



SPECIFIC DEVELOPMENT NO. 69
AMENDMENT APPLICATION 99-04
NS-2399

CITY COUNCIL ACTION
AUGUST 16, 1999

GAS: 7/20/99

ORDINANCE NO. NS-2399

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING 126 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ST. GERTRUDE PLACE AND THE SOUTH SIDE OF EDINGER AVENUE BETWEEN GRAND AVENUE AND RITCHEY STREET FROM THE LIGHT INDUSTRIAL ZONE DISTRICT (M-1) AND SPECIFIC DEVELOPMENT NO. 56 TO SPECIFIC DEVELOPMENT NO. 69 (AA NO. 99-04) AND ADOPTING SPECIFIC DEVELOPMENT NO. 69 FOR SAID PROPERTY

WHEREAS, Amendment Application No. 99-04 has been filed with the City of Santa Ana to change the zoning district designation of certain real property located generally at a 126 acre site known as PacifiCenter, in the City of Santa Ana, and more specifically delineated in Exhibit 1, attached hereto and incorporated herein by reference, from the SD-56 (Specific Development No. 56) and M-1 (Light Industrial) Zoning District to the SD No. 69 (Specific Development) Zoning District, and to adopt Specific Development Plan No. 69, in the form set forth in Exhibit 2, attached hereto and incorporated herein by reference, for said property as hereinafter set forth; and

WHEREAS, the Planning Commission of the City of Santa Ana held a duly noticed public hearing on July 12, 1999, on Amendment Application No. 99-04 and Specific Development Plan No. 69, 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 Amendment Application No. 99-04 for Specific Development Plan No. 69; and

WHEREAS, this Council, prior to taking action on this ordinance, has held a duly noticed public hearing, on Amendment Application No. 99-04 for Specific Development Plan No. 69.

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

1. A Negative Declaration for Environmental Review No. 99-67 is hereby approved and certified.

2. The SD (Specific Development) district designation and Specific Development Plan No. 69, as proposed in Amendment Application No. 99-04, 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.

3. That certain real property located on the north side of St. Gertrude Place and on the south side of Edinger Avenue,

between Grand Avenue and Ritchey Street and designated in Exhibit 1, attached hereto and incorporated herein by reference, is hereby reclassified, upon the expiration of Development Agreement No. 85-01, from the M-1 (Light Industrial) and SD-56 (Specific Development) district and to Specific Development No. 69, effective October 18, 2000.

4. Amended Sectional District Map number 20-5-9, showing the above described change in use district designation, is hereby approved, effective October 18, 2000.

5. Specific Development Plan No. 69, set forth in Exhibit 2, attached hereto and incorporated herein, is hereby approved and adopted for the abovesaid property, upon the expiration of Development Agreement No. 85-01, effective October 18, 2000.

ADOPTED this 16th day of August, 1999.

ATTEST:

for Elizabeth A. Dany
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:
Joseph W. Fletcher, City Attorney

