

**SPECIFIC DEVELOPMENT NO. 73**

**AMENDMENT APPLICATION 03-04**

**NS-2633**

**CITY COUNCIL ACTION  
JULY 7, 2003**

ORDINANCE NO. NS-2633

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2003-04 TO REZONE THE PROPERTY LOCATED AT 939 EAST SEVENTEENTH STREET FROM COMMUNITY COMMERCIAL (C1) TO SPECIFIC DEVELOPMENT NO. 73 (SD-73)

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. Amendment Application No. 2003-04 has been filed with the City of Santa Ana to change the zoning district designation of certain real property located at 939 East Seventeenth Street from Community Commercial (C1) to Specific Development No. 73 (SD-73). Applicant has also filed General Plan Amendment No. 2003-02 to change from General Plan Amendment no. 2003-02 from General Commercial (GC) to Medium Density Residential (MR-15).
- B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on June 9, 2003, on Amendment Application No. 2003-04 and General Plan Amendment No. 2003-02 and determined that Amendment Application No. 2003-04 is consistent with the General Plan of the City of Santa Ana, and recommended by a unanimous vote that the City Council approve Amendment Application No. 2003-02.
- C. The City Council, prior to taking action on this ordinance, held a duly noticed public hearing on June 16, 2003.
- D. Amendment Application No. 2003-04 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.

Section 2. The City Council has reviewed and considered the information contained in the initial study and the mitigated negative declaration and mitigation monitoring program for Environmental Review No. 2003-48 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 mitigated negative declaration and mitigation monitoring program 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

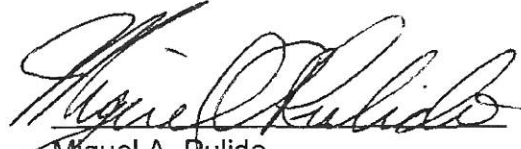
effect on the environment. The City Council hereby certifies and approves the mitigated negative declaration and mitigation monitoring program and directs that the Notice of Determination be prepared and filed with the County Clerk of the County of Orange in the manner required by law.

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 § 753.5(a)(3), the payment of Fish and Game Department filing fees is not required in conjunction with this project.


Section 3. The real property located at 939 West Seventeenth Street in Santa Ana is hereby reclassified from Community Commercial (C1) to Specific Development No. 73 (SD-73). Amended Sectional District Map number 6-5-9, 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.

Section 4. This Ordinance shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Ordinance.

ADOPTED this 7<sup>th</sup> day of July, 2003.

  
Miguel A. Rulido  
Mayor

APPROVED AS TO FORM:  
Joseph W. Fletcher  
City Attorney

By:   
Kylee O. Otto  
Deputy City Attorney

AYES: Councilmembers: Alvarez, Bist, Christy, Franklin, Garcia, Pulido,  
Solorio (7)

NOES: Councilmembers: None (0)

ABSTAIN: Councilmembers: None (0)

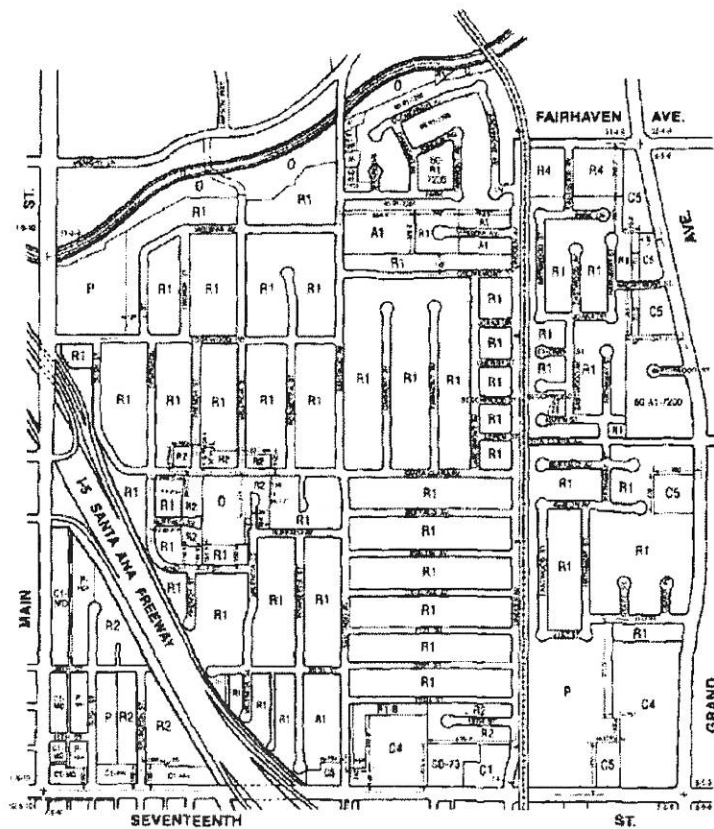
NOT PRESENT: Councilmembers: None (0)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, PATRICIA E. HEALY, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2633 to be the original ordinance adopted by the City Council of the City of Santa Ana on July 7, 2003, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 7/11/03

  
Clerk of the Council  
City of Santa Ana



### Zoning District

ADOPTED BY RESOLUTION NO. 5166 BY THE SANTA ANA PLANNING COMMISSION  
EIGHTH OF ORDINANCE NO. 304 ADOPTED BY THE SANTA ANA CITY COUNCIL, AUGUST 17, 1989  
31-4-9 WAS INCORPORATED TO 5-6-9 ON 6-3-2002

