



**SPECIFIC DEVELOPMENT No. 83**  
**AMENDMENT APPLICATION 08-11**  
**NS-2790**

ORDINANCE NO. NS-2790

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING SPECIFIC DEVELOPMENT NO. 83 (SD-83) AND REZONING THE PROPERTY LOCATED AT 1600 WEST MEMORY LANE FROM OPEN SPACE (O) TO SPECIFIC DEVELOPMENT NO. 83 (SD-83) (AA NO. 2008-11)

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. Applicant is requesting approval of the Mitigated Negative Declaration and Mitigation Monitoring Program, Environmental Review No. 2005-42; Amendment Application No. 2008-11 rezoning the property from Open Space (O) to Specific Development No. 83; and adopt a resolution approving Site Plan Review No. 2009-02 as conditioned for the property located at 1600 West Memory Lane.
- B. On March 9, 2009, the Planning Commission held a duly noticed public hearing and voted 6:0 (Turner abstained) to recommend that the City Council:
  1. Approve and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, Environmental Review No. 2005-42.
  2. Adopt an ordinance approving Amendment Application No. 2007-02 and Specific Development No. 83.
  3. Adopt a resolution approving General Plan Amendment No. 2008-02.
  4. Adopt a resolution approving Site Plan Review No. 2009-02 as conditioned.
- C. The Mitigated Negative Declaration and Mitigation Monitoring Program, Environmental Review No. 2005-42; Amendment Application No. 2008-11 and Specific Development No. 83; General Plan Amendment No. 2008-02; and Site Plan Review No. 2009-02 came before the City Council of the City of Santa Ana for a public hearing July 20, 2009, and at that time considered all testimony, written and oral.
- D. Amendment Application No. 2008-11 has been filed with the City of Santa

Ana to adopt Specific Development No. 83 (SD-83) and to rezone the property located at 1600 West Memory Lane from Open Space (o) to Specific Development No. 83 (SD-83).

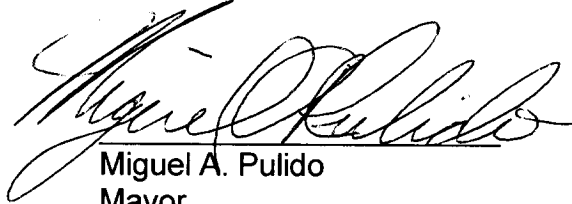
- E. SD-83 would allow a 41 unit affordable housing multi-family project. One unit will be the manager's unit and the other 40 will be for special needs tenants.
- F. The City Council has weighed and balanced the general plan's policies and has determined that based upon this balancing that the project at 1600 West Memory Lane is consistent with the purpose of the general plan.
- G. The City Council also adopts as findings all facts presented in the Requests for Council Action dated July 20, 2009 accompanying this matter. For these reasons, and each of them, Amendment Application No. 2008-11 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.
- H. The resolution approving and adopting the amended Mitigated Negative Declaration and Mitigation Monitoring Program for Environmental Review No. 2005-42 which came before the City Council on July 20, 2009. This ordinance incorporates by reference, as though fully set forth herein, that resolution and mitigated negative declaration and mitigation monitoring program.

Section 2. The real property located at 1600 West Memory Lane is hereby reclassified from Open Space (O) to Specific Development No. 83 (SD-83). Amended Sectional District Map number 2-5-10 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 3. Specific Development No. 83 (SD-83) as set forth in Exhibit "B", attached hereto and incorporated as though fully set forth herein, is approved and adopted in its entirety.

Section 4. 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 3<sup>rd</sup> day of August 2009.

