

SPECIFIC DEVELOPMENT No. 7
AMENDMENT APPLICATION 763
NS-1365

ORDINANCE NO. NS-1365

AN ORDINANCE OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 763 TO REZONE PROPERTY LOCATED BETWEEN MACARTHUR BOULEVARD AND SUNFLOWER AVENUE, RAITT AND BEAR STREETS FROM THE R1-PRD TO THE SD (SPECIFIC DEVELOPMENT) DISTRICT, AMENDING SECTIONAL DISTRICT MAP 35-5-10, AND ADOPTING SPECIFIC DEVELOPMENT PLAN #7

WHEREAS, the real property located generally between MacArthur Boulevard and Sunflower Avenue, Raitt and Bear Streets and more particularly described on exhibit AA 763-A on file in the records of the Planning Director, is located in the R1-PRD (Planned Residential Development) District, and

WHEREAS, an application has been filed by C. H. Segerstrom and Sons to amend Sectional District Map 35-5-10 to rezone such property to the SD (Specific Development) District, and

WHEREAS, the Planning Commission has given notice of and on March 14, 1977 duly held a public hearing on Amendment Application 763 to rezone such property from the R1-PRD (Planned Residential Development) District to the SD (Specific Development) District and has recommended approval of such application, and it has considered Specific Development Plan #7 for the subject property, a copy of which is on file with the Clerk of the Council, and has recommended approval of such specific development plan, and

WHEREAS, the City Council regularly held a public hearing on said reclassification and said specific development plan and published the notice required by law and does now find that the public necessity, convenience and general welfare require that said property be reclassified from the R1-PRD (Planned Residential Development) District to the SD (Specific Development) District, and that the new classification will not be detrimental to the surrounding property, and

WHEREAS, the City Council finds that Specific Development Plan #7, consisting of standards and regulations, will be in keeping with the neighborhood and will not be detrimental to the harmonious development of the city or impair the desirability of investment or occupation in the neighborhood, and

WHEREAS, prior to taking this action, the City Council has reviewed and considered the information contained in that Environmental Impact Report designated as "Environmental Impact Report 76-4," has approved said document as the final environmental impact report for the project on the subject property, and finds that social and economic conditions render infeasible the alternative of retaining the property in the present land use designation,

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

SECTION 1: That the real property described on exhibit AA 763-A is hereby reclassified from the R1-PRD (Planned Residential Development) District to the SD (Specific Development) District, and that Sectional District Map 35-5-10 is hereby amended to show said reclassification in accordance with Exhibit AA 763-A.

SECTION 2: That Specific Development Plan #7, consisting of standards and regulations, a copy of which is on file with the Clerk of the Council, is approved and adopted as the Specific Development Plan for the subject property.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, clauses or portions be declared invalid or unconstitutional.

ADOPTED this 24th day of May, 1977 by the following vote:

AYES: COUNCILMEN: Brandt, Bricken, Ortiz, Yamamoto, Garthe, Ward

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: None

ABSTAINED: COUNCILMEN: Evans

ATTEST:

FLORENCE I. MALONE

By: Juanita S. Ingle
CLERK OF THE COUNCIL

Alvin Evans
MAYOR

APPROVED AS TO FORM:

Keith L. Gow
KEITH L. GOW
CITY ATTORNEY

March 14, 1977

SPECIFIC DEVELOPMENT ORDINANCE #7

SECTION 1 APPLICABILITY OF ORDINANCE

SD #7 (specific development) zoning district, as authorized by Chapter 41, Division 26, of the Santa Ana Municipal Code, is specifically subject to the regulations contained in this ordinance for the express purpose of establishing use district regulations. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance. Use district regulations established in Chapter 41, Article III, of the Santa Ana Municipal Code for zoning districts other than the SD zoning district may be incorporated herein by reference.

SECTION 2 PURPOSE

The SD #7 specific development use district regulations are hereby established for the express purpose of protecting the health, safety and general welfare of the people of the City by encouraging the use of innovative planning concepts and principles for the planned residential development of a series of separate but related land areas in the City of Santa Ana subject to Specific Development Ordinances 3, 4, 5, 6 and 7.

