

ORDINANCE NO. NS- 2301

AN ORDINANCE OF THE CITY OF SANTA ANA
REVISING SPECIFIC DEVELOPMENT PLAN NO.
19 FOR THE FRENCH PARK HISTORIC DISTRICT

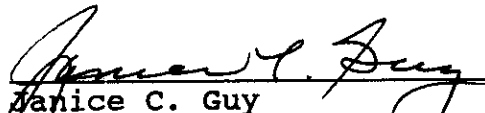
WHEREAS, this Council, by its Ordinance No. NS-1723, adopted April 2, 1984, rezoned property in the area known as French Park, more specifically described in said ordinance, to the SD (Specific Development) District and adopted Specific Development Plan No. 19 for such property; and

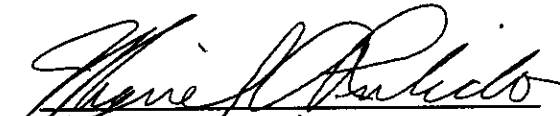
WHEREAS, it is now desired to revise Specific Development Plan No. 19;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN that Specific Development Plan No. 19 is revised to read as set forth in Exhibit A, attached hereto and incorporated herein.

ADOPTED this 7th day of October, 1996.

ATTEST:

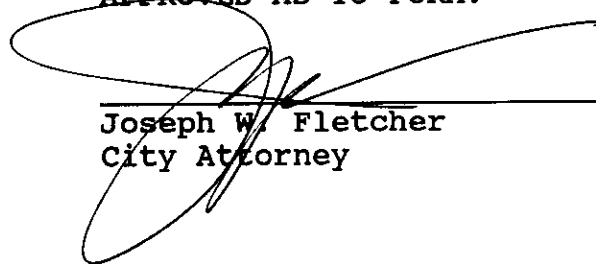

Janice C. Guy
Clerk of the Council


Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido Aye
Richardson Aye
Espinoza Aye
Lutz Aye
McGuigan Aye
Mills Aye
Moreno Aye

APPROVED AS TO FORM:


Joseph W. Fletcher
City Attorney

CERTIFICATE OF ORIGINALITY & PUBLICATION

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Ordinance NS-2301 to be the original ordinance adopted by the City Council of the City of Santa Ana on 10-7-96; and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 10/8/96

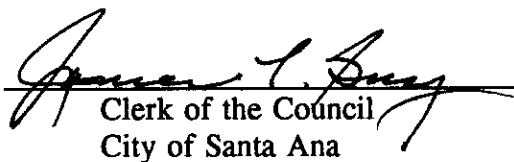

Clerk of the Council
City of Santa Ana

EXHIBIT A

SPECIFIC DEVELOPMENT PLAN #19 (SD-19) Historic French Park District

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 and the Historic French Park District's architectural design guidelines for the express purpose of establishing land use regulations and standards. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly stated or superseded by this ordinance.

SECTION 2 PURPOSE

Specific Development Plan (SD-19) consists of standards and regulations 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

- A. One (1) single family dwelling unit for each lot.
- B. Accessory structures, including private greenhouses and horticultural collections for domestic noncommercial use, flower and vegetable gardens, fruit trees and any agricultural crop.
- C. Child care facilities providing care for not more than twelve (12) children.

SECTION 3.5 USES SUBJECT TO A CONDITIONAL USE PERMIT

- A. Care Homes.
- B. Libraries.
- C. Art galleries.
- D. Art studios.
- E. Museums.
- F. Child care facilities caring for more than twelve (12) children.
- G. Private schools provided said private schools shall not include trade schools or business colleges.

- H. Conversion of an existing single family residential structure to a professional office use specifically limited to the following:
1. Certified public accountants.
 2. Attorneys.
 3. Engineers, architects, planners and related economic consultants.
 4. Insurance brokers.
 5. Professional photographers, artists and related art studios, graphic artists, advertising agencies and associated studios.
 6. Professional and business offices similar to the uses described above where no merchandise is sold and/or no medical services are performed.
- I. Mixed use conversions as stipulated in Section 6 of these standards.

