



SPECIFIC DEVELOPMENT No. 52
AMENDMENT APPLICATION 1025
NS-2007

ORDINANCE NO. NS-2007

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
2015 NORTH TUSTIN AVENUE FROM THE CI
(COMMUNITY COMMERCIAL) DISTRICT TO THE
SD (SPECIFIC DEVELOPMENT) DISTRICT AND
ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 52.

WHEREAS, Amendment Application No. 1025 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. 52 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. 52, are justified by the public necessity, convenience and general welfare;

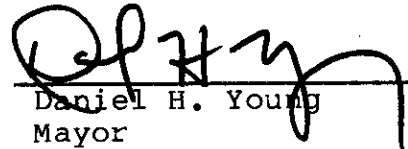
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

1. That parcel of real property located generally at 2015 North Tustin Avenue and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the CI (Community Commercial) District to the SD (Specific Development) District.
2. Specific Development Plan No. 52 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

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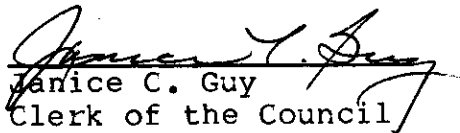
3. An amended Sectional District Map No. 4-5-9 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 1st day of May, 1989.



Daniel H. Young
Mayor

ATTEST:




Janice C. Guy
Clerk of the Council

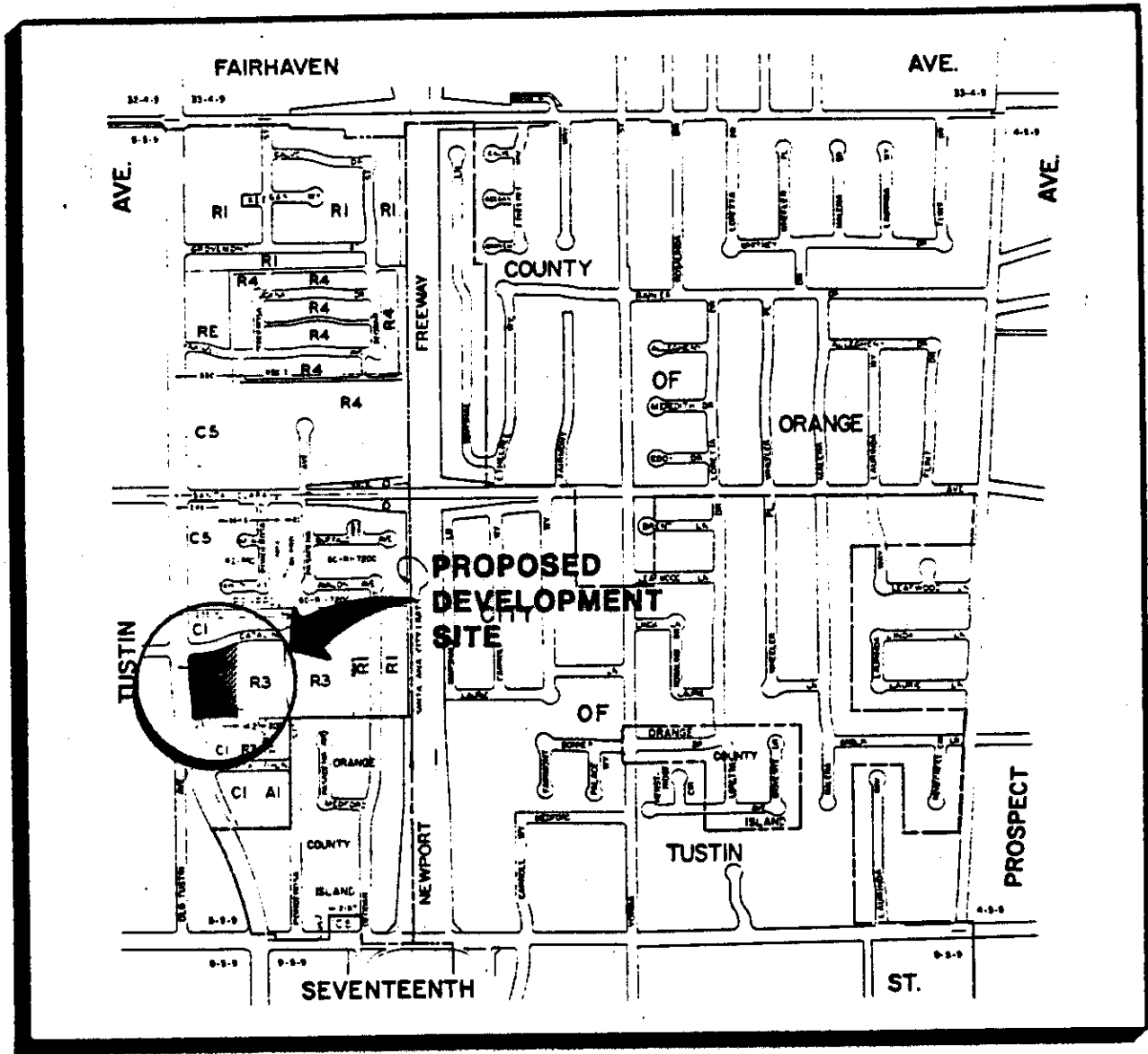
COUNCILMEMBERS:

Young	<u>Aye</u>
McGuigan	<u>Aye</u>
Acosta	<u>Aye</u>
Griset	<u>Aye</u>
May	<u>Aye</u>
Pulido	<u>Aye</u>
Norton	<u>Aye</u>

APPROVED AS TO FORM:



Edward J. Cooper
City Attorney



ZONING DISTRICT

ADOPTED BY RESOLUTION NO 3466 BY THE SANTA ANA PLANNING COMMISSION
PART OF ORDINANCE NO 85-96C ADOPTED BY THE SANTA ANA CITY COUNCIL, NOVEMBER 7, 1985

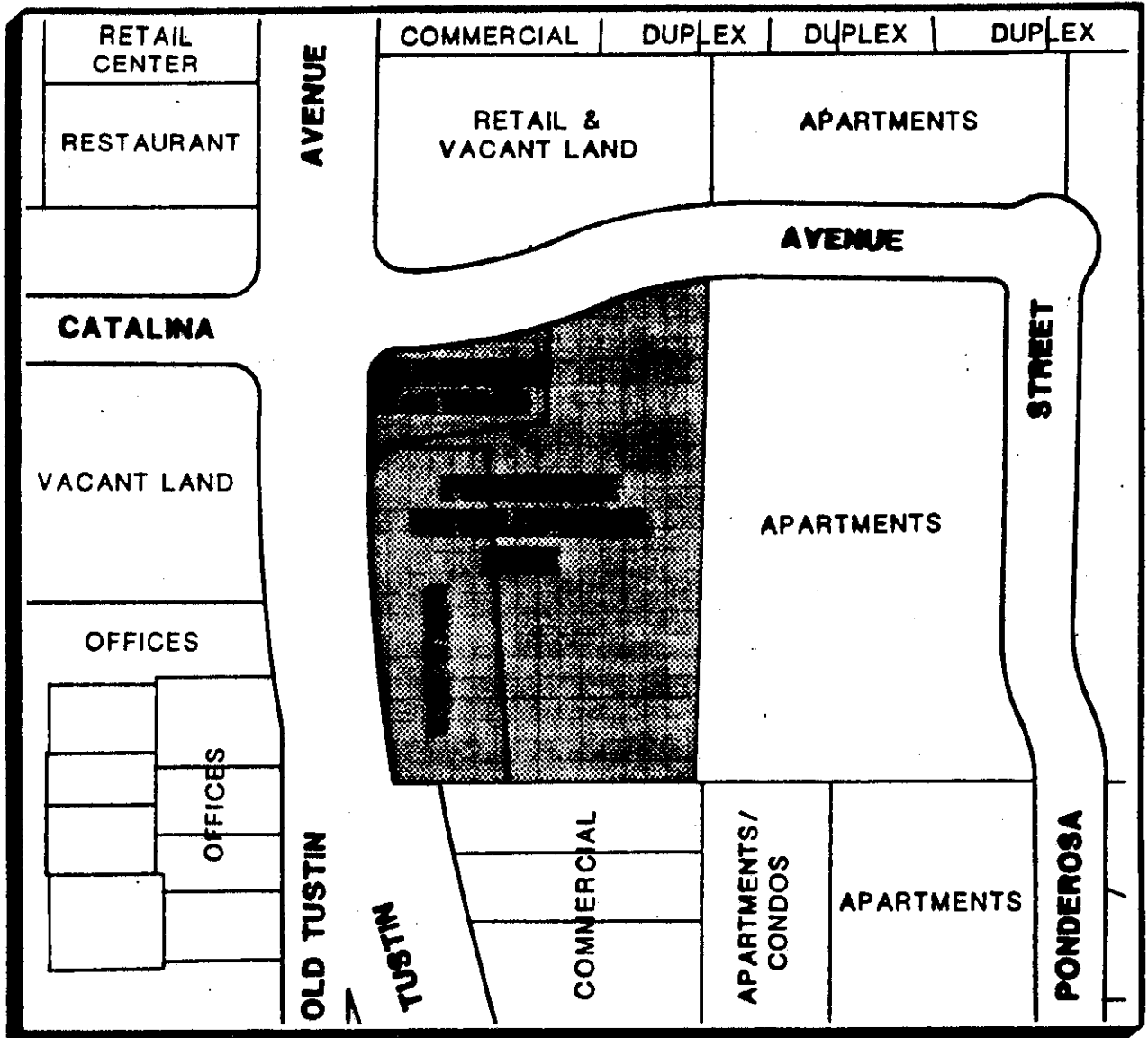
O OPEN SPACE	LP LIMITED PROFESSIONAL	CM COMMERCIAL MANUFACTURING
A1 GENERAL AGRICULTURE	P PROFESSIONAL	LM LIMITED MANUFACTURING
RE RESIDENTIAL ESTATE	CR COMMERCIAL RESIDENTIAL	M1 LIGHT INDUSTRIAL
R1 SINGLE FAMILY RESIDENTIAL	C1 COMMUNITY COMMERCIAL	M2 HEAVY INDUSTRIAL
R2 LIMITED MULTIPLE FAMILY RESIDENTIAL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

AA 1025/SD 52/PM 88-342

EXHIBIT A

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AA 1025/SD 52/PM 88-342

CARDINAL DEVELOPMENT COMPANY

2015 NORTH TUSTIN AVENUE



SPECIFIC DEVELOPMENT PLAN NO. 52

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 SD-52 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

1. Full service car wash including vehicle fuel sales
2. General Commercial
3. Automotive accessory sales and installation
4. Automotive service, limited to:
 - a. Tire sales and installation, including tire balancing and alignment
 - b. Tune-up, smog check and minor mechanical repair
 - c. Window tinting
 - d. Brake repair/replacement
 - e. Lube/oil service
5. Food sales and dining facilities

D. Building Setbacks

All street frontages: 15 feet
 Rear yard: 0
 Interior side yards: 0

E. Height

Height Limit: 35 feet

EXHIBIT B

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F. Parking

1. Automotive: one space for every 200 square feet of gross floor area.
**NOTE: Each repair bay will be credited as one (1) space.
2. Other: per current requirements of Chapter 41.

G. Overnight Storage of Vehicles

All vehicles remaining on-site at the close of business shall be stored within the structures.

H. Landscaping

The Commercial Development Standards adopted in 1986 by City Council shall apply to this project.

- I. Except as listed above, this site shall be governed by the general provisions of Chapter 41 of the Santa Ana Municipal Code.