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CITY OF SANTA ANA

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

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 to all interested parties that have expressed interest in the proposed action or that live within a 500' radius of the proposed project 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 Items - The Planning Commission will hold a Public Hearing to receive public testimony, and will make a recommendation on the items described below. Their recommendation will be forwarded to the City Council at a later date for final determination.

What is the Proposed Project?- The project applicant proposes to construct a 226-unit multiple-family residential community on a 3.59-acre property located at 651 West Sunflower Avenue. In order to facilitate the construction of the project, the applicant is requesting approval of General Plan Amendment No. 2019-01 to amend the General Plan land use designation from Low-Density Residential (LR) to Urban Neighborhood (UN) and to update text portions of the City's Land Use Element to reflect this change. The applicant is also requesting approval of Amendment Application No. 2019-01 to rezone the above said property from single-family residential (R-1) to Specific Development No. 94 (SD-94). The purpose of the specific development plan is to permit flexibility in site planning while assuring high quality development.

Environmental Impact - In accordance with the California Quality Environmental Act (CEQA), a Mitigated Negative Declaration (MND), Environmental Review No. 2018-75 was prepared for the project to analyze the potential impacts of the project and identify measures to mitigate the environmental effects. No areas of significant impact were determined from the construction or operation of the proposed project with the implementation of mitigation measures for transportation and construction noise/vibrations.

Meeting Date, Time and Location - This matter will be heard on **Monday, April 22, 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.

How To Make 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 3:00 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 Ivan Orozco at 714-667-2763 / IOrozco@santa-ana.org or Ali Pezeshkpour at 714-647-5882 / APezeshkpour@santa-ana.org with the Planning and Building Agency.

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>

**Si tiene preguntas en español, favor de llamar a
Narcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony
Lai số (714) 565-2627.**

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.

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SANTA ANA CITY COUNCIL

Miguel A. Pulido
Mayor
mpulido@santa-ana.org

Juan Villegas
Mayor Pro Tem, Ward 5
jvillegas@santa-ana.org

Vicente Sarmiento
Ward 1
vsarmiento@santa-ana.org

David Penaloza
Ward 2
dpenaloza@santa-ana.org

Jose Solorio
Ward 3
jsolorio@santa-ana.org

Vacant
Ward 4

Cecilia Iglesias
Ward 6
ciglesias@santa-ana.org

**GPA NO. 2019-01, AA NO. 2019-01
651 WEST SUNFLOWER AVENUE, LEGACY AT SUNFLOWER**



500' RADIUS NOTIFICATION MAP

