



**SPECIFIC DEVELOPMENT No. 10**

**AMENDMENT APPLICATION 769**

**NS-1386**

**CITY COUNCIL ACTION**  
**NOVEMBER 7, 1977**

ORDINANCE NO. NS-1386

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 769 TO REZONE PROPERTY LOCATED AT 902 NORTH GRAND AVENUE FROM THE R 3 (MEDIUM DENSITY MULTIPLE FAMILY RESIDENCE) DISTRICT TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, AMENDING SECTIONAL DISTRICT MAP NO. 7-5-9, AND ADOPTING SPECIFIC DEVELOPMENT PLAN #10.

WHEREAS, the real property commonly known as 902 North Grand Avenue in the City of Santa Ana, and more particularly described infra, is located within the R 3 (Medium Density Multiple Family Residence) District, and

WHEREAS, an application has been filed to amend Sectional District Map No. 7-5-9 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. 769 to rezone such real property from the R 3 District to the SD District and has recommended approval of said application, and it has considered the specific development plan for the subject property, consisting of architectural drawings, plot plans, elevations, floor and other plans for a restaurant and cocktail lounge, and has recommended approval of such specific development plan, and

WHEREAS, the City Council regularly held a public hearing on said reclassification on 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 R 3 District to the SD District, and that the new classification will not be detrimental to the surrounding property, and

WHEREAS, the City Council has held a public hearing on said Specific Development Plan #10 and considered said plan, and now finds that said plan is in keeping with the neighborhood, is not detrimental to the harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood, and

WHEREAS, prior to taking this action, the City Council has reviewed and considered the information contained in Negative Declaration No. 77-173, 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, generally located at 902 North Grand Avenue and more particularly described on Exhibit A, attached hereto and incorporated by reference herein, is hereby reclassified from the R 3 (Medium Density Multiple Family Residence) District to the SD (Specific Development) District, and that Sectional District Map No. 7-5-9 is hereby amended to show said reclassification in accordance with Exhibit AA 769-A.

SECTION 2: That Specific Development Plan #10, consisting of architectural drawings, plot plans, elevations, floor and other plans, attached hereto and incorporated by reference herein as Exhibit SD-10, is approved and adopted for the subject property as Specific Development Plan #10, and the subject property is hereby approved for use as a restaurant and cocktail lounge, subject to the conditions contained in that "Request for Council Action" dated October 11, 1977, for AA No. 769 and SD-10, attached hereto and incorporated by reference herein as part of Exhibit SD-10.

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 7th day of November, 1977,  
by the following vote:

AYES: COUNCILMEN: Ward, Garthe, Ortiz, Yamamoto,  
Evans, Brandt

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Bricken

ATTEST:

Therence J. Malone  
CLERK OF THE COUNCIL

James Evans  
MAYOR

APPROVED AS TO FORM:

Keith L. Gow  
KEITH L. GOW  
CITY ATTORNEY

LEGAL DESCRIPTION A.A. 769

Commencing at the southwest corner of Lot 10, Tract 1331, as shown on a map recorded in Miscellaneous Maps, Book 50, Page 1, Official Records of Orange County, California, said point also being the True Point of Beginning: Thence westerly along the south line of Tract 1331, 158.5 ± feet to a point 50.05 feet easterly of the southwest corner of said tract; thence southerly along a line approximately perpendicular to the centerline of Fruit Street, 181 feet to the centerline of Fruit Street; thence easterly along the centerline of Fruit Street to the point of intersection with the centerline of Grand Avenue; thence northerly along the centerline of Grand Avenue to the point of intersection with the centerline of Stafford Street; thence westerly along the centerline of Stafford Street, 93± feet to the point of intersection with the northerly prolongation of the west line of Lot 10, Tract 1331, as previously referenced; thence southerly along the west line of Lot 10, Tract 1331, and its northerly prolongation, 183.4 feet to the True Point of Beginning.

