

ORDINANCE NO. NS-2984

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING PROPERTIES LOCATED AT 1010 AND 1100-B NORTH TUSTIN AVENUE FROM PROFESSIONAL (P) TO SPECIFIC DEVELOPMENT NO. 95 (SD-95) (AA NO. 2018-09) AND ADOPTING SPECIFIC DEVELOPMENT NO. 95 (SD-95) FOR SAID PROPERTIES

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. 2018-09 has been filed with the City of Santa Ana to change the zoning district designation of certain real properties located at 1010 and 1100-B North Tustin Avenue from Professional (P) to Specific Development No. 95 (SD-95). The Specific Development No. 95 zoning district (SD-95) would allow the development of the Calvary Church Master Plan, which would include a church facility, educational facility and office development on three parcels totaling 10.8-acres of land.

B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on December 9, 2019, on Amendment Application No. 2018-09 and recommended that the City Council adopt an ordinance approving Amendment Application No. 2018-09, which is consistent with the City's General Plan.

C. This City Council, prior to taking action on this ordinance, held a duly noticed public hearing on January 21, 2020.

D. The City Council also adopts as findings all facts presented in the Request for Council Action dated January 21, 2020 accompanying this matter.

E. For these reasons, and each of them, Amendment Application No. 2018-09 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. 2009-19) 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. 2009-19 meets all requirements of CEQA.

Section 3. The real properties located at 1010 and 1100-B North Tustin Avenue in Santa Ana are hereby reclassified from Professional (P) to Specific Development No. 95 (SD-95). 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. 95 (SD-95) 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. 2020-003 (Environmental Review No. 2009-19) is 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 4th day of February 2020.



Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: 
Lisa Storck
Assistant City Attorney

| | | |
|--------------|----------------|--|
| AYES: | Councilmembers | <u>Bacerra, Penaloza, Pulido, Sarmiento, Solorio, Villegas (6)</u> |
| NOES: | Councilmembers | <u>None (0)</u> |
| ABSTAIN: | Councilmembers | <u>None (0)</u> |
| NOT PRESENT: | Councilmembers | <u>Iglesias (1)</u> |

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2984 to be the original ordinance adopted by the City Council of the City of Santa Ana on February 4, 2020, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 02-10-2020



