Specific Development No. 10
Amendment Application 769
NS-1386
ORDINANCE NO. NS-1386

AN ORDINANCE OF THE CITY OF SANTA ANA
APPROVING AMENDMENT APPLICATION NO. 769
TO REZONE PROPERTY LOCATED AT 902 NORTH
GRAND AVENUE FROM THE R 3 (MEDIUM DENSITY
MULTIPLE FAMILY RESIDENCE) DISTRICT TO THE
SD (SPECIFIC DEVELOPMENT) DISTRICT, AMENDING
SECTIONAL DISTRICT MAP NO. 7-5-9, AND ADOPT-
ING SPECIFIC DEVELOPMENT PLAN #10.

WHEREAS, the real property commonly known as
902 North Grand Avenue in the City of Santa Ana, and more partic-
ularly described infra, is located within the R 3 (Medium Density
Multiple Family Residence) District, and

WHEREAS, an application has been filed to amend
Sectional District Map No. 7-5-9 to rezone such real property
to the SD (Specific Development) District, and

WHEREAS, the Planning Commission has given notice of
and duly held a public hearing on Amendment Application No. 769
to rezone such real property from the R 3 District to the SD
District and has recommended approval of said application, and it
has considered the specific development plan for the subject
property, consisting of architectural drawings, plot plans,
elevations, floor and other plans for a restaurant and cocktail
lounge, and has recommended approval of such specific development
plan, and

WHEREAS, the City Council regularly held a public
hearing on said reclassification on published notice as required
by law and does now find that the public necessity, convenience,
and general welfare require that said property be reclassified
from the R 3 District to the SD District, and that the new
classification will not be detrimental to the surrounding
property, and

WHEREAS, the City Council has held a public hearing on said Specific Development Plan #10 and considered said plan,
and now finds that said plan is in keeping with the neigh-
borhood, is not detrimental to the harmonious development of the
city, and will not 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 Negative Declaration No. 77-173, and, on the basis thereof,
finds that the project will not have a significant effect upon
the environment,

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

SECTION 1: That the real property situated in
the City of Santa Ana, County of Orange, State of California,
generally located at 902 North Grand Avenue and more partic-
ularly described on Exhibit A, attached hereto and incorporated
by reference herein, is hereby reclassified from the R 3
(Medium Density Multiple Family Residence) District to the SD
(Specific Development) District, and that Sectional District
Map No. 7-5-9 is hereby amended to show said reclassification
in accordance with Exhibit AA 769-A.
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SECTION 2: That Specific Development Plan #10, consisting of architectural drawings, plot plans, elevations, floor and other plans, attached hereto and incorporated by reference herein as Exhibit SD-10, is approved and adopted for the subject property as Specific Development Plan #10, and the subject property is hereby approved for use as a restaurant and cocktail lounge, subject to the conditions contained in that "Request for Council Action" dated October 11, 1977, for AA No. 769 and SD-10, attached hereto and incorporated by reference herein as part of Exhibit SD-10.

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 7th day of November, 1977, by the following vote:

AYES: COUNCILMEN: Ward, Garthe, Ortiz, Yamamoto, Evans, Brandt
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: Bricken

ATTEST:

CLERK OF THE COUNCIL

APPROVED AS TO FORM:

CITY ATTORNEY
LEGAL DESCRIPTION A.A. 769

Commencing at the southwest corner of Lot 10, Tract 1331, as shown on a map recorded in Miscellaneous Maps, Book 50, Page 1, Official Records of Orange County, California, said point also being the True Point of Beginning: Thence westerly along the south line of Tract 1331, 158.5 ± feet to a point 50.05 feet easterly of the southwest corner of said tract; thence southerly along a line approximately perpendicular to the centerline of Fruit Street, 181 feet to the centerline of Fruit Street; thence easterly along the centerline of Fruit Street to the point of intersection with the centerline of Grand Avenue; thence northerly along the centerline of Grand Avenue to the point of intersection with the centerline of Stafford Street; thence westerly along the centerline of Stafford Street, 93± feet to the point of intersection with the northerly prolongation of the west line of Lot 10, Tract 1331, as previously referenced; thence southerly along the west line of Lot 10, Tract 1331, and its northerly prolongation, 183.4 feet to the True Point of Beginning.

EXHIBIT A
ZONING DISTRICT

A.A. 769

SECTIONAL DISTRICT MAP · 7-5-9

PREPARED BY THE PLANNING DEPARTMENT · CITY OF SANTA ANA, CALIFORNIA