**EXHIBIT A**

APARTMENT BUILDING 302.06'

APARTMENT BUILDING



APARTMENT BUILDING 180.05'

13 STORIES 40'-14 1/2"

25' HIGH BY 60' WIDE HALL WITH ARCH LITERS "THE BRIDGE"

APARTMENT BUILDING 302.06'

EXHIBIT B

SD-10

PLOT PLAN

TOTAL AREA 45

HISTORICAL RESTORATION  
"OLD CASTLE HOUSE"



GEORGE BACH  
22 MC MIDDLERIDGE LANE (213) 377-3824  
ROLLING HILLS CALIFORNIA 90274

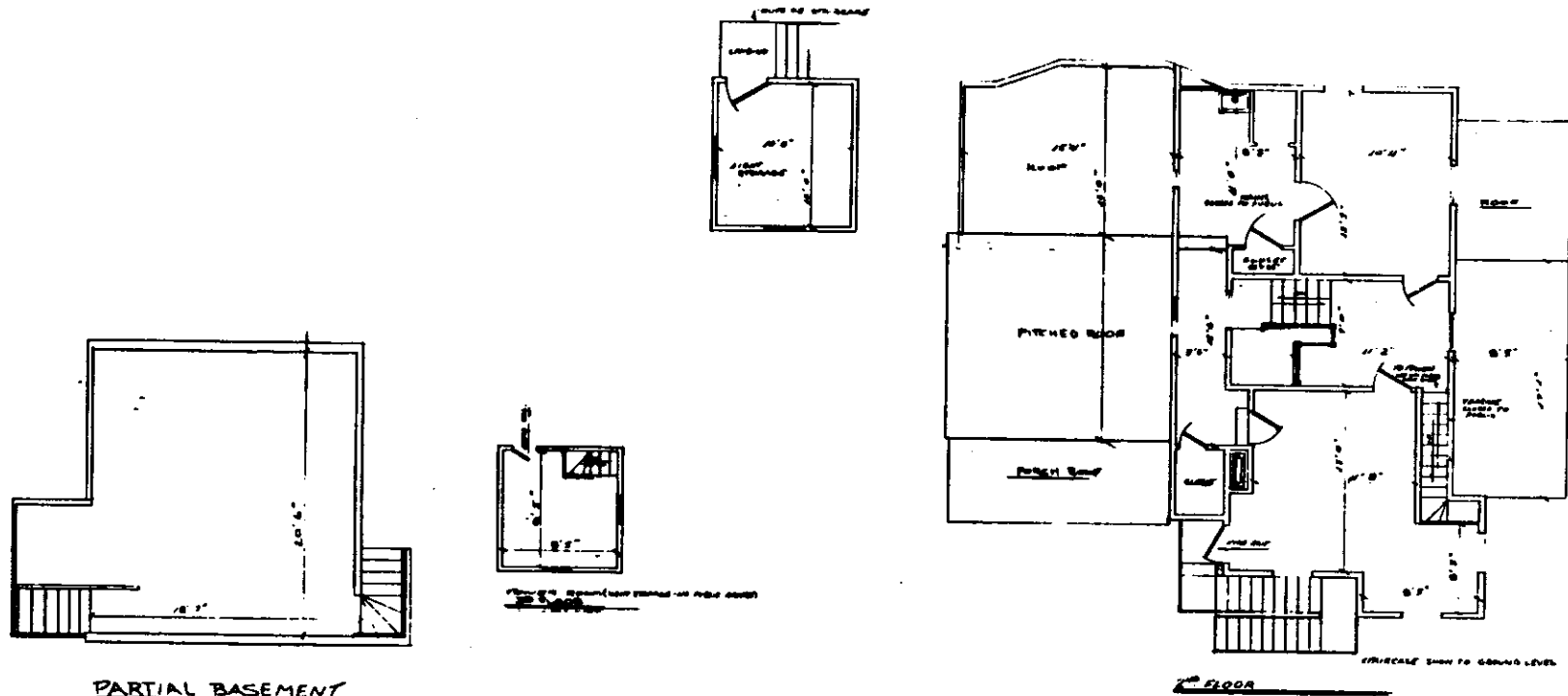
GEORGE BACH, ACE 11087

DATE 1978

DESIGNED BY

DRAWN BY *AS*

EXHIBIT B



FLOOR PLAN  
SCALE 1/8" = 1'-0"