SECTION 3 USES PERMITTED

Permitted uses are:

- (a) crop agriculture,
- (b) single family dwellings,
- (c) cluster or attached family dwellings,
- (d) condominiums,
- (e) accessory buildings and uses determined to be incidental and necessary to the primary use, subject to the approval of the Planning Commission.

SECTION 4 HEIGHT LIMIT

The height limit of main buildings and structures is 35 feet and accessory buildings and structures 20 feet provided, however, the Planning Commission shall have the right to limit the number of stories in any or all of the buildings in the SD #7 district, or the height of any other structure, when it finds that existing or proposed developments on adjacent properties, or properties across a street or alley, would be adversely affected unless such a limitation were imposed.

SECTION 5 YARD REQUIREMENTS

All yard requirements shall be established by the approval of plans and drawings as provided for in Division 26 of the Santa Ana Municipal Code.

SECTION 6 PARKING REQUIREMENTS

Required parking shall be provided as follows:
two (2) fully enclosed garages and one uncovered parking space for each dwelling within the development.

SECTION 7 DWELLING UNITS PERMITTED

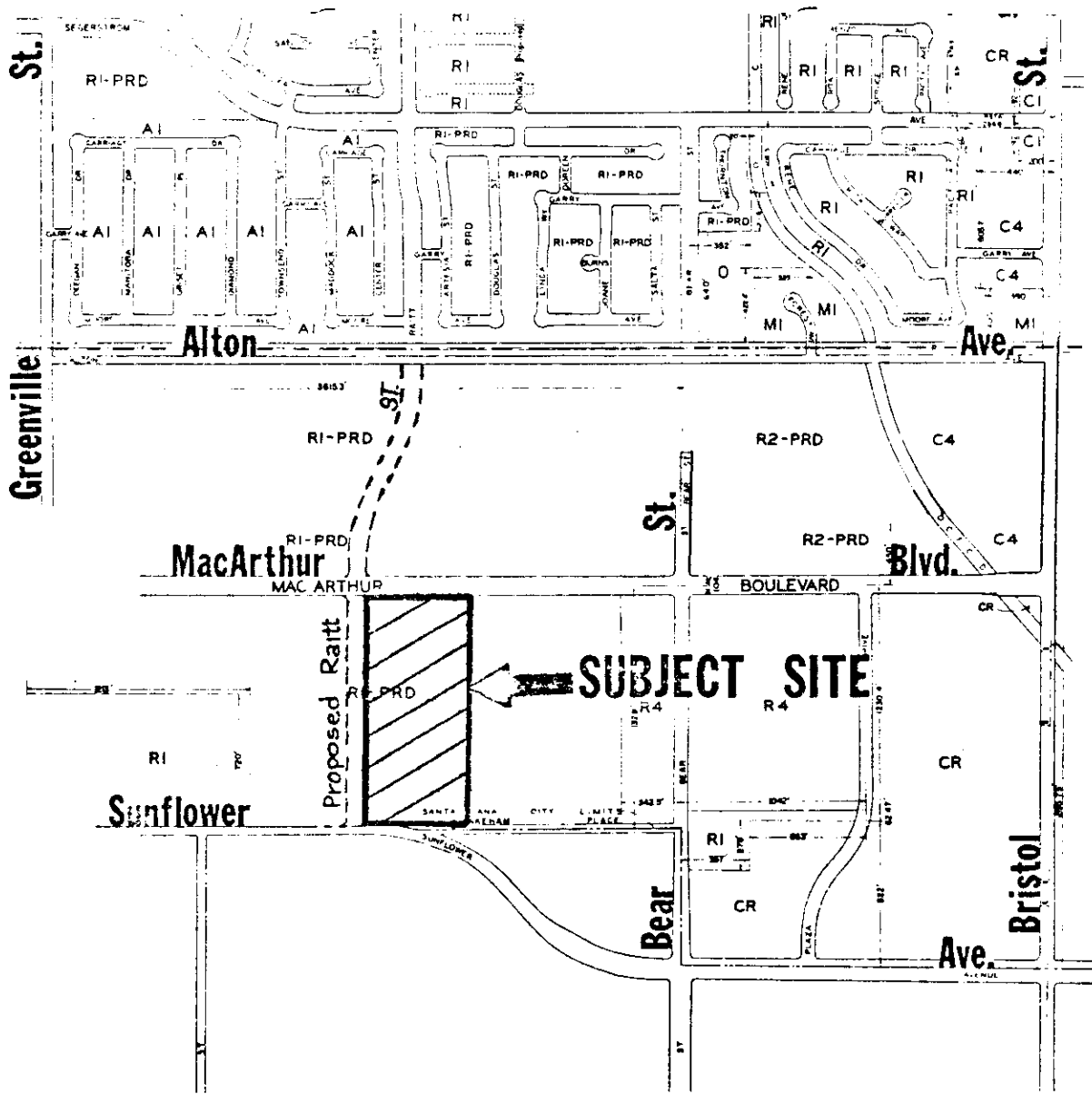
Not more than 8.0 dwelling units per one (1) acre of net developable land shall be permitted.

