



Planning and Building Agency  
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Item # 19

**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**February 4, 2025**

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**TOPIC:** Resolution Repealing Resolution No. 2019-107 regarding 2019 environmental approvals for the project located at 2525 North Main Street

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**AGENDA TITLE**

Resolution Repealing Resolution No. 2019-107 Regarding 2019 Environmental Approvals for Project Located at 2525 North Main Street

**RECOMMENDED ACTION**

Adopt a Resolution repealing Resolution No. 2019-107 (1) adopting environmental findings of fact pursuant to the California Environmental Quality Act; (2) certifying the final environmental impact report (SCH #2018021031), (3) adopting a statement of overriding considerations for the proposed project, (4) adopting the mitigation monitoring and reporting program, and (5) approving the proposed Addington multifamily residential project located within the City of Santa Ana at 2525 North Main Street.

RESOLUTION NO. 2025-XXX entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA RESCINDING RESOLUTION NO. 2019-107 (1) ADOPTING ENVIRONMENTAL FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (2) CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2018021031), (3) ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED PROJECT, (4) ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND (5) APPROVING THE PROPOSED ADDINGTON MULTI-FAMILY RESIDENTIAL PROJECT LOCATED WITHIN THE CITY OF SANTA ANA AT 2525 NORTH MAIN STREET

**GOVERNMENT CODE §84308 APPLIES:** Yes

**DISCUSSION**

*Project Approval Background*

In July 2019, the Project, consisting of a 476 unit residential development, was

presented to the City Council. The City Council remanded the Project back to the Planning Commission for further consideration. In August 2019, the Project went to the Planning Commission with a reduction in the number of units, density, and number of stories. The vote resulted in an impasse.

On October 28, 2019, the Planning Commission voted not to recommend certification of the EIR to the City Council and to deny the proposed development and related Project approvals.

On November 19, 2019, the Project was presented to the City Council for consideration. This included certification and adoption of the Final Environmental Impact Report (Final EIR), clarification to the Final EIR document, a mitigation monitoring and reporting program, and a statement of overriding conditions; Development Agreement; General Plan amendment to change the land use designation of the property from Professional and Administrative Office (PAO) to District Center (DC); Amendment application to rezone the property from Professional (P) to Specific Development No. 93 (SD-93). The first reading of the zone change and development agreement were approved along with the Final EIR and mitigation monitoring program. On December 3, 2019, the second reading of the ordinances was held. The matter was continued to December 17, 2019 and then to January 21, 2020.

On January 21, 2020, the zone change and development agreement ordinances were adopted. A Referendum petition regarding the zone change was circulated and ultimately successful. On May 5, 2020, the City Council rescinded approval of the zone change for the Project.

### *CEQA Litigation*

In January 2020, the City was served with litigation alleging violation of the California Environmental Quality Act ("CEQA") brought by Santa Ana Citizens for Responsible Development against the City and the developer of the Project, AC2525 Main LLC (Real Party in Interest). The matter was settled in December 2024 with no payment of monies on behalf of the City. The settlement included an agreement not to rely upon the EIR for any future development of the property. Staff recommends rescinding Resolution No. 2019-107 relating to approval of the Final EIR.

### **ENVIRONMENTAL IMPACT**

There is no environmental impact associated with this action.

### **FISCAL IMPACT**

There is no fiscal impact associated with this action.

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**EXHIBIT(S)**

1. Resolution
2. Resolution No. 2019-107

Submitted By: Minh Thai, Executive Director of Planning and Building Agency

Approved By: Alvaro Nuñez, City Manager