



SPECIFIC DEVELOPMENT NO. 64
AMENDMENT APPLICATION 98-01
NS-2347

GAS: 3/31/98

ORDINANCE NO. NS-2347

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SANTA ANA REZONING CERTAIN PROPERTY
LOCATED AT 2600 SOUTH REDHILL AVENUE FROM THE
LIMITED MANUFACTURING ZONE DISTRICT (LM) TO
SPECIFIC DEVELOPMENT NO. 64 (AA NO. 98-01)
AND ADOPTING SPECIFIC DEVELOPMENT NO. 64 FOR
SAID PROPERTY

WHEREAS, Amendment Application No. 98-01 has been filed with the City of Santa Ana by Candlewood Hotel Company, to change the zoning district designation of certain real property located generally at the northwest corner of Dyer Road and Redhill Avenue in the City of Santa Ana, and more specifically delineated in Exhibit 1, attached hereto and incorporated herein by reference, from the LM (Limited Manufacturing) Zoning District to the (Specific Development) Zoning District, and to adopt Specific Development Plan No. 64, in the form set forth in Exhibit 2, attached hereto and incorporated herein by reference, for certain property located at 2600 South Redhill Avenue as hereinafter set forth; and

WHEREAS, the applicant Candlewood Hotel Company proposes to develop said property in accordance with Specific Development Plan No. 64; and

WHEREAS, the Planning Commission of the City of Santa Ana held a duly noticed public hearing on March 23, 1998, on the said Amendment Application and Specific Development Plan No. 64, and, based thereon, determined that the development as proposed therein is consistent with the general plan of the City of Santa Ana, and, subject to certain modifications, recommended that the City Council approve the Amendment Application, Specific Development Plan No. 64; and

WHEREAS, this Council, prior to taking action on this ordinance, has held a duly noticed public hearing, on the said Amendment Application, Specific Development Plan No. 64.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

1. The SD (Specific Development) district designation and Specific Development Plan No. 64, as proposed in Amendment Application No. 98-01, are 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.

2. That certain real property located at 2600 South Redhill Avenue and designated in Exhibit 1, attached hereto and incorporated herein by reference, is hereby reclassified from the

LM (Limited Manufacturing) district to Specific Development No. 64.

3. Amended Sectional District Map number IRS-9, showing the above described change in use district designation, is hereby approved.

4. Specific Development Plan No. 64, set forth in Exhibit 2, attached hereto and incorporated herein, is hereby approved and adopted for the abovesaid property.

ADOPTED this 4TH day of May, 1998.

ATTEST:

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

Miguel A. Pulido
Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido	<u>Aye</u>
Richardson	<u>Aye</u>
Espinoza	<u>Aye</u>
Franklin	<u>Aye</u>
Lutz	<u>Aye</u>
McGuigan	<u>Aye</u>
Moreno	<u>Absent</u>

APPROVED AS TO FORM:

Gary A. Sheatz
Gary A. Sheatz
Assistant City Attorney

CERTIFICATE OF ORIGINALITY & PUBLICATION

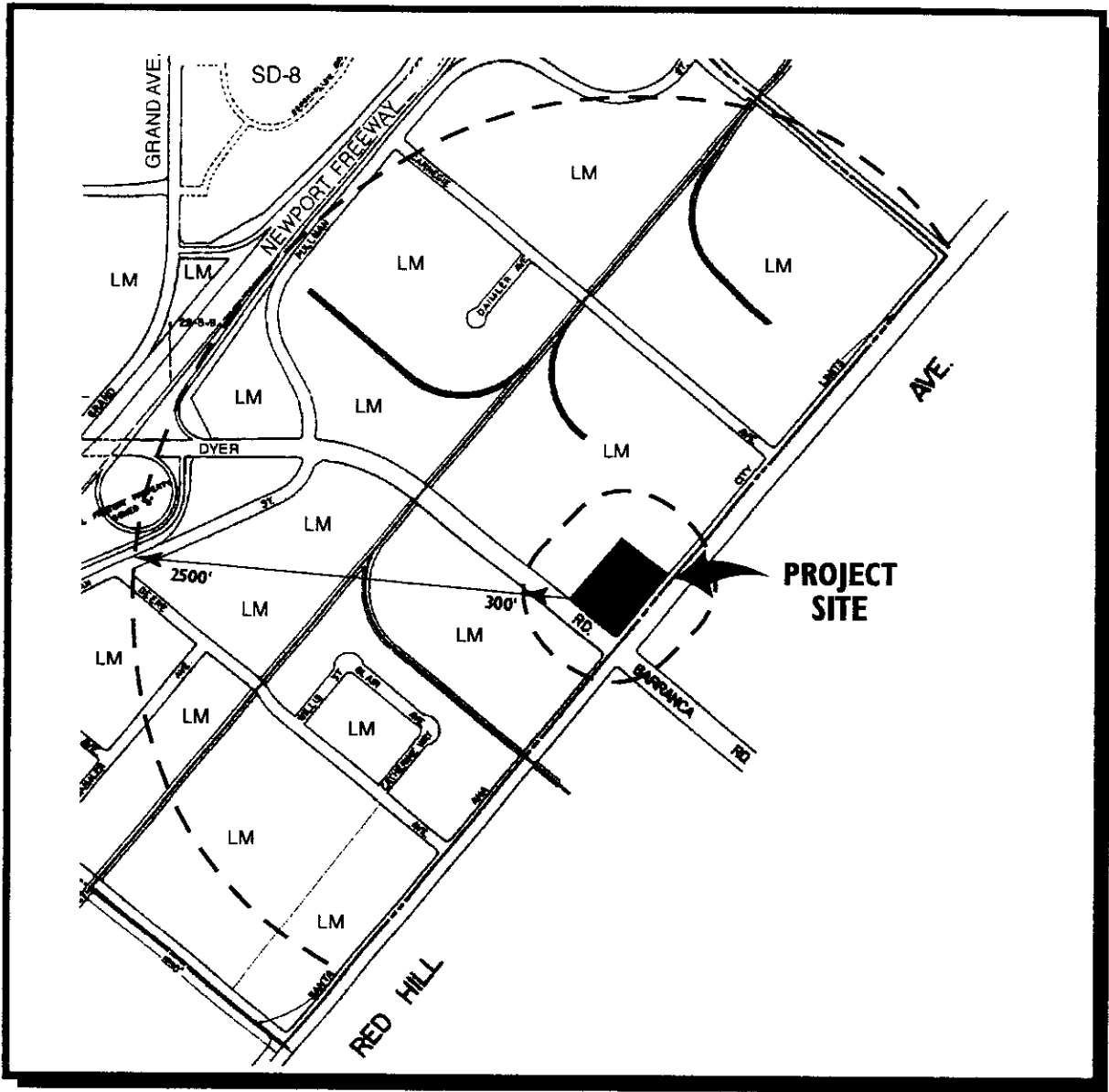
State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance No. NS-2347 to be the original ordinance adopted by the City Council of the City of Santa Ana on May 4, 1998; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 5/5/98

