

SPECIFIC DEVELOPMENT PLAN NO. 85
McFadden Place

SECTION 1 – APPLICABILITY OF ORDINANCE

The Specific Development zoning district No. 85 for McFadden Place is authorized by Chapter 41, Division 26 Section 41-593 et seq. of the Santa Ana Municipal Code. SD No. 85 contains the specific standards and regulations contained in the C1 and/or M1 districts, as herein amended, for the purpose of establishing land use regulations and standards. All other applicable chapters, articles, and sections of the Santa Ana Municipal Code are in effect unless superseded by regulations contained in this ordinance.

SECTION 2 – PURPOSE

The Specific Development Plan No. 85 for McFadden Place consists of standards and regulations established for the purpose of protecting the health, safety, and general welfare of the people of the City of Santa Ana by promoting and enhancing the value of property and encouraging the orderly development of the property.

SECTION 3 – Uses permitted in Specific Development No. 85

The following uses are permitted in the SD-85 district:

- (a) Retail and service uses
- (b) Professional, administrative and business offices
- (c) Gymnasiums
- (d) Restaurants, cafes and eating establishments, except drive through window service
- (e) The manufacture of products from raw or previously treated materials, excluding those uses specified in Section 41-489.5 of the SAMC
- (f) The assembly of products from raw or previously treated materials, excluding those uses specified in Section 41-489.5 of the SAMC
- (g) The packaging or distribution of previously prepared products or materials, excluding those uses specified in Section 41-489.5 of the SAMC
- (h) Wholesale establishments where the primary trade is business to business sale of products, supplies and equipment

- (i) Storage of previously prepared goods, products or materials for eventual distribution or sales where the goods, products or materials are the property of the owner or operator of the building or structure
- (j) Sale of industrial products, supplies and equipment used for final product manufacture
- (k) Warehousing
- (l) Movie, photography, musical or video production studios

SECTION 4 – Uses subject to a conditional use permit in Specific Development No. 85

- (a) Outdoor and indoor recreation or entertainment uses other than those set forth in Section 41-365 of the SAMC
- (b) Indoor sports facilities
- (c) Wireless communication facilities
- (d) Eating establishments with drive through window service

SECTION 5 – Minimum lot area in Specific Development No. 85

Lots shall have an area of at least 13 acres.

SECTION 6 – Minimum street frontage in Specific Development No. 85

Lots shall have street frontage of at least 200 feet.

SECTION 7 – Building height in Specific Development No. 85

No structure shall exceed 50 feet in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

SECTION 8 – Lot coverage in Specific Development No. 85

No more than 40 percent of the lot shall be covered by structures.

SECTION 9 – Front yards in Specific Development No. 85

There shall be a front yard of not less than 20 feet from the street.

SECTION 10 – Side yards in Specific Development No. 85

There are no side yard requirements, except that on corner lots the side yard adjacent to the street shall have a side yard of not less than 20 feet.

SECTION 11 – Rear yards in Specific Development No. 85

There are no side yard requirements, except that on corner lots the side yard adjacent to the street shall have a side yard of not less than 20 feet.

SECTION 12 – Development standards in Specific Development No. 85

Lots in the SD No. 85 district shall comply with the following standards:

- (a) Front and street oriented side yards shall be landscaped with the exception of approved driveways and sidewalks.
- (b) A landscaped planter not less than 10 feet in width is required along any property line that abuts any property which is neither zoned or has a general plan land use designation.
- (c) All storage, compounding, processing, packaging or assembly of products shall be conducted within a completely enclosed building.

SECTION 13 – Parking standards in Specific Development No. 85

- (a) Off-street parking shall comply with the standards set forth in sections 41-1300 through 41-1310 of the SAMC, with the exception of the uses identified below.
- (b) Parking for commercial uses shall be parked at a rate of one space per 350 square feet of gross floor area
- (c) Parking for industrial uses shall be parked at a rate of two spaces per 1,000 square feet of gross floor area

SECTION 14 – Signage standards in Specific Development No. 85

Lots in the SD No. 85 district shall comply with the following standards:

- (a) Signage shall comply with the standards set forth in sections 41-850 through 41-1000 of the SAMC, with the exception of the standards identified below.
- (b) Six freeway oriented blade signs are permitted on the buildings located at 1411 Village Way (two on the building) and 1421-1427 Village Way. These blade signs shall not exceed seven feet in width and 16 feet in length.

SECTION 15 – Landscape standards for Specific Development No. 85

In the SD No. 85 district, all yards shall be landscaped. The site shall comply with the following minimum requirements:

- (a) Front/side yard facing a street:
 - (1) Two 24-inch box canopy trees.
 - (2) All trees shall be double-staked.
 - (3) Six five-gallon size shrubs and 10 one-gallon size herbaceous perennials/shrubs as a foundation planting.
 - (4) Turf or acceptable dry climate ground cover:
 - i. Turf shall be drought tolerant variety and planted as sod or hydroseed.
 - ii. Ground cover shall be well-rooted cuttings from flats and planted at appropriate spacing for that particular plant material.
- (b) Irrigation systems:
 - (1) A pop-up sprinkler type irrigation system shall be provided for all yards
 - (2) The use of “xeriphytic” or dry climate type plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.
- (c) Screening:
 - (1) All meters shall be appropriately screened from public view with trellis work and vines or a hedge type shrub or they shall be incorporated into the structure.
 - (2) Any enclosed structure for utilities must not encroach into any required setback.
- (d) Maintenance:
 - (1) All plant material shall be maintained per section 41-609 of the Santa Ana Municipal Code.