



**SPECIFIC DEVELOPMENT No. 53**  
**AMENDMENT APPLICATION 1028**  
**NS-2019**

**CITY COUNCIL ACTION**  
**AUGUST 7, 1989**

REL:adg-5a  
1/23/87  
Rev. 6/28/89

ORDINANCE NO. NS- 2019

AN ORDINANCE OF THE CITY OF SANTA ANA  
REZONING CERTAIN PROPERTY LOCATED AT  
4006-4018 WEST HAZARD AVENUE FROM THE  
R1 (SINGLE-FAMILY RESIDENCE) DISTRICT  
TO THE SD (SPECIFIC DEVELOPMENT) DIS-  
TRICT AND ADOPTING SPECIFIC DEVELOP-  
MENT PLAN NO. 53.

WHEREAS, Amendment Application No. 1028 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. 53 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. 53, 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:

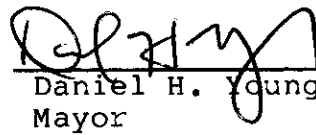
1. That parcel of real property located generally at 4006-4018 West Hazard Avenue and more specifically described as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby reclassified from the R1 (Single-Family Residence) District to the SD (Specific Development) District.

2. Specific Development Plan No. 53 set forth in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved for the abovedescribed real property.

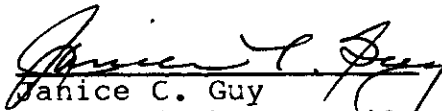
ORDINANCE NO. NS-2019  
PAGE TWO

3. An amended Sectional District Map No. 9-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 7th day of August, 1989.

  
Daniel H. Young  
Mayor

ATTEST:

