

SPECIFIC DEVELOPMENT No. 9
AMENDMENT APPLICATION 766
NS-1378

CITY COUNCIL ACTION
AUGUST 15, 1977

ORDINANCE NO. NS-1378

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 766 TO REZONE PROPERTY LOCATED AT 3328 W. FIRST STREET FROM THE C 2 (GENERAL COMMERCIAL) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, AMENDING SECTIONAL DISTRICT MAP 15-5-10, AND ADOPTING SPECIFIC DEVELOPMENT PLAN #9.

WHEREAS, the real property commonly known as 3328 W. First Street, located at the southeast corner of First Street and Jackson Street in the City of Santa Ana, and more particularly described infra, is located within the C 2 (General Commercial) District; and

WHEREAS, an application has been filed to amend Sectional District Map 15-5-10 to rezone such real property to the SD (Specific Development) District; and

WHEREAS, the Planning Commission has given notice of and duly held a public hearing on Amendment Application No. 766 to rezone such real property from the C 2 (General Commercial) District to the SD (Specific Development) District and has recommended approval of said application and has considered the specific development plan for the subject property and has recommended approval of such specific development plan; and

WHEREAS, the City Council regularly held a public hearing on said reclassification and said specific development plan and published notice as required by law and does now find that the public necessity, convenience, and general welfare require that said property be reclassified from the C 2 (General Commercial) to the SD (Specific Development) District, and that the new classification will not be detrimental to the surrounding property; and

WHEREAS, prior to taking this action, the City Council has reviewed and considered the information contained in Negative Declaration No. 77-101, and, on the basis thereof, finds that the project will not have a significant effect upon the environment,

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

SECTION 1: That the real property situated in the City of Santa Ana, County of Orange, State of California, commonly known as 3328 W. First Street and generally located at the southeast corner of First Street and Jackson Street, and more particularly described as Parcel 2 of Parcel Map recorded at Book 80, Page 33, of Parcel Map records of Orange County, California, a portion of Assessor's Parcel Numbers 144-341-01, 144-341-02, and 144-341-03, is hereby reclassified from the C 2 (General Commercial) District to the SD (Specific Development) District, and that Sectional District Map 15-5-10 is hereby amended to show said reclassification in accordance with Exhibit AA 766-A.

SECTION 2: That the specific development plan, attached hereto as Exhibit A and incorporated by reference herein, is approved and adopted for the subject property as Specific Development Plan #9.

SECTION 3: 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, clauses or portions be declared invalid or unconstitutional.

ADOPTED this 15th day of August, 1977, by the following vote:

AYES: COUNCILMEN: Ortiz, Ward, Yamamoto, Evans
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: Bricken, Garthe, Brandt

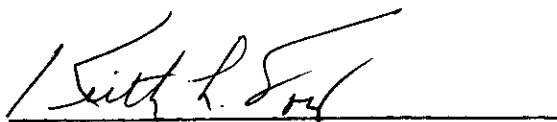
ATTEST:

FLORENCE I. MALONE


MAYOR


CLERK OF THE COUNCIL

APPROVED AS TO FORM:


KEITH L. GOW
CITY ATTORNEY

SPECIFIC DEVELOPMENT PLAN #9

SECTION 1

APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property, as authorized by Chapter 41, Division 26, Sec. 41-593 et seq, of the Santa Ana Municipal Code, is specifically subject to the standards and regulations contained in this plan established for the express purpose of establishing land use regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance.

SECTION 2

PURPOSE

The SD #9 specific development plan consisting of standards and regulations is hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by promoting and enhancing the value of properties and encouraging orderly development.

SECTION 3

USES PERMITTED

Permitted uses in the SD #9 district are:

- (a) the manufacturing, processing, testing or assembling of electronic devices and instruments, such as television sets, radios, phonographic equipment and similar electronic devices and instruments for industrial and commercial uses;
- (b) research and/or development facilities;
- (c) manufacturing, assembling, or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metal or stones;
- (d) administrative offices which are subsidiary to and reasonably necessary for the operation of the above stated uses;
- (e) accessory buildings and uses determined to be incidental necessary to the primary uses, subject to the approval of the Planning Commission;
- (f) upon approval by the Planning Commission, any other use which is a permitted use in the LM zoning district, provided such use is determined to be compatible with the aforementioned permitted uses.