A1	GENERAL AGRICULTURE	C5	ARTERIAL COMMERCIAL	P10	PLANNED RESIDENTIAL DEVELOPMENT
C3	PARKING MODIFICATION	CR	COMMERCIAL HIGH DENSITY	P11	SINGLE FAMILY RESIDENTIAL
C3M	CEMENTED SOUTH MAIN	CC	COMMERCIAL CENTER	P12	UNITS MULTIFAMILY RES.
C1	COMMUNITY COHABITATION	M1	LOW INDUSTRIAL	P13	MEDIUM DENSITY MULTIF.
C1M0	COASTAL COMMERCIAL INDUSTRIAL DISTRICT	M2	MEDIUM INDUSTRIAL	P14	FAMILY RESIDENTIAL
C2	GENERAL COMMERCIAL	MD	MILITARY OPERATIONS	P15	SUBURBAN DEVELOPMENT
C23	CENTRAL BUSINESS	U	OPEN SPACE	P16	REAL ESTATE
C2A	CENTRAL BUSINESS ARTIST VILLAGE	P	INDUSTRIAL	P17	SPECIFIC DEVELOPMENT
C4	PLANNED SHOPPING CENTER	P03	PLANNED COMMUNITY DEVELOPMENT	P18	SPECIFIC PLAN

SCALE IN FEET  
0 1000  
50' MINIMUM FRONTAGE  
4000' MINIMUM LOT AREA  
Largest Possible Drop 5-72-02

THIS MAP IS THE OFFICIAL SECTIONAL  
DISTRICT MAP OF THE CITY OF SAN ANTONIO,  
TEXAS, AND IS HEREBY DECLARED TO BE A  
RECORDATION OF THE CITY OF SAN ANTONIO  
IN ACCORDANCE WITH THE CITY CHARTER  
AND THE CITY CODE. THE CITY OF SAN ANTONIO  
DOES NOT GUARANTEE THE ACCURACY OF THE  
MAP OR THE DATA THEREON.

Signature: *Charles J. Nelson*  
CITY CLERK  
IN WITNESS WHEREOF, I HAVE HEREBY  
SET MY HAND AND SEAL OF OFFICE  
AT SAN ANTONIO, TEXAS, THIS 10th DAY OF  
MAY, 1992.

[illegible]

## SECTIONAL DISTRICT MAP • 6-5-9

PREPARED BY THE PLANNING DIVISION · CITY OF SANTA ANA CALIFORNIA

Exhibit A

## Specific Development Ordinance No. 73

### SECTION 1 APPLICABILITY OF ORDINANCE

The specific development zoning district, as authorized by Chapter 41, Division 26, of the Santa Ana Municipal Code, is specifically subject to the regulations contained in this ordinance for the express purpose of establishing use district regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance. Use district regulations established in Chapter 41, Article III, of the Santa Ana Municipal Code for zoning districts other than the SD zoning district may be incorporated herein by reference.

### SECTION 2 PURPOSE

The Specific Development No. 73 (SD-73) use district regulations are hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by encouraging the use of innovative planning concepts and principles and promoting and enhancing the value of properties and encouraging orderly development.

### SECTION 3 USES PERMITTED

Permitted uses are:

- (a) age restricted (55 years and older) apartments,
- (b) single-family dwellings,
- (c) accessory structures and uses determined to be incidental and necessary to the primary use, subject to the approval of the Planning Manager.

### SECTION 4 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are:

- (a) churches and accessory church buildings and functions,
- (b) neighborhood and community service centers,
- (c) accessory structures more than 15 feet in height or more than one story.



SECTION 5 DEVELOPMENT STANDARDS FOR SENIOR HOUSING

a. The minimum unit size for the project shall be:

Studio units - 312 square feet

One-bedroom units - 625 square feet

Two-bedroom units - 937 square feet

b. Required parking shall be provided as follows:

One (1) space for each studio and one bedroom apartment and one and one half (1.5) spaces for each two bedroom unit. At least one-third of the required spaces must be in a garage or under a carport. Additionally, an amount of parking not less than 15 percent of the minimum number of required spaces must be provided for guest parking. These spaces must be outside of any secured area.

c. Landscaping requirements:

A five foot wide landscaped setback must be provided along the north and south property lines. One 15-gallon canopy tree and five 5-gallon shrubs are required to be planted within these setbacks for every 30 linear feet. A landscape and irrigation plan detailing this and other landscape requirements must be submitted to the City's Landscape Development Associate for review and approval.

d. Signage requirements:

Signage for the site must be in compliance with the provisions set forth in Chapter 41 of the Santa Ana Municipal Code. All nonconforming signage must be removed prior to occupancy.

e. Project lighting:

Site lighting for the facility must be provided at a minimum rate of one footcandle.

SECTION 6 DEVELOPMENT STANDARDS FOR OTHER USES

For all other permitted uses, the provisions of Chapter 41 of the Santa Ana Municipal Code shall apply.

SECTION 7 SENIOR APARTMENT PROJECT AMENITIES

Project amenities that are consistent with an age restricted senior apartment complex must be provided. These amenities shall include:

- a. an exercise/game/activity room
- b. outdoor barbeque facility
- c. outdoor seating areas
- d. two (2) computers with internet access
- e. Access to shuttle vans
- f. A ventilation system shall be installed in areas of the interior corridors of the building to maintain temperature not to exceed 80 degrees
- g. Jacuzzi heated year round
- h. Heated swimming pool on weekends and summer months

To the extent the Jacuzzi or pool are not being used by the residents or energy costs have increased to make such requirement economically unfeasible, the Deputy City Manager for Development Services, or designee, may modify this standard.

SECTION 8 REGULATIONS SPECIFICALLY INCLUDED HEREIN BY REFERENCE

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to SD #73 use district, excepting therefrom the requirement of an approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.