SECTION 4 DEVELOPMENT STANDARDS: RESIDENTIAL

- A. Minimum lot size and street frontage.
1. The minimum lot size is six thousand (6,000) square feet.
 2. The minimum street frontage, measured from the back of the front yard setback, is fifty (50) feet.
 3. Lots which have resulted from a legal subdivision but which do not meet the standards set in subsections 1 and 2 above may be developed with single family dwellings, provided they have at least four thousand (4,000) square feet of area and at least forty (40) feet of street frontage.
- B. Height
1. No primary structure shall exceed thirty five (35) feet in height as measured from the top of the curb to the highest point on the structure.
 2. Accessory structures shall not exceed eighteen (18) feet or one story in height as measured from the top of the curb to the highest point on the structure.
- C. Required yard areas.
1. Each required yard area (excluding driveways no wider than 18 feet leading directly to a garage) shall be maintained as a landscaped area and shall not be used for any structure, storage or parking of vehicles.

2. Front yard.

There shall be a front yard of not less than 20 feet or the average setback of forty percent or more of the lots along the block face, whichever is greater.

3. Side yard.

a. There shall be a side yard of not less than 5 feet.

b. On corner lots the side yard on the street side shall be not less than 10 feet or the block face average, whichever is greater.

4. Rear yard.

There shall be a rear yard of not less than 20 feet. The rear yard may be reduced to not less than (10) feet provided there would be not less than one thousand two hundred (1,200) square feet of open space area remaining in the rear yard after a proposed addition, exclusive of the side yard areas.

5. Remaining open space.

All remaining open space within the front, side and rear yard areas shall remain in landscaping. Vehicle parking or storage is not permitted within these areas.

D. Lot coverage.

No more than fifty (50) percent of a lot shall be covered by structures.

E. Minimum gross floor area per dwelling unit.

The minimum gross floor area per dwelling unit shall be 600 square feet.

F. Walls and fences.

All walls and fences within the front setback and viewable from the public right of way shall be architecturally and historically consistent with the main structure on the lot and in accordance with the Historic French Park District architectural design guidelines. All wall and fence construction shall require that plans be submitted to the Historic French Park Association for review.

1. Maximum height of walls or fences within the front yard setback shall not exceed forty-two (42) inches in height. Walls and fences outside of the front yard setback shall not exceed eight (8) feet in height.

2. No wall or fence shall be located within the triangular area(s) measured fifteen (15) feet by fifteen (15) feet where a drive way enters onto a street, or within the triangular area(s) measured twenty-five (25) feet by twenty-five (25) feet at a corner intersection which may obstruct the vision of motorists as to create a safety hazard. Sections 36-45 to 36-47 of the Santa Ana Municipal Code shall apply regarding obstructions to vision at corner intersections.

G. Parking Requirements for Single-Family Dwellings.

Four (4) spaces. At least two (2) spaces must be in an enclosed garage. The remaining spaces may be tandem spaces in the driveway.

H. Modifications to Existing Multi-Family Dwellings.

Any modification or addition to an existing multifamily dwelling shall be in accordance with the nonconforming section of Chapter 41 of the City of Santa Ana Municipal Code. Setbacks and standards shall refer to the R2 (Two-Family Residences) District Standards for duplexes and R-3 (Multifamily Residences) District Standards for units with three or more attached units. In no instance shall the existing front yard setback be reduced to less than twenty (20) feet, if a larger expanse exists.

I. Landscape Standards.

All required setback areas shall be maintained in landscaping. The Single Family Residential (R1) Landscape Standards shall apply to all new construction.

SECTION 5 DEVELOPMENT STANDARDS: PROFESSIONAL OFFICE

A. Minimum lot size and street frontage.

1. The minimum lot size is six thousand (6,000) square feet.
2. The minimum street frontage, measured from the back of the front yard setback, is fifty (50) feet.

B. Height Limit.

No primary structure shall exceed 35 feet in height as measured from the top of the curb to the highest point on the structure.

C. Residential Conversion to a Professional Use.

1. A single family residence which is converted to a professional use must maintain the existing front and side yard setbacks.

2. On corner lots, the side yard on the street side shall not be reduced from the existing setback for the length of the main dwelling unit. A ten (10) foot yard setback is required to separate the parking area from the street.

D. Professional Landscaping Standards.

1. All required setback areas shall be maintained in landscaping. Vehicle overhang is not allowed in the required landscape setback. Landscape planters within the parking area shall be in accordance with the City's Commercial Landscape Standards. Landscape shall be provided to screen the parking area from public view.
2. The Professional Landscape Standards shall apply to projects located within Specific Development 19 as specified in Section 41-316 and 317 of the Santa Ana Municipal Code. Landscaping shall comply with the standards for landscaping approved by the City Council pursuant to Section 41-372.

