordance with architectural documents and manufacturer's approved drawings including verified dimensions.
- b. Extruded aluminum support members shall be a minimum .093" (2.36 mm) thick 6063-T52 alloys; supplied pre-cut to size, including all necessary stainless steel fasteners for concealed installation.
- c. The metal cladding system including required stiffeners and sealants shall meet the specified requirements for wind loading, air infiltration and water penetration.

- d. The anchorage system shall be designed so that the panels are secure, yet “free floating”, to accommodate expansion and contraction; and so that individual panels may be installed or removed without disturbing adjacent panels. Panel specifications are to be equivalent to ‘Techwall’ by Conspec Systems.

6. Wall Cladding – Horizontal-Shaped Profile Metal Panels:

Horizontal deep rib metal siding decking may be used for the major service buildings exterior and may be used for public oriented building exterior cladding. The siding must be of the highest quality, and seamless (no apparent intermediate joints). If such siding is used for the service building, other building materials must be incorporated into the design of the structure in accordance with Section B.1 of these Standards.

The specifications for ‘Steelite High Rib Panels’ were used as a basis for the following guidelines. The primary metals shall be galvanized steel which is a quality, grade ‘A’ steel which meets the ASTM A446 specifications. A corrosion resistant finish is achieved by a continuous hot-dip commercial galvanizing process in accordance with ASTM A526 G90 (1.25 oz [275 g/m²]). This material shall be the substrate for all panels. An alternative metal is galvalume which is a steel sheet coated with all aluminum-zinc alloy applied by the continuous hot-dip method. Galvalume provides good resistance to heat and corrosion.

The color coating for the panel shall be silicone polyester, which is a blend of premium polyester resins and silicone. ‘SP’ provides a high resistance to ultra-violet rays as a durable coating over G-90 (1.25 oz [275 g/m²]) galvanized steel. ‘SP’ shall meet the requirements of a long-term exterior finish with excellent weather-ability. ‘SP’ finish shall provide an optimum use of silicone together with a premium quality polyester resin for long life. Alternately, the panel shall be color coated in fluorofinish which is a premium fluorocarbon called polyvinylidene fluoride, (KYNAR 500 70%). It is applied to G-90 (1.25 oz [275 g/m²]) galvanized steel. Exterior performance characteristics should include color integrity, film flexibility and resistance to chalking. Other important properties of finish shall be high resistance to ultra-violet radiation, and resistance to weathering.

The panel profile that is encouraged to be used is deep profile rib 18-gauge minimum run horizontally. Maximum permissible deflection is to be 1/120. Hat shaped and “Z”-shaped subgirts should be placed at every structural support and not more than 4’-0” (1.22 mm) on center between supports. Trueness of material and quality of workmanship, with proper detailing of material termination, shall be of the utmost importance.

7. Plaster:

Smooth plaster (stucco) may be used but is not highly recommended because of uncertainty in surface quality control. If plaster is used, the highest degree of detailing, materials and workmanship will have to be observed. Here again, metal horizontal banding must be incorporated.

8. Concrete Panels:

Tilt-up/pre-formed concrete panels may be used in perimeter wall and building wall applications.

The form liner profile specifications and configuration that may be used must be equal to those produced by Symons Corporation's Architectural Form Liners. The five options are to be equal to:

- a. 3/16" deep, short ripple rib 4'-10" (no reveal)
- b. 1/4" deep rib, 4' x 10' (reveal)
- c. Extruded 1 1/2" rib, 2" O.C., 1' x up-to-30' (no reveal), run horizontally
- d. Sandblast #2 medium, 4' x 10'
- e. Sandblast #3 coarse, 4' x 10'

Continuous and horizontal metal reveals must be incorporated to tie complex together and to be used a construction joints.

9. Concrete Block:

Concrete block masonry may be used for wall construction in the dealership service areas. It is important to remember that the clean, smooth, horizontal, industrialized character must be achieved. Contrasting the concrete block with deep tool-raked, horizontal joints, horizontal 'Spectra Glaze' or metal, contrasting bands or reveals and structures, and glass is highly encouraged.

A very suitable alternative is the use of prefaced concrete masonry units with specifications similar to 'Spectra Glaze II', by Burns and Russell Company. These ceramic-faced masonry units are low cost, attractive, avoid the need for finishing wall surfaces where required, and reduce operational/life cycle costs. This glazed block may also be used in areas subject to public view.

10. Rooftop Elements:

All elements on roofs must be attractive and rhythmically placed and/or attractively screened from view. These elements will be very visible because of the freeway adjacency. Corrugated metal screening is not permitted.

11. Color:

The colors selected for the exterior of the building must serve to integrate all elements of the dealership and enhance the aforementioned character goals. The use of strong, deep colors, which may highlight rhythmic elements, is encouraged. The colors found in each of the automakers' logo standards are a desirable direction to be taken. Black and white colors may be used; earth tones shall not be used for the buildings' walls and structural elements. This is especially important if block masonry units are used. Color selections should accentuate distinction and elegance.