

SPECIFIC DEVELOPMENT NO. 49
AMENDMENT APPLICATION 1019
NS-2002

CITY COUNCIL ACTION
MARCH 6, 1989

REL:mb-5a
2/14/89

ORDINANCE NO. NS-2002

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
3328 WEST FIRST STREET FROM THE SD
(SPECIFIC DEVELOPMENT) DISTRICT TO THE
PRD/SD (PLANNED RESIDENTIAL DEVELOP-
MENT/SPECIFIC DEVELOPMENT) DISTRICT AND
ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 49.

WHEREAS, Amendment Application No. 1019 has been filed to make a certain change in the zoning district designation of certain real property, as hereinafter set forth; and

WHEREAS, the Planning Commission after duly noticed public hearing, has recommended approval of the change in use district designation as proposed in said Amendment Application and the approval of Specific Development Plan No. 49 for said property; and

WHEREAS, this Council, after duly noticed public hearing, has determined that the change in use district designation proposed in the abovesaid Amendment Application and the approval of Specific Development Plan No. 49, are justified by the public necessity, convenience and general welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

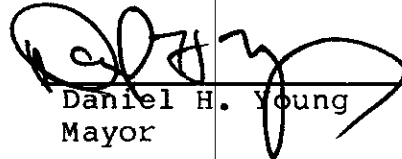
1. That parcel of real property located generally at 3328 West First Street and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the SD (Specific Development) District to the PRD/SD (Planned Residential Development/Specific Development) District.

2. Specific Development Plan No. 49 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

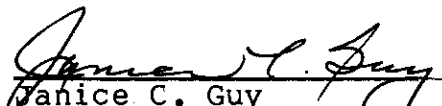
ORDINANCE NO. NS- 2002
PAGE TWO

3. An amended Sectional District Map No. 15-5-10 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 6th day of March, 1989.


Daniel H. Young
Mayor

ATTEST:

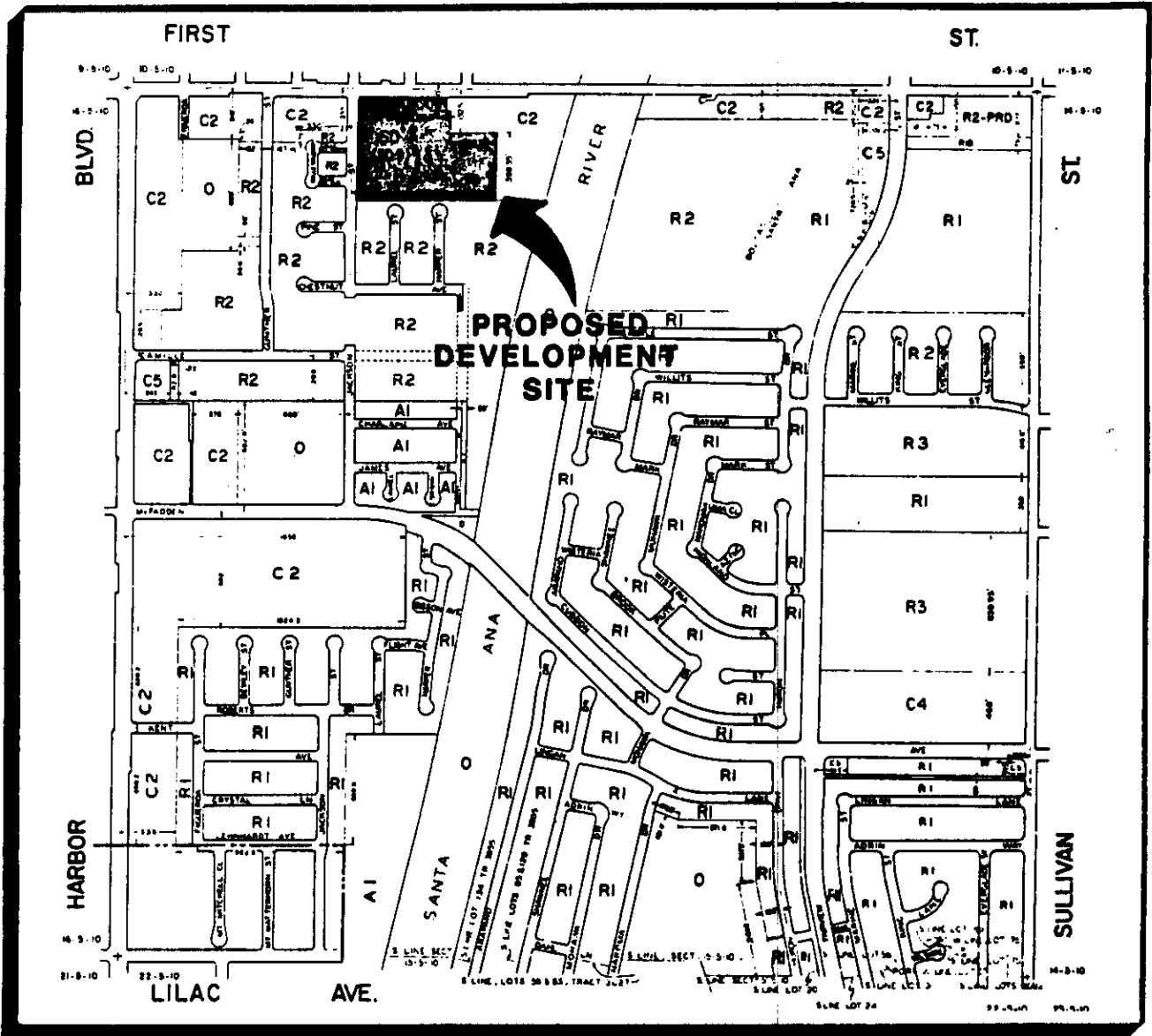

Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

Young	<u>Absent</u>
McGuigan	<u>Aye</u>
Acosta	<u>Aye</u>
Griset	<u>Abstained</u>
May	<u>Aye</u>
Pulido	<u>Aye</u>

APPROVED AS TO FORM:


Edward J. Cooper
City Attorney



ZONING DISTRICT

ADOPTED BY RESOLUTION NO 5188 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO 85-30 ADOPTED BY THE SANTA ANA CITY COUNCIL, JULY 20, 1985

O OPEN SPACE	LP LIMITED PROFESSIONAL	CM COMMERCIAL MANUFACTURING
A1 GENERAL AGRICULTURE	P PROFESSIONAL	LM LIMITED MANUFACTURING
RE RESIDENTIAL ESTATE	SD SPECIFIC DEVELOPMENT	M1 LIGHT INDUSTRIAL
R1 SINGLE FAMILY RESIDENTIAL	CR COMMERCIAL RESIDENTIAL	M2 HEAVY INDUSTRIAL
R2 LIMITED MULTIPLE FAMILY RESIDENTIAL	C1 COMMUNITY COMMERCIAL	-PD PLANNED DEVELOPMENT
R3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL	C2 GENERAL COMMERCIAL	-PRD PLANNED RESIDENTIAL DEVELOPMENT
R3H HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL	C3 CENTRAL BUSINESS	-SD SPECIFIC DEVELOPMENT
R4 BURBANK APARTMENT	C4 PLANNED SHOPPING CENTER	-S PARKING MODIFICATION
CD CIVIC DEVELOPMENT	C5 ARTERIAL COMMERCIAL	-HDI HEIGHT DISTRICT 2E