Gary A. Sheatz
Gary A. Sheatz
Assistant City Attorney

CERTIFICATE OF ORIGINALITY & PUBLICATION

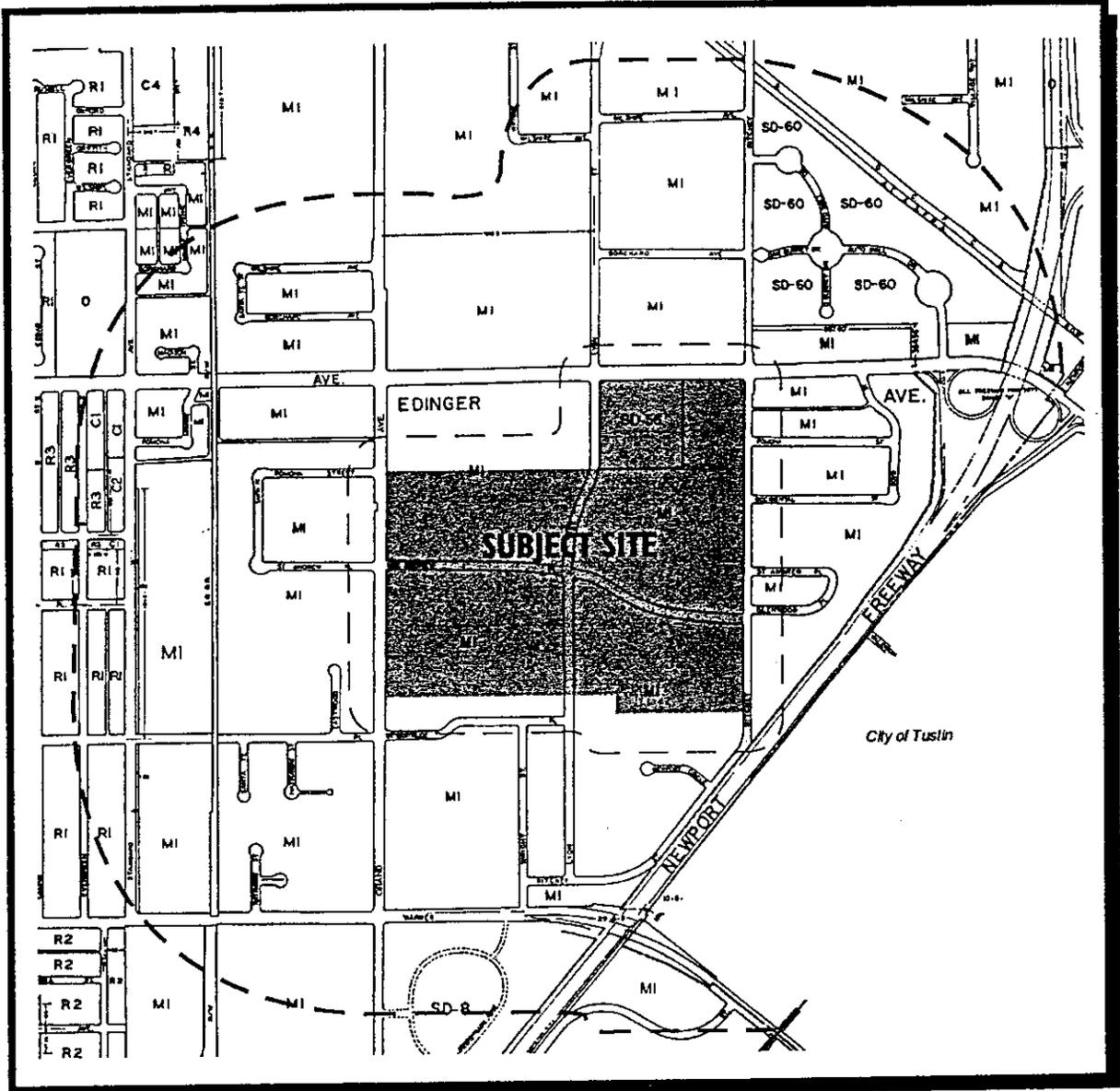
State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance No. NS-2349 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. Dany
for 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	-PPD	PLANNED RESIDENTIAL DEV.
R3	MEDIUM DENSITY MULTIPLE RES.	C3	CENTRAL BUSINESS	-SD	SPECIFIC DEVELOPMENT
R4	SUBURBAN APARTMENT	C4	PLANNED SHOPPING CENTER	-B	PARKING MODIFICATION
CO	CIVIC DEVELOPMENT	C5	ARTERIAL COMMERCIAL	-HDII	HEIGHT DISTRICT
GC	GOVERNMENT CENTER	CM	COMMERCIAL MANUFACTURING		



AA 99-4/SD NO. 69
PACIFICENTER



1" = 1000 FEET

— = 2500 FEET
— = 300 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

SPECIFIC DEVELOPMENT 69 PACIFICENTER

I. APPLICABILITY OF ORDINANCE

- A. The specific development zoning district for the subject property referred to as "PacifiCenter", 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.
- B. In accordance with the provisions outlined in the Specific Development zoning district, all new buildings, structures or additions will require the approval of the City's Planning Commission and City Council.
- C. The development and design criteria set forth in this section applies to all land and buildings within the PacifiCenter Specific Development Designation. The standards contained herein apply to the development of new buildings and structures, interior or exterior additions that increase building area, or exterior alteration to a structure. Interior tenant improvements where no building area is increased are excluded from these standards.
- D. Any construction on a parcel that results in a development intensity less than 0.45 floor area ratio may require technical studies and infrastructure improvements that will be determined through the City's site plan review process.
- E. Any construction on a parcel that results in a development intensity above a 0.45 floor area ratio will require a General Plan Amendment, an amendment to the Specific Development Plan, the appropriate environmental analysis, CEQA documentation and infrastructure improvements as determined through the City's site plan review process.
- F. The Specific Development Plan for PacifiCenter is divided into two project areas as shown in Exhibit A. All provisions apply to each project area unless specifically stated.

