

ORDINANCE NO. NS-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2023-01 REZONING THE PROPERTIES LOCATED 1113, 1117, 1121, AND 1125 SOUTH STANDARD AVENUE AND RECOGNIZED AS ASSESSOR PARCEL NUMBERS 011-251-17, 011-251-18, 011-251-19, 011-251-20, 011-251-38 AND 011-251-39

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

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. The City of Santa Ana (“City”) is requesting approval of Amendment Application (AA) No. 2023-01 to amend the zoning district designation of the properties located at 1113, 1117, 1121, and 1125 South Standard Avenue and recognized as Assessor Parcel Numbers (APNs) 011-251-17, 011-251-18, 011-251-19, 011-251-20, 011-251-38 and 011-251-39 (collectively known as 1117 South Standard Avenue) from Multiple-Family Residence (R-3) to Open Space Land (O) for consistency with the General Plan land use designation of Open Space (OS).
- B. In 2017, the subject property was deeded to the City for the purpose of developing a public park.
- C. In 2019, the City submitted a grant application for the Statewide Park Development and Community Revitalization Program and was awarded \$3,600,000 for the construction of the subject park. In 2021, the City entered into an agreement with David Evans and Associates, Inc. to provide design and construction support services for the subject park.
- D. On September 19, 2023, the City Council awarded a construction contract to Legion Contractors, Inc. in the amount of \$3,366,625 for the construction and completion of the public park.
- E. The City, in conjunction with this action, is also requesting approval of (1) Public Facilities Naming (PFN) No. 2023-01 to name the new park located at 1117 South Standard Avenue to “Gerardo Mouet Park; (2) Abandonment (PW) No. 2023-03 to abandon and redesign the southerly portion of an alley between Wakeham Avenue to the north and McFadden Avenue to the south; and (3) General Plan Amendment (GPA) No. 2023-01 to change the land use designation of portions of the park site from Low Density Residential (LR-7) to Open Space (OS).

- F. On October 23, 2023, the Planning Commission held a duly noticed public hearing and voted to recommend that the City Council adopt an ordinance approving AA No. 2023-01 which is consistent with the General Plan land use designation of the subject properties.
- G. The City Council has reviewed applicable general plan policies and has determined that this proposed rezoning is consistent with the goals and policies of the general plan.
- H. The City Council, prior to taking action on this ordinance, held a duly noticed public hearing on November 21, 2023.
- I. The City Council also adopts as findings all facts presented in the Request for Council Action dated November 21, 2023, accompanying this matter.
- J. For these reasons, and each of them, AA No. 2023-01 is hereby found and determined to be consistent with the intent and purpose of Chapter 41 (Zoning) of the Santa Ana Municipal Code (SAMC), thus changing the zoning district is found 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 Amendment Application consists of amendments to the Zoning Map, as shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. In accordance with the California Environmental Quality Act (CEQA) and Section 15162 of the CEQA Guidelines, the project this is within the scope of the 2022 Santa Ana General Plan Environmental Impact Report (EIR) (SCH No. 2020029087). An environmental analysis has been conducted for this project which revealed that the previously prepared EIR adequately described the project's environmental setting, impacts, and mitigation measures related to each impact. There are no substantial changes proposed by these actions. There are no substantial changes with respect to circumstances under which the actions undertaken that will require major revisions to the EIR. There is no new information of substantial importance. All environmental impacts associated with these actions were considered and evaluated by the EIR approved and adopted. There is no new information of substantial importance. There are no new environmental impacts or mitigation measures needed. All applicable mitigation measures identified by the EIR will be applied to this project. Furthermore, these actions are categorically exempt from further review per Section 15304 (Class 4 – Minor Alterations of Land) of the CEQA Guidelines. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. As such, a Notice of Determination, Environmental Review No. 2020-78, will be filed for this project.

Section 4. An amended Sectional District Map, showing the above described changes 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 5. AA No. 2023-01 shall not enter into full force and effect until the current change in the site's Land Use Designation as requested by GPA No. 2023-01 is approved and in full force and effect.

Section 6. The City Council of the City of Santa Ana after conducting the public hearing hereby approves AA No. 2023-01. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated October 23, 2023, the Request for Council Action dated November 21, 2023, and exhibits attached hereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 21st day of November, 2023.

Valerie Amezcua
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: 

Jose Montoya
Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, JENNIFER L. HALL, City Clerk, do hereby attest to and certify the attached Ordinance No. NS-_____ to be the original ordinance adopted by the City Council of the City of Santa Ana on _____, 2023 and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: _____

City Clerk
City of Santa Ana



ZONING DISTRICTS

A1	GENERAL AGRICULTURAL	CSM	SOUTH MAIN STREET COMMERCIAL DIST.	R2	TWO-FAMILY RESIDENCE	-B	PARKING MODIFICATION
C1	COMMUNITY COMMERCIAL	GC	GOVERNMENT CENTER	R3	MULTIPLE-FAMILY RESIDENCE	-OZ	OVERLAY ZONE
C1-MD	COMMUNITY COMMERCIAL - MUSEUM DIST.	M1	LIGHT INDUSTRIAL	R4	SUBURBAN APARTMENT	-PRD	PLANNED RESIDENTIAL DEVELOPMENT
C2	GENERAL COMMERCIAL	M2	HEAVY INDUSTRIAL	RE	RESIDENTIAL ESTATE	-HD2	HEIGHT DISTRICT II
C4	PLANNED SHOPPING CENTER	O	OPEN SPACE	SD	SPECIFIC DEVELOPMENT		
C5	ARTERIAL COMMERCIAL	P	PROFESSIONAL	SP	SPECIFIC PLAN		
CR	COMMERCIAL RESIDENTIAL	R1	SINGLE-FAMILY RESIDENCE	OZ1	METRO EAST OVERLAY ZONE		



SECTIONAL DISTRICT MAP: 18-5-9

CITY OF SANTA ANA, CALIFORNIA

