



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
April 25, 2022

Topic: Public Facilities Naming No. 2022-01 to name the empty lot at 423 South Raitt Street

RECOMMENDED ACTION

Adopt a resolution approving Public Facilities Naming (PFN) No. 2022-01 to name the empty lot at 423 South Raitt Street to El Refugio Park.

DISCUSSION

Staff is requesting Planning Commission approval of PFN No. 2022-01 to name the empty lot at 423 South Raitt Street to El Refugio Park. Pursuant to Santa Ana Municipal Code (SAMC) Section 33-5, the Planning Commission is responsible for public facilities naming requests, with City Council consent review thereafter.

Background, Outreach, and Name Selection Process

To coincide with the park groundbreaking and construction at the Raitt/Myrtle site, staff requested from the community assistance in naming the park. The new park will be built on two City-owned parcels at the northeast corner of Raitt and Myrtle streets and will feature a skate park, play equipment, exercise area, drought-tolerant landscaping, drinking water fountains, lighting, a public restroom, and other amenities. The Parks, Recreation, and Community Services Agency (PRSCA) solicited names through a social media survey, during the period of December 15, 2021 to January 3, 2022.

A criterion listed in the Santa Ana Municipal Code, was used as the benchmark for submittals, which include the following requirements for naming a park:

- A name, which serves to identify the location of the subject by reference to distinct geographic, environmental or development features in the immediate area.
- A name, which references the history of the subject site or its immediate area.
- A name, which identifies a person or family, which made an extraordinary donation of land or funds to promote the construction or improvement of the subject public facility.

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- A name which recognizes a person or family who made a distinct, significant contribution to the well-being of the city, including past mayors, council members, board or commission members, officers or employees of the city, but not anyone who currently holds any such position.

Staff reviewed over 90 suggestions using the criteria to determine their qualification. The list below was developed as a priority for consideration, as the names closely fall under the criterion for Naming a Park.

- Raitt and Myrtle Community Park
- El Refugio Park
- David Ream Community Park
- Sarah Shaw Community Park
- William H. Spurgeon Park

After consideration of the list above, the recommendation from a joint Ad-Hoc Committee, including members (four) from the Parks, Recreation and Community Services Commission and members (2) from the Youth Commission is for El Refugio Park. The recommended name reflects the historic Yorba Hacienda that once existed at the site.

Request Analysis

Based on the guidelines established in the SAMC and in consideration of what would best identify the street, the following analysis was considered for the street renaming.

At the February 2022 Youth Commission and Parks Recreation and Community Services Commission meetings, information was provided on the Naming of the Raitt/Myrtle site. As a result, an Ad Hoc Committee was created to select a name for the site. The Ad-Hoc Committee met on March 15, 2022 to discuss the Naming of the Raitt/Myrtle Park Area. Six (6) selections were presented to the Ad-Hoc Committee to determine the best choice for the name of the park. The Ad-Hoc Committee chose two options for further consideration. The selections are as follows:

PRCSC – Option A

Commissioner Woo- Sarah Shaw Park
Commissioner Nelson – El Refugio Park
Commissioner Torreblanca – El Refugio Park

Youth Commission – Option A

Commissioner Nguyen – El Refugio Park
Commissioner Huizar – El Refugio Park

Option A Result: El Refugio Park

PRCSC – Option B

Youth Commission – Option B

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Commissioner Woo- Sarah Shaw Park Commissioner Nguyen –Spurgeon Park
Commissioner Nelson – Sarah Shaw Park Commissioner Huizar – Spurgeon Park
Commissioner Torreblanca – Sarah Shaw Park

Option B Result: Sarah Shaw Park

A single selection is required before recommendation to the Planning Commission to finalize the process in naming the Raitt/Myrtle site. At the March 24, 2022 Parks, Recreation and Community Services Commission meeting, the name of El Refugio Park was unanimously selected as the new name for the Raitt/Myrtle Site.