EXHIBIT 2

II. PURPOSE AND OBJECTIVES

- A. To protect existing development patterns by maintaining and promoting quality, uses, architecture, landscaping and design.
- B. To promote an exciting and visually cohesive development for property owners, employees and the community.
- C. To promote a variety of land uses consistent with a high quality business/industrial park environment.
- D. To ensure off-street parking sufficient to service the mixture of uses contained within the project.
- E. To ensure the development and maintenance of a transportation network that will efficiently and safely move people and goods throughout the development area.

III. PERMITTED USES

- A. Land uses permitted only in Project Area No. 1 as shown in Exhibit A.
 - 1. Administrative, Professional, Medical, and Business offices.
 - 2. Retail and service uses.
 - 3. Banks, savings and loans, credit unions, mortgage and finance companies.
 - 4. Automobile parking lots and parking structures in conjunction with a permitted use.
 - 5. Movie theaters (excluding adult entertainment).
 - 6. Day care facilities.
 - 7. Health clubs and gymnasiums.
 - 8. Public buildings.
 - 9. Restaurants and cafes.
 - 10. Schools and studios operating for commercial and public purposes.

11. Hotels with conference and meeting facilities excluding extended stay hotels.
 12. Home improvement warehouses.
 13. Printing, photo engraving, including all types of reproduction processes.
 14. Wholesale establishments where the primary trade is business to business sale of products, supplies and equipment.
 15. Plant nurseries.
- B. Uses subject to a Conditional Use Permit (CUP) in Project Area No. 1
1. Any use with drive-through window service.
 2. Any establishment that sells alcoholic beverages for on or off-site consumption.
 3. Retail markets having less than 20,000 square feet of floor area which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
 4. Indoor and outdoor recreational uses.
- C. Land uses permitted only in Project Area No. 2 as shown in Exhibit A
1. The manufacture, compounding, processing, packaging, treatment or assembly of articles within an enclosed building except those uses which emit offensive odors, vibrations or which may be hazardous to the public or surrounding property owners.
 2. Automobile parking lots and parking structures in conjunction with a permitted use.
 3. Ancillary commercial uses which are necessary, yet incidental to a permitted use under this section; provided product sales or services do not exceed five percent of the gross floor area.

4. Wholesale/warehouse establishments in conjunction with a primary manufacturing or office use, specifically excluding mini-warehouses and self-storage uses.
 5. Research and Development laboratories except those that emit offensive odors; vibrations or which may be hazardous to the public or surrounding property owners.
 6. Conference and meeting facilities.
 7. Administrative, medical, business, and professional offices where no merchandise is sold.
 8. Banks, savings and loans, credit unions, mortgage and finance companies.
 9. Eating establishments without drive-through window service.
 10. Movie, photography, musical; or video production studios.
 11. Other uses which are consistent with the intent and purpose of the Specific Development district, and compatible with surrounding uses as determined by the Planning Manager.
- D. Uses subject to a Conditional Use Permit (CUP) in Project Area No. 2
1. Eating establishments that sell alcoholic beverages for on or off-site consumption.

IV. OPERATIONAL STANDARDS

- A. All business activities governed by the specific plan shall be conducted and located within an enclosed building except outdoor seating areas ancillary to a permitted use.
- B. Outdoor storage of materials, products, or equipment is not permitted.
- C. Provisions for temporary outdoor events shall be governed by Section 41-195.5 of the Santa Ana Municipal Code except outdoor events solely for the benefit of employees that do not generate additional parking on-site may occur up to ten times in a calendar year without a land use certificate.

V. MINIMUM LOT SIZE**A. Project Area No. 1**

Each parcel within Project Area No. 1, as shown in Exhibit No. A, shall have a minimum lot size of 25,000 square feet and 100 feet of continuous street frontage.

B. Project Area No. 2

Each parcel within Project Area No. 2, as shown in Exhibit A, shall have a minimum lot size of two acres (87,120 square feet) and 200 feet of continuous street frontage.

