



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. The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations is final unless appealed within 10 calendar days of the decision by any interested party or group. The Planning Commission recommendation on General Plan Amendments, Amendment Applications, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination.

Project Location: 301 and 305 North Mountain View Street located in the General Agricultural (A1) zoning district.

Project Applicant: Steve Jones with Olympia Capital Corporation, representing Mountain View Real Estate Investments, LLC.

Proposed Project: The applicant is proposing to construct a new eight-unit condominium development. In order to facilitate the construction of this project, the applicant is requesting approval of the following land use entitlements: (1) General Plan Amendment (GPA) No. 2020-04 to change the site's current land use designation from Low-Medium Density Residential (LMR-11) to Medium Density Residential (MR-15), (2) Amendment Application (AA) No. 2020-02 to change the zoning designation of the property from General Agricultural (A1) to Two-Family Residence (R2), and (3) Tentative Tract Map (TM) No. 2019-02 allow subdivision of the property for condominium purposes. In conjunction with the request, the applicant is requesting adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), Environmental Review (ER) No. 2018-83. In conjunction with this project, the City is proposing to change the General Plan Land Use designation and zoning of adjacent properties on the block stretching from First Street to Fifth Street.

Environmental Impact: A Mitigated Negative Declaration (MND), Environmental Review No. 2018-83, with technical studies, was prepared for the project. No areas of significance or unavoidable impacts were determined to occur from the construction or operation of the proposed project. The project requires adoption of a Mitigation Monitoring and Reporting Program (MMRP), which contains mitigation measures to address biological resources, geology and soils, noise, hydrology and water quality, tribal cultural resources and cultural resources.

Meeting Details: This matter will be heard on **Monday, October 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 www.youtube.com/cityofsantaanavideo/live or Live Stream www.santa-ana.org/cc/city-meetings.

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.

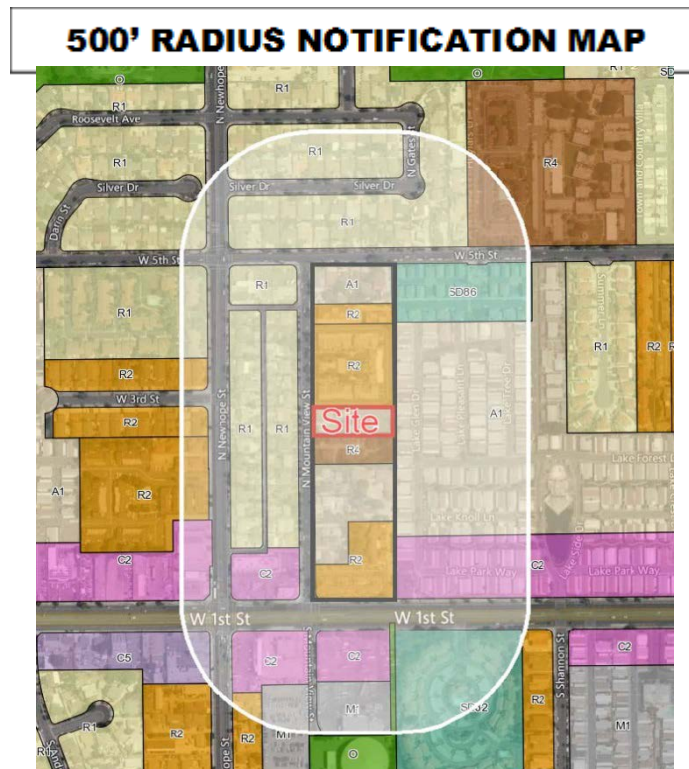
Phone Comments: You may comment by phone while the meeting is in progress by calling 669-900-9128, Meeting ID: 315 965 149. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. You will have three minutes to state your name, whether you are in support of or in opposition to the item, and why.

Who To Contact For Questions: Should you have any questions, please contact Jerry Guevara with the Planning and Building Agency at (714) 647-5481 or at JGuevara@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 Jerry Guevara al (714) 647-5481.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**



ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

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

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
301 N. Mountain View

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):

10/14/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$190.65
Total	\$190.65

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3406401

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 days.

Project Location: 301 and 305 North Mountain View Street located in the General Agricultural (A1) zoning district.

Project Applicant: Steve Jones with Olympia Capital Corporation, representing Mountain View Real Estate Investments, LLC.

Proposed Project: The applicant is proposing to construct a new eight-unit condominium development. In order to facilitate the construction of this project, the applicant is requesting approval of the following land use entitlements: (1) General Plan Amendment (GPA) No. 2020-04 to change the site's current land use designation from Low-Medium Density Residential (LMR-11) to Medium Density Residential (MR-15), (2) Amendment Application (AA) No. 2020-02 to change the zoning designation of the property from General Agricultural (A1) to Two-Family Residence (R2), and (3) Tentative Tract Map (TM) No. 2019-02 allow subdivision of the property for condominium purposes. In conjunction with the request, the applicant is requesting adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), Environmental Review (ER) No. 2018-83. In conjunction with this project, the City is proposing to change the General Plan Land Use designation and zoning of adjacent properties on the block stretching from First Street to Fifth Street.

Environmental Impact: A Mitigated Negative Declaration (MND), Environmental Review No. 2018-83, with technical studies, was prepared for the project. No areas of significance or unavoidable impacts were determined to occur from the construction or operation of the proposed project. The project requires adoption of a Mitigation Monitoring and Reporting Program (MMRP), which contains mitigation measures to address biological resources, geology and soils, noise, hydrology and water quality, tribal cultural resources and cultural resources.

Meeting Details: This matter will be heard on **Monday, October 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: www.youtube.com/cityofsantaanavideo/live or Live Stream www.santa-ana.org/cc/city-meetings.

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 three 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 Jerry Guevara with the Planning and Building Agency at (714) 647-5481 or at JGuevara@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 Jerry Guevara al (714) 647-5481.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.
10/14/20

OR-3406401#



* A 0 0 0 0 0 5 5 3 9 1 7 1 *