  
Miguel A. Pulido  
Mayor

APPROVED AS TO FORM:  
Joseph W. Fletcher  
City Attorney

By:   
Benjamin Kaufman  
Chief Assistant City Attorney

AYES: Councilmembers: Benavides, Bustamante, Martinez, Pulido, Tinajero (5)

NOES: Councilmembers: None (0)

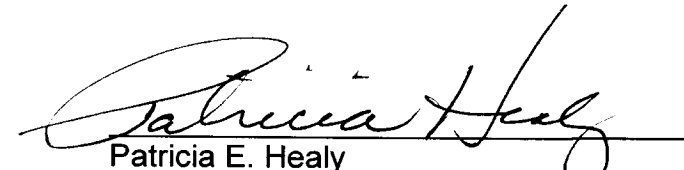
ABSTAIN: Councilmembers: Sarmiento (1)

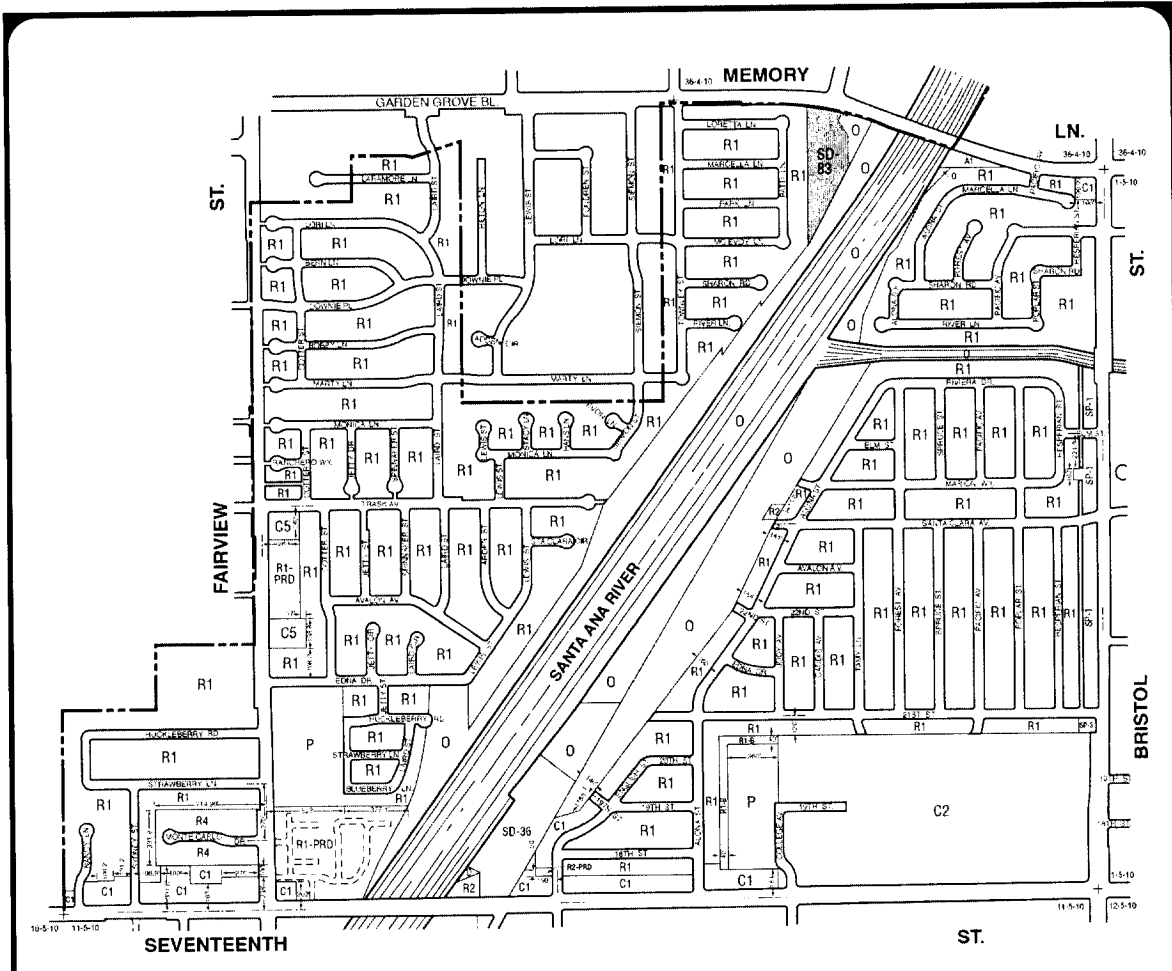
NOT PRESENT: Councilmembers: Alvarez (1)

#### CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, PATRICIA E. HEALY, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2790 to be the original ordinance adopted by the City Council of the City of Santa Ana on August 3, 2009, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 8/06/09

  
Patricia E. Healy  
Clerk of the Council  
City of Santa Ana



2-5-10

## Zoning District

SECTIONAL DISTRICT MAP 2-5-10  
ADOPTED BY THE SANTA ANA CITY COUNCIL, JULY 20, 1959 BY ORDINANCE NS-381

SCALE IN FEET  
0 1000  
60' MINIMUM FRACHTAGE  
6000' MINIMUM LOT AREA

THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO. 74-155 DATED 11-19-74. I HEREBY ATTEST THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO. 2-5-10.

Signed: *[Signature]*  
CITY CLERK  
PLANNING & BUILDING AGENCY

Continued Date: May 9, 2007

A1	GENERAL AGRICULTURAL	C-SM	SOUTH MAIN STREET COMMERCIAL DISTRICT	PD	PLANNED DEVELOPMENT
-B	PARKING MODIFICATION	-F	FLOOR AREA RATIO	PRD	PLANNED RESIDENTIAL DEVELOPMENT
C1	COMMUNITY COMMERCIAL	GC	GOVERNMENT CENTER	R1	SINGLE-FAMILY RESIDENCE
C1-MD	COMMUNITY COMMERCIAL-MUSEUM DISTRICT	M1	LIGHT INDUSTRIAL	R2	TWO-FAMILY RESIDENCE
C2	GENERAL COMMERCIAL	M2	HEAVY INDUSTRIAL	R3	MULTIPLE-FAMILY RESIDENCE
C3	CENTRAL BUSINESS	MO	MILITARY OPERATIONS	R4	SUBURBAN APARTMENT
C3-A	CENTRAL BUSINESS-ARTISTS' VILLAGE	O	OPEN SPACE	RE	RESIDENTIAL ESTATE
C4	PLANNED SHOPPING CENTER	-OZ	OVERLAY ZONE	SD	SPECIFIC DEVELOPMENT
C5	ARTERIAL COMMERCIAL	P	PROFESSIONAL	SP	SPECIFIC PLAN
CR	COMMERCIAL RESIDENTIAL	PCD	PLANNED COMMUNITY DEVELOPMENT		

RES. I.A.A. / A.N.K. NO.	
ORD. / RES. NO.	
ADOPTED DATE	

RES. I.A.A. / A.N.K. NO.	AA-08-11
ORD. / RES. NO.	
ADOPTED DATE	Pending

RES. I.A.A. / A.N.K. NO.	5242	5296	5464	5475	5486	5536	5570	5719	5866	6044	AA-767	AA-782	AA-784	AA-807	AA-920	AA-928	AA-935	AA-949	AA-1029	AA-1051	AA-1052	AA-95-1	AA-98-15	
ORD. / RES. NO.	NS-413	NS-419	NS-477	NS-490	NS-502	NS-573	NS-604	NS-785	NS-857	NS-1190	NS-1379	NS-1409	NS-1413	NS-1554	NS-1780	NS-1792	NS-1810	NS-1824	NS-2036	NS-2137	NS-2138	NS-2296	NS-2377	
ADOPTED DATE	11-2-59	12-7-59	10-17-60	2-6-61	2-20-61	3-5-62	9-17-62	3-15-65	3-3-69	12-17-73	8-23-77	3-20-78	4-17-78	11-17-80	10-26-81	4-22-85	11-18-85	11-4-85	12-16-85	11-20-89	9-17-91	5-1-91	4-15-95	11-9-96

## SECTIONAL DISTRICT MAP - 2-5-10

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

REVISED 5/9/07

### Exhibit A

**Vista del Rio Specific Development No. 83 (SD-83)**

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**Exhibit B**

## **Vista del Rio Specific Development (SD-83)**

### **SECTION 1 APPLICABILITY OF ORDINANCE**

The Specific Development No. 83 (SD-83) zoning district, as authorized by Chapter 41, Article III, 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. The boundaries of Riverview Villas Specific Development District shall be defined pursuant to Exhibit A (attached hereto and incorporated as though fully set forth herein).