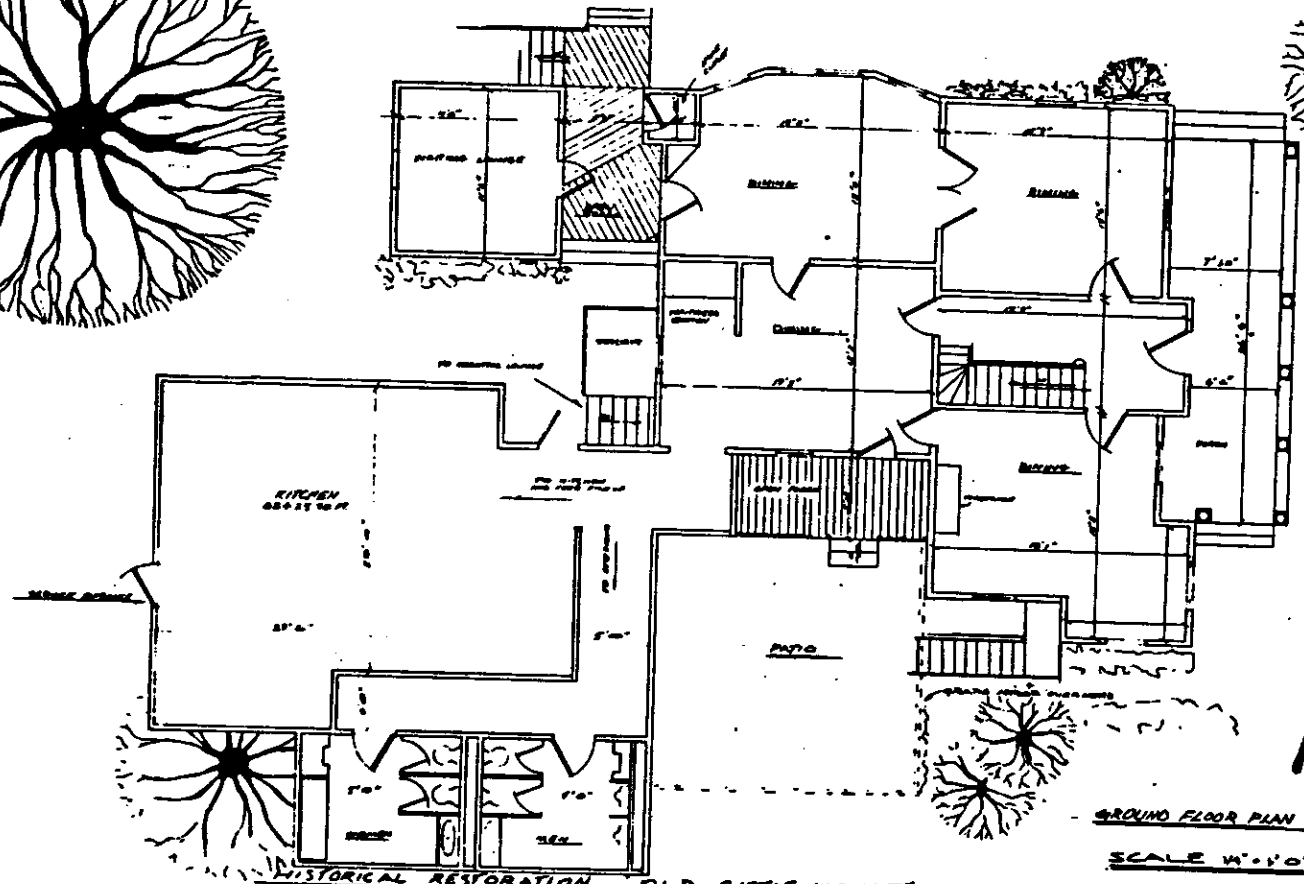
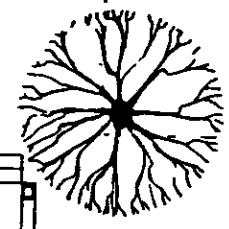
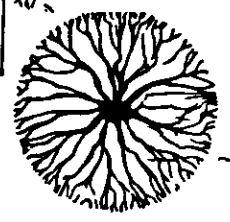
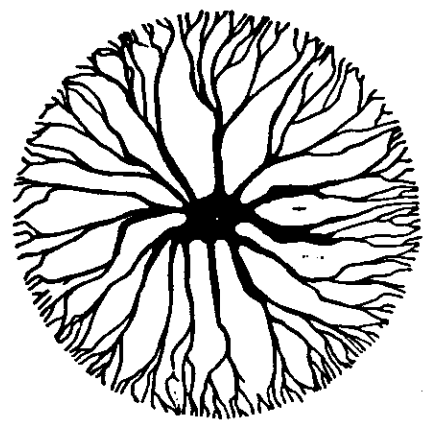
A.A. 769