Janice C. Guy
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		



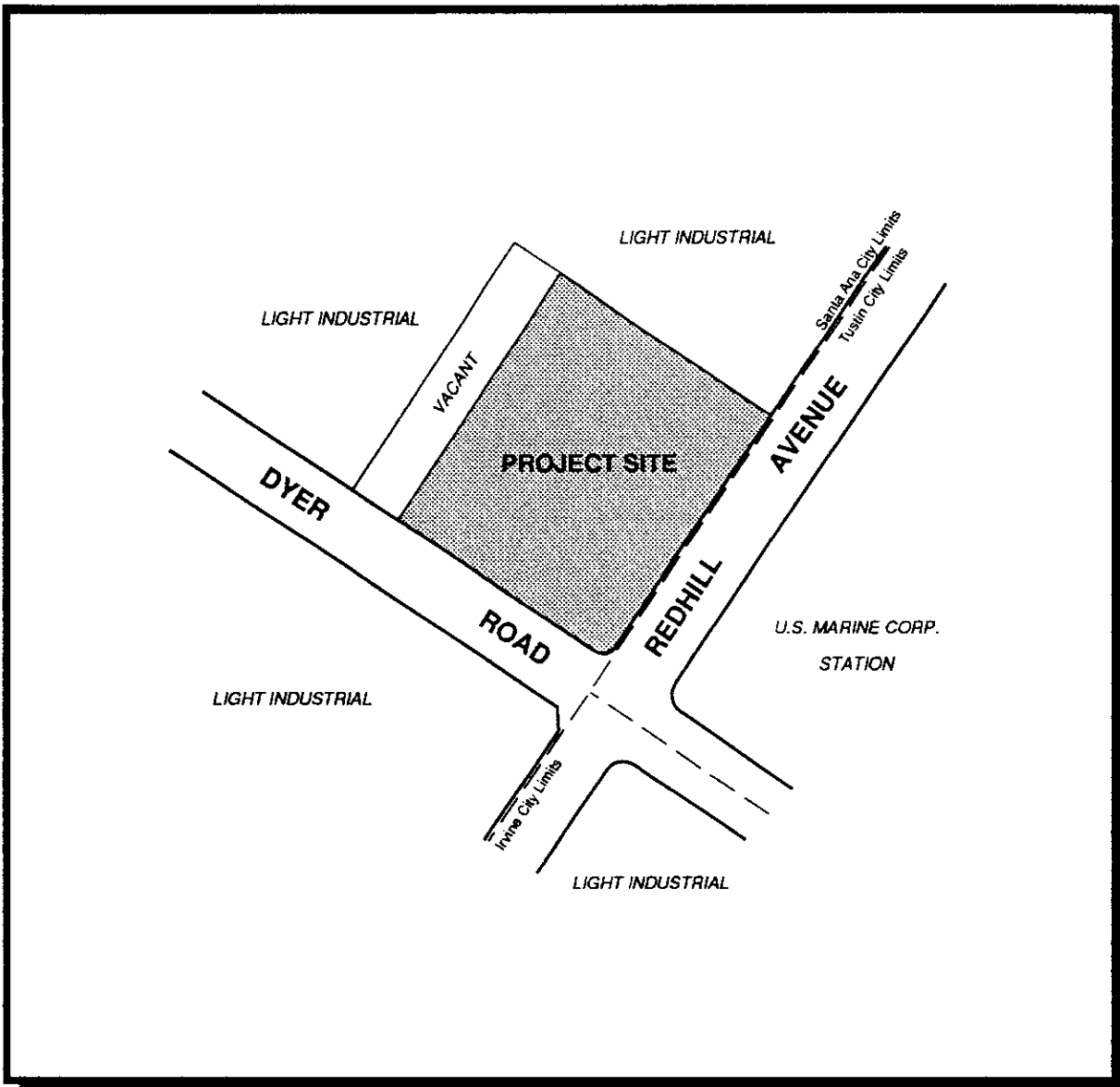
AA 98-1/SD 64
CANDLEWOOD HOTEL COMPANY
2600 SOUTH RED HILL AVENUE



1" = 1000 FEET

P L A N N I N G A N D B U I L D I N G A G E N C Y

EXHIBIT 1



AA 98-1/SD-64
CANDLEWOOD HOTEL COMPANY
2600 SOUTH RED HILL AVENUE



P L A N N I N G A N D B U I L D I N G A G E N C Y

EXHIBIT 2

SPECIFIC DEVELOPMENT PLAN NO. 64

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 Specific Development Plan No. 64 (SD-64), 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.

Candlewood Hotel Specific Development Plan No. 64 (SD-64) sets forth the development and design criteria for a development consisting of approximately 3.03 acres. The purpose of this specific development plan is to permit flexibility in site planning and design to respond to market conditions while assuring high quality development.

Specific Development Plan No. SD-64 specifically establishes for the property the following:

- Permitted uses.
- Development standards, including building height limits, required setbacks, parking requirements, landscaping provisions and enforcement policies.
- Operational standards.
- Maximum authorized development intensity.
- Signage provisions.

Objectives

The objectives of the Candlewood Hotel Specific Development Plan include provision of the following:

1. Landscaping that is appropriate to the level of development and sensitive to the surrounding community.
2. A visually harmonious development as viewed both internally and externally.
3. A circulation system that is responsive to the needs of both vehicular and pedestrian travel.