### **SECTION 2 PURPOSE**

The Specific Development No. 83 (SD-83), consisting of standards and regulations, is hereby established for the express purpose of protecting the health, safety, and general welfare of the City by encouraging the use of innovative planning concepts and principles, promoting and enhancing the value of properties, and encouraging orderly development for residential development serving persons of special need.

### **SECTION 3 OBJECTIVES**

The objectives of SD-83 include the provision of the following:

- Permanent rental housing to people with developmental and physical disabilities earning less than 30-60% of Area Median Income for Orange County.
- A handicap accessible, affordable apartment community
- A visually harmonious development as viewed both internally and externally, particularly from adjacent Santa Ana scenic corridor and bikeway.
- A development that is consistent with the Medium Density designation of the General Plan and that implements the spirit and intent of the policies of the General Plan

### **SECTION 4 BUILDING DENSITY**

The maximum authorized residential density for the Vista del Rio is 15 dwelling units per acre.

## **SECTION 5 PERMITTED USES**

The permitted land uses shall be as follows:

1. Multiple-family apartments for persons of special needs (physical or developmentally challenged).
2. Accessory structure and uses determined to be incidental and necessary to the primary use, subject to the approval of the Planning Manager.
3. Childcare facilities providing care to not more than eight (8) children.

## **SECTION 6 CONDITIONALLY PERMITTED USES**

The following uses are permitted upon the approval of a conditional use permit in accordance with the Santa Ana Municipal Code:

1. Churches and accessory church buildings and functions.
2. Neighborhood and community service centers.
3. Care homes.
4. Accessory structure more than 15 feet in height or more than one story.

## **SECTION 7 DEVELOPMENT STANDARDS FOR MULTIPLE FAMILY DWELLINGS**

The following general development standards are applicable to multiple family dwellings and consistent with Site Plan (Attachment A):

1. Residential Unit Size  
The minimum unit size for the project shall be a minimum of:  
  
Studio units – 543 square feet  
One-bedroom units – 627 square feet  
Two-bedroom units – 897 square feet
2. Building Height  
  
The height limit for main buildings and related structures is 35 feet and for accessory buildings and other structures is 15 feet. Accessory structures more than 15 feet in height will require a Conditional Use Permit.
3. Building Setbacks  
(a) Front: A minimum twenty-five (25) feet front yard building setback shall be provided.



- (b) Easterly Side: A minimum forty-two (42) feet side yard building setback shall be provided.
- (c) Westerly Side: A minimum ten (10) feet side yard building setback shall be provided.
- (d) Rear: A minimum fifteen (15) feet side yard building setback shall be provided.

4. Parking

Parking for multifamily apartment developments serving persons of special needs (physical or developmentally challenged) residential units shall provide a minimum of one (1) parking space per unit. In addition, guest parking spaces should be provided in an amount not less than 24 percent of the minimum required spaces. There shall be a minimum of one resident drop-off and pick-up parking space located at the main building entrance; minimum dimension to be ten (10) feet wide by eighteen (18) feet in length.

Covered parking structures are to be compatible with architectural design of the main residential building.

5. Storage

A separate, enclosed lockable storage space shall be reserved for each apartment unit. This personal resident storage space shall be at least two hundred fifty (250) cubic feet in size and shall have minimum dimensions for four feet by eight (8) feet.