HISTORICAL RESTORATION "OLD CASTLE HOUSE" — CONVERSION TO RESTAURANT

OLD CASTLE HOUSE RESTAURANT	
DATE	10/15/55
BY	LEE FRICK JR.
PROJECT	RESTAURANT RENOVATION
NO.	6

TOTAL DINING AREA 1ST FLOOR - 5272 SQ FT — TOTAL SEATING - 30 MEN  
 TOTAL AREA AVAILABLE 5792 SQ FT — TOTAL SEATING - 34 MEN

EXHIBIT B



GRAND AVE.  
4000 AVE.

A.A. 769

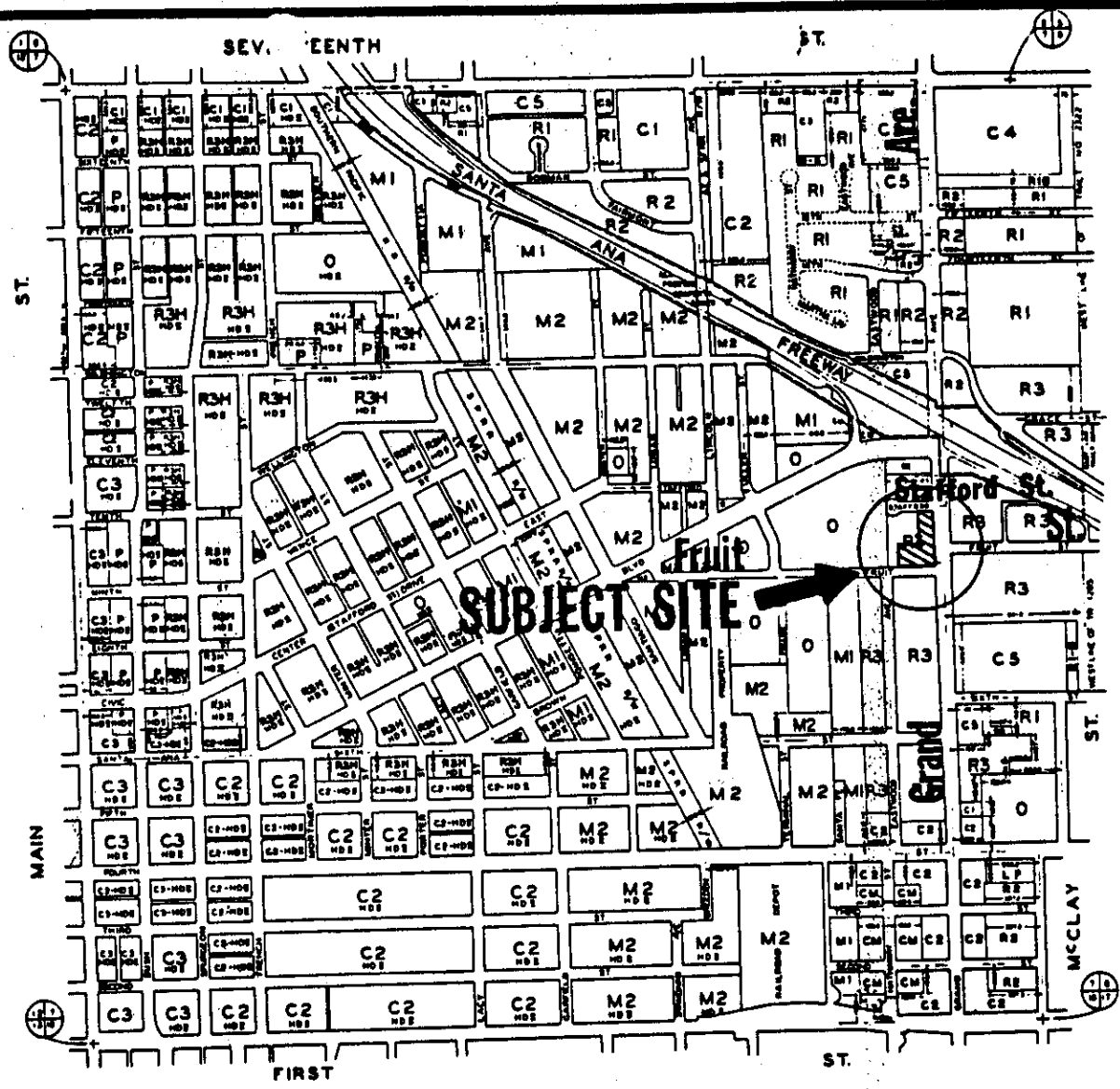
GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

HISTORICAL RESTORATION "OLD CASTLE HOUSE" - CONVERSION TO RESTAURANT

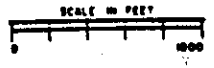
**environmental**  
ARCHITECTS  
ALBANY, N.Y.

OLD CASTLE HOUSE RESTAURANT	
NO. 100	DATE 10/11/77
BY LEE FICOUX	DATE 10/11/77
PROJECT RESTAURANT PLAN	NO. 100



**ZONING DISTRICT**

ADOPTED BY RESOLUTION NO 4007 BY THE SANTA ANA PLANNING COMMISSION  
PART OF ORDINANCE NO 80-341 ADOPTED BY THE SANTA ANA CITY COUNCIL, SEPTEMBER 2, 1980



- |   |                            |                                      |
|---|----------------------------|--------------------------------------|
| 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        | -PRO PLANNED RESIDENTIAL DEVELOPMENT |
| R3H HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL  | C4 PLANNED SHOPPING CENTER | -SD SPECIFIC DEVELOPMENT             |
| R4 SUBURBAN APARTMENT                         | C5 GENERAL COMMERCIAL      | -B PARKING MODIFICATION              |
| CD CIVIC DEVELOPMENT                          |                            | -HDII HEIGHT DISTRICT II             |

60' MINIMUM FRONTAGE  
-8000 MINIMUM LOT AREA  
Latest Revision Date 2-2-77  
THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO 80-108 DATED 11-8-80. I HEREBY CERTIFY THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO 7-5-9.  
Doris C. Cunningham, Director of Planning  
October 20, 1980

Resolution No.	1977	004
Ordinance No.	80-108	11-8-80
Effective Date	11-8-80	11-8-80
Resolution No.	1977	004
Ordinance No.	80-108	11-8-80
Effective Date	11-8-80	11-8-80

**A.A. 769**

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

