

SPECIFIC DEVELOPMENT No. 13

AMENDMENT APPLICATION 795

NS-1431

ORDINANCE NO. NS-1431

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 795 TO REZONE PROPERTY LOCATED BETWEEN FIRST, THIRD, FLOWER, AND VAN NESS STREETS FROM THE R3, P, C1, C2-HD II AND O DISTRICTS TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT AMENDING SECTIONAL DISTRICT MAP NO. 12-5-10, AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 13.

WHEREAS, the real property located between First, Third, Flower, and Van Ness Streets in the City of Santa Ana, and more particularly described infra, is located within the R3 (Medium-Density Multiple Family Residence), P (Professional), C1 (Community Commercial), C2-HD II (General Commercial-Height District II), and O (Open Space) Districts, and

WHEREAS, an application has been filed to amend Sectional District Map No. 12-5-10 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. 795 to rezone such real property from the R3, P, C1, C2-HD II, and O Districts to the SD District and has recommended approval of said application, and has considered the specific development plan for the subject property and has recommended approval of said specific development plan, and

WHEREAS, the City Council regularly held a public hearing on said reclassification on published notice required by law and does now find that the public necessity, convenience, and general welfare require that said property be reclassified from the R3, P, C1, C2-HD II, and O Districts to the SD District, and that the new classification will not be detrimental to the surrounding property, and

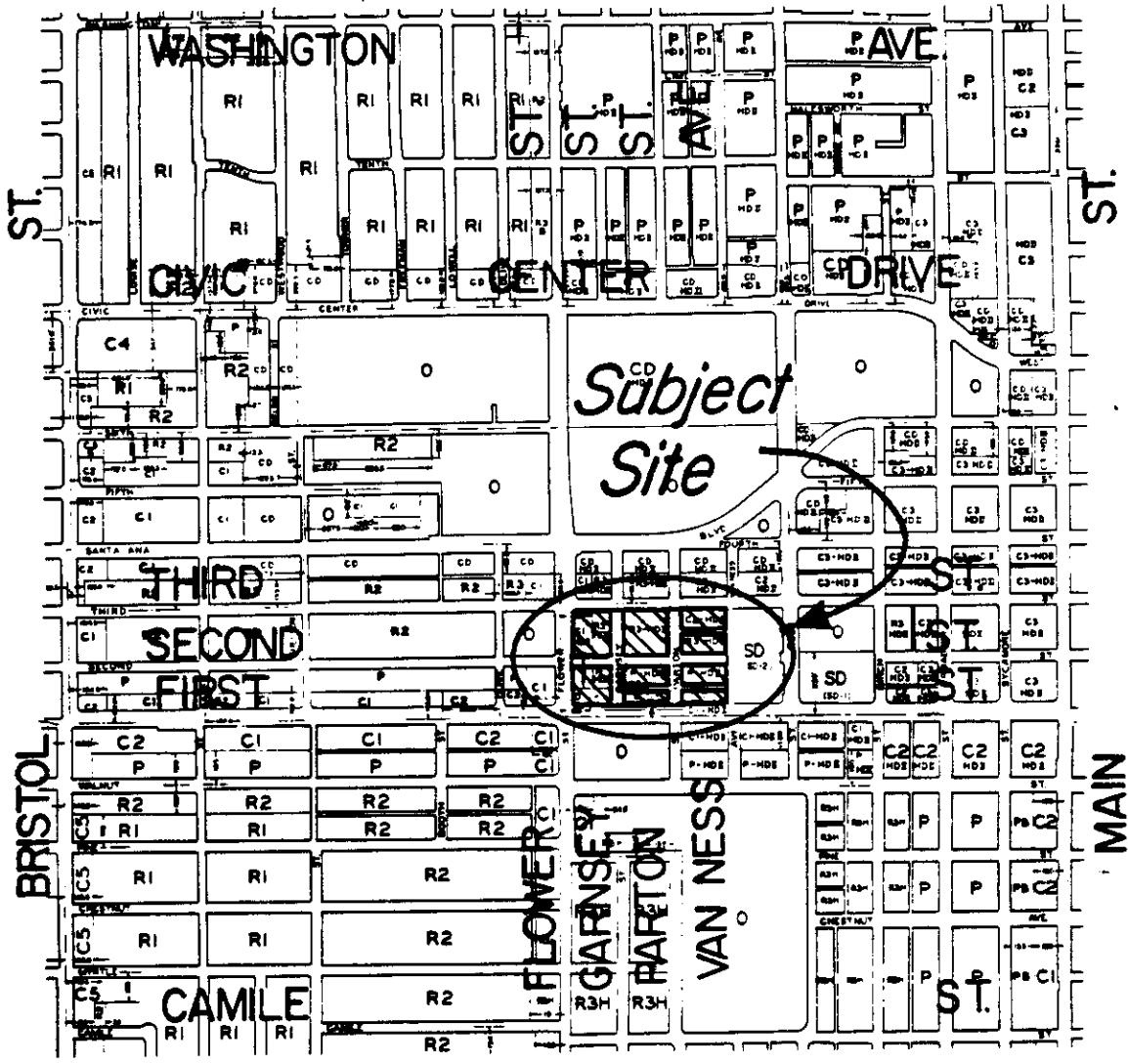
WHEREAS, this Council, prior to taking this action, has reviewed and considered the information contained in the Environmental Impact Report prepared and certified by the Santa Ana Redevelopment Agency as the lead agency for the project, which E.I.R. was previously reviewed and considered by this Council on December 20, 1976 (Resolution No. 76-150), and now finds that:

- a. There are no subsequent changes proposed in the project which will require major revisions of the E.I.R.
- b. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions in the E.I.R.
- c. No new information of substantial importance has become available which would require revisions of the E.I.R., and

WHEREAS, the City Council has held a public hearing on Specific Development Plan No. 13, consisting of architectural drawings or sketches and plot plans, 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,

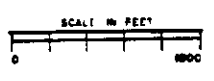
19-5-10

19-5-10



ZONING DISTRICT

ADOPTED BY RESOLUTION NO 581 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO NS-581 ADOPTED BY THE SANTA ANA CITY COUNCIL, JULY 20, 1999



O OPEN SPACE	LP LIMITED PROFESSIONAL	CM COMMERCIAL MANUFACTURING	SO- SHIMM FRONTAGE
A1 GENERAL AGRICULTURE	P PROFESSIONAL	LM LIMITED MANUFACTURING	-8000 MINIMUM LOT AREA
RE RESIDENTIAL ESTATE	SD SPECIFIC DEVELOPMENT	M1 LIGHT INDUSTRIAL	Latest Revision Date 1-27-77
R1 SINGLE FAMILY RESIDENTIAL	CR COMMERCIAL RESIDENTIAL	M2 HEAVY INDUSTRIAL	THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO 10-83 DATED 11-28-76. I HEREBY ATTEST THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO 12-5-10.
R2 LIMITED MULTIPLE FAMILY RESIDENTIAL	C1 COMMUNITY COMMERCIAL	-PD PLANNED DEVELOPMENT	
R3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL	C2 GENERAL COMMERCIAL	-PRO PLANNED RESIDENTIAL DEVELOPMENT	
R3H HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL	C3 CENTRAL BUSINESS	-SD SPECIFIC DEVELOPMENT	
R4 SUBURBAN APARTMENT	C4 PLANNED SHOPPING CENTER	-S PARKING MODIFICATION	Santa Ana Department of Planning October 20, 1999
CD CIVIC DEVELOPMENT	C5 ARTERIAL COMMERCIAL	-HDI HEAVY DISTRICT II	

10000	10100	10200	10300	10400	10500	10600	10700	10800	10900	11000	11100	11200	11300	11400	11500	11600	11700	11800	11900	12000	12100	12200	12300	12400	12500	12600	12700	12800	12900	13000
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SD-13 (AA 795)

SECTIONAL DISTRICT MAP 12-5-10
PREPARED BY THE PLANNING DEPARTMENT CITY OF SANTA ANA CALIFORNIA



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 between First, Third, Flower and Van Ness Streets, and more particularly described on Exhibit A, attached hereto and incorporated by reference herein, is hereby reclassified from the R3, P, C1, C2-HD II, and O Districts to the SD (Specific Development) District, and that Sectional District Map No. 12-5-10 is hereby amended to show said reclassification in accordance with Exhibit AA 795-A.

Section 2: That Specific Development Plan No. 13, consisting of architectural drawings or sketches and plot plans, on file in the office of the Clerk of the Council, is approved and adopted for the subject property, and that the subject property is hereby approved for high density residential use.