E. Operational Standards.

All professional office uses shall be conducted within an enclosed structure. No outside storage of materials or equipment is permitted. No temporary or garden sheds are permitted.

F. Accessory Structures.

1. Accessory structures shall not exceed thirty-five (35) percent of the required rear yard area with the exception of required detached two-car garages.
2. Maximum square footage of accessory structures shall not exceed sixty-six (66) percent of the main structure square footage.
3. Accessory buildings shall be not less than five (5) feet from a main building.
4. On an interior lot a detached accessory structure shall be setback not less than two (2) feet from the side and rear lot lines, except if the lot rears and/or sides upon an alley, said accessory building, if a garage, shall maintain a distance of not less than twelve (12) feet from the center line of the alley.
5. On a corner lot a detached accessory structure shall be setback not less than ten (10) feet from the lot line on the street side of the lot. An accessory structure shall be setback not less than two (2) feet from the rear and/or inside lot lines, except if the lot rears and/or sides upon an alley, said accessory building, if a garage, shall maintain a distance of not less than twelve (12) feet from the center line of the alley.
6. A minimum twenty (20) foot drive clearance is required between any property line abutting a street or alley and the entrance to a garage.

G. Parking.

1. Parking shall be provided according to the provisions of Chapter 41, Article XV of the Santa Ana Municipal Code. However, the Planning Manager may modify such standards if conformance with these provisions will, in the Planning Manager's opinion, adversely affect the historic or architectural nature of any historic structure. The Planning Manager's determination may be appealed to the Planning Commission whose decision shall be final.
2. Parking stalls shall be located to the rear of the main structure and shall not encroach into the front or side setback areas.

H. Walls and fences.

All walls and fences within the front setback and viewable from the public right of way shall be architecturally and historically consistent with the main structure on the lot and in accordance with the Historic French Park District architectural design guidelines. All wall and fence construction shall require that plans be submitted to the Historic French Park Association for review.

1. Maximum height of walls or fences within the front yard setback shall not exceed forty-two (42) inches in height. Walls and fences outside of the front yard setback shall not exceed eight (8) feet in height.
2. No wall or fence shall be located within the triangular area(s) measured fifteen (15) feet by fifteen (15) feet where a driveway enters onto a street, or within the triangular area(s) measured twenty-five (25) feet by twenty-five (25) feet at a corner intersection which may obstruct the vision of motorists as to create a safety hazard. Sections 36-45 to 36-47 of the Santa Ana Municipal Code shall apply regarding obstructions to vision at corner intersections.
3. A minimum eight (8) foot high architecturally and historically consistent wall or solid fence shall be provided along all setbacks abutting a residentially zoned or used parcel. Within the front yard setback, the wall or solid fence shall not exceed forty-two inches in height.

I. Signs.

Any and all exterior signs associated with professional uses shall be in accordance with the provisions of the City of Santa Ana's Sign Ordinance, Chapter 41, Article XI of the Santa Ana Municipal Code and the following criteria:

1. Materials and design should reflect the architectural style and character of the structure.

2. Foam or plastic, internally illuminated wall or internally illuminated monument signs are not permitted.
3. Pole signs are not permitted.
4. Signage shall be restricted to one (1) of the following:
 - a. A single monument sign, constructed of wood and/or masonry, no greater than five (5) feet in height and fifteen (15) square feet total.
 - b. Hanging wood shingle, no greater than six (6) square feet.
 - c. Carved wood wall sign, no greater than six (6) square feet.
5. Temporary signage such as banners are only permitted for special events in conjunction with an approved temporary outdoor activity. All temporary signage requires a City of Santa Ana sign permit issued by the Planning Division.
6. All sign permit applications shall be reviewed by the Historic French Park Association.

SECTION 6 MIXED USE CONVERSIONS

The Specific Development 19 (SD-19) Plan accommodates the conversion of existing single family residences for mixed use opportunities subject to the approval of a Conditional Use Permit. The mixed use conversion would allow no more than two uses, consisting of a single family residential use and either a professional office use or an artist's studio/gallery as stipulated in Section 3.5, Uses Subject to a Conditional Use Permit.

