

# ORANGE COUNTY REPORTER

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OR# 3232694

### 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. The following 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 Items -**  
The Planning Commission will hold a Public Hearing to receive public testimony, and will take action 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 an 18-unit condominium project, situated on 1.22 acres, currently zoned as Low Density Residential (LR-7), located at 3025 West Edinger Avenue.

The applicant is requesting approval of General Plan Amendment No. 2017-03 to amend the General Plan Land Use designation from Low Density Residential (LR-7) to Medium Density Residential (MR-15), Tract Map No. 2017-04 to allow the consolidation of two existing lots into one development site and subdivide the site for 18 condominium units, and Variance No. 2017-10 to allow a reduction in off-street parking spaces, increase in building height, reduction of front yard setback, reduction of common open space, and deviations from floor plan configurations. The applicant is also requesting approval of a Mitigated Negative Declaration No. 2015-14 as it has been determined that the project would result in a less than significant impact with the implementation of a mitigation measure for noise. In conjunction with the applicant's request, the City is proposing to change the General Plan land use designation of four properties to the east (3019, 3013, 3007 and 2935 West Edinger Avenue) from LR-7 to MR-15.

**Environmental Impact -** In accordance with the California Quality Environmental Act (CEQA), a Mitigated Negative Declaration (MND) Environmental Review No. 2015-14 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 a mitigation measure for noise.

**Meeting Date, Time and Location -** This matter will be heard on **Monday, March 25, 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](mailto: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 Selena Kelaheh 714-667-2740 with the Planning and Building Agency or you can send an email to [Skelaheh@santa-ana.org](mailto:Skelaheh@santa-ana.org).

**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 City Council of the City of Santa Ana at, or prior to, the public hearing.  
3/15/19

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