



SPECIFIC DEVELOPMENT No. 50
AMENDMENT APPLICATION 1023
NS-2003

CITY COUNCIL ACTION
MARCH 20, 1989

ORDINANCE NO. NS-2003

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
811-821 SOUTH EUCLID STREET FROM THE
R1 (SINGLE-FAMILY RESIDENTIAL DISTRICT
TO THE PRD/SD (PLANNED RESIDENTIAL DE-
VELOPMENT/SPECIFIC DEVELOPMENT) DISTRICT
AND ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 50.

WHEREAS, Amendment Application No. 1023 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. 50 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. 50, 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:

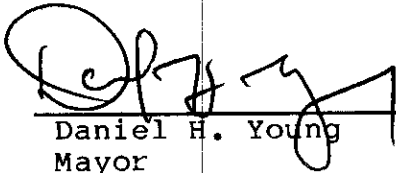
1. That parcel of real property located generally at 811-821 South Euclid Street and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R1 (Single-Family Residential) District to the PRD/SD (Planned Residential Development/Specific Development) District.

2. Specific Development Plan No. 50 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

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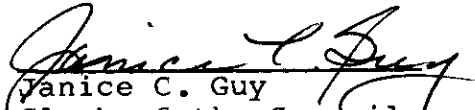
3. An amended Sectional District Map No. 16-5-10 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 20th day of March, 1989.



Daniel H. Young
Mayor

ATTEST:



Janice C. Guy
Clerk of the Council

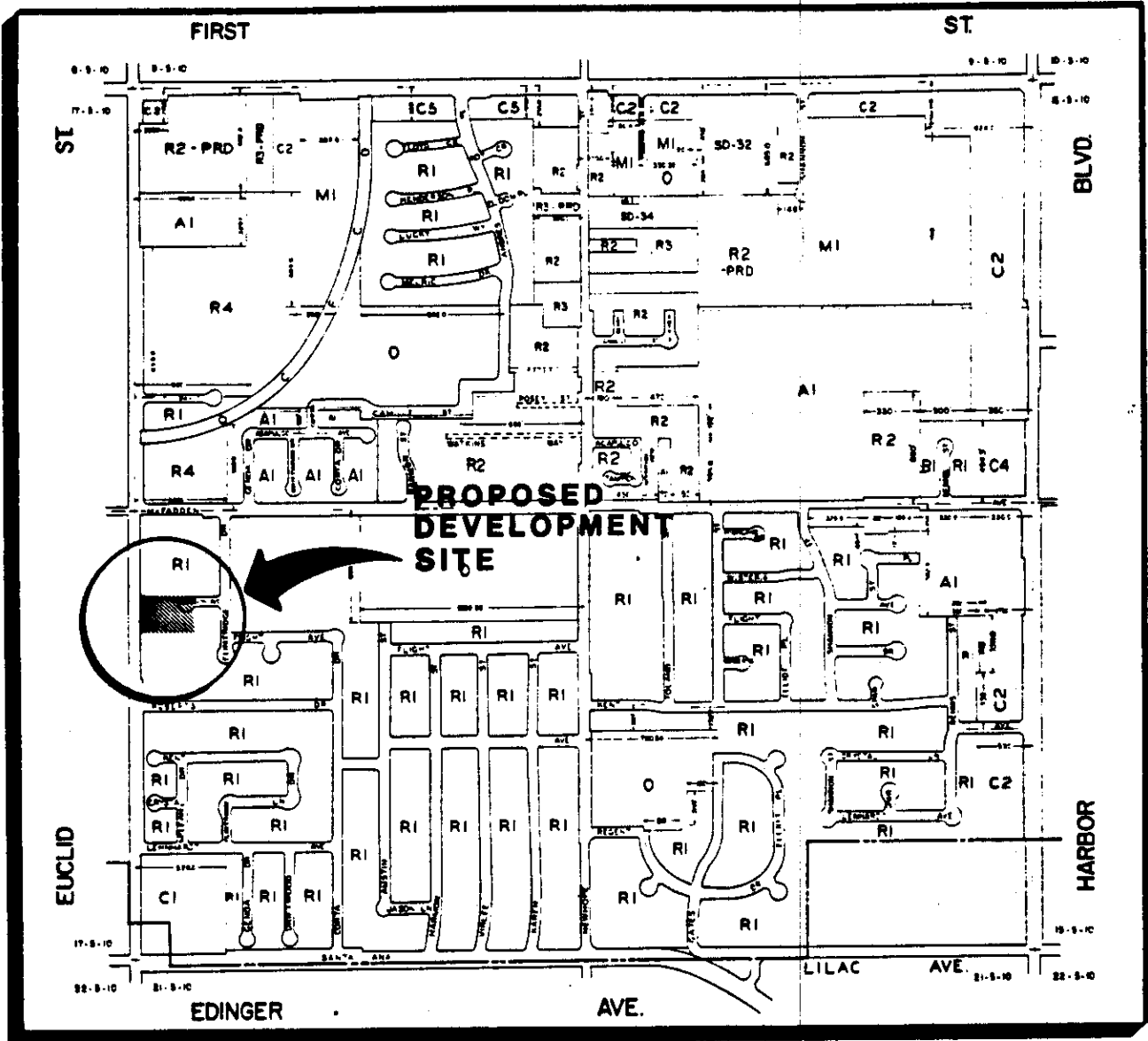
COUNCILMEMBERS:

Young Absent
McGuigan Aye
Acosta Aye
Griset Abstained
May Aye
Pulido Aye

APPROVED AS TO FORM:



Edward J. Cooper
City Attorney



ZONING DISTRICT

ADOPTED BY RESOLUTION NO. 5-59 BY THE SANTA ANA PLANNING COMMISSION
 PART OF ORDINANCE NO. 16-28 ADOPTED BY THE SANTA ANA CITY COUNCIL, JULY 20, 1959

O	OPEN SPACE	LP	LIMITED PROFESSIONAL	CM	COMMERCIAL MANUFACTURING
AI	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
R4	SUBURBAN APARTMENT	C4	PLANNED SHOPPING CENTER	-SD	SPECIFIC DEVELOPMENT
CD	CIVIC DEVELOPMENT	C5	ARTERIAL COMMERCIAL	-B	PARKING MODIFICATION
				-HDII	HEIGHT DISTRICT III

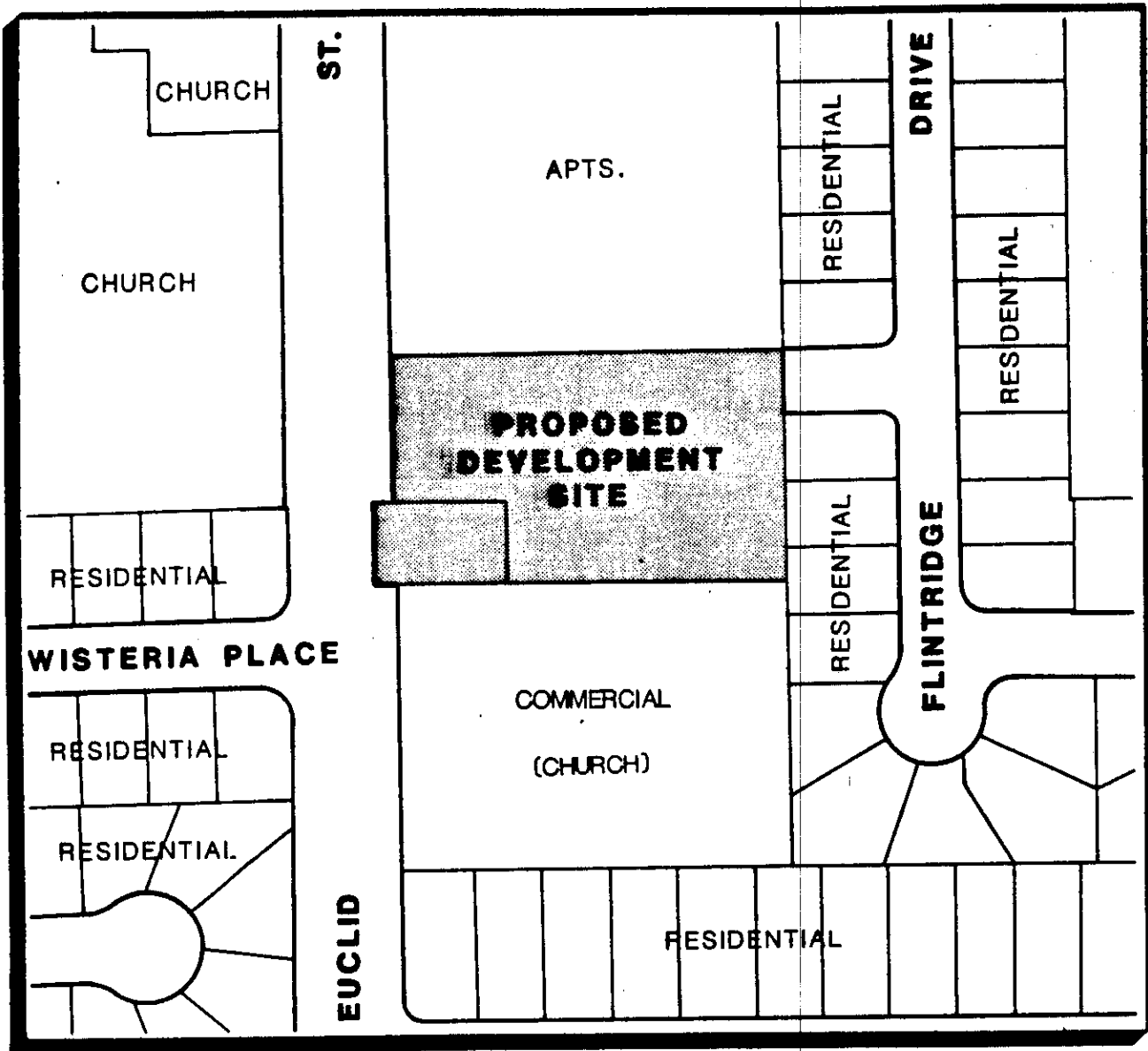


EXHIBIT B

SPECIFIC DEVELOPMENT PLAN NO. 50

A. 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.

B. Purpose

The PRD/SD-50 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.

C. Uses Permitted

One family residential.

D. Building Setbacks

Minimum building setbacks are as follows:

Front yards: 10 feet
Rear yards: 10 feet with exception of lots 10, 11 and 12 where side yards in excess of 15 feet may be used for rear yard provision.
Side yards: 0 lot lines are permitted.
15 feet along Euclid Street.

E. Height

Height limit: 35 feet.

F. Open Space

Fifty (50) percent of project shall be maintained as open space. Open space shall include all areas not covered by driveways, streets, sidewalks or buildings.