SECTION 8 OPEN SPACE

Not less than fifty percent (50%) of the total lot area shall be devoted to open space as per Division 24, Santa Ana Municipal Code (PRD development standards), excepting however that up to a ten percent (10%) reduction to forty-five percent (45%) open space may be granted by the City if it is found that, based on excellence of design, the proposed open space and recreational amenities merit the reduction of the fifty percent (50%) open space requirement.

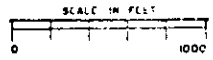
SECTION 9 REGULATIONS SPECIFICALLY INCLUDED HEREIN BY REFERENCE

All requirements, limitations, restrictions and waivers encompassed in Chapter 41, Division 24, of the Santa Ana Municipal Code (PRD use district regulations) shall apply to SD #7 use district, excepting therefrom the requirement of an approved conditional use permit and any other requirements, limitations, restrictions and waivers which are in conflict with other sections of this ordinance.



ZONING DISTRICT

NO RESOLUTION NO, ORDINANCE NO OR DATE OF ADOPTION IS SHOWN FOR THIS MAP SINCE IT IS AN ORIGINAL RECORD OF THE SANTA ANA CITY DISTRICT CLASSIFICATION FOR ALL PROPERTIES INCLUDED HEREON



- | | | |
|---|----------------------------|--------------------------------------|
| O OPEN SPACE | LP LIMITED PROFESSIONAL | CM COMMERCIAL MANUFACTURING |
| A1 GENERAL AGRICULTURE | P PROFESSIONAL | LM LIMITED MANUFACTURING |
| RE RESIDENTIAL ESTATE | CR COMMERCIAL RESIDENTIAL | MI 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 | -B PARKING MODIFICATION |
| CD CIVIC DEVELOPMENT | | -HDI HEIGHT DISTRICT II |

60' MINIMUM FRONTAGE
-6000 MIN. NUM LOT AREA

THIS MAP IS THE OFFICIAL SECTIONAL DISTRICT MAP OF THE CITY OF SANTA ANA AS AUTHORIZED BY CITY COUNCIL RESOLUTION NO 74 RES. DATED 11-8-70. I HEREBY ATTEST THAT THIS MAP IS A TRUE COPY OF THE ORIGINAL SECTIONAL DISTRICT MAP NO 35-5-10

[Signature]
Charles C. [Name] Director of Planning
Certification Date: 11-10-70 24 1970

RESOLUTION NO	2935	2825	2896	2892	2808	2807	2809	2810
ORDINANCE NO	1004	1073	1098	1077	1058	1059	1062	
ADOPTED DATE	4-18-71	12-22	8-17	8-17	8-17	8-17	8-17	
APPROVED								

A.A. 763

SECTIONAL DISTRICT MAP PREPARED BY THE PLANNING DEPARTMENT CITY OF SANTA ANA CALIFORNIA 35-5-10