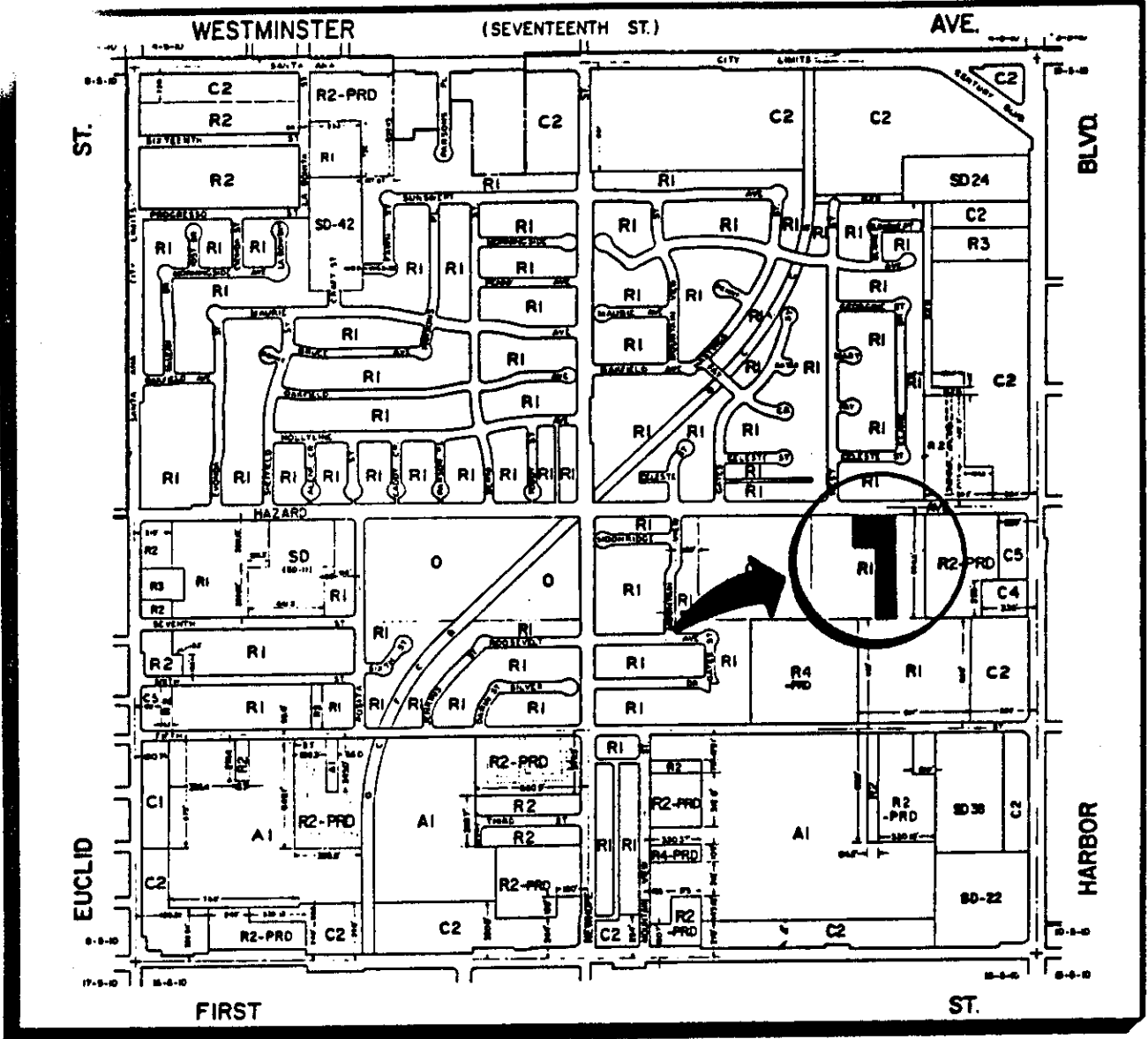
  
Janice C. Guy  
Clerk of the Council

COUNCILMEMBERS:

Young Aye  
Acosta Aye  
Griset Aye  
May Aye  
McGuigan Aye  
Norton Aye  
Pulido Aye

APPROVED AS TO FORM:

  
Edward J. Cooper  
City Attorney



**ZONING DISTRICT**

ADOPTED BY RESOLUTION NO 5046 BY THE SANTA ANA PLANNING COMMISSION  
PART OF ORDINANCE NO 85-88 ADOPTED BY THE SANTA ANA CITY COUNCIL, JULY 26, 1988

<p>O OPEN SPACE</p> <p>A1 GENERAL AGRICULTURE</p> <p>RE RESIDENTIAL ESTATE</p> <p>R1 SINGLE FAMILY RESIDENTIAL</p> <p>R2 LIMITED MULTIPLE FAMILY RESIDENTIAL</p> <p>R3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL</p> <p>R4 SUBURBAN APARTMENT</p> <p>CD CIVIC DEVELOPMENT</p>	<p>LP LIMITED PROFESSIONAL</p> <p>P PROFESSIONAL</p> <p>SD SPECIFIC DEVELOPMENT</p> <p>CR COMMERCIAL RESIDENTIAL</p> <p>C1 COMMUNITY COMMERCIAL</p> <p>C2 GENERAL COMMERCIAL</p> <p>C3 CENTRAL BUSINESS</p> <p>C4 PLANNED SHOPPING CENTER</p> <p>C5 ARTERIAL COMMERCIAL</p>	<p>CM COMMERCIAL MANUFACTURING</p> <p>LM LIMITED MANUFACTURING</p> <p>M1 LIGHT INDUSTRIAL</p> <p>M2 HEAVY INDUSTRIAL</p> <p>-PD PLANNED DEVELOPMENT</p> <p>-PRD PLANNED RESIDENTIAL DEVELOPMENT</p> <p>-SD SPECIFIC DEVELOPMENT</p> <p>-S PLANNED SUBDIVISION</p> <p>-HDII HEIGHT DISTRICT II</p>
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**AA 1028/ SD 53**

**EXHIBIT A**



**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.

**Section 2. PURPOSE**

The SD-53 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**

Seventeen single-family lots with seventeen single-family dwelling units, consisting of two floor plans each, shall have an attached two-car garage with private streets.

**Section 4. HEIGHT LIMIT**

Typical two-story construction above new grade.

**Section 5. DEVELOPMENT STANDARDS**

- A. Residential Units: 17
- B. Residential Density: 10 Du/Ac
- C. Parking: Attached 2-Car Garage
- D. Unit Breakdown:
  - Plan 1
    - 4 Bedroom, 2-1/2 Bath,
    - 1,765 Sq. Ft.
  - Plan 2
    - 4 Bedroom, 2-1/2 Bath,
    - 1,912 Sq. Ft.
- E. Building Setbacks (Minimums):
  - Front: 10 Feet
  - Side: 4 Feet
  - Rear: 10 Feet