



ZONING DISTRICT

ADOPTED BY RESOLUTION NO 5196 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO NS-394 ADOPTED BY THE SANTA ANA CITY COUNCIL, AUGUST 17, 1959.



- | | | |
|---|----------------------------|--------------------------------------|
| O OPEN SPACE | LP LIMITED PROFESSIONAL | CM COMMERCIAL MANUFACTURING |
| A1 GENERAL AGRICULTURE | P PROFESSIONAL | LM LIMITED MANUFACTURING |
| RE RESIDENTIAL ESTATE | CR COMMERCIAL 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 CENTRAL BUSINESS | -PRD PLANNED RESIDENTIAL DEVELOPMENT |
| R3H HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL | C4 PLANNED SHOPPING CENTER | -SD SPECIFIC DEVELOPMENT |
| R4 SUBURBAN APARTMENT | C5 ARTERIAL COMMERCIAL | -B PARKING MODIFICATION |
| CD CIVIC DEVELOPMENT | | -HDII HEIGHT DISTRICT II |

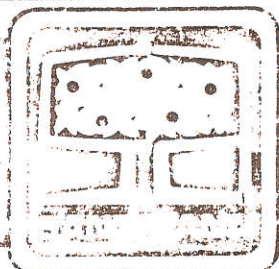
THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO 74-193, DATED 11-16-74. I HEREBY ATTEST THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO 27-5-10.

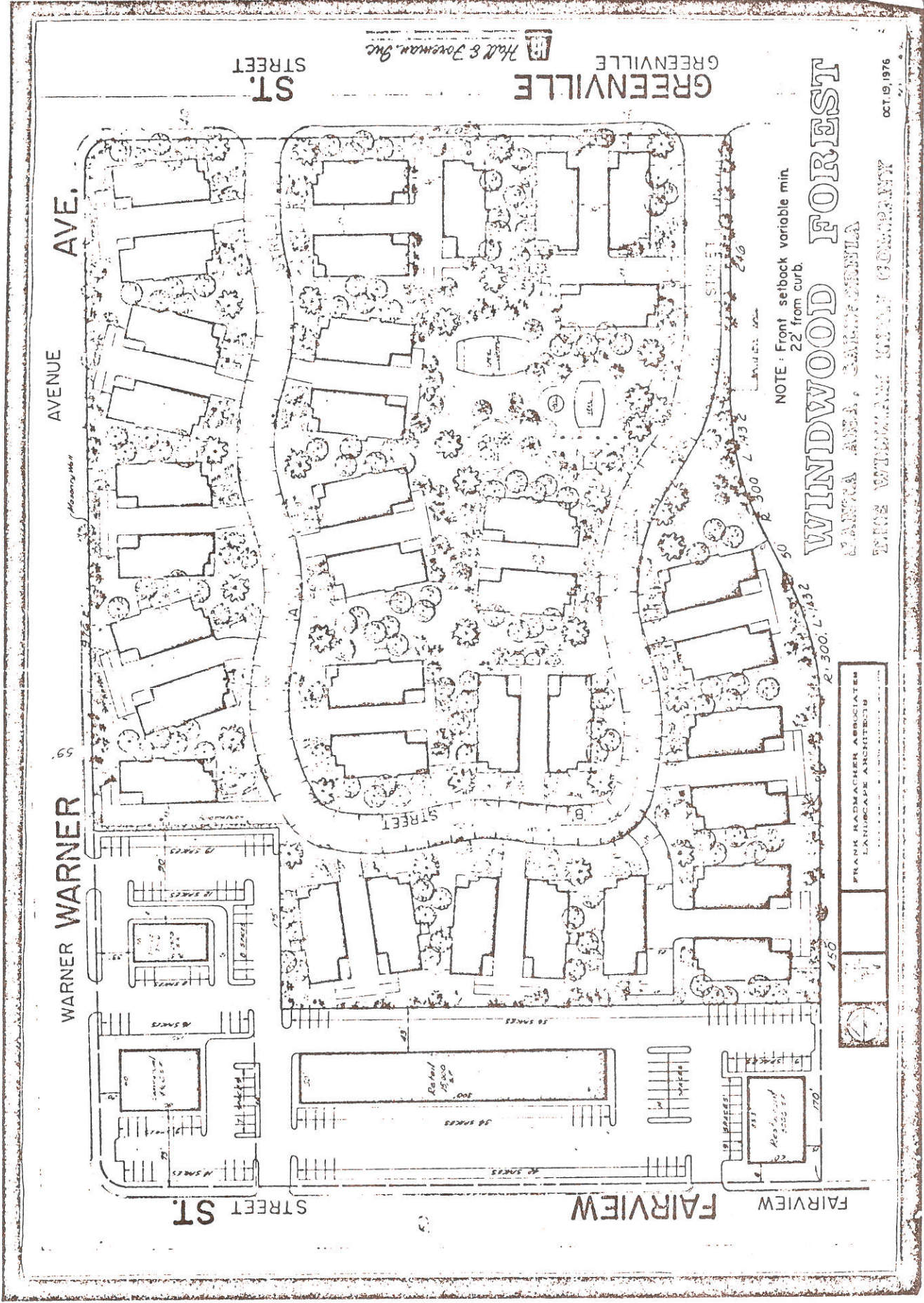
Signed: *[Signature]*
Charles C. Zilman, Director of Planning
Certification Date: SEPTEMBER 24, 1975.