- 4. Flexibility in development in response to market conditions while achieving overall City and community goals.
- 5. Creation of new employment opportunities.

SECTION 3 - USES PERMITTED

The use permitted within this specific development is a 123 room hotel. Hotel amenities to serve the guests include a complimentary self-service laundry room, an exercise room, and common open space/outdoor gazebo (with outlets for an electric barbecue) and open space area designed. No conference rooms or assembly areas are permitted.

SECTION 4 - MAXIMUM PERMITTED BUILDING INTENSITY

The maximum authorized building intensity for Candlewood Hotel is 59,439 square feet for an extended stay hotel with a maximum 123 guest rooms. The maximum floor area ratio allowed is .45. Attachment 1 illustrates the locations of the proposed hotel building.

SECTION 5 - DEVELOPMENT STANDARDS

The Candlewood Hotel project shall be built as shown in the approved project plans (DP 97-38) included as Attachments 1, 2 and 3.

Extended Stay Hotel

- 1. **Building Heights.** All future on-site uses will be subject to a height limitation of 40 feet above ground level, which is defined as a measurement from the elevation of the top slab of the first floor on-grade to the top of the structure.
- 2. **Setbacks.** A minimum 20 feet front yard setback shall be provided between proposed on-site uses and right-of-way boundaries for Redhill Avenue and Dyer Road.

A minimum eight (8) feet side yard setback shall be provided along the northerly interior property line. A minimum of six (6) feet side yard setback shall be provided along the westerly interior property line.

A minimum ten (10) feet setback shall be provided separating ground floor units from pedestrian walkways, project amenities and drive aisle/parking areas. This landscape buffer may be reduce to five feet for guest units adjacent to the common open space/gazebo area.

- 3. **Parking and Circulation.** The minimum off-street parking requirements for the extended stay hotel are as follows:
 - a. **Hotels.** Hotel parking shall be in accordance with the following:

One parking space per guest room.

Plus one parking space for each 10 guest rooms.

Plus two parking spaces for on-duty managers.

- b. Joint Use of Drive Aisles. The Candlewood Hotel site may jointly develop and utilize the on-site drive aisle located north of subject property (presently GT Bicycle operation) to serve the hotel as approved by the Planning Division. An easement for reciprocal access is to be recorded prior to issuance of a building permit.

4. Loading Zones.

- a. Porte-cochere. The hotel shall provide a porte-cochere to accommodate guests loading and dropoff, and to provide a formal entry to the hotel. The loading area shall be a minimum dimension of 10 feet in width by 25 feet in length.
- b. Service loading zone. The hotel shall provide a loading zone for the delivery and distribution of goods and materials related to the operation and maintenance of the hotel. The loading zone shall be a minimum dimension of 10 feet in width by 25 feet in length and located near the service entrance of the hotel.

5. Pedestrian Walkways. The primary pedestrian walkway shall be a minimum of eight (8) feet wide. Primary walkways are those that connect a pedestrian from the street to the front entry. A four feet handicap accessible walkway is to be provided through the front landscape setback leading the public walkways and transit services along Redhill Avenue and Dyer Road.

6. Walls/Fences.

- a. A minimum six foot wall or fence shall be provided to separate the hotel use from adjacent properties used or designated for industrial purposes. The height of the wall or fence may not exceed four (4) feet in the required front yard setback.
- b. All appurtenance screening walls shall provide clinging vines or vertical landscape material within a planter a minimum of two (2) feet in width to buffer wall from view.

7. Landscaping Standards. All areas not used for buildings, parking or storage shall be landscaped using the following guidelines consistent with the Commercial Landscape Standards. All landscaped areas shall be irrigated using an automatic irrigation system. The project shall provide landscaping consistent with the existing landscape theme and existing improvements on-site. A six-inch raised concrete curb shall be required around all landscape planters unless approved by City Landscape Associate.

108.4

The detailed landscaping plans shall be submitted to and be approved by the City of Santa Ana Planning Division prior to issuance of a building permit and installed prior to issuance of a Certificate of Occupancy.

