

ORDINANCE NO. NS-2863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING THE TOWN AND COUNTRY MANOR PROPERTY LOCATED AT 555 EAST MEMORY LANE FROM SUBURBAN APARTMENT (R-4) TO SPECIFIC DEVELOPMENT NO. 87 (SD-87) (AA NO. 2014-01) AND ADOPTING SPECIFIC DEVELOPMENT NO. 87 (SD-87) 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. 2014-01 has been filed with the City of Santa Ana to change the zoning district designation of certain real property located at 555 East Memory Lane from Suburban Apartment (R-4) to Specific Development No. 87 (SD-87). The Specific Development No. 87 zoning district (SD-87) would allow the Park View at Town and Country Manor tower to be built on a 2.5 acre section of the site that is located at the southwest corner of the campus.
- B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on April 14, 2014, on Amendment Application No. 2014-01 and decided to recommend that the City Council adopt an ordinance approving Amendment Application No. 2014-01, which is consistent with the General Plan.
- C. This Council, prior to taking action on this ordinance, opened a duly noticed public hearing on May 6, 2014, and at that time continued the matter to a future meeting. On June 3, 2014, the City Council considered all testimony, written and oral, related to this ordinance.
- D. The City Council also adopts as findings all facts presented in the Request for Council Action dated May 6, 2014, and the Request for Council Action dated June 3, 2014, accompanying this matter.
- E. For these reasons, and each of them, Amendment Application No. 2014-01 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 Final Environmental Impact Report No. 2010-01 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, Final Environmental Impact Report No. 2010-01 meets all requirements of CEQA.

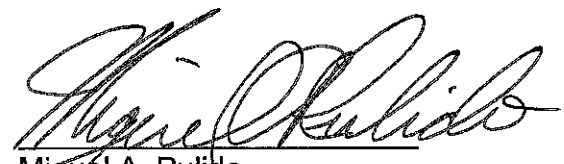
Pursuant to Title XIV, California Code of Regulations ("CCR") §735.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed project will have the potential for any adverse effect on wildlife resources or the ecological habitat upon which wildlife resources depend. The proposed project exists in an urban environment characterized by paved concrete, roadways, surrounding buildings and human activity. Therefore, pursuant to Fish and Game Code §711.2 and Title XIV, CCR §735.5(a)(3), the payment of Fish and Game Department filing fees is not required in conjunction with this project.

Section 3. The real property located at 555 East Memory Lane in Santa Ana is hereby reclassified from Suburban Apartment (R-4) to Specific Development No. 87 (SD-87). 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. 87 (SD-87), 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. 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 17th day of June, 2014.


Miguel A. Pulido
Mayor

By: _____


Ryan O. Hodge
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-2863 to be the original ordinance adopted by the City Council of the City of Santa Ana on June 17, 2014 and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 6/23/2014


Clerk of the Council
City of Santa Ana

31-4-9



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THIS MAP IS THE ORIGINAL SECTION
OF THE MAP OF THE CITY OF NEW YORK
AS AUTHORIZED BY CITY COUNCIL
RESOLUTION 111097, DATED 11/16/11.
HEREBY ATTEST THAT THE MAP IS A TRUE
COPY OF THE ORIGINAL SECTION OF THE
MAP OF THE CITY.

