



## 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 make a recommendation on the items 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:** 2800 North Main Street located in the MainPlace Specific Plan (SP-4) district.

**Project Applicant:** Jason Marechal (Representative) and Centennial Real Estate (Applicant and Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permits (CUPs) Nos. 2022-19, 2022-20, and 2022-22 to allow the construction and operation of a two-story 73,300-square-foot live entertainment venue with on-premises consumption of alcoholic beverages for after-hours.

**Environmental Impact:** Pursuant to the California Environmental Quality Act ("CEQA") and the state CEQA Guidelines, this project is within the scope of the project covered by a previously certified Environmental Impact Report (EIR) (SCH #1983021103). An initial study has been prepared for this project which revealed that the previously prepared EIR adequately described the project's environmental setting, significant impacts and alternatives, and mitigation measures related to each impact. There are no substantial changes proposed by this project. There are no substantial changes with respect to circumstances under which the project is undertaken that will require revisions to the previously certified EIR. There is no new information of substantial importance. There are no new environmental impacts or mitigation measures needed. All applicable mitigation measures applied to the previously prepared EIR will be applied to this project.

**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 [PBAComments@santa-ana.org](mailto:PBAComments@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.

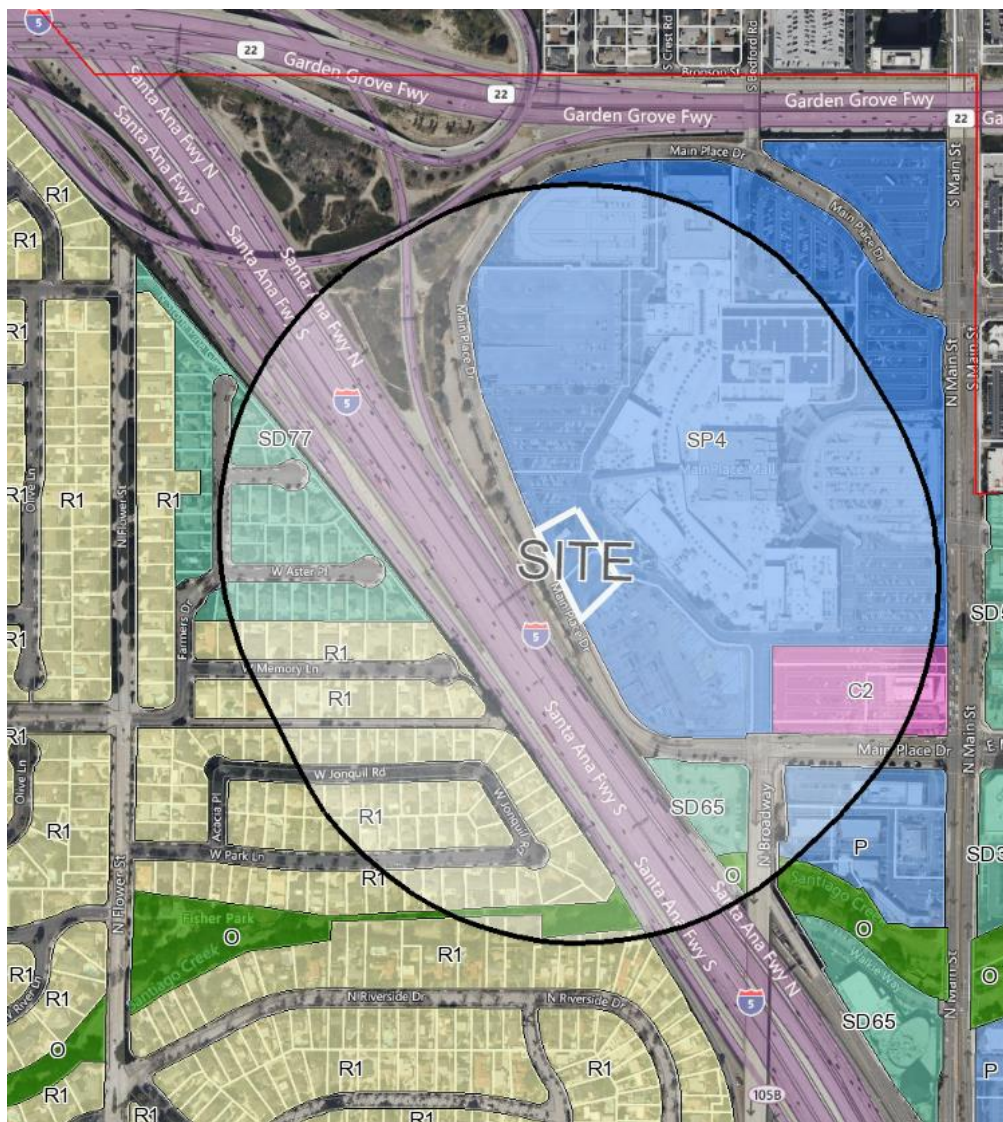
**Where To Get More Information:** Additional details regarding the proposed action, including the full text of the discretionary items, may be found on the City's website 72 hours prior to the public hearing at <http://www.santa-ana.org/cc/city-meetings>.

**Who To Contact For Questions:** Should you have any questions, please contact Project Planner, Jerry Guevara with the Planning and Building Agency by phone at (714) 647-5481 or by email at [JGuevara@santa-ana.org](mailto:JGuevara@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 (714) 647-5881.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

### 1000' RADIUS NOTIFICATION MAP



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

CNS 3647833

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description: 2800 N Main St

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REGISTER. 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):

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12/1/22

CNS-3647833#

ORANGE COUNTY REGISTER