



**SPECIFIC DEVELOPMENT No. 70**  
**AMENDMENT APPLICATION 02-06**  
**NS-2503**

ORDINANCE NO. NS-2503

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA REZONING THE PROPERTY LOCATED AT 410 NORTH FAIRVIEW STREET FROM HEAVY INDUSTRIAL (M2) AND LIGHT INDUSTRIAL (M1) TO SPECIFIC DEVELOPMENT 70 (SD-70) (AA NO. 2002-06)

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana does hereby find, determine and declare as follows:

- A. Amendment Application No. 2002-06 has been filed with the City of Santa Ana to change the zoning district designation of certain real property located at 410 North Fairview Street from Heavy Industrial (M2) and Light Industrial (M1) zoning to Specific Development No. 70 (SD-70).
- B. The Planning Commission of the City of Santa Ana held a duly noticed public hearing on May 28, 2002, on Amendment Application No. 2002-06 and determined by a vote of 6:0 (Doughty absent) that Amendment Application No. 2002-06 is consistent with the General Plan's policies of encouraging commercial development along arterial streets, promoting rehabilitation of commercial properties, and supporting developments that are harmonious with existing development in the area. The Specific Development No. 70 zoning (SD-70) would allow office and retail uses, typically limited to ancillary activities in the Industrial zones.
- C. Amendment Application No. 2002-06 is hereby found and determined to be consistent with the General Plan of the City of Santa Ana and otherwise justified by the public necessity, convenience, and general welfare.


Section 2. The City Council has reviewed and considered the information contained in the initial study and the mitigated negative declaration and mitigation monitoring program for Environmental Review No. 2002-147 prepared with respect to this Project. It is determined that, as required pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, a mitigated negative declaration and mitigation monitoring program adequately addresses the expected environmental impacts of this Project. On the basis of this review, the City Council finds that there is no evidence from which it can be fairly argued that the project will have a significant adverse effect on the environment. The City Council hereby certifies and approves the mitigated negative declaration and mitigation monitoring program and directs that the Notice of Determination be prepared and filed with the County Clerk of the County of Orange in the manner required by law.

Pursuant to Title XIV, California Code of Regulations ("CCR") § 735.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed project will have the potential for any adverse effect on wildlife resources or the ecological habitat upon which wildlife resources depend. The proposed project exists in an urban environment characterized by paved concrete, roadways, surrounding buildings and human activity. Therefore, pursuant to Fish and Game Code § 711.2 and Title XIV, CCR § 753.5(a)(3), the payment of Fish and Game Department filing fees is not required in conjunction with this project.

Section 3. The real property located at 410 North Fairview Street is hereby reclassified from Heavy Industrial (M2) and Light Industrial (M1) zoning to Specific Development No. 70 (SD-70). Amended Sectional District Map number 10-5-10, showing the above described change in use district designation, is hereby approved and attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

Section 4. This Ordinance shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Ordinance.

ADOPTED this 1<sup>st</sup> day of July, 2002.

  
per Miguel A. Pulido  
Mayor

APPROVED AS TO FORM:

Joseph W. Fletcher  
City Attorney

By: 

