



**Parks, Recreation, and Community Services Agency
Planning and Building Agency
Public Works Agency**

**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
December 5, 2023**

Topic: Standard and McFadden Public Park Located at 1117 S. Standard Avenue

AGENDA TITLE

Second Reading of Ordinance Approving Amendment Application No. 2023-01 to Change the Zoning District Designation of the Public Park Located at 1117 S. Standard Avenue from Multiple-Family Residence (R-3) to Open Space Land (O) for Consistency with the General Plan Land Use Designation of Open Space

First reading at the November 21, 2023 City Council meeting and approved by a unanimous vote.

Published in the Orange County Reporter on November 27, 2023.

RECOMMENDED ACTIONS

1. Conduct a second reading and adopt an ordinance approving Amendment Application No. 2023-01 for Standard and McFadden Public Park located at 1117 S. Standard Avenue;

ORDINANCE NO. NS-3054 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2023-01 REZONING THE PROPERTIES LOCATED 1113, 1117, 1121, AND 1125 SOUTH STANDARD AVENUE AND RECOGNIZED AS ASSESSOR PARCEL NUMBERS 011-251-17, 011-251-18, 011-251-19, 011-251-20, 011-251-38 AND 011-251-39 (from Multi-Family Residence (R-3) to Open Space Land (O)); read by title only and waive further reading.

2. Determine that in accordance with the California Environmental Quality Act (CEQA) and Section 15162 of the CEQA Guidelines, the project is within the scope of the 2022 Santa Ana General Plan Environmental Impact Report (EIR) (SCH No. 2020029087). Furthermore, these actions are categorically exempt from further review per Section 15304 (Class 4 – Minor Alterations of Land) of the CEQA Guidelines. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. As such, a Notice of Determination, Environmental Review No. 2020-78, will be filed for this project.

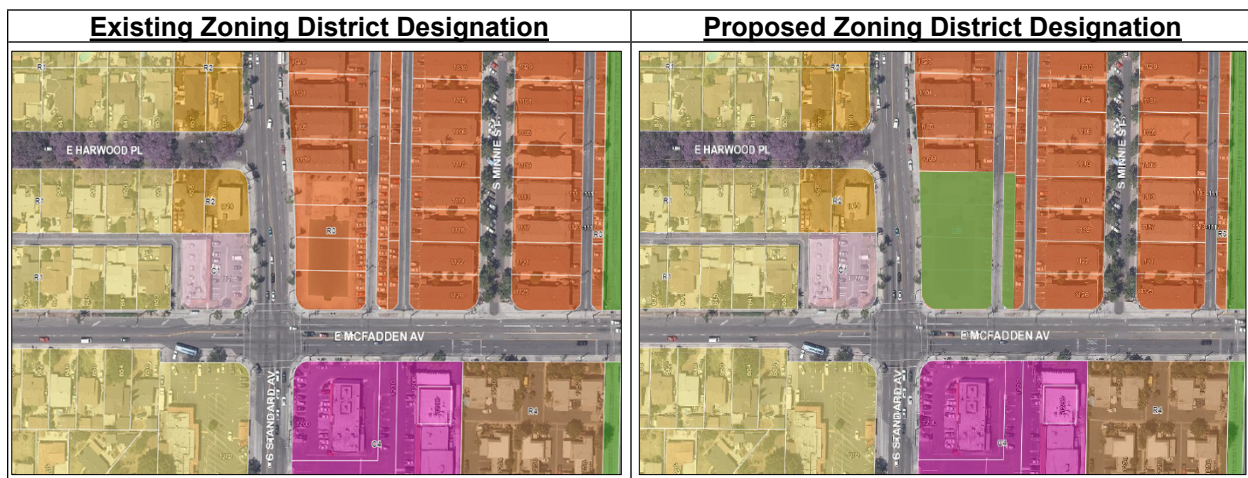
GOVERNMENT CODE §84308 APPLIES: No

EXECUTIVE SUMMARY

At its regular meeting of November 21, 2023, the City Council approved the first reading of an ordinance approving Amendment Application No. 2023-01 for Standard and McFadden Public Park located at 1117 S. Standard Avenue. In addition, the City Council (1) affirmed the Planning Commission's adoption of Public Naming Facilities (PFN) No. 2023-01 to name subject the park to "Gerardo Mouet Park;" (2) approved Abandonment (PW) No. 2023-03 to abandon and redesign the southerly portion of an alley between Wakeham Avenue to the north and McFadden Avenue to the south; and (3) approved General Plan Amendment (GPA) No. 2023-01 to change the land use designation of portions of the park site from Low Density Residential (LR-7) to Open Space (OS).

Amendment Application (AA) No. 2023-01

In accordance with Section 41-664 of the Santa Ana Municipal Code (SAMC), staff is recommending that the City Council adopt an ordinance approving AA No. 2023-01, which is required in order to change the zoning district designation of the park site from Multiple-Family Residence (R-3) to Open Space Land (O) for consistency with the General Plan land use designation of OS. The O district designation applies to those areas of the City that provide permanent open space. Therefore, the proposed O zoning designation is the appropriate zoning designation for the park.



ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA) and Section 15162 of the CEQA Guidelines, the project this is within the scope of the 2022 Santa Ana General Plan Environmental Impact Report (EIR) (SCH No. 2020029087). An environmental analysis has been conducted for this project which revealed that the previously prepared EIR adequately described the project's environmental setting, impacts, and mitigation measures related to each impact. There are no substantial changes proposed by these actions. There are no substantial changes with respect to circumstances under which the actions undertaken that will require major revisions to

the EIR. There is no new information of substantial importance. All environmental impacts associated with these actions were considered and evaluated by the EIR approved and adopted. There is no new information of substantial importance. There are no new environmental impacts or mitigation measures needed. All applicable mitigation measures identified by the EIR will be applied to this project. Furthermore, these actions are categorically exempt from further review per Section 15304 (Class 4 – Minor Alterations of Land) of the CEQA Guidelines. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. As such, a Notice of Determination, Environmental Review No. 2020-78, will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with these actions.

EXHIBIT(S)

1. Ordinance

Submitted By:

Hawk Scott, Executive Director of Parks, Recreation, and Community Services Agency

Nabil Saba, Executive Director of Public Works Agency

Minh Thai, Executive Director of Planning and Building Agency

Approved By: Tom Hatch, Interim City Manager