Area History of Naming

According to various sources online, Juan Pablo Grijalva, a Spanish soldier who traveled to Alta California with the De Anza expedition, was the original petitioner for the lands that became known as the "Rancho Santiago de Santa Ana". He died before the grant was approved and the lands went to his son-in-law, José Antonio Yorba and his grandson, Juan Pablo Peralta. On July 1, 1810, the land later named Rancho Santiago de Santa Ana was granted to José Antonio Yorba and his nephew Pablo Peralta by Governor José Joaquín de Arrillaga on behalf of the Spanish Government. This was the only land grant in present-day Orange County given under Spanish Rule, which were rare during this time, only two and a half months before the start of the war for Mexican Independence (1810–1821). The Mexican government granted the surrounding land grants or ranchos after Mexican independence in 1821.

José Antonio Yorba later built an elaborate adobe hacienda, El Refugio (the Refuge), located near present-day First and Sullivan Streets in western Santa Ana.

With the Mexican Cession of California to the United States following the Mexican–American War, the 1848 Treaty of Guadalupe Hidalgo provided that the land grants would be honored. As required by the Land Act of 1851, a claim for Rancho Santiago de Santa Ana was filed with the Public Land Commission in 1852, and the grant was patented to Bernardo, Teodoro and Ramón Yorba in 1883. In 1854, the Yorba family sold Rancho Santiago de Santa Ana to José Antonio Andrés Sepúlveda. Sepúlveda later lost the land due to bankruptcy caused by fighting to uphold his land claims in court. In 1869, William Spurgeon and Ward Bradford purchased 74.27 acres of the ranch to form the city of Santa Ana. It became the seat of government for the County in 1889.

Public Notification and Community Outreach

Project notifications were posted onsite and in the OC Reporter in accordance with City and State regulations. Copies of the public notice are provided in Exhibit 7.

ENVIRONMENTAL IMPACT

Exhibit 1

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In accordance with the California Environmental Quality Act and the CEQA Guidelines, the recommended action is exempt from further review per Section 15061 (b)(3). This general rule exemption is allowed provided it can be determined with certainty that the proposed project will not have a significant effect on the environment. As the project consists of naming of a public facility, the general rule exemption is applicable. Categorical Exemption Environmental Review No. 2022-18 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning and Aerial View
3. Copy of Notice

Submitted By:
Timothy Pagano, Community Services Manager

Approved By:
Minh Thai, Executive Director, Planning and Building Agency

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA ANA TO NAME THE RAITT/MYRTLE
SITE AT 415 AND 423 SOUTH RAITT STREET TO EL
REFUGIO PARK

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

A. The City of Santa Ana is requesting approval of City-initiated Public Facilities Naming (PFN) No. 2022-01 of El Refugio Park, to be constructed on the City-owned empty lots located at 415 and 423 South Raitt Street.

B. Pursuant to sections 33-5 through 33-8 of the Santa Ana Municipal Code (SAMC), the Planning Commission is the decision-making body for the naming of parks or recreational facilities owned or controlled by the City, subject to confirmation by the City Council. Further, the policy guidelines in the SAMC pertaining to the naming of such facilities specify the criteria that should be used in the determination.

C. The Planning Commission held a duly-noticed public hearing on April 25, 2022 to consider PFN No. 2022-01.

D. Based on these guidelines, the park name of El Refugio Park has been selected as the name of the park to be constructed on the City-owned empty parcels at 415 and 423 South Raitt Street. This name satisfies the criteria of SAMC section 33-6(c)(2), which directs the promotion of names that reference the history of a site or its immediate area. El Refugio Park references the history of the immediate area of adobe structures known as the oldest European structure located within the boundaries of Santa Ana. The location of the adobe was about one-fourth mile south of First Street and one-fourth mile west of Bristol Street, east of then Artesia Street, now east of the NE corner of Raitt and Myrtle streets.