ADOPTED this 11th day of July, 1978, by
the following vote:

AYES: COUNCILMEN: Brandt, Garthe, Yamamoto, Ward

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Bricken, Ortiz, Evans

ATTEST:

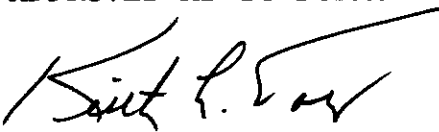
FLORENCE I. MALONE



MAYOR

By: [Handwritten Signature]
CLERK OF THE COUNCIL

APPROVED AS TO FORM:


KEITH L. GOW, City Attorney

ATTACHMENT NO. 2

LEGAL DESCRIPTION OF THE PROPERTY

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

Those portions of Blocks 5, 6, 7 and 8 of "Dawson and Cummings Addition to the Town of Santa Ana" as shown on a Map recorded in Book 13, page 47 of Miscellaneous Records of Los Angeles County, California, those portions of Blocks 4 and 9 of the Jacob Ross Tract in the Ross Addition to the Town of Santa Ana as shown on a Map recorded in Book 5, page 582 of said Miscellaneous Records, and those portions of Blocks J and K of the Ross Addition to Santa Ana as shown on a Map recorded in Book J, pages 534 and 535 of said Miscellaneous Records, together with those portions of Second Street, Van Ness Avenue, Parton Street, Garnsey Street and the alleys shown on said Maps that would pass by operation of law upon abandonment thereof, included within the land described as follows:

Beginning at the Northeast corner of said Block 6; thence Westerly along the Northerly line of said Block 6 and to and along the Northerly lines of said Blocks 5, 4 and J to the Northwest corner of said Block J; thence Southerly along the Westerly line of said Block J to and along the Westerly line of said Block K to the Southwesterly corner of said Block K; thence Easterly along the Southerly line of said Block K and to and along the Southerly lines of said Blocks 9, 8 and 7 to the Southerly corner of said Block 7; thence Northerly along the Easterly line of said Block 7 to and along the Easterly line of said Block 6 to the point of beginning.

Excepting therefrom the South 40.00 feet thereof.

Also excepting therefrom that portion of Lot 10 of said Block 7 described in deed to the City of Santa Ana recorded May 5, 1970, in Book 9281, page 746 of Official Records of Orange County, California.

Also excepting therefrom that portion lying Westerly of the following described line:

Beginning at a point in the centerline of First Street as shown on said Map of the Ross Addition to the City of Santa Ana, said point also lying on a line parallel to and distant Easterly 54.00 feet, measured at right angles, from the centerline of Flower Street as shown on said Map; thence Northerly along said parallel line 263.06 feet to the beginning of a tangent curve concave Easterly having a radius of 3200.00 feet; thence Northerly along said curve to a point of tangency with a line that passes through a point on the Northerly line of said Block J, said last mentioned point being distant Easterly 62.48 feet, measured at right angles, from said centerline of Flower Street; thence Northeasterly along said tangent line, through said point, to a point on the centerline of 3rd Street as shown on said Maps, said last mentioned point being distant thereon 63.57 feet Easterly from said centerline of Flower.

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Also excepting therefrom that certain spandrel shaped parcel of land bounded Southerly by the Northerly line of said South 40.00 feet. Bounded Westerly by a line parallel with and distant Easterly 54.00 feet, measured at right angles from said centerline of Flower Street, and bounded Northeasterly by a curve concave Northeasterly having a radius of 25.00 feet and being tangent to said Northerly line and said parallel line.

Also excepting therefrom that portion lying Easterly of the following described line:

Beginning at a point on a line parallel to and distant Westerly 15.00 feet, measured at right angles, from the Easterly line of Lot 10 of said Block 7, said point being the Southwesterly corner of the Northerly 42.00 feet of the Easterly 15.00 feet of said Lot 10; thence Northerly along said parallel line to a tangent curve concave Southwesterly having a radius of 25.00 feet, said curve also being tangent to the Northerly line of Lot 1 in said Block 6; thence Northwesterly along said curve to the point of tangency of said curve to said Northerly line of said Lot 1.

Also excepting therefrom that portion of said blocks 5, 6, 7, and 8 of said "Dawson and Cummings Addition to the Town of Santa Ana" described in deed to Santa Ana Intown Apartments recorded January 24, 1978 in Book 12541, Page 828 of Official Records of Orange County California.

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