VI. BUILDING SETBACKS

Each building shall be setback from all public and private streets a distance, which is not less than one-half the building height and in no case less than 30 feet.

VII. ARCHITECTURE**A. Elevations/Detailing**

1. Architectural elements are required on all new building elevations for new exterior construction, additions or alterations. The importance of side and rear elevations should not be minimized because of their impact on adjoining properties and the public right of way.
2. Special consideration must be given to creating an entry statement for the building, landscape corner treatments and to building elevations that are viewable from public and private streets. Architectural relief must be provided to break up long expanses of shear walls. The same or compatible design features shall be continued or repeated upon all elevations of a building.
3. Architecture, quality of building materials, building massing, scale, rooflines, building finishes and texture, glass, building colors, landscaping and project amenities must be compatible with surrounding buildings within PacifiCenter.

B. Roof/Roof Lines

1. Roofs should be given design consideration and treatment equal to that of the rest of the building exteriors. Roofs and rooflines should be continuous in design except where there is a major change in an element of a building elevation.
2. Parapet walls should be developed along all elevations, regardless of orientation away from a street or towards a neighboring structure.

C. Materials/Colors

1. All exterior materials, textures and colors shall be appropriate for the architectural style or theme of the building and be compatible and in harmony with surrounding buildings in the area.
2. All colors and materials must be durable and must not readily deteriorate with exposure to the elements.

D. Equipment Screening

1. Building parapets must be constructed to a height that will screen any proposed or future roof mounted equipment. No mechanical equipment, ducting, meters, conduit or other appurtenances may be attached to the exterior of the building or left exposed at the ground level or on roofs.
2. Electrical rooms must be contained within the interior of the building and should be designed to provide room for future expansion of electrical service within the building. Should it be determined by the City's Building Official that electrical equipment can not be placed inside of the main building, electrical equipment must be fully enclosed inside a structure that is finished and painted to match the building.

VIII. TEMPORARY OFFICE TRAILERS

The temporary use of trailers for office use during building construction used in conjunction with a permitted use may be permitted for a period of time not to exceed certificate of occupancy for the new construction or two years from the date of

approval which ever is sooner. The request must be made in writing to the Planning Manager with appropriate documentation showing that the temporary office use is in harmony with the purpose and intent of the specific development. Temporary office trailers should be located towards the back of the site and screened where possible from public view.

This requirement doesn't apply to trailers utilized for construction personnel during the construction period.

IX. FENCING

- A. No fencing is permitted across drive aisles or for the purpose of creating yard areas for the storage of goods or equipment.
- B. Card controlled gates are permitted provided adequate visitor parking and circulation is provided outside of the secured area and complete and uninterrupted circulation is maintained for the visitor and secured parking areas.

X. LOADING FACILITIES

- A. Entrances and exits to loading facilities should be limited in number and should be designed and located to minimize any interference with the flow of traffic along the street.
- B. Loading areas should be setback from a public street a minimum of 70 feet and be located and designed to minimize direct exposure to public view. These areas must be shielded and buffered with concrete shield-walls finished to match the building and landscaping to reduce the visual impact from public streets and adjacent properties.
- C. The design of loading facilities must take into consideration the specific dimensions required for maneuvering the combinations of trucks and tractor-trailers into and out of loading position at docks or in stalls and driveways.

XI. LANDSCAPING

A.

- 1. There shall be a continuous landscaped area of not less than 12 feet in width adjacent to all public and private streets.

2. In parking areas available for parking by the general public, a landscape planter is required for every 10 parking spaces. Each planter must have a minimum dimension of six feet in width and 18 feet in length including six-inch concrete curbing. Each planter must be bordered on two sides minimum by parking area. The landscape planters must be parallel to the parking spaces and dispersed evenly throughout the parking area. Each planter requires one 24-inch box canopy tree and five five-gallon shrubs plus ground cover.
3. Landscaping shall be provided along building walls in a continuous strip. The minimum width is 10 feet for the front yard and/or elevations facing the street, five feet for side yards and five feet for rear yard areas (except industrial). Trees shall be provided at a quantity of one tree for every 30 linear feet of exterior wall. The trees may be grouped and should be selected for their narrow growth habit.
4. A landscape planter of a width not less than five feet wide is required along interior property lines except if property is down the center of a drive aisle. One 24-inch box canopy tree shall be provided in this landscape area for each 30 linear feet of property line, except where property lines extend down the center of drive aisles.

