ORANGE COUNTY REPORTER

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04/04/2025

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NOTICE OF CONTINUED PUBLIC HEARING BEFORE THE PLANNING COMMISSION SANTA ANA, CALIFORNIA

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.

PURSUANT TO GovERNMENT Code § 54955.1, notice is hereby given that the Planning Commission of the City of Santa Ana ***continued*** the public hearing noticed for March 10, 2025, to a date uncertain. The item is now re-noticed for a continued public hearing for **April 14, 2025**.

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 will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 1623 West Seventeenth Street located within the General Commercial (C2) zoning district.

Project Applicant: David Oh (Applicant) with Top Food Markers, Inc., on behalf of Bolsa-Bushard, LLC (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2025-02, and a determination of Public Convenience or Necessity (PCN) to allow the sale of beer, wine, and distilled spirits, for off-premises consumption through the operation of a Type-21 Alcoholic Beverage Center (ABC) license at a new proposed neighborhood grocery store, called Ole City Market.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Class 1, Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. Categorical Exemption ER No. 2025-03 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 14, 2025, at 5:30 p.m**. in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit https://www.santa-ana.org/planning-and-building-meeting-participation/.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAeComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

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://santa-ana.primegov.com/public/portal.

Who To Contact For Questions: Should you have any project questions, please contact case planner Pedro Gomez with the Planning Division by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

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 Nuvia Ocampo (714) 667-2732. Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Kristie Ha (714) 667-2206.

4/4/25

OR-3911035#

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 1000 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.

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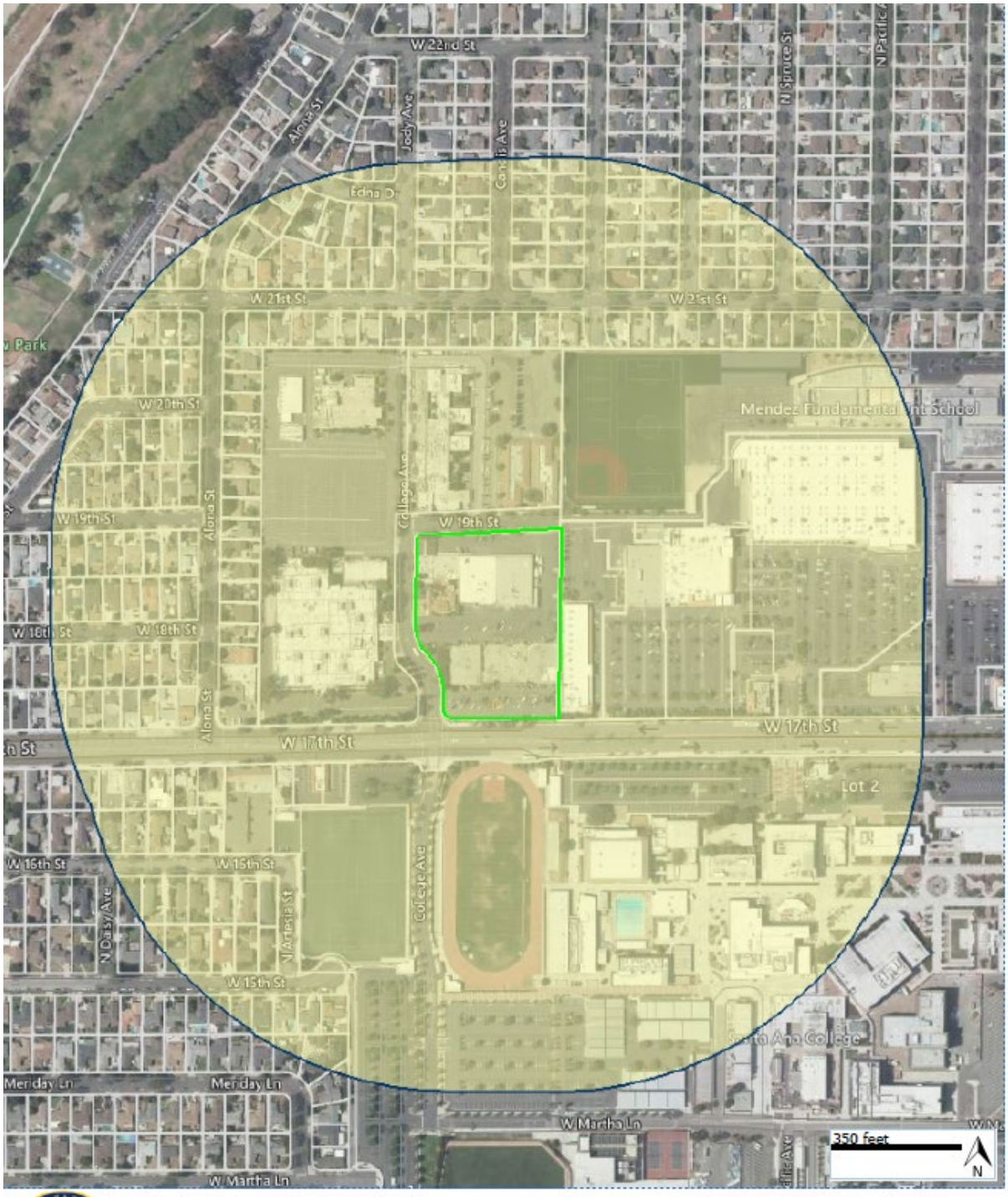
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Kristie Ha (714) 667-2206.

1000’ RADIUS NOTIFICATION MAP



1,000 Sq. Ft. Buffer Map
1623 West Seventeenth Street

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