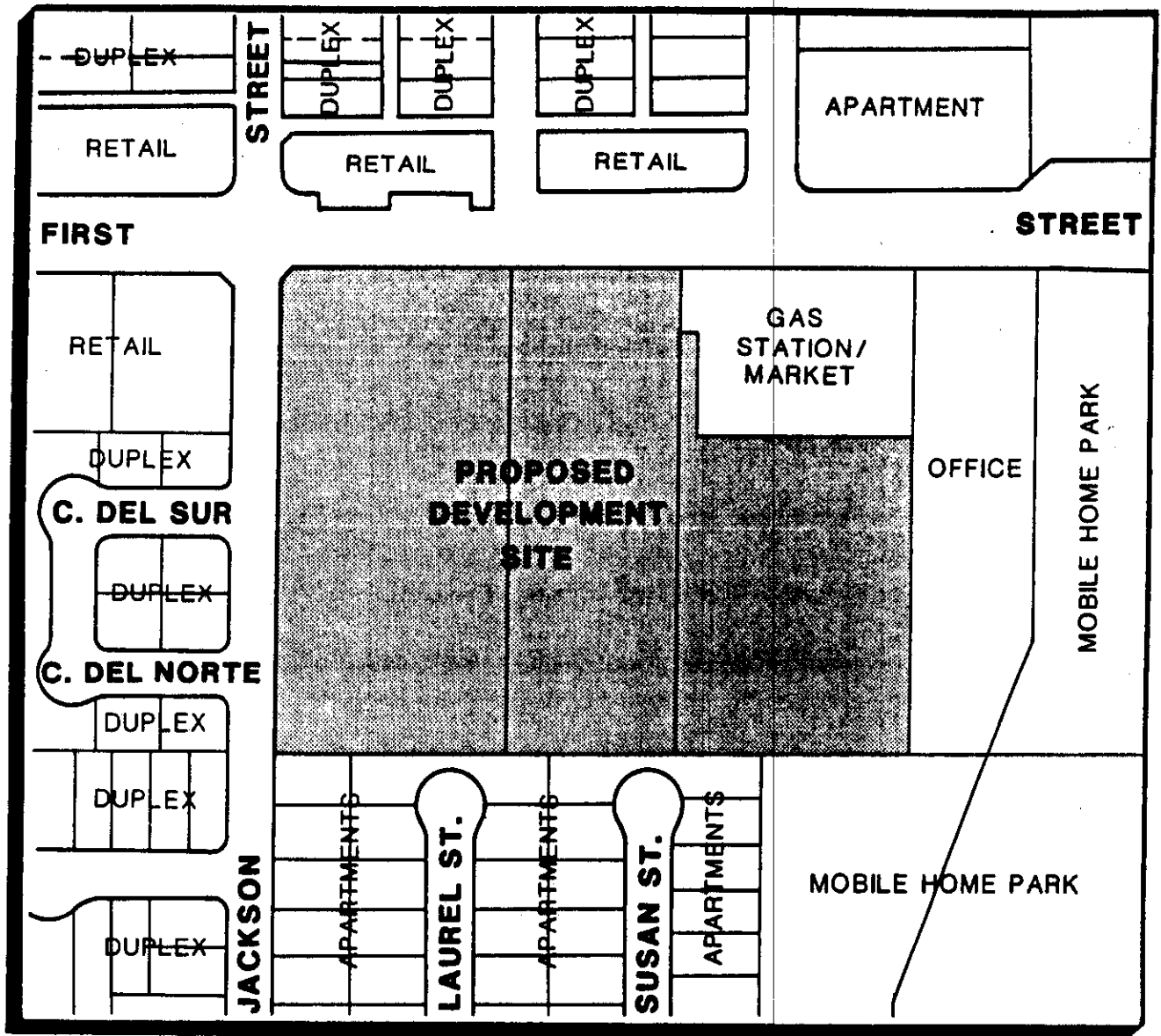


EXHIBIT A

EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 49

Section 1. APPLICABILITY OF ORDINANCE

The specific development zoning district for the subject property, as authorized by Chapter 41, Division 26, Section 41-593 et seq., of the Santa Ana Municipal Code, is specifically subject to the standards and regulations contained in this plan 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 waived or superseded by this ordinance.

Section 2. PURPOSE

The PRD/SE-49 Specific Development Plan consisting of standards and regulations, is 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

Single-family detached residential

Section 4. HEIGHT LIMIT

Thirty-five feet

Section 5. DEVELOPMENT STANDARDS

- A. Residential Units: 96 single-family residences
- B. Residential Density: 9.6 dwelling units/acre
- C. Parking: Each unit shall have a two-car attached garage with minimum 18-foot long driveways.
- D. Unit Breakdown:

Units

32	Plan I	- 1,300 square feet	- 3 bedroom
32	Plan II	- 1,470 square feet	- 3 bedroom
32	Plan III	- 1,600 square feet	- 3 or 4 bedroom
<u>96</u>			

At the discretion of the Planning Director, the number of units of a particular floor plan and the size of the floor plans may be permitted to vary; however, no less than twenty-five percent (25%) of the total unit count shall be of any particular floor plan and the unit sizes shall not vary by more than five percent (5%) from the sizes specified herein.

E. Building Setbacks: minimum building setbacks are as follows:

Front yards - 10 feet
Rear yard - 10 feet
Side yards - 10 feet (street side)
 4 feet (non-street side)

F. Height: no building shall protrude beyond a 35 foot height maximum.

G. Open Space: 50 percent of project shall be maintained as open space. Open space shall include all areas not covered by buildings, streets or driveways.