B. General Standards

1. Landscaped areas should be planned and designed as an integral part of the project. The type quantity and placement of plant material should be selected for its structure, texture, color and compatibility with the building design and materials.
2. A conceptual landscape plan, including plant palette, that shows proposed landscape areas for the project shall be submitted for review and staff comments at the time the development project is formally submitted to Site Plan Review. The conceptual landscape plan must be fully dimensioned so that the percentages of landscaping for the site can be easily calculated. Landscape area calculations for the site must also be provided.

3. The final landscape plan must be submitted prior to the project being scheduled for a Planning Commission hearing date and be approved prior to issuance of building permits.
4. Street trees and on-site trees must be a minimum 24-inch box size and provide a canopy for shade. Palm trees are not considered to be a canopy type tree and will not count towards required landscape material. All newly planted trees must be double-staked and, if located within five feet of hardscape, placed in root barriers. One on-site tree is required for every 25 linear feet of street frontage (exclusive of driveways). Trees may be clustered in groups.
5. Six five-gallon shrubs are required in the front yard area per 25 linear feet of street frontage (exclusive of driveways).
6. Ground covers must be spaced as follows: rooted cuttings at six to eight inches on-center, one gallon size at 18 to 24 inches on-center.
7. On-site landscape areas must equal a minimum of 10 percent of the total lot area, for non-corner parcels. For corner lots, at least 15 percent of the total lot area must be landscaped. Special emphasis should be given to corner treatments, project entry points and the projects visual impact from street frontages.
8. Landscaping must be provided along fences and walls that are visible from public streets or adjacent properties. A combination of trees, hedges, shrubs and vines shall be planted.
9. Loading and trash areas must be screened from street frontages and adjacent properties by landscaping and/or a solid fence or wall material.
10. Parking lot areas that are not viewable from the street and used solely by employees of the company require one landscape planter for every five consecutive parking spaces except in the rear of industrial buildings where this requirement interferes with the maneuverability of

trucks. Each landscape planter shall have a minimum dimension of four feet by four feet, including six-inch raised concrete curbing. Each planter requires one 24-inch box canopy tree. Planters should be located between parking spaces to maximize the amount of available space for parking. Each parking area must be enclosed by perimeter planters abutting the lot or parking spaces, except at approved driveways. All trees require root barriers.

11. The front yard area must be planted in turf. Ground cover is required in shrub areas and as accents in small pocket areas. A concrete mow strip or redwood header board must be used to separate turf from other plant materials.
12. Berms in the front yard having more than a 4:1 slope must be planted in ground cover. Turf is not acceptable.
13. Parkway trees must be integrated with on-site trees to ensure proper spacing and species selection.
14. Newly landscaped areas must satisfy the requirements of the City's Water Conservation Ordinance.
15. Irrigation systems must be designed to provide the most efficient distribution of water to the landscape areas. Pop-up sprinkler heads must be used in all areas other than installations against foundations, fences or areas where drip, bubbler or other low gallon systems are used. Sleeving must be called out wherever irrigation pipes are installed under hardscape.
16. Site landscape standards may be modified in conjunction with an approved landscape plan.

