

SPECIFIC DEVELOPMENT NO. 89
AMENDMENT APPLICATION 16-01
NS-2897

ORDINANCE NO. NS-2897

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING THE AMCAL MULTI HOUSING TWO, LLC PROPERTY LOCATED AT 1438 AND 1440 EAST FIRST STREET FROM GENERAL COMMERCIAL (C-2) TO SPECIFIC DEVELOPMENT NO. 89 (SD-89) (AA NO. 2016-01) AND ADOPTING SPECIFIC DEVELOPMENT NO. 89 (SD-89) FOR SAID PROPERTY

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. 2016-01 has been filed with the City of Santa Ana to change the zoning district designation of certain real property located at 1438 and 1440 East First Street from General Commercial (C-2) to Specific Development No. 89 (SD-89). The Specific Development No. 89 zoning district (SD-89) would allow the development of the AMCAL First Street Family Apartments development project, which would include 69 apartment homes and ancillary onsite community services on a 2.15-acre parcel of land.
- B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on March 28, 2016, on Amendment Application No. 2016-01 and recommended that the City Council adopt an ordinance approving Amendment Application No. 2016-01, which is consistent with the General Plan, as amended by General Plan Amendment No. 2016-01.
- C. This City Council, prior to taking action on this ordinance, held a duly noticed public hearing on April 19, 2016.
- D. The City Council also adopts as findings all facts presented in the Request for Council Action dated April 19, 2016 accompanying this matter.
- E. For these reasons, and each of them, Amendment Application No. 2016-01 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 Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Environmental Review No. 2016-14) prepared with respect to this project. The City Council has, as a result of its consideration of the record as a whole and the evidence presented at the hearings on this matter, determined that, as required pursuant to the

California Environmental Quality Act (CEQA) and the State CEQA Guidelines, Environmental Review No. 2016-04 meets all requirements of CEQA.

Section 3. The real property located at 1438 and 1440 East First Street in Santa Ana is hereby reclassified from General Commercial (C-2) to Specific Development No. 89 (SD-89). An amended Sectional District Map, 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. Specific Development No. 89 (SD-89) attached hereto as Exhibit B and incorporated by this reference as though fully set forth herein is approved and adopted in its entirety.

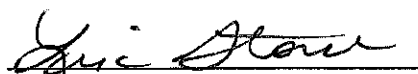
Section 5. This ordinance shall not be effective unless and until Resolution No. 2016- 024 (Environmental Review No. 2016-14 and GPA No. 2016-01) and Ordinance No. NS-2897 (Amendment Application No. 2016-01) are adopted and become effective. If said resolution and ordinance are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise does not go into effect for any reason, then this ordinance shall be null and void and have no further force and effect.

Section 6. 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 3rd day of May, 2016.


Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: 
Lisa Storck
Assistant City Attorney

AYES: Councilmembers: Amezcuca, Benavides, Martinez, Pulido, Reyna, Sarmiento (6)

NOES: Councilmembers: None (0)

ABSTAIN: Councilmembers: None (0)

NOT PRESENT: Councilmembers: Tinajero (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

