Specific Development No. 53
Amendment Application 1028
NS-2019
ORDINANCE NO. NS- 2019

AN ORDINANCE OF THE CITY OF SANTA ANA
REZONING CERTAIN PROPERTY LOCATED AT
4006-4018 WEST HAZARD AVENUE FROM THE
R1 (SINGLE-FAMILY RESIDENCE) DISTRICT
TO THE SD (SPECIFIC DEVELOPMENT) DIS-
TRICT AND ADOPTING SPECIFIC DEVELOP-
MENT PLAN NO. 53.

WHEREAS, Amendment Application No. 1028 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. 53 for said
property; and

WHEREAS, this Council, after duly noticed public hearing,
has determined that the change in use district designation
proposed in the above said Amendment Application and the approval
of Specific Development Plan No. 53, 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
4006-4018 West Hazard Avenue 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 Residence) District to the SD (Specific Development)
District.

2. Specific Development Plan No. 53 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. 9-5-10 and showing the abovedescribed changes in use district designation is hereby adopted.

ADOPTED this 7th day of August, 1989.

Daniel H. Young
Mayor

ATTEST:

Eunice C. Guy
Clerk of the Council

COUNCILMEMBERS:

Young  Ave
Acosta  Ave
Griset  Ave
May  Ave
McGuigan  Ave
Norton  Ave
Pulido  Ave

APPROVED AS TO FORM:

Edward J. Cooper
City Attorney
ZONING DISTRICT

A0 OPEN SPACE
A1 GENERAL AGRICULTURE
RE RESIDENTIAL ESTATE
RI SINGLE FAMILY RESIDENTIAL
R2 LIMITED MULTIPLE FAMILY RESIDENTIAL
R3 MODERATE DENSITY MULTIPLE FAMILY RESIDENTIAL
R4 INDEPENDENT APARTMENT
CD CIVIC DEVELOPMENT
LP LIMITED PROFESSIONAL
P PROFESSIONAL
SD SPECIFIC DEVELOPMENT
CR COMMERCIAL RESIDENTIAL
CR COMMUNITY COMMERCIAL
C1 COMMERCIAL COMMERCIAL
C2 GENERAL COMMERCIAL
C3 GENERAL BUSINESS
C4 PLANNED SHOPPING CENTER
C5 ARTICULAR COMMERCIAL
CM MANUFACTURING
LM LIMITED MANUFACTURING
LI LIGHT INDUSTRIAL
MZ HEAVY INDUSTRIAL
ND PLANNED DEVELOPMENT
SE SPECIFIC DEVELOPMENT
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AA 1028/ SD 53
EXHIBIT A
Section 1. 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.

Section 2. PURPOSE

The SD-53 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.

SECTION 3. USES PERMITTED

Seventeen single-family lots with seventeen single-family dwelling units, consisting of two floor plans each, shall have an attached two-car garage with private streets.

Section 4. HEIGHT LIMIT

Typical two-story construction above new grade.

Section 5. DEVELOPMENT STANDARDS

A. Residential Units: 17
B. Residential Density: 10 Du/AC
C. Parking: Attached 2-Car Garage
D. Unit Breakdown:
   Plan 1
   4 Bedroom, 2-1/2 Bath, 1,765 Sq. Ft.
   Plan 2
   4 Bedroom, 2-1/2 Bath, 1,912 Sq. Ft.
E. Building Setbacks (Minimums):
   Front: 10 Feet
   Side: 4 Feet
   Rear: 10 Feet

EXHIBIT B