

# ORANGE COUNTY REPORTER

~SINCE 1921~

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

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
2020 E 1st Street

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):

03/14/2025

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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<a href="http://www.capublicnotices.com">www.capublicnotices.com</a>	\$20.00
Total	\$162.80

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OR# 3904127

#### 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 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:** 2020 East First Street, located within the General Commercial (C2) zone and within the Active Urban (AU) District of the Metro East Mixed-Use Overlay Zone (MEMU)

**Project Applicant:** Louisa Feletto with MLC Holdings, Inc. /Meritage Homes (Applicant) on behalf of Paul Miszkowicz with 2020 E First, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Site Plan Review No. 2025-01, Vesting Tentative Tract Map No. 2025-01, and Density Bonus Agreement No. 2025-01 to facilitate the construction of a for-sale, multi-family residential development including 80 three-story townhome units and six four-story duplex units (eighty-six total units), five of which would be designated for very low-income households. The project will utilize one concession through the density bonus agreement pursuant to California Government Code, Sections 65915 through 65918 and Santa Ana Municipal Code Section 41-1600 through 41-1607.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15168 (Program EIR) of the CEQA Guidelines. Notice of Exemption, Environmental Review No. 2024-53 will be filed for the project.

**Meeting Details:** This matter will be heard on **Monday, March 24, 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 [PBACComments@santa-ana.org](mailto:PBACComments@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](mailto: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 đi điện thoại cho Kristie Ha (714) 667-2206.**

3/14/25

OR-3904127#



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## 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 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.

**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.

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**Project Applicant:** Louisa Feletto with MLC Holdings, Inc. /Meritage Homes (Applicant) on behalf of Paul Miskowicz with 2020 E First, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Site Plan Review No. 2025-01, Vesting Tentative Tract Map No. 2025-01, and Density Bonus Agreement No. 2025-01 to facilitate the construction of a for-sale, multi-family residential development including 80 three-story townhome units and six four-story duplex units (eighty-six total units), five of which would be designated for very low-income households. The project will utilize one concession through the density bonus agreement pursuant to California Government Code Sections 65915 through 65918 and Santa Ana Municipal Code Section 41-1600 through 41-1607.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15168 (Program EIR) of the CEQA Guidelines. Notice of Exemption, Environmental Review No. 2024-53 will be filed for the project.

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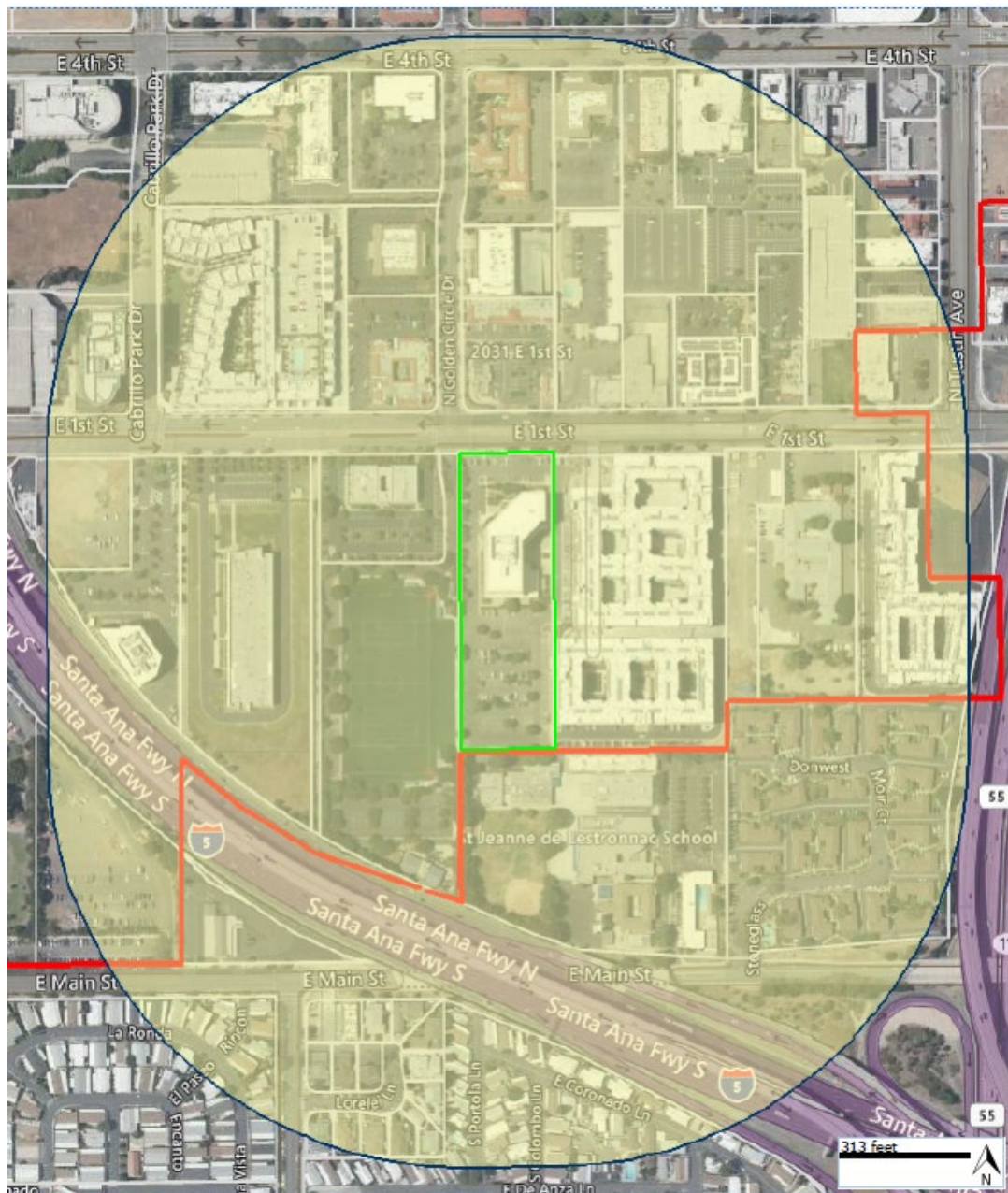
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**Who To Contact For Questions:** Should you have any project questions, please contact case planner Pedro Gomez with the Planning Division by phone at (714) 667-2790 or by email at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org).

