



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. 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 make a recommendation on the item described below. Their recommendation will be forwarded to the City Council at a later date for final determination.

Project Location: The City of Santa Ana, encompassing 27.3 square miles in Central Orange County.

Project Applicant: City of Santa Ana (Ricardo Soto, Senior Planner)

Proposed Project: The City of Santa Ana is proposing to update several sections of Chapter 41 (Zoning) of the Santa Ana Municipal Code (SAMC) to address family daycare facilities; regional planned sign program regulations for institutional uses (schools, hospitals, etc.); require conditional use permits for massage establishments; permit retail uses in industrial zoning districts; update trash bin enclosure standards; make clarifications to the Urban Lot Split and Two-Unit Development standards; require a conditional use permit for uses located within 500 feet of sensitive land uses that require a regional, state, or federal agency approval of a permit to discharge air emission or to process or store hazardous waste; define various office uses; define and regulate electric fences in industrial zones; and make clarifications to the code section regulating light processing facilities. The proposed changes would apply citywide.

Environmental Impact: Pursuant to the California Environmental Quality Act ("CEQA") and the state CEQA Guidelines, the adoption of this Ordinance is exempt from CEQA review pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State CEQA Guidelines because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, as there is no possibility it will have a significant effect on the environment and it is not a "project", as defined in Section 15378 of the CEQA Guidelines. As a result, a Notice of Exemption, Environmental Review No. 2022-73 will be filed upon adoption of this ordinance.

Meeting Details: This matter will be heard on **Monday, December 12, 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 <http://www.santa-ana.org/pb/meeting-participation>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by email to PBACComments@santa-ana.org (reference the Agenda # in the subject line) or mail to Chelsea Shafer, Acting 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, including the full text of the discretionary item, may be found on the City's website 72 hours prior to the public hearing at <http://www.santa-ana.org/cc/city-meetings>.

Who To Contact For Questions: Should you have any questions, please contact Ricardo Soto with the Planning and Building Agency by phone at (714) 667-2793 or by email at RSoto@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 Kelly Arcadio-Tajonar al (714) 647-5881.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

Internal Reference Only:

REF# 3647434

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20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

CNS 3647434

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: City of Santa Ana

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