

ORANGE COUNTY REPORTER

~SINCE 1921~

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05/31/2024

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OR# 3817142

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: 1921 West Washington Avenue located within the Two-Family Residential (R2) zoning district.

Project Applicant: Habitat for Humanity of Orange County (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for density bonus to allow up to 16.22 dwelling units per acre (du/ac).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, 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 (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 Cristian Santana

with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org or contact Senior Planner Pedro Gomez 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. N ếu u c ả n liên l ậ c b ả ng ti ệ ng Vi ệ t, xin đi ệ n tho ả i cho Tony Lai ở (714) 565-2627.

5/31/24

OR-3817142#



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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

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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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



1921 W. Washington Avenue
2,000 Foot Buffer Map

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