- a. Front Yard Setback Areas. The front yard landscape setbacks shall provide a 24 inch canopy tree for every 25 linear feet of street frontage. The trees can be placed in groups in order to achieve a particular design. Trees generally regarded as having invasive or surface roots shall be installed in root control planters per City standards. Due to the City sewer located in the front yard setback along Dyer Road, palm trees may be substituted for canopy trees as approved by City Landscape Associate. The front yard setback along Redhill Avenue shall include a landscaped berm with turf to match adjacent property to the north. Berms over 4:1 shall be planted in ground cover. Six 5 gallon size shrubs shall be provide for every 25 linear feet of street frontage. The shrubs may be grouped in clusters or placed in a linear pattern. Annual color is encouraged but is not considered part of the shrub requirement.
- b. Buffer Areas. The buffer areas separating the hotel and adjacent properties shall include one 15 gallon tree and five (5) five gallon shrubs per 30 linear feet. In addition to the above, the buffer area separating the guest rooms from sidewalks, parking areas and drive aisles shall include a vertical plant material (hedges) with a minimum spacing of 30 inches on center to screen the air conditioning units.
- c. Parking Area. A landscape planter, not less than 8.5 feet by 18 feet, including the thickness of the raised curb, shall be required at a minimum ratio of one planter for each 10 parking spaces. Each planter will require one 15-gallon size tree, 11 five gallon size shrubs and ground cover to serve as filler materials.
- d. Screening. All appurtenances, such as transformers, meters, trash enclosures, air conditioning units, etc. are to be screened from view. Vines are to be included on walls and trash enclosure to reduce graffiti. There shall be no exposed downspouts, supper drains, electrical or mechanical lines on the building. All mechanical equipment is to be screened from view in an architecturally integrated manner.
- e. Off-site Improvements. A landscape plan(s) detailing off-site improvement affecting adjacent properties shall be submitted to City Landscape Associate prior to submittal into building plan check. These improvement include landscape improvement related to shared access off of Redhill Avenue and the 20 foot landscape setback on Dyer Road. The vacant land remaining to the west of the hotel site shall be hydroseeded with wildflowers until such time as the site is developed.

8. Architectural and Design Features.

- a. Exterior materials. Exterior materials and finishes for the project shall comply with the approved materials board dated March 11, 1998. Trash enclosure and similar ancillary structure are to match the texture, material and color of the building.
- b. Hardscape materials. Enhanced paving materials shall be included at the driveway entrances, hotel main entrance and gazebo area. Paving materials to be approved by the Planning Division.
- c. Lighting standards/fixtures. The light fixtures are to integrate design elements of the building and landscape architecture. Lighting is to be designed to confine the direct rays of the artificial lighting within the boundaries of the development. Specifications of light standards/fixtures and photometrics plan shall be submitted to Planning Division for approval.
- d. Gateway Treatment. The landscape planter at the corner of Redhill Avenue and Dyer Road shall be enhanced to provide a monument or design feature identifying an entry point or gateway into Santa Ana.

8. Enforcement. The penal provisions and permit requirements set forth in Article VIII of the Santa Ana Municipal Code (effective as of the date of adoption of this Specific Development Plan) shall apply to all development within the Candlewood Hotel Specific Development Plan.

SECTION 6 - SIGNAGE

All future on-site signs shall conform to Article XI, Subsections 41-850 through 41-1099 of the Santa Ana Zoning Code.

SECTION 7 - OPERATIONAL STANDARDS

- 1. Covenant, Conditions and Restrictions (CC&R's) are to be recorded prior to issuance of a building permit to restrict the property from being used for residential purposes.
- 2. Management of the extended stay hotel will require guests to re-register after any stay of 30 consecutive days.
- 3. Each guest room shall be provided regularly scheduled maid and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy.
- 4. An on-site hotel manager must be available to assist guests 24 hours per day. This staff person must be in addition to any on-site security personnel.