Daisy Gomez
Clerk of the Council
City of Santa Ana

Exhibit A

Sectional District Map

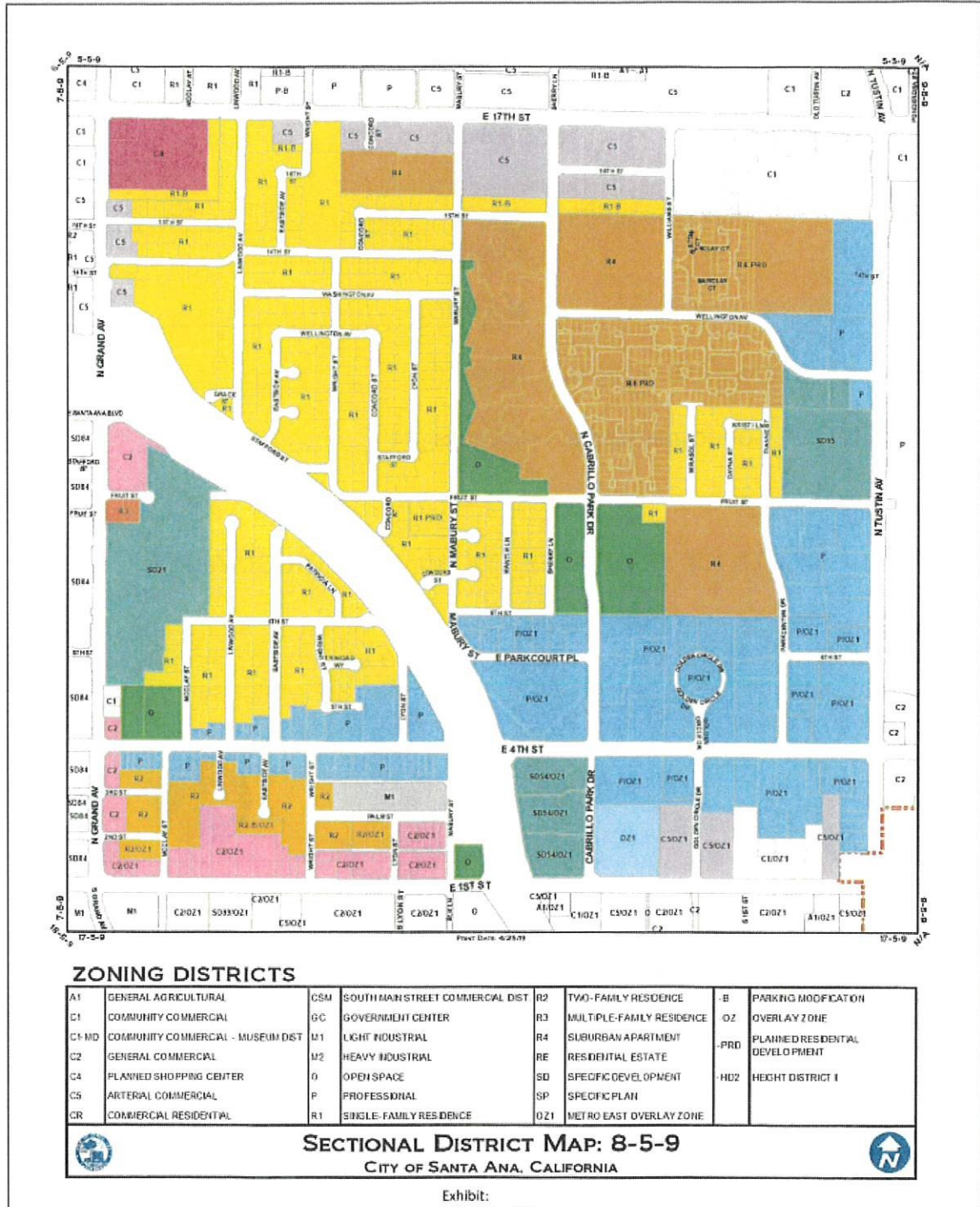


Exhibit B

Specific Development No. 95 (SD-95)



**Specific
Development Plan
No. 95**

December 9, 2019



**Calvary Church Santa Ana
1010 and 1100-B N. Tustin
Avenue
Santa Ana, CA 92705**

*City of Santa Ana
Planning Division*

Prepared by

**Adrienne J. Gladson, AICP
Gladson Consulting**

**Orange, CA 92869
Contact: Adrienne Gladson
Ph: 714.319.9377**

Email: adriennegladson@gmail.com

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December 9, 2019

SPECIFIC DEVELOPMENT PLAN NO. 95 (SD-95)
Calvary Church of Santa Ana

SECTION 1 – APPLICABILITY OF ORDINANCE

The Specific Development zoning district No. 95 (SD-95) for the Calvary Church of Santa Ana project site is authorized by Chapter 41, Division 26 Section 41-593 et seq. of the Santa Ana Municipal Code. SD No. 95 contains the specific standards and regulations contained in the commercial and professional office 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. 95 for the Calvary Church of Santa Ana campus 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. A primary goal of the Specific Development zoning is for current and future uses and development of the property for the next 10 to 30 years.

SECTION 3 – Uses permitted in Specific Development No. 95

The following uses are permitted in the SD-95 district:

- a) Worship Center with a maximum seating capacity of 1,865 seats
- b) Chapel with a maximum seating capacity of 600 seats
- c) Professional and Administrative Offices
- d) Fellowship Hall (with Kitchen facilities)
- e) Gymnasium
- f) Student Center
- g) Educational Facilities
 - Daycare (maximum of 75 children)
 - Preschool (maximum of 160 students)
 - Elementary & Intermediate School (maximum of 675 students)
- h) Playground and Athletic field
- i) Parking lots, including parking structure(s).
 - Parking structures may incorporate professional offices, and a sports field (with no field lights) on the top deck.
- j) Restaurants (including catering kitchen and related services)
- k) Bookstore

- l) Library
- m) Art Studio and Gallery
- n) Wedding venue
- o) Community Garden and store
- p) Parsonage, staff, or missionary housing
- q) Medical, Dental, and/or counseling offices
- r) Fitness and Exercise facilities (inside and outside)
- s) Signage as depicted in the attached planned sign program
- t) Minor wireless communication facilities
- u) Solar power systems
- v) Accessory uses and structures, incidental and subordinate to the principal permitted use. An updated shared parking plan may be required
- w) Temporary uses, pursuant to the standards established in the Zoning Code and consistent with the purposes of this plan
- x) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above

SECTION 4 – Uses subject to a conditional use permit in Specific Development No. 25

- (a) Parking structures that exceed four levels or 60 feet in height
- (b) Structures above the height maximums as covered in Section 7
- (c) Major wireless communication facilities

SECTION 5 – Minimum lot area in Specific Development No. 25

The subject site shall have a minimum lot area of 10 acres. Additionally, contiguous property less than 1 acre in size, acquired by Calvary Church of Santa Ana in the future, may be added to the overall development site acreage and shall be subject to the rules and regulations of this development plan.