Section 2. In accordance with the California Environmental Quality Act and the CEQA Guidelines, the recommended action is exempt from further review in accordance with CEQA Guidelines Section 15061(b)(3). This general rule exemption is allowed when it can be determined with certainty that the proposed project will not have a significant effect on the environment. As the project consists of the renaming of a public street, the general rule exemption is applicable. Categorical Exemption Environmental Review No. 2022-18 will be filed for this project.

Section 3. The Planning Commission of the City of Santa Ana hereby approves Public Facility Naming No. 2022-01 to name as El Refugio Park the City-owned empty

lots located at 415 and 423 South Raitt Street following construction of the site. This decision is based upon the evidence submitted at the above-referenced meeting, which includes, but is not limited to: the Request for Planning Commission Action dated April 25, 2022 and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 25th day of April, 2022.

Thomas Morrissey
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

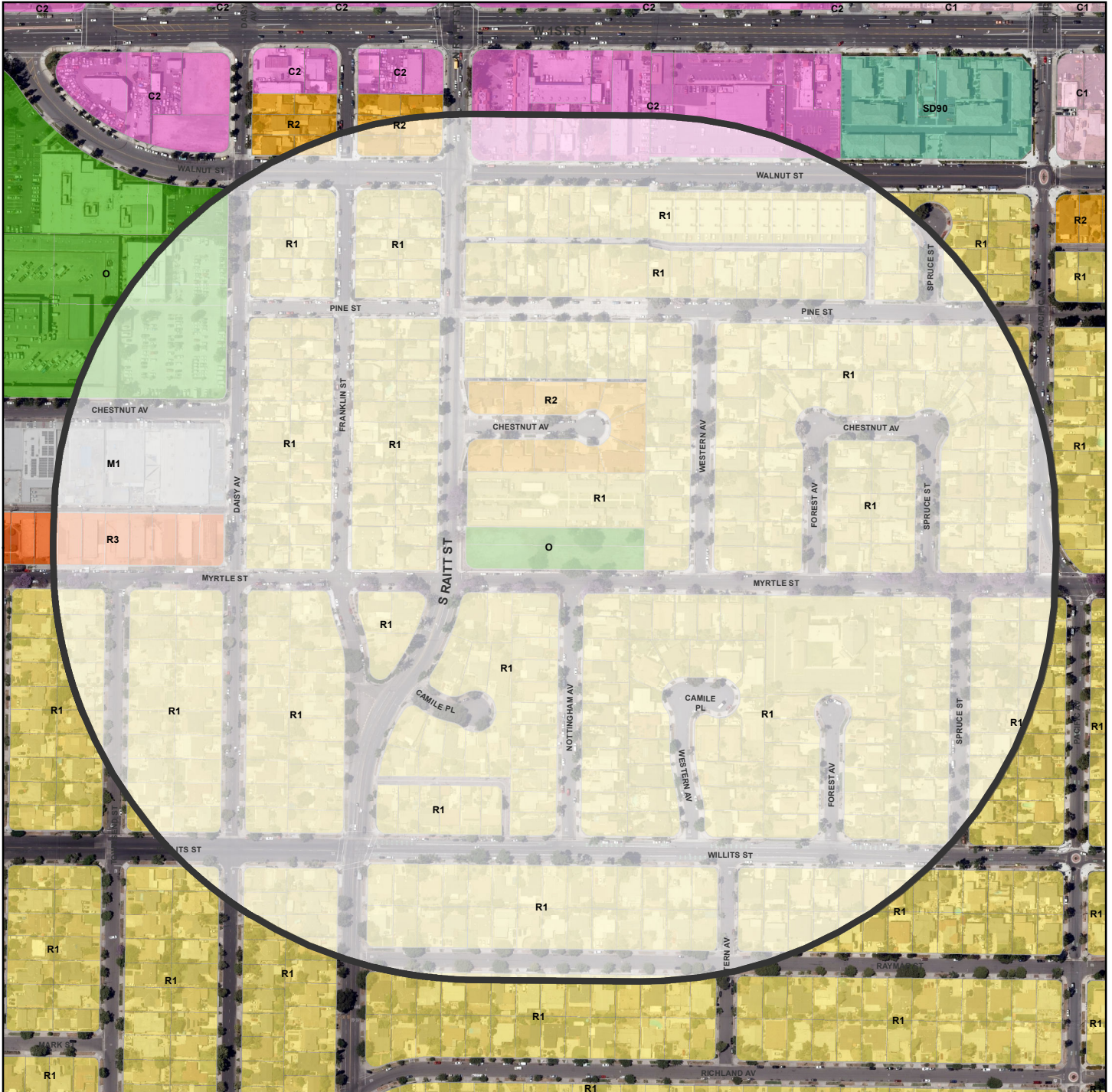
I, Christina Leonard, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on April 25, 2022.