RESOLUTION NO.	5196	5459	4472	5947	5343	4704	6096
DATE	11-16-74	11-16-74	11-16-74	11-16-74	11-16-74	11-16-74	11-16-74
APPROVED DATE	11-16-74	11-16-74	11-16-74	11-16-74	11-16-74	11-16-74	11-16-74
APPROVED							

VA 76-51

SECTIONAL DISTRICT MAP PREPARED BY THE PLANNING DEPARTMENT CITY OF SANTA ANA CALIFORNIA





AVENUE
WARNER

WARNER

STREET
ST.

FAIRVIEW
STREET

STREET
ST.

GREENVILLE
HALL & JOSEMAN, INC.

NOTE: Front setback variable min
22' from curb.

WINDWOOD FOREST
LANDSCAPE ARCHITECTS
THE WINDWOOD GROUP COMPANY

OCT. 19, 1976

FRANK RADMACHER ASSOCIATES
LANDSCAPE ARCHITECTS

VA 76-51 8 CUP 76-22

NEGATIVE DECLARATION FORM

VA 76-51
AA 748
CUP 76-22

INITIAL STUDY (ENAF) NUMBER: 76-740 DATE: August 13, 1976

PREPARED BY: William Lyon Company

366 San Miguel Dr. S-201, Newport Beach, CA 92660

COPIES AVAILABLE AT: PLANNING DEPARTMENT
20 Civic Center Plaza
Santa Ana, CA 92701
Telephone: 834-4164

PROJECT TITLE/DESCRIPTION: Amendment to the General Plan and Change
of zone from C 1 Commercial to C4 Commercial and R 4
Multiple Family Residential.

PROJECT LOCATION/ADDRESS: South side of Warner Avenue between
Fairview and Greenville.

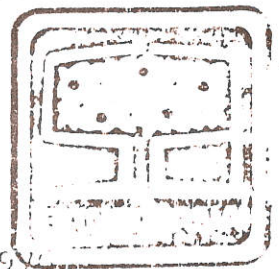
PROJECT ASSESSOR'S PARCEL NO. (IF KNOWN): 414-051-1&2

REVIEWING DEPARTMENT: Planning

In accordance with the City of Santa Ana's policies regarding implementation of the California Environmental Quality Act of 1970 (specifically Section 21151 of the Public Resources Code), the Environmental Impact Evaluator for this department has reviewed the Environmental Assessment Form submitted in request for Negative Declaration status for the above described project and hereby finds that the proposed project cannot, or will not, have a significant effect on the environment. Negative Declaration status is therefore granted for this project and the submittal of an Environmental Impact Report is thereby not necessary.

The granting of Negative Declaration status is based upon the following:

1. Public Facilities and Utilities are adequate to handle any additional demands by the project.
2. The proposal will not have a significant negative impact on the environmental plans and goals that have been adopted by the community where the project is located.
3. The proposed project will not have a significant negative effect on the City's General Plan.
4. The proposed commercial area does not have a big enough service area to warrant a shopping center due to the industrial to the west.