6. Private Open Space

Each residential unit shall provide private open space of no less than ninety (90) square feet and shall have a minimum dimension of six (6) feet in each direction. Refer to Section 8, page 5, for common open space requirements.

7. Amenities

Project amenities that are consistent with an special needs apartment complex must be provided. These amenities shall include:

- (a) Community multi-purpose/recreation area and kitchen
- (b) Classroom/ training area
- (c) Universal design features (such as roll-in showers, a fully accessible handicap kitchen and emergency pull cord alert system)
- (d) Common outdoor seating, picnic tables, fountain, and walking paths
- (e) Central laundry room per floor

- (f) Office area for site management and support services
- (g) Access to shuttle vans

8. Landscape

- (a) A landscape area not less than twenty five (25) feet wide shall be maintained along any property line to the extent it abuts a public street, except approved driveways.
- (b) A landscape area not less than ten (10) feet wide shall be provided along the westerly property line for a distance of one hundred seventy (170) beginning at northern (Memory Lane) boundary of project site. A landscape area not less than twenty (20) feet landscape area shall be provided along the remaining westerly property line to separate the property adjacent used for single family residential purposes from proposed two story multifamily housing use. The landscape area shall provide:
  - (c) A landscape area not less than ten (10) feet wide shall be provided along any property line to the extent that serves to separate the property adjacent zoned or used from public open space and the proposed multifamily housing use, except approved pathways and driveways.
- (d) The landscape areas references above (8a, 8b, and 8c) shall provide:
  - a. One 24-inch canopy tree per 25 lineal feet. The trees can be placed in groups in order to achieve a particular design.
  - b. Six (6) five-gallon size shrubs per 25 lineal feet, either clustered or liner.
- (e) A landscape planter not less than eight and one half (8-1/2) feet by eighteen (18) feet, including the thickness of the raised curb, shall be provided for every ten required parking spaces. These landscape areas shall provide:
  - a. One fifteen (15) gallon size tree.
  - b. Eleven (11) five-gallon size shrubs and ground cover or annual cover to serve as a filler material.
- (f) Landscape Plan for this project shall be approved which is consistent with the concept plans of Attachment B, and include drought tolerant and California native plant palette. Detailed landscape plans prepared by a landscape architect shall be submitted and 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.

- (g) All trees shall be double-staked at time of installation. Trees generally regarded as having invasive or with surface roots shall be installed in root control barriers as specified in the City of Santa Ana Tree Planting Standard No. 24.
- (h) Vehicle parking may not be located within any required landscape area.
- (i) Landscape hedges shall be maintained to not exceed four (4) feet in height along required front yard on Memory Lane.
- (j) Landscaping shall be installed and maintained in accordance with the approved landscaping plan by the owner(s) and manager of the development. Plant material will be maintained and dead material replaced as specified in SAMC Section 41-609.

## **SECTION 8    DEVELOPMENT STANDARDS FOR COMMON AREAS**

The following general development standards are applicable to all common areas and improvements:

### **1.    Common Open Space**

- (a) Usable and active common open space shall be provided at a rate of two hundred fifty (250) square feet per residential unit, with a minimum dimension of twenty (20) feet, and be located in a central area.
- (b) Usable and passive common open space shall be provided at a rate of three hundred fifty (350) square feet per residential unit, with a minimum dimension of twenty (20) feet.
- (c) Common open space shall be ground level and open to the sky with such amenities appropriate for residents with special needs including picnic tables, benches, pathways, fountains, and gardens. Covered shade structures are permitted as part of common open space areas.

## 2. Perimeter Walls/Fences and Entries

A perimeter wall, fence and security gates shall be constructed to secure the majority of the residential development. Visitor parking and a portion of the residential parking shall remain open and accessible per Attachment A.

