

ORANGE COUNTY REPORTER

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2230 N TUSTIN

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/15/2020

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OR# 3365272

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action : The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter is final unless appealed within 10 calendar days by any interested party or individual.

Project Location : 2230 N Tustin Avenue located in the Arterial Commercial (C-5) zoning district.

Project Applicant: Behrouz Bozorgnia, representing Farzan Ghadooshahy.

Proposed Project: The applicant is proposing to construct a new two-story 2,600-square-foot commercial building with a convenience store on the first floor and office area on the second floor, as well as a 2,160-square-foot fueling canopy with eight fueling stations. In order to facilitate the construction of the project, the applicant is requesting approval of the following land use entitlements: (1) Conditional Use Permit No. 2019-41 to allow a new service station, and (2) Variance No. 2019-05 to allow construction of a driveway within 150 feet of a street intersection.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 - Class 3 - New Construction, or Conversion of Small Structures. A Notice of Exemption, Environmental Review No. 2017-83, will be filed for this project.

Meeting Details: This matter will be heard on **Tuesday, May 26, 2020 at 5:30 p.m.** Due to Governor Gavin Newsom's Executive Order and the City Council's Proclamation of Local Emergency, we can no longer offer an in-person meeting location for the community to attend public meetings. We are offering two remote ways to view the meeting: YouTube or Live Stream. Please visit www.santa-ana.org/cc/city-meetings/virtual-meetings for detailed information.

Written Comments: You may send your written comments to Sarah Bernal, Recording Secretary, by mail at City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701 or via e-mail at ecomments@santa-ana.org (reference "Planning Commission"). Make sure to include your name, whether you are in support of or in opposition to the item and why. Comments received by 5:00 p.m. on the day of the meeting will be distributed to the Commission prior to the start of the meeting and will also be posted on our website at www.santa-ana.org/cc/city-meetings. The Clerk will provide a summary report of the comments received on each item. Comments received after 5:00 p.m. may not be distributed to the Commission but will be posted on the City's website at the earliest possible opportunity after the meeting.

Phone Comments: You may comment by phone while the meeting is in progress by calling 669-900-9128, Meeting ID: 315 965 149. While the item that you would

like to comment on is being discussed, dial *9 to let us know that you want to speak. You will have 3 minutes to state your name, whether you are in support of or in opposition to the item, and why.

Who To Contact For Questions: Should you have any questions, please contact Ivan Orozco with the Planning and Building Agency at IOrozco@santa-ana.org.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://www.santa-ana.org/cc/city-meetings>.

Note : If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Ricardo Soto al (714) 667-2793. N ếu u c ả n liên l ả c b ả ng t i ế ng Vi ệ t, xin đi ề n tho ả i cho Tony Lai s ố (714) 565-2627.

Internal Reference Only: REF#
5/15/20

OR-3365272#



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CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter is final unless appealed within 10 calendar days by any interested party or individual.

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