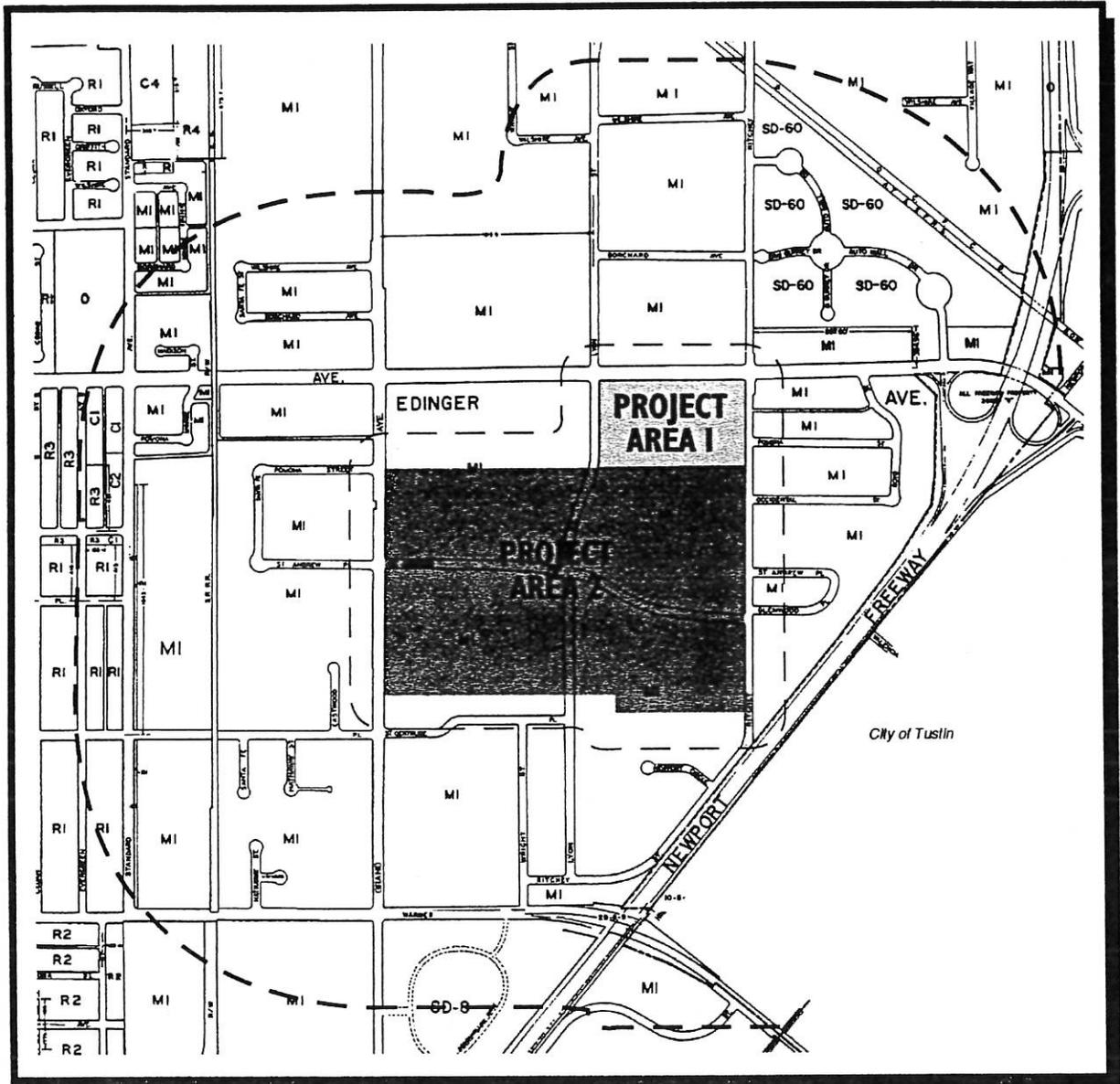
XII. PARKING REQUIREMENTS

- A. Parking facilities must be located within 300 feet of the use for which they are provided.
- B. All parking spaces shall have the following minimum dimensions:
 1. Spaces not along side of a wall or obstruction 8-½ feet wide by 18 feet long.

2. Spaces along side of a wall or obstruction nine feet wide by 18 feet long.
- C. Parking may overhang a maximum of two feet into adjacent landscape areas.
- D. Required parking must be in conformance with the Santa Ana Municipal Code in effect at the time of permit issuance with the following exceptions:
1. Industrial uses shall be parked at two spaces per 1,000 square feet of gross floor area.
 2. Research and Development and Administrative Office shall be parked at four spaces per 1,000 square feet of gross floor area.

XIII. SIGNS GENERAL REQUIREMENTS

- A. Sign criteria shall follow the City of Santa Ana's sign code in effect at the time of permit issuance unless specifically stated below:
1. Wall signs may not extend above the third floor of a building unless the criteria for a major building identification sign is met.
 2. Site perimeter signage shall be limited to that already in place identifying the project area as PacifiCenter.
 3. Monument signs for individual parcels within the interior of PacifiCenter shall follow the guidelines outlined within the City of Santa Ana sign code.



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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
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CD	CIVIC DEVELOPMENT	C5	ARTERIAL COMMERCIAL	-HDII	HEIGHT DISTRICT
GC	GOVERNMENT CENTER	CM	COMMERCIAL MANUFACTURING		



1" = 1000 FEET

AA 99-4/SD NO. 69 PACIFIC CENTER



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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 A