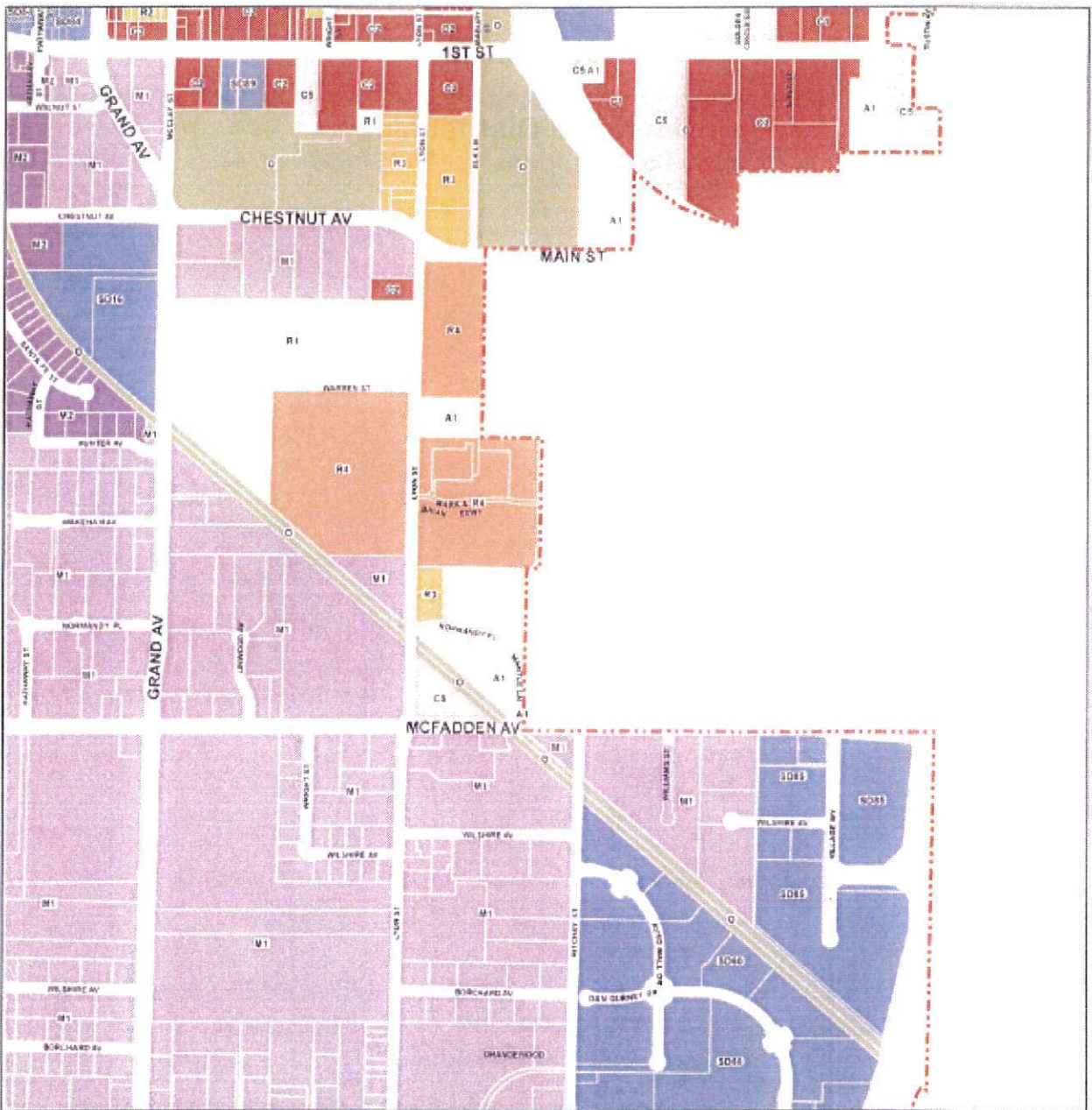
I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2897 to be the original ordinance adopted by the City Council of the City of Santa Ana on May 3, 2016, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 5/17/2016

Maria D. Huizar
Clerk of the Council
City of Santa Ana

Exhibit A

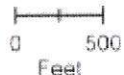
Sectional District Map



City of Santa Ana Zoning SDM: 17-5-9

Santa Ana Zoning Designations / Description

Zone	Description	Zone	Description	Zone	Description
A1	General Agricultural	DT	Downtown	R4	Suburban Apartment
C1	Community Commercial	GC	Government Center	RE	Residential Estate
C1-MD	Community Commercial - Museum District	M1	Light Industrial	SD	Specific Development
C2	General Commercial	M2	Heavy Industrial	SP	Specific Plan
C4	Planned Shopping Center	O	Open Space	TV	Transit Village
C5	Arterial Commercial	P	Professional	UC	Urban Center
CDR	Comdor	R1	Single-Family Residence	UN1	Urban Neighborhood 1
CR	Commercial Residential	R2	Two-Family Residence	UN2	Urban Neighborhood 2
C-SM	South Main Street Commercial District	R3	Multiple Family Residence		



Approved by Council Session
 At its Regular Meeting
 4/20/17 Approved by Council
 See also 17-5-9, 17-5-10
 Planning Department
 Santa Ana, CA

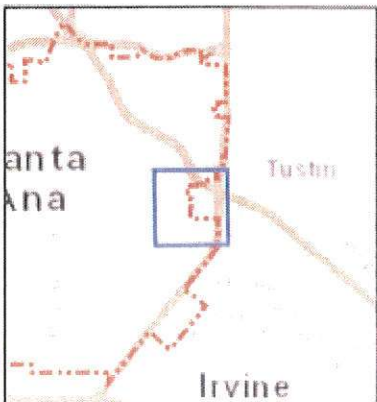


Exhibit B

Specific Development No. 89 (SD-89)

SPECIFIC DEVELOPMENT PLAN NO. 89
AMCAL First Street Family Apartments

SECTION 1 – APPLICABILITY OF ORDINANCE

The Specific Development zoning district No. 89 (SD-89) for the AMCAL First Street Family Apartments project site is authorized by Chapter 41, Division 26 Section 41-593 et seq. of the Santa Ana Municipal Code. SD No. 89 contains the specific standards and regulations contained in the residential district, 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 expressly superseded by regulations contained in this ordinance.