CONTRACTOR



5792 Citrus
Irvine, California 92714
714 943-2300

OWNER



Lakepoint Office Park
8342 East Central
Wichita, KS 67209-2666
316 637-3300

ENGINEER

PROJECT

Candlewood Hotel Co, LLC
Santa Ana - 0767-CA2
3001 Dyer Road
Santa Ana, California
123 Unit / 3 Story

NO. DESCRIPTION DATE

1. CITY REVISION 04/10

2. CITY REVISION 04/10

3. CITY REVISION 04/10

4. CITY REVISION 04/10

5. CITY REVISION 04/10

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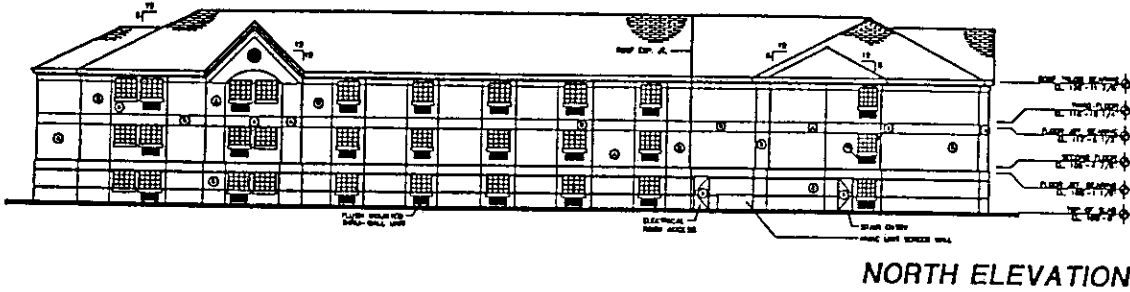
35. CITY REVISION 04/10

REVISION DESCRIPTION
SITE PLAN REVIEW
BUILDING
ELEVATIONS

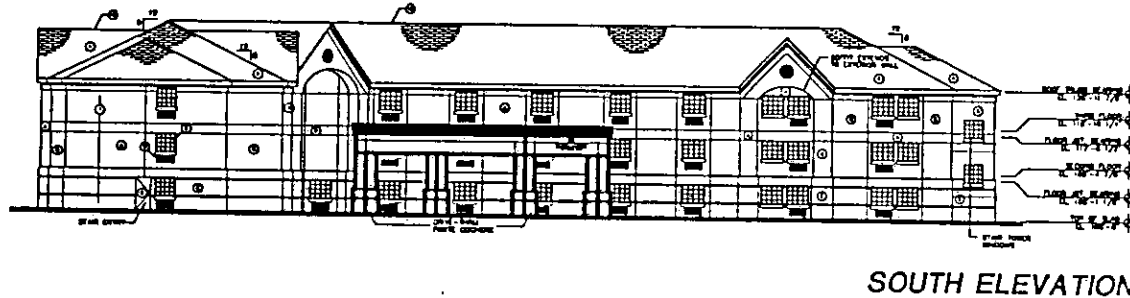
NO. DATE
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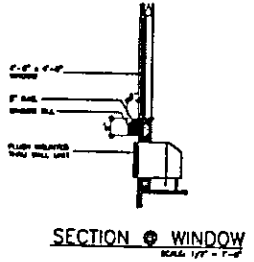
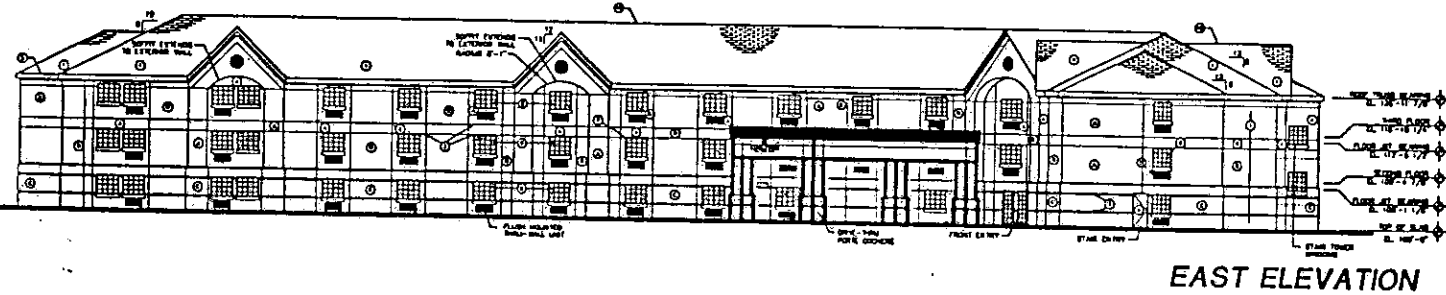
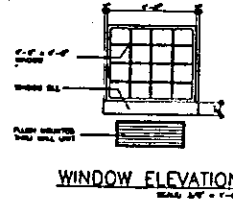
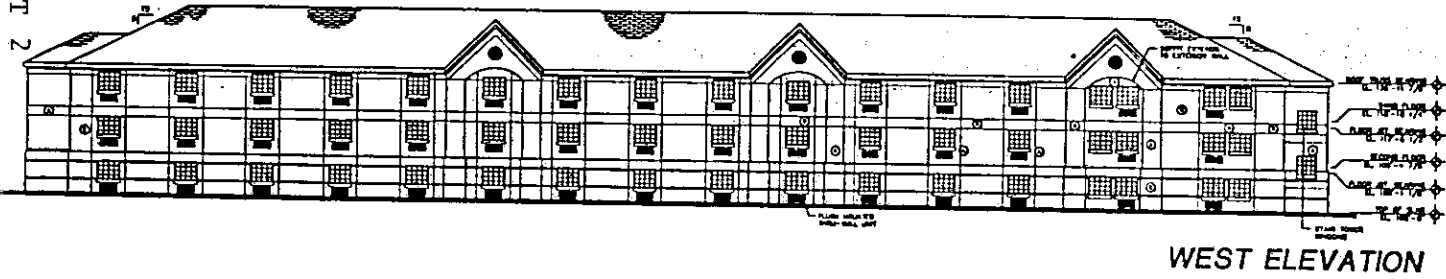


