ORDINANCE NO. NS-1431

AN ORDINANCE OF THE CITY OF SANTA ANA
APPROVING AMENDMENT APPLICATION NO. 795
TO REZONE PROPERTY LOCATED BETWEEN FIRST,
THIRD, FLOWER, AND VAN NESS STREETS FROM
THE R3, P, Cl, C2-HD II AND O DISTRICTS TO
THE SD (SPECIFIC DEVELOPMENT) DISTRICT
AMENDING SECTIONAL DISTRICT MAP NO. 12-5-10,
AND ADOPTING SPECIFIC DEVELOPMENT PLAN NO. 13.

WHEREAS, the real property located between First,
Third, Flower, and Van Ness Streets in the City of Santa Ana,
and more particularly described infra, is located within the
R3 (Medium-Density Multiple Family Residence), P (Professional),
Cl (Community Commercial), C2-HD II (General Commercial-
Height District II), and O (Open Space) Districts, and

WHEREAS, an application has been filed to amend
Sectional District Map No. 12-5-10 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. 795 to rezone such real property from the R3, P, Cl, 
C2-HD II, and O Districts to the SD District and has recommended
approval of said application, and has considered the specific
development plan for the subject property and has recommended
approval of said specific development plan, and

WHEREAS, the City Council regularly held a public
hearing on said reclassification on published notice required
by law and does now find that the public necessity, convenience,
and general welfare require that said property be reclassified
from the R3, P, Cl, C2-HD II, and O Districts to the SD
District, and that the new classification will not be detrimental
to the surrounding property, and

WHEREAS, this Council, prior to taking this action,
has reviewed and considered the information contained in the
Environmental Impact Report prepared and certified by the
Santa Ana Redevelopment Agency as the lead agency for the
project, which E.I.R. was previously reviewed and considered
by this Council on December 20, 1976 (Resolution No. 76-
150), and now finds that:

a. There are no subsequent changes proposed in the
project which will require major revisions of the
E.I.R.

b. No substantial changes have occurred with respect
to the circumstances under which the project was undertaken
which will require major revisions in the E.I.R.

c. No new information of substantial importance has
become available which would require revisions of the
E.I.R., and

WHEREAS, the City Council has held a public hearing
on Specific Development Plan No. 13, consisting of architectural
drawings or sketches and plot plans, and considered said
plan, and now finds that said plan is in keeping with the
neighborhood, is not detrimental to the harmonious development
of the city, and will not impair the desirability of investment
or occupation in the neighborhood,
SD-13 (AA 795)
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 between First, Third, Flower and Van Ness Streets, and more particularly described on Exhibit A, attached hereto and incorporated by reference herein, is hereby reclassified from the R3, P, C1, C2-HD II, and O Districts to the SD (Specific Development) District, and that Sectional District Map No. 12-5-10 is hereby amended to show said reclassification in accordance with Exhibit AA 795-A.

Section 2: That Specific Development Plan No. 13, consisting of architectural drawings or sketches and plot plans, on file in the office of the Clerk of the Council, is approved and adopted for the subject property, and that the subject property is hereby approved for high density residential use.

ADOPTED this 11th day of July, 1978, by the following vote:

AYES: COUNCILMEN: Brandt, Garthe, Yamamoto, Ward

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Bricken, Ortiz, Evans

ATTEST:

FLORENCE I. MALONE

CLERK OF THE COUNCIL

KEITH L. GOW, City Attorney
ATTACHMENT NO. 2

LEGAL DESCRIPTION OF THE PROPERTY

All that certain land situated in the State of California, County of Orange, City of Santa Ana, described as follows:

Those portions of Blocks 5, 6, 7 and 8 of "Dawson and Cummings Addition to the Town of Santa Ana" as shown on a Map recorded in Book 13, page 47 of Miscellaneous Records of Los Angeles County, California, and those portions of Blocks 4 and 9 of the Jacob Ross Tract in the Ross Addition to the Town of Santa Ana as shown on a Map recorded in Book 5, page 502 of said Miscellaneous Records, and those portions of Blocks J and K of the Ross Addition to Santa Ana as shown on a Map recorded in Book J, pages 534 and 535 of said Miscellaneous Records, together with those portions of Second Street, Van Ness Avenue, Parkton Street, and the alleys shown on said Maps that would pass by Garsey Street and the alleys shown on said Maps that would pass by the operation of law upon abandonment thereof, included within the land described as follows:

Beginning at the Northeast corner of said Block 6; thence Westerly along the Northerly line of said Block 6 and to and along the Northerly lines of said Blocks 5, 4 and 3 to the Northwest corner of said Block 3; thence Southerly along the Westerly line of said Block 3 to and along the Westerly line of said Block K to the Southwesterly corner of said Block K; thence Easterly along the Southerly line of said Block K to and along the Southerly lines of said Blocks 9, 8 and 7 to the Southwesterly corner of said Block 7; thence Northerly along the Easterly line of said Block 7 to and along the Easterly line of said Block 6 to the point of beginning.

Excepting therefrom the South 40.00 feet thereof.

Also excepting therefrom that portion of Lot 10 of said Block 7 described in deed to the City of Santa Ana recorded May 9, 1910, in Book 9281, page 746 of Official Records of Orange County, California.

Also excepting therefrom that portion lying Westerly of the following described line:

Beginning at a point in the centerline of First Street as shown on said Map of the Ross Addition to the City of Santa Ana, said point also lying on a line parallel to and distant Easterly 54.00 feet, measured from the centerline of Flower Street as shown on said Map; thence Northerly along said parallel line 365.06 feet to the beginning of a tangent curve concave Easterly having a radius of 3200.00 feet; thence Northerly along said curve to a point of tangency with a line that passes through a point on the Northerly line of said Block J, said last mentioned point being distant Easterly 62.48 feet, measured at right angles from said centerline of Flower Street; thence Northeasternly along said tangent line, through said point, to a point on the centerline of 3rd Street as shown on said Map, said last mentioned point being distant thereon 63.57 feet Easterly from said centerline of Flower.

page 1 of 2

MAR 18 1977

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Also excepting therefrom that certain spandrel shaped parcel of land bounded Southerly by the Northerly line of said South 40.00 feet,
bounded Westerly by a line parallel with and distant Easterly 54.00 feet, measured at right angles from said centerline of Flower Street,
and bounded Northerly by a curve concave Northeasterly having a radius of 25.00 feet and being tangent to said Northerly line and said parallel line.

Also excepting therefrom that portion lying Easterly of the following described line:

Beginning at a point on a line parallel to and distant Westerly 15.00 feet, measured at right angles, from the Easterly line of Lot 10 of
said Block 7, said point being the Southwesterly corner of the Northerly 42.00 feet of the Easterly 15.00 feet of said Lot 10; thence Northerly
along said parallel line to a tangent curve concave Southwesterly having a radius of 25.00 feet, said curve also being tangent to the
Northerly line of Lot 1 in said Block 6; thence Northwesterly along said curve to the point of tangency of said curve to said Northerly
line of said Lot 1.

Also excepting therefrom that portion of said blocks 5, 6, 7, and 8 of said "Dawson and Cummings Addition to the Town of Santa Ana"
described in deed to Santa Ana Intown Apartments recorded January 24, 1978 in Book 12541, Page 828 of Official Records of Orange
County California.