

# ORANGE COUNTY REPORTER

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Notice Type: GPN GOVT PUBLIC NOTICE

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09/18/2020

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.

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OR# 3399208

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

### 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 items described below. Decisions on the Variance and Tentative Parcel Map 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 Addendum to the Environmental Impact Report, Site Plan Review applications, and Density Bonus Agreement matters will be forwarded to the City Council for a final determination.

**Project Location:** 201 West Third Street located in the Transit Zoning Code (Specific Development No. 84), Downtown sub-zone zoning district.

**Project Applicant:** Mike Harrah, representing Caribou Industries, Inc.

**Proposed Project:** The applicant proposes to demolish an existing public parking structure in order to construct a mixed-use development consisting of 171 residential units (including 19 very-low income units) and 13,419 square feet of commercial space, a 75-room hotel, and a new parking structure that will include parking for the public and mixed-use development. In order to facilitate the construction of the project, the applicant is requesting approval of the following land use entitlements: (1) Density Bonus Agreement Application No. 2020-01 to allow for a density bonus, concessions and waivers, (2) Site Plan Review No. 2020-01 to allow a mixed-use development, (3) Site Plan Review No. 2020-02 to allow a hotel, (4) Variance No. 2020-05 to deviate from the off-street parking requirements for the hotel, and (5) Tentative Parcel Map No. 2020-02 to allow the subdivision of the property and airspace. In addition, the applicant is requesting approval and adoption of an addendum to the Environmental Impact Report (EIR) for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program.

**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, September 28, 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](http://santa-ana.org/city-meetings) and select the active link for the current Planning Commission meeting; or

- Visit the City's YouTube site at [youtube.com/cityofsantaanavideos/live](http://youtube.com/cityofsantaanavideos/live); or

**You may provide a comment in the following ways:**

- Send an e-mail to [ecomments@santa-ana.org](mailto: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 Selena Kelaher with the Planning and Building Agency at (714) 667-2740 or at [SKelaher@santa-ana.org](mailto:SKelaher@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.



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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.

9/18/20

OR-3399208#



# 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](http://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 items described below. Decisions on the Variance and Tentative Parcel Map 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 Addendum to the Environmental Impact Report, Site Plan Review applications, and Density Bonus Agreement matters will be forwarded to the City Council for a final determination.

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