SECTION 6 – Minimum street frontage in Specific Development No. 25

- Tustin Avenue shall have a minimum street frontage of at least 800 feet.
- Fruit Street shall have a minimum street frontage of at least 560 feet.
- Wellington Avenue shall have a minimum street frontage of at least 650 feet.

Currently, the property is subdivided into three parcels with lots having less than minimum frontage on Tustin Avenue. This issue will be addressed with the combining of these lots through the appropriate subdivision action in the future.

SECTION 7 – Building height in Specific Development No. 95

No structure shall not exceed 60 feet in height, as measured from the lowest adjacent grade of the structure to the top of the structure, except new structures located 350 feet behind the front yard property line (Tustin Avenue) and outside the required 50-foot rear yard setback shall not exceed 40 feet in height, as measured from the lowest adjacent grade of the structure to the top of the structure. Minor architectural elements, elevator shafts, steeples, and towers of an incidental nature may exceed the height limit as deemed appropriated by the Planning Director.

SECTION 8 – Floor Area ratio in Specific Development No. 95

The maximum Floor Area ratio of the entire property shall not exceed 1.0. The total square feet of parking structures shall be included in the calculation of floor area ratio. All square footages of a structure located below grade shall not be included in the calculation of floor area ratio.

SECTION 9 – Front yard (Tustin Avenue) in Specific Development No. 95

A front yard of not less than 15 feet shall be required.

SECTION 10 – Side yards in Specific Development No. 95

A side yards of not less than 15 feet (Fruit Street and Wellington Avenue) shall be required.

SECTION 11 – Rear yards in Specific Development No. 95

There shall be a rear yard building setback of not less than 50 feet for any structure. Parking lots adjacent to residentially zoned or used property shall have a landscaped setback of not less than five feet.

SECTION 12 – Development standards in Specific Development No. 95

Lots in the SD-95 zoning district shall comply with the following standards:

- (a) All trash bins or storage shall be stored within a trash enclosure or completely enclosed building.

SECTION 13 – Parking standards in Specific Development No. 95

Off-street parking in the SD-95 zoning district shall comply with the standards set

forth in Article XV (Off-Street Parking -- Sec.41-1411, churches, chapels and religious meeting halls) of the Santa Ana Municipal Code except for the following:

- See attached Overview of Operations and Parking plan. In summary, 854 parking spaces are required and 1,290 are provided (555 stalls on-site and 735 spaces through formal off-site parking agreements). Additional off-site parking agreements are available if required

SECTION 14 -- Signage standards in Specific Development No. 95

Lots in the SD No. 95 zoning 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) Planned sign program details as contained in Exhibit X.

SECTION 15 -- Landscape standards for Specific Development No. 95

In the SD No. 95 zoning district, all open space and parking areas, where appropriate, shall be landscaped. The site shall comply with the following minimum requirements:

- a) A minimum of 15% of the entire site including parking areas shall be landscaped.
- b) A mix of 24-inch and 36-inch box canopy trees for shade shall be provided. Care shall be made to place and group trees in locations near gathering and playground areas to provide shade.
- c) All trees shall be double-staked.
- d) Abundant and minimum of 5-gallon size herbaceous perennials/shrubs as foundation planting
- e) Use of Xeriphytic or 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.
- f) Irrigation systems:
 - a. A pop-up sprinkler type irrigation system shall be provided for all yards
 - b. The use of "xeriphytic" or dry climate plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.
- g) Screening:
 - a. All small utility meters shall be appropriately screened from public view with trelliswork and vines or a hedge type shrub or they shall be incorporated into the structure.
 - b. Any enclosed large structure for utilities must not encroach into any required setback.

h) Maintenance:

- a. All plant material shall be maintained per section 41-609 of the Santa Ana Municipal Code.