Specific Development No. 50
Amendment Application 1023
NS-2003

City Council Action
March 20, 1989
ORDINANCE NO. NS- 2003

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
811-821 SOUTH EUCLID STREET FROM THE
R1 (SINGLE-FAMILY RESIDENTIAL DISTRICT
TO THE PRD/SD (PLANNED RESIDENTIAL DE-
VELOPMENT/SPECIFIC DEVELOPMENT) DISTRICT
AND ADOPTING SPECIFIC DEVELOPMENT PLAN
NO. 50.

WHEREAS, Amendment Application No. 1023 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. 50 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. 50, 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
811-821 South Euclid Street 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 Residential) District to the PRD/SD (Planned Residential
Development/Specific Development) District.

2. Specific Development Plan No. 50 set forth in Exhibit B,
attached hereto and incorporated herein by reference, is hereby
approved for the abovedescribed real property.
3. An amended Sectional District Map No. 16-5-10 showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 20th day of March, 1989.

Daniel H. Young
Mayor

ATTEST:

Janice C. Guy
Clerk of the Council

COUNCILMEMBERS:

Young    Absent
McGuigan  Aye
Acosta    Aye
Griset    Abstained
May       Aye
Pulido    Aye

APPROVED AS TO FORM:

Edward J. Cooper
City Attorney
EXHIBIT B
SPECIFIC DEVELOPMENT PLAN NO. 50

A. 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. All other applicable chapters, articles and sections of the Santa Ana Municipal Code shall apply unless expressly waived or superseded by this ordinance.

B. Purpose

The PRD/SD-50 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.

C. Uses Permitted

One family residential.

D. Building Setbacks

Minimum building setbacks are as follows:

- Front yards: 10 feet
- Rear yards: 10 feet with exception of lots 10, 11, and 12 where side yards in excess of 15 feet may be used for rear yard provision.
- Side yards: 0 lot lines are permitted.
  - 15 feet along Euclid Street.

E. Height

Height limit: 35 feet.

F. Open Space

Fifty (50) percent of project shall be maintained as open space. Open space shall include all areas not covered by driveways, streets, sidewalks or buildings.