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ATTACHMENT 2



1/8/88

GAA
ARCHITECTS

4 PARK PLAZA, SUITE 120
IRVINE, CA 92714
714 474-1775

CONTRACTOR
SWYDER LANGSTON
17982 Canyon
Irvine, California 92714
714 863-9200

OWNER
CANDLEWOOD
Your Studio Hotel
Lakeside Office Park
9342 East Central
Wichita, KS 67206-2555
316 631-1300

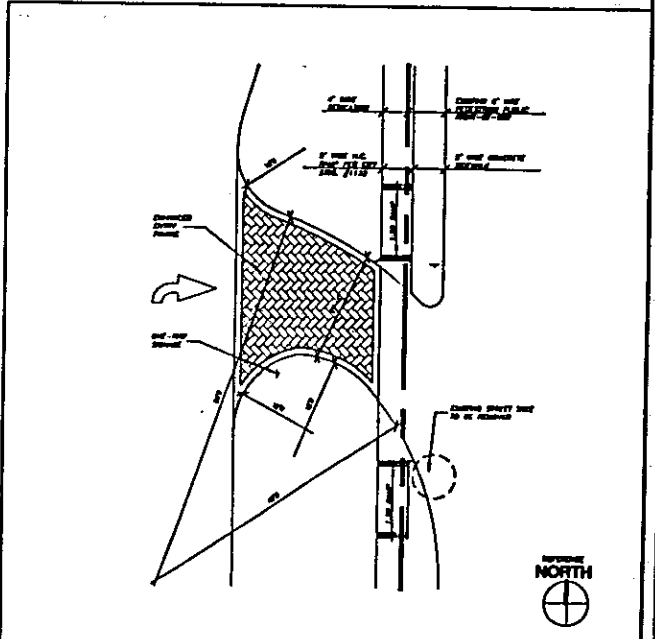
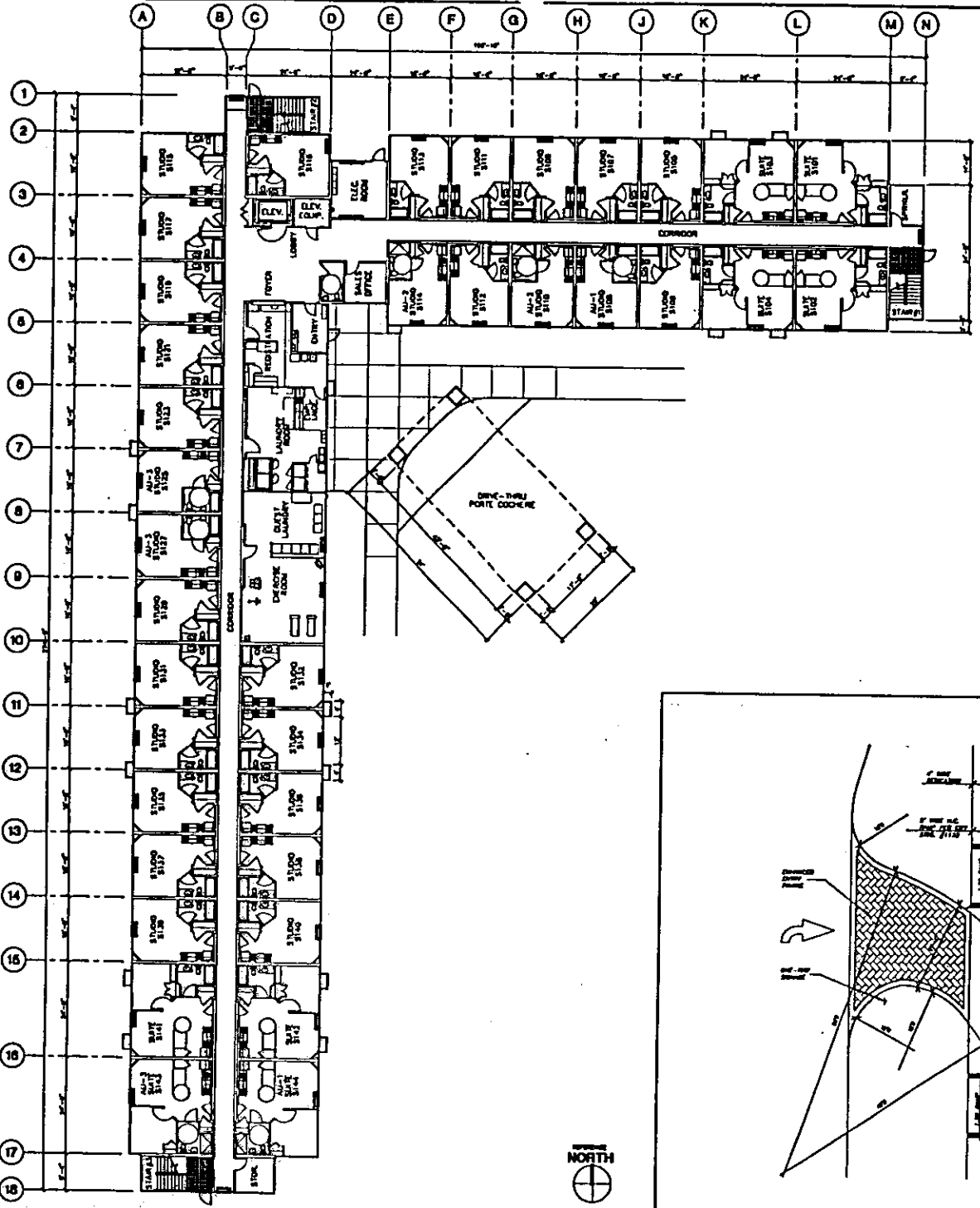
PROJECT
Candlewood Hotel Co., LLC
Some Ana - 0187-CM
2001 Dyer Road
Some Ana, California
123 Unit / 3 Story

NO.	REVISION/DESCRIPTION	DATE
1	BY GAA	1/8/88
2	BY SWYDER LANGSTON	1/8/88
3	BY SWYDER LANGSTON	1/8/88

PROJECT DESCRIPTION
SITE PLAN REVIEW
FLOOR PLAN
ENLARGED
CURB CUT

ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED.
ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

DATE: 01/13/88	SHEET NO. 03
DRAWN BY: SWY	
CHECKED BY: GAA	
DATE: 02/27/88	
SCALE: AS SHOWN	



ATTACHMENT 3

FLOOR PLAN

DATE: 1/27/88

ENLARGED NORTHEAST CURB CUT

DATE: 1/27/88

03