SECTION 2 – PURPOSE

The Specific Development Plan No. 89 for the AMCAL First Street Family Apartments project 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.

The AMCAL First Street Family Apartments project Specific Development Plan No. 89 (SD-89) sets forth the development and design criteria for a development consisting of approximately 2.15 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. SD No. 89 specifically establishes for the property the following:

- Permitted uses.
- Development standards, including building height limits, required setbacks, parking requirements, landscaping provisions and enforcement policies.
- Publicly-accessible plaza requirements
- Maximum development intensity.

Objectives

The objectives of the AMCAL First Street Family Apartments project specific development plan include provision of the following:

1. Development of a residential project in an area identified by the 2014-2021 Housing Element as an opportunity area for infill residential projects.
2. Promotion of the City's image as providing high-quality residential projects for individuals and families of all income groups.

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3. A clean and safe environment for the City's residents, workers, and visitors.
4. A visually harmonious development as viewed both internally and externally.
5. Flexibility in development in response to market conditions while achieving overall City and community goals.

SECTION 3 – Uses permitted in Specific Development No. 89

The following uses are permitted in the SD-89 district:

- (a) Multiple-family dwellings
- (b) Ancillary onsite community-serving or social service uses

SECTION 4 – Uses subject to a conditional use permit in Specific Development No. 89

- (a) Childcare facilities caring for more than eight (8), but no more than fourteen (14) children.

SECTION 5 – Maximum permitted floor area ratio (FAR)

The maximum authorized building intensity for the AMCAL First Street Family Apartments project is a floor area ratio (FAR) of 0.75, including residential areas, community-serving areas (e.g., laundry room, office, and community room), and interior corridors.

SECTION 6 – Minimum lot area in Specific Development No. 89

The developable lot for the project shall have a minimum lot area of 2.15 acres.

SECTION 7 – Minimum street frontage in Specific Development No. 89

Developable lots shall have a minimum street frontage of at least 287 feet.

SECTION 8 – Building height in Specific Development No. 89

No structure shall exceed 45 feet in height, as measured from the lowest adjacent grade of a structure to the top of the structure.

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SECTION 9 – Development standards in Specific Development No. 89

The AMCAL First Street Family Apartments development shall be built as shown on the approved project plans included as attachments to the SD. The plans shall govern in the event there is a conflict between the SD with the project plans. In addition, the following standards are applicable to the project:

(a) Setbacks.

- (1) A minimum setback of five (5) feet shall be provided between the property line and buildings on First Street
- (2) A minimum setback of five (5) feet shall be provided between the side property lines and buildings
- (3) A minimum setback of ten (10) feet shall be provided between the rear property line and buildings

(b) Parking. The minimum off-street parking requirements for the project are as follows:

- 1) 119 Total Parking Spaces, of which:
 - a. 50 parking spaces shall be uncovered/surface spaces
 - b. 69 parking spaces shall be provided in garages

(c) Pedestrian Walkways and Open Space. The project will provide a minimum of 13,930 square feet of open space in the form of common, landscaped open space areas and an interior community room adjacent to the primary onsite resident services office.

(d) Walls/Fences.

A solid block wall with a minimum height of six feet shall be constructed along the east, south, and west property lines. The block wall shall be designed to contain a decorative cap, regularly-spaced decorative pilasters, and a decorative finish in accordance to the design provisions contained within the most recent version of the City's design guidelines.

(e) Landscaping

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 as required in the approved plans. Final landscape plan design shall conform to the standards and guidelines contained within the most recent version of the City's design guidelines. The landscape plan shall include approximately 15 percent of open space (courtyards, common area amenities, perimeter plaza, and open space) within the project site including the

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community room, laundry room, courtyards, paseos, plazas, and community garden.

(f) Architectural and Design Features.

- (1) Exterior materials. Exterior materials and finishes for the project shall comply with the approved materials board submitted for the project during Building plan check. All trash enclosures and similar ancillary structures shall match the texture, material and color of the building.
- (2) Hardscape materials. Enhanced paving materials shall be installed at the driveway entrances, the project main entrance and the public park area. The actual paving materials shall be approved by the Planning Division.
- (3) 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.

(g) Mechanical Equipment, Appurtenances, and Conduits

All mechanical equipment and all supporting appurtenances and conduits shall be screened from view inside walls, behind parapets, or through a combination of landscape and hardscape materials.