NDF 2-74 APPROVED BY: [Signature] DATE August 13, 1976

REPORT DATE
Staff: 10/5/76
10/22/76 Revised
Commission: 10/11/76
10/28/76

FINDING OF FACT
VARIANCE APPLICATION NO. 76-51

APPLICANT: Levitt-West and William Lyon Company

ADDRESS & ZONING: 2413 S. Fairview Street
AP 414-051-1, 2

C 4 District
SDM 27-5-10

VA PURPOSE: To create one C 4 parcel with less than the required area and to construct fourplexes in the R 2-PRD District with less than the required parking and open space.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION & VOTE: Approved 10/28/76

AYES: Commissioners O'Dell, Ankrum, Winters, Yates, Gosse

NOES: Commissioners None

ABSENT: Commissioner Acosta

REASON FOR ACTION:

That the granting of this variance with all attached conditions will not be detrimental to the public welfare or surrounding property and further it will not adversely effect the General Plan of the City.

COUNCIL AFFIRMED DATE: DEC 6 1976

144 units

DETAILS OF PROPOSAL:

1. Description of Proposal:

The applicant proposes to change a portion of the 15.9 acre C 4 parcel to R 2-PRD. The remaining C 4 parcel will contain only 3.5 acres and the minimum lot size in the C 4 District is four acres. In addition, the applicant proposes to construct fourplexes in the R 2-PRD District to be sold as condominium units with less than the required open space.

NOTE: Offstreet parking now meets ordinance requirements, three parking spaces per unit.

The development is proposed as follows:

Net area	533,804 sq.ft.
Building area	136,881 sq.ft.
Driveways and private street	136,220 sq.ft.
Total coverage is 51.2% with 48.8% open space	

Each building contains four units which will be sold as condominium units:

Unit A	2-bedroom	936 sq.ft.
Unit B	2-bedroom	1,011 sq.ft.
Unit C	3-bedroom	1,157 sq.ft.
Units D & E	3 or 2-bedroom	1,182 sq.ft.

NOTE: Units D (3-bedroom) and E (optional 2-bedroom) are interchangeable; there will be only four units in each building.

Offstreet parking is provided as follows:

On-site: 7 spaces per building covered: 252 total
Ordinance requires 8 spaces per unit.

Open parking: 58 total *66*

On-street parking (private street): ~~122~~ *114* total

Total parking: 432 spaces or 3 parking spaces per unit

144

2. Area Description:

A. Property: The portion of the 15.9 acres that will remain C 4 has 675 feet of frontage on Fairview Street and 340 feet of frontage on Warner Avenue. It is an "L" shaped parcel containing 3.5 acres.

The portion of the 15.9 acres that will be R 2-PRD has 636 feet of frontage on Warner Avenue and 607 feet of frontage on Greenville and contains 12.4 acres.

B. Surrounding Development:

North: single family residences
East: church and single family residences
South: condominiums and proposed single family residential
West: industrial development

C. Street System: Warner Avenue and Fairview Street are planned arterial highways and Greenville Street is a collector street.

D. Comparable Applications or Circumstances: None in the area.

E. Surrounding Zoning: See attached SDM.

F. Present Use: vacant land

3. General Plan Compatibility:

An amendment to the General Plan to Medium Density Residential is in progress and has been approved by the Planning Commission, also a zone change to R 2-PRD for the 12.4 acres.

4. Reasons for Staff Recommendation:

A. Special circumstances apply to the property to reduce the commercial to 3.5 acres because of the residential to the west.

B. The reduced open space will not be detrimental to the General Plan or existing or proposed uses in the area.

5. If the Commission approves the application, the following standard requirements must be met:

A. Planning: 1, 2, 3, 4, 14

B. Public Works: 1, 3, 5, 7, 8 a, b, c, d, 10, 11, 14, 15, 16, 21 a, b, c, d, e, f, 23, 24, 25, 26, 27, 40, 41, 42, 43, 44

setback oked by plot plan in file of EUP 76-22

6. The following requirements must also be met:

(Setback in Sec 41-698(13) also waived JKR)

A. Planning

Commercial Site:

- 1) Development of the commercial site shall be subject to the approval of the Planning Department as to design and location of buildings, signs and landscaping planter locations.
- 2) Elevations of signs and buildings shall be submitted to the Planning Department for approval. Approval shall include architectural design of buildings and location, size and design of all signs.
- 3) A 6-inch wide, 6-foot high decorative block wall shall be constructed along all adjacent residential development. Said wall shall be reduced to 4 feet within 20 feet of street property lines.