REG	AS	REG	3569	5527	5531	5521	5551	5555	5557	5559	5561	5563	5565	5567	5569	5571	5573	5575	5577	5579	5581	5583	5585	5587	5589	5591	5593	5595	5597	5599	5601	5603	5605	5607	5609	5611	5613	5615	5617	5619	5621	5623	5625	5627	5629	5631	5633	5635	5637	5639	5641	5643	5645	5647	5649	5651	5653	5655	5657	5659	5661	5663	5665	5667	5669	5671	5673	5675	5677	5679	5681	5683	5685	5687	5689	5691	5693	5695	5697	5699	5701	5703	5705	5707	5709	5711	5713	5715	5717	5719	5721	5723	5725	5727	5729	5731	5733	5735	5737	5739	5741	5743	5745	5747	5749	5751	5753	5755	5757	5759	5761	5763	5765	5767	5769	5771	5773	5775	5777	5779	5781	5783	5785	5787	5789	5791	5793	5795	5797	5799	5801	5803	5805	5807	5809	5811	5813	5815	5817	5819	5821	5823	5825	5827	5829	5831	5833	5835	5837	5839	5841	5843	5845	5847	5849	5851	5853	5855	5857	5859	5861	5863	5865	5867	5869	5871	5873	5875	5877	5879	5881	5883	5885	5887	5889	5891	5893	5895	5897	5899	5901	5903	5905	5907	5909	5911	5913	5915	5917	5919	5921	5923	5925	5927	5929	5931	5933	5935	5937	5939	5941	5943	5945	5947	5949	5951	5953	5955	5957	5959	5961	5963	5965	5967	5969	5971	5973	5975	5977	5979	5981	5983	5985	5987	5989	5991	5993	5995	5997	5999	6001	6003	6005	6007	6009	6011	6013	6015	6017	6019	6021	6023	6025	6027	6029	6031	6033	6035	6037	6039	6041	6043	6045	6047	6049	6051	6053	6055	6057	6059	6061	6063	6065	6067	6069	6071	6073	6075	6077	6079	6081	6083	6085	6087	6089	6091	6093	6095	6097	6099	6101	6103	6105	6107	6109	6111	6113	6115	6117	6119	6121	6123	6125	6127	6129	6131	6133	6135	6137	6139	6141	6143	6145	6147	6149	6151	6153	6155	6157	6159	6161	6163	6165	6167	6169	6171	6173	6175	6177	6179	6181	6183	6185	6187	6189	6191	6193	6195	6197	6199	6201	6203	6205	6207	6209	6211	6213	6215	6217	6219	6221	6223	6225	6227	6229	6231	6233	6235	6237	6239	6241	6243	6245	6247	6249	6251	6253	6255	6257	6259	6261	6263	6265	6267	6269	6271	6273	6275	6277	6279	6281	6283	6285	6287	6289	6291	6293	6295	6297	6299	6301	6303	6305	6307	6309	6311	6313	6315	6317	6319	6321	6323	6325	6327	6329	6331	6333	6335	6337	6339	6341	6343	6345	6347	6349	6351	6353	6355	6357	6359	6361	6363	6365	6367	6369	6371	6373	6375	6377	6379	6381	6383	6385	6387	6389	6391	6393	6395	6397	6399	6401	6403	6405	6407	6409	6411	6413	6415	6417	6419	6421	6423	6425	6427	6429	6431	6433	6435	6437	6439	6441	6443	6445	6447																																																																																																																																																																																																																																																																																																																																																																																																	
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EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 87 Town and Country Manor

SECTION 1 – APPLICABILITY OF ORDINANCE

The Specific Development zoning district No. 87 for the Town and Country Manor project site is authorized by Chapter 41, Division 26 Section 41-593 et seq. of the Santa Ana Municipal Code. SD No. 87 contains the specific standards and regulations contained in the residential and commercial 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. 87 for the Town and Country Manor 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.

SECTION 3 – Uses permitted in Specific Development No. 87

The following uses are permitted in the SD-87 district:

(a) Continuing care residential facilities for seniors including:

- (1) Independent living facilities
- (2) Congregate care facilities
- (3) Assisted living quarters
- (4) Skilled nursing facilities

(b) Churches and chapels

(c) Child care facilities

SECTION 4 – Uses subject to a conditional use permit in Specific Development No. 87

(a) Continuing care residential facilities for persons other than senior citizen

(b) Wireless communication facilities

SECTION 5 – Minimum lot area in Specific Development No. 87

Lots shall have a minimum lot area of 8 acres.

SECTION 6 – Minimum street frontage in Specific Development No. 87

Lots shall have a minimum street frontage of at least 250 feet.

SECTION 7 – Building height in Specific Development No. 87

No structure shall exceed 125 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. 87

No more than 60 percent of the lot shall be covered by structures.

SECTION 9 – Front yards (Lawson Way) in Specific Development No. 87

There shall be a front yard of not less than 17 feet from the street.

SECTION 10 – Side yards (Memory Lane) in Specific Development No. 87

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. 87

There are no rear yard requirements, except that rear yards adjacent to a residential use shall have a landscaped setback of at least 5 feet.

SECTION 12 – Development standards in Specific Development No. 87

Lots in the SD No. 87 zoning 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 shall be conducted within a completely enclosed building.

SECTION 13 – Parking standards in Specific Development No. 87

Off-street parking in the SD-87 zoning district shall comply with the standards set forth in Article XV (Off-Street Parking) of the Santa Ana Municipal Code except for the following:

- (a) The minimum off-street parking requirement for senior citizen establishments, pertaining to spaces reserved for residents who are 55 years of age or older, are as follows:
 - (1) One space for each one bedroom unit and one and a half (1.5) spaces for each two bedroom unit.
 - (2) Of the spaces required by subsection (a), at least one space shall be in a garage or under a carport.
 - (3) In addition to subsection (a), guest parking spaces shall be provided in an amount not less than 15 percent of the required parking under subsection (a).

SECTION 14 – Signage standards in Specific Development No. 87

Lots in the SD No. 87 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) One freestanding sign identifying the facility can be located on Lawson Way and may be a maximum of 18 linear feet (height plus length of sign).

SECTION 15 – Landscape standards for Specific Development No. 87

In the SD No. 87 zoning 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.