

# ORANGE COUNTY REPORTER

~SINCE 1921~

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## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
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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):

04/10/2023

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OR# 3688943

### 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 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:** 1901 and 1971 East Fourth Street and 515 and 525 North Cabrillo Park Drive (located in the Professional (P) zone and within the Village Center District of the Metro East Mixed-Use Overlay Zone (OZ-1))

**Project Applicant:** Fairfield Realty, LLC. (Applicant) and David Colton (Property Owner)

**Proposed Project:** Applicant is requesting approval of Site Plan Review (SPR) No. 2023-01 and Tentative Tract Map (TTM) No. 2023-03 to facilitate the construction of a mixed-use development known as Cabrillo Town Center. The development consists of a five-story mixed-use wrap building with 26,800 square feet of leasable commercial space and 449 residential units, a townhome community with six three-story buildings containing 58 units, and associated parking, open space, landscaping, and amenities.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is within the scope of a project covered by a previously certified Environmental Impact Report (EIR) (Metro East Mixed-Use Overlay Zone and SCH NO. 2006031041). 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 with respect to circumstances under which the project is undertaken that will require major revisions to the EIR. There is no new information of substantial importance. There are no new environmental impact or mitigation measure needed. All applicable mitigation measure applied to the previously prepared EIR will be applied to this project.

**Meeting Details:** This matter will be heard on Monday, April 24, 2023 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/agendas-and-minutes/](http://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 [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org) (reference the Agenda Item # in the subject line) or 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 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 Jerry Guevara, Case Planner, with the Planning and Building Agency at [JGuevara@santa-ana.org](mailto:JGuevara@santa-ana.org) or 714-647-5481.

**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.**

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

4/10/23

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