SECTION 7 TEMPORARY OUTDOOR ACTIVITIES

The following activities may be conducted within the Historic French Park District (SD-19) and are not required to be carried on within an enclosed building, provided they are approved by the Historic French Park Association, carried on in accordance with the limitations hereinafter set forth, and provided a land use certificate is first obtained in accordance with Sections 41-675 through 677 of the Santa Ana Municipal Code:

- A. Artist's Tours, provided the activities do not occur on more than one day each month and do not begin earlier than 10:00 a.m. and do not continue past 10:00 p.m.
- B. Outdoor fund-raising events provided they do not occur on property used for residential purposes, do not occur on the same lot for more than two (2) days in any one year period, do not begin earlier than 10:00 a.m. on any day other than Sunday or 12:00 p.m. on Sunday, and do not continue past 10:00 p.m. on any day other than Sunday or 8:00 p.m. on Sunday.

- C. Garage sales on residential property shall be regulated per Section 41-193 of the Santa Ana Municipal Code.

SECTION 8 GENERAL PROVISIONS

All new construction, excluding interior modifications, and including the restoration, rehabilitation, alteration, conversion and/or addition to any structure involving modification to the exterior of a structure within the area defined as Historic French Park District (SD-19) must proceed through established review processes. This includes review of structures destroyed by natural occurrences. Final approval shall be granted by the Planning Commission.

1. The architectural design guidelines used by the Committee and adopted by resolution by the City Council, is entitled "Historic French Park: Its Architectural Legacy and Design Guidelines"; (Guidelines). All projects must adopt one of the historical architectural styles of the district which is identified in the Guidelines. All accessory structures shall comply with these architectural design guidelines.
2. The Committee shall make findings that the proposed new construction, restoration, rehabilitation, alteration, conversion and/or addition to an existing structure is in compliance with the Guidelines; and is in compliance with the Secretary of the Interior's Rehabilitation Guidelines. The findings shall be made a part of the City's formal review process.
3. All projects, except those requiring any discretionary action, are exempt from the Development Project Plan approval process as set forth in Sections 41-668 through 674 of the Santa Ana Municipal Code.
4. The decision of the Planning Commission shall be final.

SECTION 9 DEMOLITION PERMITS

Prior to the issuance of a permit to demolish a portion of or entire designated or identified historic structure, the following shall apply:

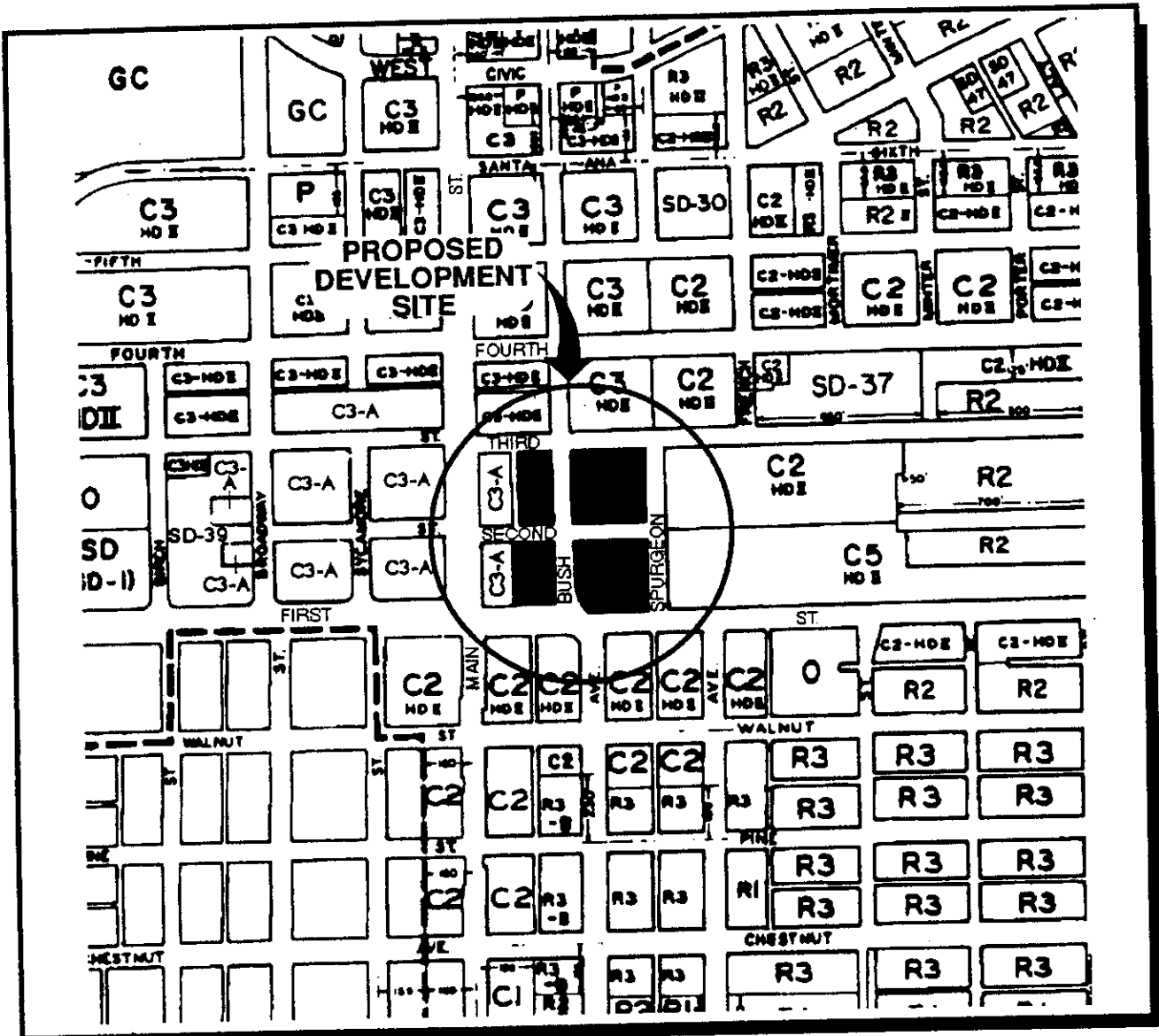
- A. The owner shall make an application, with all required information and fees, to the City of Santa Ana's Planning Division. This application will start the time for a ninety (90) day "Notice of Intent to Demolish".
- B. After receiving such notice, the City shall inform the following organizations and any other persons or organizations desiring a "Notice of Intent to Demolish":

Santa Ana Historical Preservation Society
 120 West Civic Center Drive
 Santa Ana, CA 92701

and

Historic French Park Association
Post Office Box 1452
Santa Ana, California 92702

- C. These organizations and/or any others may propose possible alternatives for preservation of the structure to be considered; including but not limited to, the following:
1. Offer such structure free of charge and encumbrances to such individual or organization who would relocate and preserve such structure.
 2. Offer for sale, at fair market value, such structure and/or property, to any person or organization who would preserve such structure.
- D. At the expiration of the ninety (90) day time period, one (1) ninety (90) day extension may be granted if objection to the demolition is presented in written form to the Planning Division. Upon receipt of an application for site plan review for a residential relocation permit to move/relocate a historic structure, the Planning Manager may withhold issuance of a demolition permit for a period not to exceed one (1) year from date of said application.
- E. The 90 day time period may be shortened upon concurrence of the property owner, Historic French Park Neighborhood Association and the Santa Ana Historical Preservation Society.



O	OPEN SPACE	LP	LIMITED PROFESSIONAL	LM	LIMITED MANUFACTURING
A1	GENERAL AGRICULTURE	P	PROFESSIONAL	M1	LIGHT INDUSTRIAL
RE	RESIDENTIAL ESTATE	CR	COMMERCIAL RESIDENTIAL	M2	HEAVY INDUSTRIAL
R1	SINGLE FAMILY RESIDENTIAL	C1	COMMUNITY COMMERCIAL	-PD	PLANNED DEVELOPMENT
R2	LIMITED MULTIPLE FAMILY RES.	C2	GENERAL COMMERCIAL	-PRD	PLANNED RESIDENTIAL DEV.
R3	MEDIUM DENSITY MULTIPLE RES.	C3	CENTRAL BUSINESS	-SD	SPECIFIC DEVELOPMENT
R4	SUBURBAN APARTMENT	C4	PLANNED SHOPPING CENTER	-B	PARKING MODIFICATION
CD	CIVIC DEVELOPMENT	C5	ARTERIAL COMMERCIAL	-HOII	HEIGHT DISTRICT
GC	GOVERNMENT CENTER	CM	COMMERCIAL MANUFACTURING		



EXHIBIT A