- (a) The south and west perimeter of site shall include a solid wall not exceed six (6) feet in height, as measured from the top of the curb, or eight (8) feet from the top of the finish grade of the adjacent property at the location of the wall. All walls shall be constructed of a decorative block such as slump stone, split-face block or equivalent and shall have decorative cap.
- (b) The majority of the easterly perimeter of the site adjacent to the Santa Ana River Corridor shall provide a minimum decorative wrought iron fence a minimum of five and one half (5-½) feet in height, as measure from top of curb, and not exceed eight (8) feet in height. This fencing is intended to provide security while allowing screened visual access to and from the Santa Ana River scenic corridor. Adjacent to the future park site and in conjunction with the vehicular and pedestrian security gates to the residential development, fencing shall integrate decorative pilasters and caps.
- (c) The northeast perimeter of the site shall include a wrought iron fence with intermittent decorative stone pilasters four (4) feet in height. This low front yard fence is intended to provide a physical separation between the future park, while allowing visually accessibility to the future open space area from Memory Lane and residential development.
- (d) To visually define the project entryways, colored paving materials and concrete shall be used as accent materials at entry locations including: 1) the driveway entrance to the development, 2) area surrounding the vehicular security gate, and 3) the primary pedestrian entrance to the apartment complex.

## 3. Signage

The entry monument and all other signage shall comply with the Santa Ana Municipal Code. A sign permit is required and should be submitted for review and approval to the Planning Division. Entry sign to include "Santa Ana" to identified development as a gateway into the City of Santa Ana.

4. Lighting

Site lighting shall meet the minimum Citywide Design Guidelines and Police Department standards. Light fixture and standards shall be designed to be compatible with the architectural style of the building.

5. Mailboxes and other Appurtenances

- (a) Mailboxes shall be located in a common area that is accessible to residents and the U.S. Postal Service, and decorative in nature.
- (b) All appurtenances shall be located outside the walkway, sidewalk and parkway, and shall be screened.
- (c) All public and private utilities shall be installed in underground vaults. The City shall approve the location.

**SECTION 9 MISCELLANEOUS REGULATIONS**

1. Regulations Specifically Included Herein By Reference

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Article III, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to SD- use district, excepting there from 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.

Mom/PlannComm/SD83VistadelRio

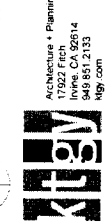
**PROJECT DATA**

Architect: KTGy  
Project Name: Vista del Rio  
Address: 1600 West Memory Lane, Santa Ana, CA 92705  
Site No: 2003464  
City: Santa Ana

Building A	
Building Area	41,203 SQ. FT.
Lot Area	12,500 SQ. FT.
Lot Coverage	32.9%
Spreads	NFPA 102
Fire Alarm System	YES
Exhaust Fan	NO
Roof Material	ASPH/FLT
Site No	2003464

**SITE DATA**

USE	RES
Plot Ratio	0.25 - 4.0
Setback	5.0 FT. (FR)
Max. Height	35 FT.
Total Units	41 Units
Common Data Sheet	2015141_1113_102891
Reviewed Date	04/15/14
Contractor No.	3336331
Contractor Name	RESIDENTIAL
Total Proj Cost	25,541,517



