

ORANGE COUNTY REPORTER

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CITY OF SANTA ANA PLANNING
SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

OR# 3403045

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.

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 items described below. Decisions on the Variance and Site Plan Review and corresponding Addendum to the Environmental Impact Report are final unless appealed to the City Council within 10 days of the decision by any interested party or group. The Planning Commission's recommendation on the Amendment Application and corresponding Addendum to the Environmental Impact Report will be forwarded to City Council at a later date for final determination.

Project Location: 409 East Fourth Street (Site A) and 509 East Fourth Street (Site B) located in the Transit Zoning Code (Specific Development No. 84), Downtown subzone (Site A) and Urban Neighborhood 2 subzone (Site B)

Project Applicant: Andrew Nelson, with Red Oak Investments, LLC, representing Northgate Gonzalez Real Estate.

Proposed Project: The applicant proposes to construct a new mixed-use community at the above mentioned properties. In order to facilitate the construction of the project, the applicant is requesting approval of the following land use entitlements: (1) Site Plan Review No. 2020-03 to allow a mixed-use development project over four stories in height, (2) Variance No. 2020-06 to deviate from allowable building size and massing and (3) Amendment Application No. 2020-04 to rezone Site B from Urban Neighborhood 2 (UN-2) subzone to Urban Center (UC) subzone. In addition, the applicant is requesting approval and adoption of an addendum to the Environment Impact Report (EIR) for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for the Site Plan Review, Variance, and Amendment Application.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), the Planning Commission of the City of Santa Ana hereby finds, determines, and declares that based on the substantial evidence set forth in the record, including but not limited to the 2010 EIR and the 2020 Addendum, an addendum is the appropriate document for disclosing the changes to the subject properties, and that none of the conditions identified in Public Resources Code section 21166 and State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred.

Meeting Details: This matter will be heard on **Monday, October 12, 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. **You may watch the meeting live in the following ways:**

- Visit the City's website santa-ana.org/city-meetings and select the active link for the current Planning Commission meeting; or - Visit the City's YouTube site [youtube.com/cityofsantaanavideos/live](https://www.youtube.com/c/cityofsantaanavideos/live); or **You may provide a comment in the following ways:**

- Send an e-mail to ecomments@santa-ana.org (reference "Planning Commission Public Comment for Agenda Item No. #" in the subject line). Make sure to include your name, whether you are in support of or in opposition to the item and why. **The deadline to submit comments is 5:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be posted on the City's website at the earliest possible opportunity after the meeting; or - Join the Zoom Webinar directly

at: <https://us02web.zoom.us/j/315965149>; or - Call 669-900-9128 and enter Meeting ID: 315 965 149# when prompted. Callers can begin joining the speaker queue by 5:00 p.m. on the day of the meeting. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. After the clerk confirms the last three digits of caller's phone number and unmutes them, the caller must press *6 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. If you are calling in and watching YouTube, please turn your volume down on YouTube to limit any feedback when you speak.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@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.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

Internal Reference Only:

REF# 9/30/20

OR-3403045#

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
4TH & MORTIMER

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09/30/2020

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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

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