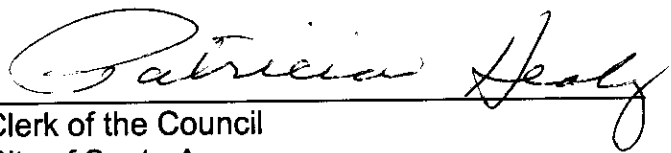
Kylee D. Odette  
Deputy City Attorney

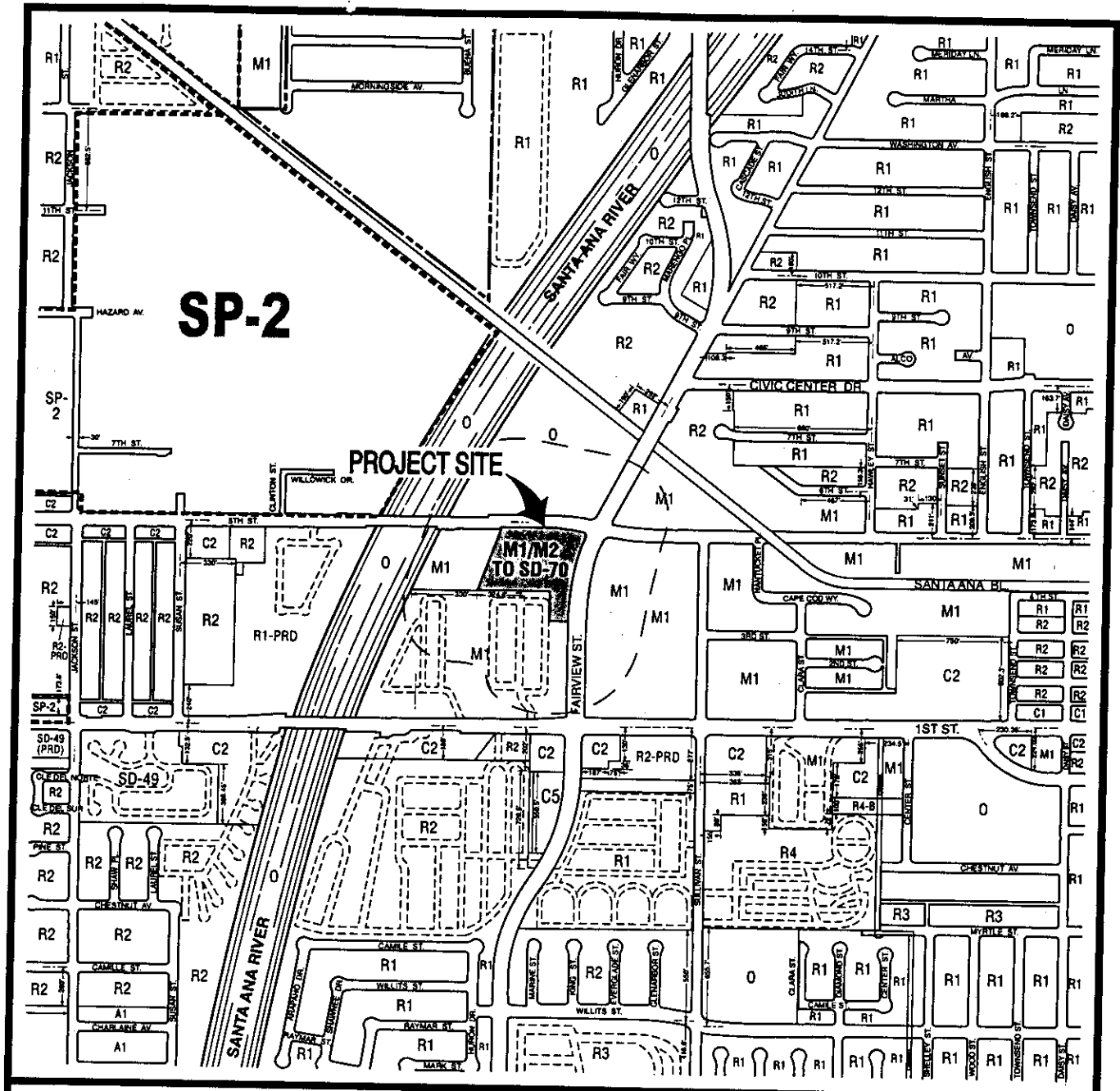
AYES: Councilmembers: Bist, Christy, Franklin, McGuigan, Solorio (5)  
NOES: Councilmembers: None (0)  
ABSTAIN: Councilmembers: None (0)  
NOT PRESENT: Councilmembers: Alvarez, Pulido (2)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, PATRICIA E. HEALY, Clerk of the Council, do hereby attest to and certify the attached Ordinance No. NS-2503 to be the original ordinance adopted by the City Council of the City of Santa Ana on July 1, 2002, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 7/3/02

  
Clerk of the Council  
City of Santa Ana



**SP-2**

**PROJECT SITE**

**M1/M2 TO SD-70**

A1	GENERAL AGRICULTURAL	CR	COMMERCIAL RESIDENTIAL	R1	SINGLE FAMILY RESIDENTIAL
-B	PARKING MODIFICATION	GC	GOVERNMENT CENTER	R2	TWO FAMILY RESIDENCE
C-SM	COMMERCIAL SOUTH MAIN	M1	LIGHT INDUSTRIAL	R3	MULTIPLE DENSITY MULTIPLE FAMILY RESIDENCE
C1	COMMUNITY COMMERCIAL	M2	HEAVY INDUSTRIAL	P4	SUBURBAN APARTMENTS
C1-MD	COMM. COMMERCIAL/MUSEUM DISTRICT	MO	MILITARY OPERATIONS	RE	RESIDENTIAL ESTATE
C2	GENERAL COMMERCIAL	O	OPEN SPACE	SD	SPECIFIC DEVELOPMENT
C3	CENTRAL BUSINESS	P	PROFESSIONAL	SP	SPECIFIC PLAN
C3-A	CENTRAL BUSINESS-ARTIST VILLAGE	PCD	PLANNED COMMUNITY DEVELOPMENT		
C4	PLANNED SHOPPING CENTER	PRD	PLANNED RESIDENTIAL DEVELOPMENT		
C5	ARTERIAL COMMERCIAL				

**AA 02-6-SD**

**GOODWILL INDUSTRIES OF  
ORANGE COUNTY  
410 NORTH FAIRVIEW STREET**



1" = 1000 FEET



— = 500 FEET