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**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.**

### 1000' RADIUS NOTIFICATION MAP



**1,000 Sq. Ft. Buffer Map  
2020 East First Street**



**CONTACT: SANTA ANA CODE ENFORCEMENT**  
**714-667-2780**



REVIVE  
SANTA ANA

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live on or own property within 1000 feet of the project site to whom 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. Decision on this matter will be final unless appealed pursuant to Article 4 of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

**Project Location:** 2020 East First Street, located within the General Commercial (C2) zone and within the Active Urban (AU-1) District of the Metro East Mixed-Use Overlay Zone (MEMU).

**Project Applicant:** Louise Feltus with MLC Holdings, Inc. (Mortgage Holder (Applicant)) on behalf of First Minnesota with 2000 S First, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Site Plan Revision No. 2025-01, Visiting Tentative Tentative Map No. 2025-01, and Density Bonus Agreement No. 2025-01 to facilitate the construction of a low-rise, multi-family residential development consisting of 80 two-story townhome units, and six two-story duplex units (eighty-two units total), five of which would be designated for very-low-income households. The project will utilize an easement through the density bonus agreement pursuant to California Government Code Sections 65915 through 65916 and Santa Ana Municipal Code Section 41-000 through 41-007.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15162 (Program EIR) of the CEQA Guidelines. Notice of Exemption, Environmental Review No. 2024-03 will be filed for the project.

**Meeting Details:** This matter will be heard on **Monday, March 30, 2020, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92704. 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.santaana.org/meetings-and-information/meeting>.

**Written Comments:** If you are unable to participate in the meeting, you may send written comments by e-mail to [PublicComments@delaware.gov](mailto:PublicComments@delaware.gov) or reference the Agenda Item # in the subject line or by mail to: **Public Comments, Recorder, Executive, City of Santa Ana, 20 Dalia Center Plaza - 2220, Santa Ana, CA 92701.** Deadline to submit written comments is 3:00 p.m. on the day of the meeting. Comments received after this deadline may not be distributed to the Commission but will be made part of the record.

**How to Contact for Questions:** Should you have any project questions, please contact case planner Patricia Gomez with the Planning Division by phone at (714) 967-2799 or by email at [PGomez@planning.ocgov.com](mailto:PGomez@planning.ocgov.com).

**Notice:** 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.

5. Gõ các câu hỏi bằng tiếng Việt, hoặc bằng tiếng Anh và Maria Orampo (714) 587-2732.  
hoặc các bạn có thể nhắn tin với cô giáo bằng tiếng Anh hoặc tiếng Việt (714) 587-2204.





**NOTICE**  
OF ENFORCEMENT ACTION

  
WORKING WITH THE SANTA ANA COMMUNITY  
TO PROVIDE A SAFE AND ATTRACTIVE PLACE  
TO LIVE, WORK AND PLAY!  
CONTACT SANTA ANA CODE ENFORCEMENT  
714-687-2780

**WARNING**

UNREASONABLE  
OBSTRUCTION OF  
PEDESTRIAN TRAFFIC IN  
THIS AREA BY PERSONS  
LOITERING, STANDING,  
SITTING, OR LYING IS  
PROHIBITED AND  
PUNISHABLE AS A  
MISDEMEANOR

SAMC SECTION 10-98