EXHIBIT A

SPECIFIC DEVELOPMENT PLAN #9

SECTION 4 OPERATIONAL STANDARDS

- (a) Any permitted use in this district shall be conducted within a completely enclosed building.
- (b) All storage shall be within a completely enclosed building and shall be limited to the accessory storage of supplies utilized or produced in conjunction with a permitted use in the district.
- (c) Any use permitted in this district or any accessory use or activity may be prohibited by reason of noise, odor, vibration, dust, smoke or traffic.

SECTION 5 SIGNS

Signs shall comply with all applicable regulations set forth in Chapter 41 of the Santa Ana Municipal Code with the following exceptions:

- (a) Only one (1) freestanding sign shall be permitted, said sign to be a maximum height of ten (10) feet and not to exceed a maximum sign surface area of sixty-four (64) sq.ft.
- (b) Only one (1) wall sign not to exceed five (5%) percent of the building facade shall be permitted.

SECTION 6 HEIGHT LIMIT

The height limit of main buildings and structures shall not exceed thirty-five (35) feet and accessory buildings and structures shall not exceed twenty (20) feet in height.

SECTION 7 LANDSCAPE SETBACK REQUIREMENTS

- (a) There shall be a minimum twenty (20) foot deep landscaped setback adjacent to any arterial highway.
- (b) There shall be a minimum fifteen (15) foot deep landscaped setback abutting any public highway other than an arterial or any property line abutting other properties zoned or used for residential purposes.
- (c) Additional landscaped setbacks may be required by the Planning Commission.

SECTION 8 BUILDING AND STRUCTURE SETBACK REQUIREMENTS

There shall be no building or structure setback requirements provided; however, no building or structure shall be constructed or maintained within seventy-five (75) feet of any public right of way or any property used or zoned for residential purposes.