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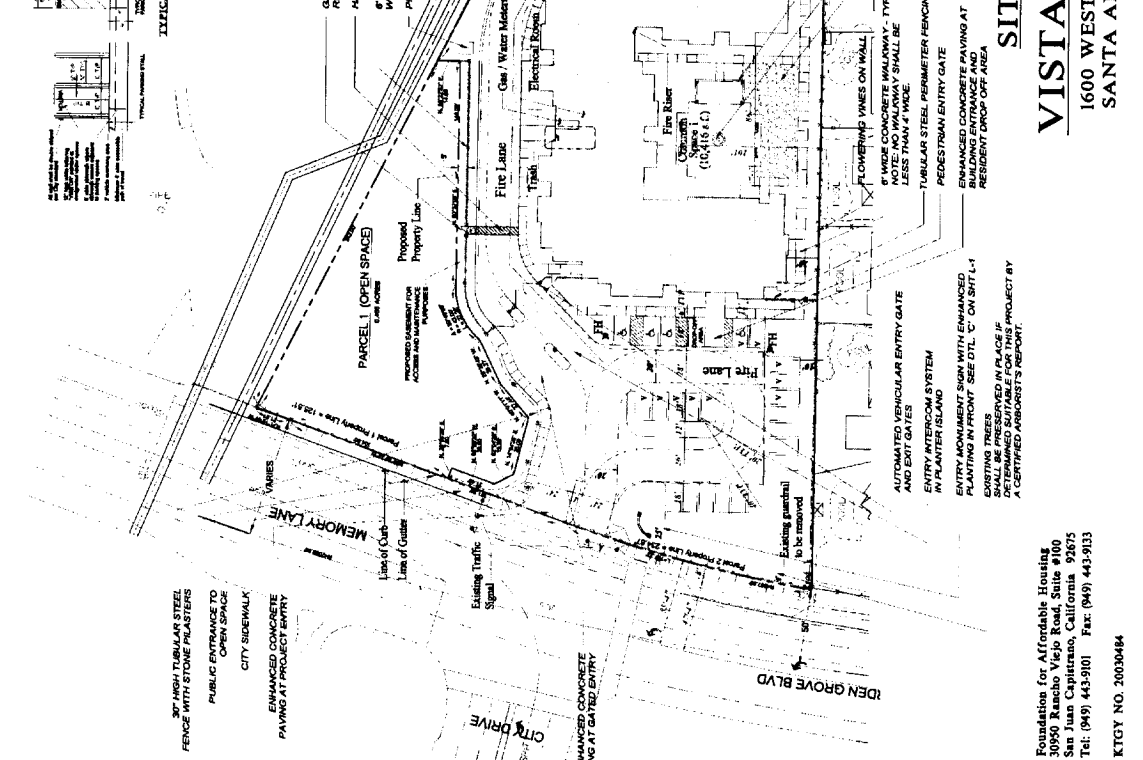
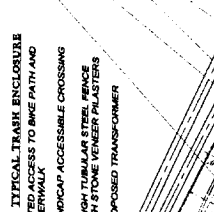
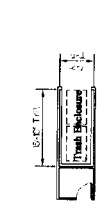
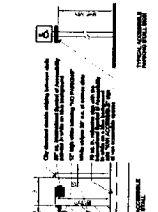
**FIRE DEPARTMENT NOTES**

- 1. Fire Department will be required to access driveway to the building.
- 2. Fire Department will be required to access driveway to the building.
- 3. Fire Department will be required to access driveway to the building.
- 4. Fire Department will be required to access driveway to the building.
- 5. Fire Department will be required to access driveway to the building.

**GENERAL NOTES**

- 1. Enhanced paving at project entry, driveway and entry gates.
- 2. Enhanced paving shall be shown on concrete surface.
- 3. Paved and unpaved areas shall be shown on site plan.
- 4. All paved areas shall be shown on site plan.
- 5. All unpaved areas shall be shown on site plan.

- CONCRETE WALKWAY - 6" WIDE IN FRONT OF PARKING LOT. WALKWAY SHALL BE FINISHED WITH POLISHED CONCRETE. NOTE: NO WALKWAY SHALL BE LESS THAN 4' WIDE.
- CONCRETE PLANTING AREA - 2' WIDE.
- CONCRETE BIKE TRAIL.
- TUBULAR STEEL PERIMETER FENCING - SEE DET. 'B' ON SHEET L-1.
- RESIDENT PARKING.
- GATED ACCESS TO JUNE DRIVE AND PARKWAY.



**SITE PLAN**

**VISTA DEL RIO**  
1600 WEST MEMORY LANE  
SANTA ANA, CALIFORNIA

Foundation for Affordable Housing  
3050 Rancho Viejo Road, Suite #100  
San Juan Capistrano, California 92675  
Tel: (949) 443-9101 Fax: (949) 443-9133  
KTGY NO. 2003464