Commercial Parking to be calculated on basis of me [unclear] 1/4/78

- 4) All refrigeration and air conditioning units shall be located on the street side of buildings and not on the roof, unless sound proofed in a manner meeting the requirements of the existing Orange County Noise Ordinance.

B. Planning

Residential Site:

- 1) Coverage shall not exceed 51.5%.
- 2) Barriers along Warner Avenue and Greenville Street shall meet with the approval of the Planning and Public Works Departments.
- 3) There shall be seven covered offstreet parking spaces in garages with doors for each four-unit building.
- 4) Any permanent signs for the development shall meet with the approval of the Planning Department.
- 5) A conditional use permit shall be approved for the sale of condominium units on the subject site.

C. Public Works

- 1) Submit a subdivision map to the City showing the division of property and comply with all applicable Council approved conditions.
- 2) Private streets shall comply with the private street standards per Section 34-165 of the Municipal Code.
NOTES:
 - a) The entire width of the private streets (access ways) shall be dedicated to the City as public utility easement.
 - b) Trash pick-up subject to approval of the Public Works Department.
 - c) City will accept City water and sewer system constructed within the private streets to City requirements and standards. The public utilities easement must be provided for a width to include water meters and fire hydrants, all as required by the Public Works Department.
- 3) Public sidewalk is required within the right of way of both Warner Avenue and Greenville Street. Public Works Department will be receptive to a meandering sidewalk on Greenville Street if design meets City standards and additional right of way is dedicated.
- 4) Dedications:
 - a) Warner Avenue
 - 1) Vehicular access rights except street intersections.
 - b) Greenville Street
 - 1) Street easement for a width of 40 feet from center line to property line, together with a 25-foot radius spandrel at the southwest corner of Warner Avenue and Greenville Street.
 - 2) Vehicular access rights except at street intersection.
 - c) Private Streets
 - 1) Public utility easement as required by the Department of Public Works.
- 5) Improvement Plans:
 - a) Greenville Street and Warner Avenue
 - b) Private streets

6) Improvements:

- a) Greenville Street with pavement as required by the Public Works Department, curb and gutter 32 feet west of the center line and reconstruction of the curb return, catch basin and connecting pipe at ultimate location at the southwest corner of Greenville Street and Warner Avenue, and sidewalk as approved by the Public Works Department.
- b) Warner Avenue with sidewalk, trees and block wall.
- c) Private streets to private street standards per Section 34-165 of the Municipal Code.
- d) Developer shall plant street trees as approved by the Parks Department for location, size and species.

C. Fire Department

- 1) Provisions of the Uniform Fire Code, 1971, and Title 19, California Admin. Code, Public Safety, shall apply.
- 2) Plans shall be submitted to the Fire Department for the determination of an approved fire hydrant and water system.

D. Police Department

- 1) The building is to be wired so that it is capable of handling future installation of a silent alarm system.
- 2) Vents, skylights and movable windows shall be alarmed and be secured with auxiliary locking devices.
- 3) Exterior doors shall be solid core in design and be equipped with at least a single cylinder deadbolt with a minimum one inch bolt throw. The bolt shall have a hardened steel insert and tapered, rotating cylinder guards. The strike plate shall be four inches in length with a minimum of three-inch screws securing it to the jamb. Hinges shall be of the non-removable type.
- 4) Double cylinder deadbolt locks with a minimum one inch throw shall be installed where glass is within 40 inches of the locking device on solid core exterior doors. Deadbolts shall have the same specifications as listed previously.
- 5) Thin stile aluminum frame glass doors shall have a double cylinder swing lock with a ceramic insert and shall have a minimum 1-1/2 inch throw bolt.
- 6) Glass sliding windows shall be constructed to restrict them from being lifted out of the track when in a closed position and shall be secured with a locking device and/or an auxiliary locking device.
- 7) Lighting for parking areas, walkways and doorways shall meet with the standards of the Illuminating Engineers' Society. This lighting is to be maintained at the recommended foot candle and wattage levels during the hours of darkness or in those areas that maintain darkness.
- 8) Exterior lighting shall have vandal-resistant covers.
- 9) Building shall be clearly identified by street number address. These identifying numbers shall be a minimum of four inches in height, be of contrasting color to the background, and shall be visible from traveled access areas.
- 10) Emergency Police and Fire Department numbers shall be posted at all pay telephones and/or near other telephones within the business.

COMPLIANCE WITH C.E.Q.A. PROCEDURES: Negative Declaration