

ORANGE COUNTY REPORTER

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
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08/30/2019

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OR# 3289351

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 provided so that you can ask questions, make comments and stay informed about projects that might be important to you. 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. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 301 North Tustin Avenue and 325 North Tustin Avenue in the General Commercial (C2) zone.

Project Applicant: Russell Fischer LP

Proposed Project: The applicant proposes to demolish the existing service station, car wash, and convenience store to construct a new service station with 3,040-square foot convenience store and new automated car wash. The project includes a request for (1) Conditional Use Permit No. 2019-30 to allow a car wash, (2) amendment to Variance No. 2018-10 to allow a reduction in the City's yard standards, and (3) Conditional Use Permit No. 2019-31 to allow a convenient store to operate 24 hours a day.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332, Class 32, In-fill Development Projects. This exemption applies to in-fill development provided it is consistent with the General Plan and zoning designation. The combined development site is 1.46 acres and surrounded by urban uses. The site was previously developed with commercial uses and has no habitat for endangered, rare or threatened species. The project will not result in any significant impacts related to traffic, noise, air quality or water quality according to the traffic impact analysis and with implementation of water quality requirements. The project can be served by all required utilities and public services. Based on this analysis, Notice of Exemption, Environmental Review No. 2019-69 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, September 9, 2019 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, California 92701. All persons interested in this matter are notified to appear at this time.

Written Comments: If you do not wish to appear at the public hearing, you may also send your written comments to Sarah Bernal, Recording Secretary, by mail at City of Santa Ana, 20 Civic Center Plaza

– M20, Santa Ana, CA 92701 or via e-mail at ecomments@santa-ana.org (reference "Planning Commission") by **1:00 p.m.** on the day of the meeting; e-mails received after said time will be on file for public viewing the day after the meeting.

Who To Contact For Questions: Should you have any questions, please contact Selena Kelaheh with the Planning and Building Agency at SKelaheh@santa-ana.org or you can call 714-667-2740.

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://www.santa-ana.org/cc/city-meetings>

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 Nardcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

8/30/19

OR-3289351#



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CITY OF SANTA ANA

20 Civic Center Plaza • P.O. Box 1988
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SANTA ANA CITY COUNCIL

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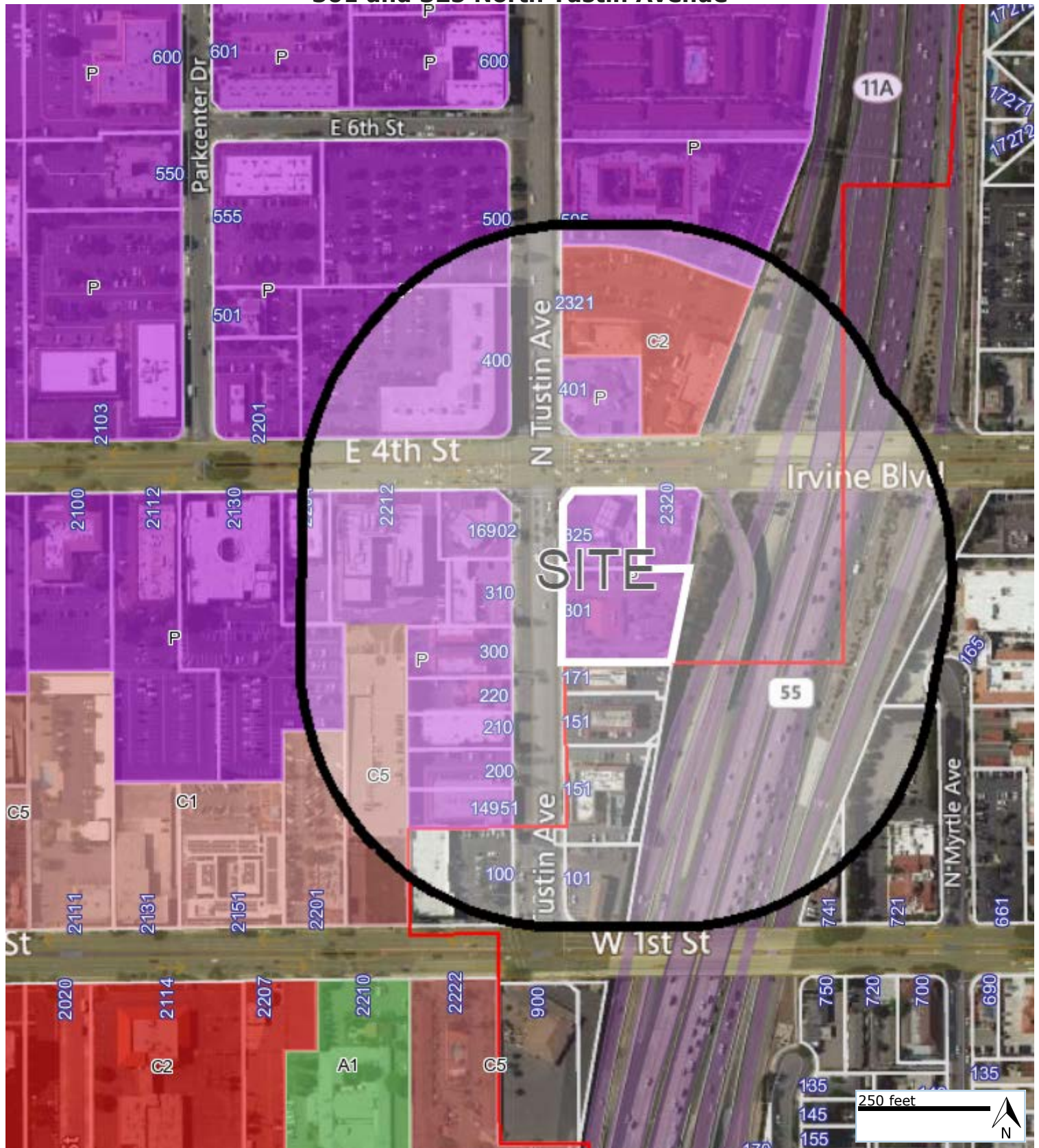
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**Car Wash & Retail Store CUP No. 2019-30, CUP No. 2019-31 and VAR No. 2018-10
301 and 325 North Tustin Avenue**



500' RADIUS NOTIFICATION MAP

