



SPECIFIC DEVELOPMENT No. 11

AMENDMENT APPLICATION 779

NS-1411

ORDINANCE NO. NS-1411

AN ORDINANCE OF THE CITY OF SANTA ANA
APPROVING AMENDMENT APPLICATION NO. 779
TO REZONE PROPERTY LOCATED BETWEEN HAZARD
AND SEVENTH STREETS AT ROSITA FROM THE
R1 (SINGLE FAMILY RESIDENCE) DISTRICT TO
THE SD (SPECIFIC DEVELOPMENT) DISTRICT,
AMENDING SECTIONAL DISTRICT MAP 9-5-10,
AND ADOPTING SPECIFIC DEVELOPMENT PLAN #11

WHEREAS, the real property generally located
between Hazard and Seventh Streets at Rosita in the City
of Santa Ana, and more particularly described infra, is
located within the R1 (Single Family Residence) District;
and

WHEREAS, an application has been filed to amend
Sectional District Map 9-5-10 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. 779 to rezone such real property from the R1 (Single
Family Residence) District to the SD (Specific Development)
District and has recommended approval of said application and
has considered the specific development plan for the subject
property and has recommended approval of such specific devel-
opment plan; and

WHEREAS, the City Council regularly held a public
hearing on said reclassification and said specific development
plan and 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 R1 (Single
Family Residence) District to the SD (Specific Development)
District, and that the new classification will not be detri-
mental to the surrounding property; and

WHEREAS, prior to taking this action, the City Council
has reviewed and considered the information contained in Neg-
ative Declaration No. 77-186, 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, gen-
erally located between Hazard and Seventh Streets at Rosita,
described on Exhibit A, attached hereto, and incorporated by
reference herein, is hereby reclassified from the R1 (Single
Family Residence) District to the SD (Specific Development)
District, and that Sectional District Map 9-5-10 is hereby
amended to show said reclassification in accordance with
Exhibit AA 779-A.

SECTION 2: That the specific development plan, attached hereto as Exhibit B and incorporated by reference herein, is approved and adopted for the subject property as Specific Development Plan #11.

ADOPTED this 3rd day of April, 1978, by the following vote:

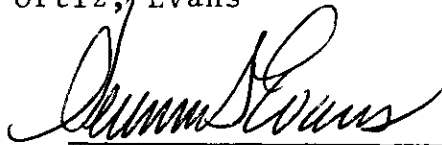
AYES: COUNCILMEN: Bricken, Brandt, Yamamoto, Garthe, Ward

NOES: COUNCILMEN: None

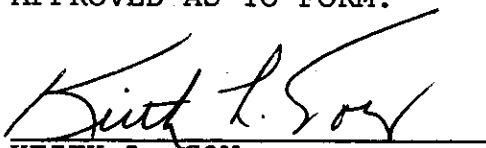
ABSENT: COUNCILMEN: Ortiz, Evans

ATTEST:


CLERK OF THE COUNCIL


MAYOR

APPROVED AS TO FORM:


KEITH L. GOW
CITY ATTORNEY

775-1911

EXHIBIT A

All that certain land situated in the State of California, County of Orange, City of Santa Ana, described as follows:

PARCEL 1:

Lots 11, 12, 13, 14, 15, 17, 23, 24, 25, 26, 27 and 28 of Tract Number 969, in the City of Santa Ana, County of Orange, State of California, as per map recorded in Book 33, Page 47, of Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT the Easterly 9 feet of the Southerly 78 feet of Lot 15 and the East 30 feet of the North 100 feet of Lot 25.

PARCEL 2:

The Easterly 9 feet of the Southerly 78 feet of Lot 15 and all of Lot 16 of Tract Number 969 in the City of Santa Ana, County of Orange, State of California, as per map recorded in Book 33, Page 47 of Miscellaneous Maps, in the office of the county recorder of said county.

EXHIBIT A

E X H I B I T 'A'

SPECIFIC DEVELOPMENT PLAN #11

SECTION 1 APPLICABILITY OF ORDINANCE

The SD #11 (Specific Development) zoning district, as authorized by Chapter 41, Division 26, of the Santa Ana Municipal Code, is specifically subject to regulations contained in this ordinance for the express purpose of establishing use district regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance. Use district regulations established in Chapter 41, Article III, of the Santa Ana Municipal Code for zoning districts other than the SD zoning district may be incorporated herein by reference.

SECTION 2 PURPOSE

The SD #11 specific development use district regulations are hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City of Santa Ana by encouraging the use of innovative planning concepts and principles for the planned residential development of a 5.5-acre parcel of property between Hazard and Seventh Streets, west of Rosita Street, in the City of Santa Ana.

SECTION 3 USES PERMITTED

Permitted uses are:

- a) single family dwellings,
- b) cluster or attached family dwellings,
- c) condominiums,
- d) accessory buildings and uses determined to be incidental and necessary to the primary use, subject to the approval of the Planning Commission.

SECTION 4 HEIGHT LIMITATION

The height limit of main buildings and structures is thirty-five (35) feet and accessory buildings and structures twenty (20) feet provided, however, the Planning Commission shall have the right to limit the number of stories in any or all the buildings in the SD #11 District, or the height of any other structure, when it finds that existing or proposed developments on adjacent properties, or properties across a street or alley, would be adversely affected unless such a limitation were imposed.

SECTION 5 YARD REQUIREMENTS

All yard requirements shall be established by the approval of plans and drawings as provided for in Division 26 of the Santa Ana Municipal Code.

SECTION 6 PARKING REQUIREMENTS

Required parking shall be provided as follows:

Two (2) fully enclosed garages and one (1) uncovered parking space for each three-bedroom dwelling unit within the development. One (1) fully enclosed garage and one (1) uncovered parking space for each dwelling unit having two bedrooms or less.

SPECIFIC DEVELOPMENT PLAN #11

SECTION 7 DWELLING UNITS PERMITTED

Not more than 11.5 dwelling units per one (1) acre of net developable land shall be permitted.

SECTION 8 OPEN SPACE

Not less than fifty percent (50%) of the total lot area shall be devoted to open space as per Division 24, Santa Ana Municipal Code (PRD development standards), excepting, however, that up to a ten percent (10%) reduction to forty-five percent (45%) open space may be granted by the City if it is found that, based on excellence of design, the proposed open space and recreational amenities merit the reduction of the fifty percent (50%) open space requirement.

SECTION 9 REGULATIONS SPECIFICALLY INCLUDED HEREIN BY REFERENCE

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to the SD #11 use district, excepting therefrom the requirement of any approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.