Date: _____

Recording Secretary
City of Santa Ana

Exhibit 1

PFN No. 2022-01, "EL REFUGIO PARK NAMING" 415 & 423 SOUTH RAITT STREET



ZONING DISTRICTS

A1	GENERAL AGRICULTURAL	CSM	SOUTH MAIN STREET COMMERCIAL DIST.	R2	TWO- FAMILY RESIDENCE	-B	PARKING MODIFICATION
C1	COMMUNITY COMMERCIAL	GC	GOVERNMENT CENTER	R3	MULTIPLE- FAMILY RESIDENCE	-OZ	OVERLAY ZONE
C1-MD	COMMUNITY COMMERCIAL - MUSEUM DIST.	M1	LIGHT INDUSTRIAL	R4	SUBURBAN APARTMENT	-PRD	PLANNED RESIDENTIAL DEVELOPMENT
C2	GENERAL COMMERCIAL	M2	HEAVY INDUSTRIAL	RE	RESIDENTIAL ESTATE	-HD2	HEIGHT DISTRICT II
C4	PLANNED SHOPPING CENTER	O	OPEN SPACE	SD	SPECIFIC DEVELOPMENT		
C5	ARTERIAL COMMERCIAL	P	PROFESSIONAL	SP	SPECIFIC PLAN		
CR	COMMERCIAL RESIDENTIAL	R1	SINGLE- FAMILY RESIDENCE	OZ1	METRO EAST OVERLAY ZONE		



EXHIBIT 2 - VICINITY ZONING AND AERIAL VIEW



ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
 Telephone (714) 543-2027 / Fax (714) 542-6841
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CHRISTINA LEONARD
 CITY OF SANTA ANA/PLANNING & BUILDING
 20 CIVIC CENTER PLAZA 2ND FLR
 SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
 415 & 423 S. Raitt St.

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):

04/13/2022

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.

Publication	\$122.45
Total	\$122.45

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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
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THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3575419

**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 within 10 calendar days of the decision by any interested party or group.

Project Location: 415 and 423 South Raitt Street

Project Applicant: City of Santa Ana (Timothy Pagano, Community Services Manager)

Proposed Project: Staff is requesting Planning Commission approval of PFN No. 2022-01 to name the empty lot at 415 and 423 South Raitt Street to El Refugio Park upon completion of the project. Pursuant to Santa Ana Municipal Code (SAMC) Section 33-5, the Planning Commission is responsible for public facilities naming requests, with City Council consent review thereafter.

Environmental Impact: In accordance with the California Environmental Quality Act and the CEQA Guidelines, the recommended action is exempt from further review per Section 15061 (b)(3). This general rule exemption is allowed provided it can be determined with certainty that the proposed project will not have a significant effect on the environment. As the project consists of naming of a public facility, the general rule exemption is applicable. Notice of Exemption for Environmental Review No. 2022-18 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 25, 2022 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 www.santa-ana.org/pb/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 mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, 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 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 questions, please contact Timothy Pagano with the Planning and Building Agency at tpagano@santa-ana.org or 714-571-4219.

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 Narcedalia Perez (714) 667-2260.

Nếu có thắc mắc bằng tiếng Việt, xin đi điện thoại cho Tony Lai số (714) 565-2627.

4/13/22

OR-3575419#



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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.

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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

