



CITY OF SANTA ANA Planning and Building Agency

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www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF SANTA ANA, CA

The City of Santa Ana encourages the public to participate in the decision-making process. The following notice is being provided so that you can ask questions, make comments, and stay informed about projects that might be important to you. We encourage you to contact us prior to the Public Hearing if you have any questions.

NOTICE IS HEREBY GIVEN - The City Council of the City of Santa Ana will hold a public hearing to receive public testimony and will take action on the item described below.

Project Location: The 41-acre site generally referred to as 3600 South Bristol Street located within the General Commercial (C2) and Commercial Residential (CR) zoning districts

Project Applicant: Steven Oh with RCR Bristol LLC (Applicant) on behalf of Greenville Ranch LLC, BSG West Bristol LLC, and MCG Bristol West LLC (Property Owners)

Proposed Project: Applicant is requesting approval of various entitlements to facilitate the establishment of a new Specific Plan (SP) and construction of a new, mixed-use urban village. The SP proposes up to 3,750 residential units, 200 units of senior continuum of care living, a 250 room key hotel (approximately 150,000 square feet), 350,000 square feet of commercial space, and approximately 13.1 acres of publicly accessible open space. The entitlements include an amendment (zone change) application (AA No. 2023-03), tentative tract map (TM No. 2023-01), and development agreement (DA No. 2023-02). The requested actions also require an overrule of the John Wayne Airport Land Use Commission's determination of inconsistency for the project with the Airport Environs Land Use Plan.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project requires preparation of a Draft Supplemental Environmental Impact Report (EIR) (State Clearinghouse Number 2020029087) that analyzes the potential impacts of the project and identifies measures to mitigate the environmental effects. The EIR concludes that the proposed project would require mitigation related to Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. Impacts related to Air Quality and Recreation would remain significant and unavoidable after mitigation.

Action Taken by the Planning Commission on August 12, 2024: Recommended that the City Council adopt a resolution to (1) certify the Final Supplemental Environmental Impact Report (SEIR) No. 2022-01 (SCH No. 2020029087), including adoption of environmental findings of fact pursuant to the California Environmental Quality Act, (2) adopt of a Statement of Overriding Considerations, (3) adopt the Mitigation Monitoring and Reporting Program, and (4) approve the Project; Adopt an ordinance approving Amendment Application No. 2023-03 to establish the Related Bristol Specific Plan No. 5 and to approve a zone change for the Property located at 3600 Bristol Street from General Commercial (C2) and Commercial Residential (CR) to Related Bristol Specific Plan (SP No. 5); Adopt an ordinance approving Development Agreement No. 2023-02; Adopt a resolution approving Vesting Tentative Tract Map No. 2023-01 (County Map No. 19272), as conditioned; and Adopt a resolution overruling the Orange County Airport Land Use Commission's determination that the Related Bristol Specific Plan is inconsistent with the Airport Environs Land Use Plan, including supportive findings

VOTE: 7-0 (Ayes: Commissioners Benninger, Escamilla, Leo, Oliva, Pham, Ramos, Woo).

Meeting Details: This public hearing will be held on **Tuesday, September 17, 2024, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, in the City Council Chamber, 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/agendas-and-minutes/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to eComment@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Jennifer L. Hall, City Clerk, City of Santa Ana, 20 Civic Center Plaza – M30, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the City Council but will be made part of the record.

Where To Get More Information: All staff reports regarding any item on this agenda are available for public inspection in the City Clerk's Office during regular business hours and posted on the City's website the Tuesday before a Council meeting at: <https://www.santa-ana.org/agendas-and-minutes/>.

Who To Contact For Questions: Should you have any questions, please contact Ali Pezeshkpour with the Planning and Building Agency at APezeshkpour@santa-ana.org or (714) 647-5882.

Note: If you challenge the decision on the above matter in court, 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 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 Tony Lai số (714) 565-2627.

2,000-FOOT RADIUS NOTIFICATION MAP