EXHIBIT A

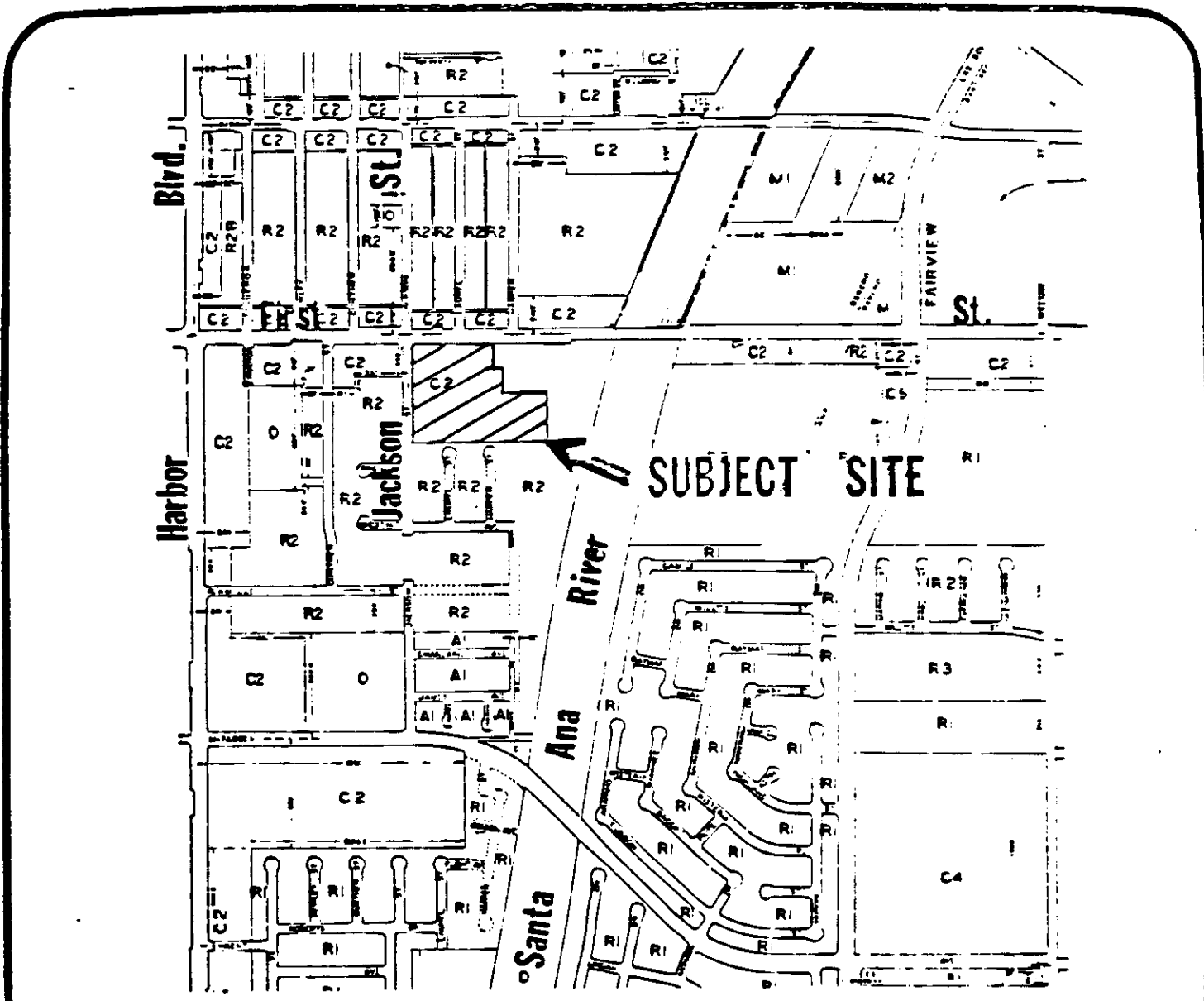
SPECIFIC DEVELOPMENT PLAN #9

SECTION 9

PARKING REQUIREMENTS

The required parking shall be provided in compliance with Chapter 41 of the Santa Ana Municipal Code with the following exception:

Three (3%) percent of all land area devoted to parking shall be developed with and permanently maintained as landscaped planter areas subject to the approval of the Planning Commission.



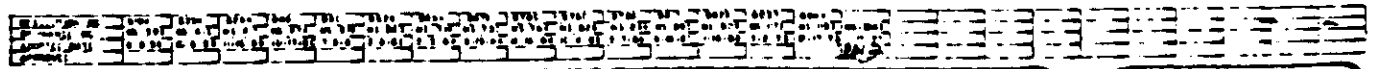
ZONING DISTRICT

ADOPTED BY RESOLUTION NO. 1588 OF THE SANTA ANA PLANNING COMMISSION
 PART OF ORDINANCE NO. 281 AS ADOPTED BY THE SANTA ANA CITY COUNCIL MAY 20, 1989

SCALE IN FEET
 1" = 100'

- | | | |
|---|----------------------------|-------------------------------------|
| O OPEN SPACE | LP LIMITED PROFESSIONAL | CM COMMERCIAL MANUFACTURING |
| A1 GENERAL ARCHITECTURE | P PROFESSIONAL | LM LIMITED MANUFACTURING |
| RE RESIDENTIAL ESTATE | CR CONCRETE RESIDENTIAL | M1 LIGHT INDUSTRIAL |
| R1 SINGLE FAMILY RESIDENTIAL | C1 COMMUNITY COMMERCIAL | M2 HEAVY INDUSTRIAL |
| R2 LIMITED MULTIPLE FAMILY RESIDENTIAL | C2 GENERAL COMMERCIAL | PD PLANNED DEVELOPMENT |
| R3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL | C3 GENERAL BUSINESS | PRD PLANNED RESIDENTIAL DEVELOPMENT |
| R3M HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL | C4 PLANNED SHOPPING CENTER | SC SPECIAL DEVELOPMENT |
| R4 S.U.P.P.M. APARTMENT | C5 SPECIAL COMMERCIAL | B PARKING MODIFICATION |
| CD CIVIC DEVELOPMENT | | HOC HIGH DENSITY OFFICE |

Lower Revision Date 2/15/90
 THE CITY OF SANTA ANA
 PLANNING DEPARTMENT
 100 WEST MAIN STREET, 3RD FLOOR
 SANTA ANA, CALIFORNIA 92701
 PREPARED BY: [Signature]
 DATE: 12/15/90



A.A. 766

SECTIONAL DISTRICT MAP • 15-5-10
 PREPARED BY THE PLANNING DEPARTMENT • CITY OF SANTA ANA CALIFORNIA

