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CITY OF SANTA ANA

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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: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their recommendation will be forwarded to City Council for final determination at a later date.

Project Location: 1904 West First Street, Light Industrial (M-1) zone

Project Applicant: Fiedler Group, representing 7-Eleven Inc.

Proposed Project: The applicant proposes to construct a new 2,480-square-foot convenience store (7-Eleven) with an 810-square-foot gas station canopy with two fuels pumps. The project includes a request for: (1) Conditional Use Permit No. 2019-12 to allow 24-hour operation; (2) Variance No. 2019-01 to allow one additional monument sign on-site; and (3) Amendment Application No. 2019-02 to change the zoning of the property from Light Industrial (M-1) to General Commercial (C-2). The applicant is also requesting adoption of Mitigated Negative Declaration, Environmental Review No. 2017-140 as it has been determined that the project would result in less than significant impact with the implementation of mitigation measures. In conjunction with the applicant's request, the City is proposing to change the zoning designation of four adjacent properties to the west and south of the project site to be consistent with the City's General Plan land use designation: 1910 and 1916 West First Street and 1901 West Walnut Street to change from Light Industrial (M-1) to General Commercial (C-2), and 2002 West First Street to change from Community Commercial (C-1) to General Commercial (C-2).

Environmental Impact: In accordance with the California Quality Environmental Act (CEQA), a Mitigated Negative Declaration (MND), Environmental Review No. 2017-140, with technical studies was prepared for the project. The Mitigated Negative Declaration concluded that the project would have a less than significant environmental impact with implementation of mitigation measures. Mitigation measures are included to address biological resources, geology and soils, noise, transportation, and hazardous and hazardous materials.

Meeting Details: This matter will be heard on **Monday, May 13, 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 Jerry Guevara with the Planning and Building Agency at JGuevara@santa-ana.org or you can call 714-647-5481.

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.

Publish: Orange County Reporter – Legals Section
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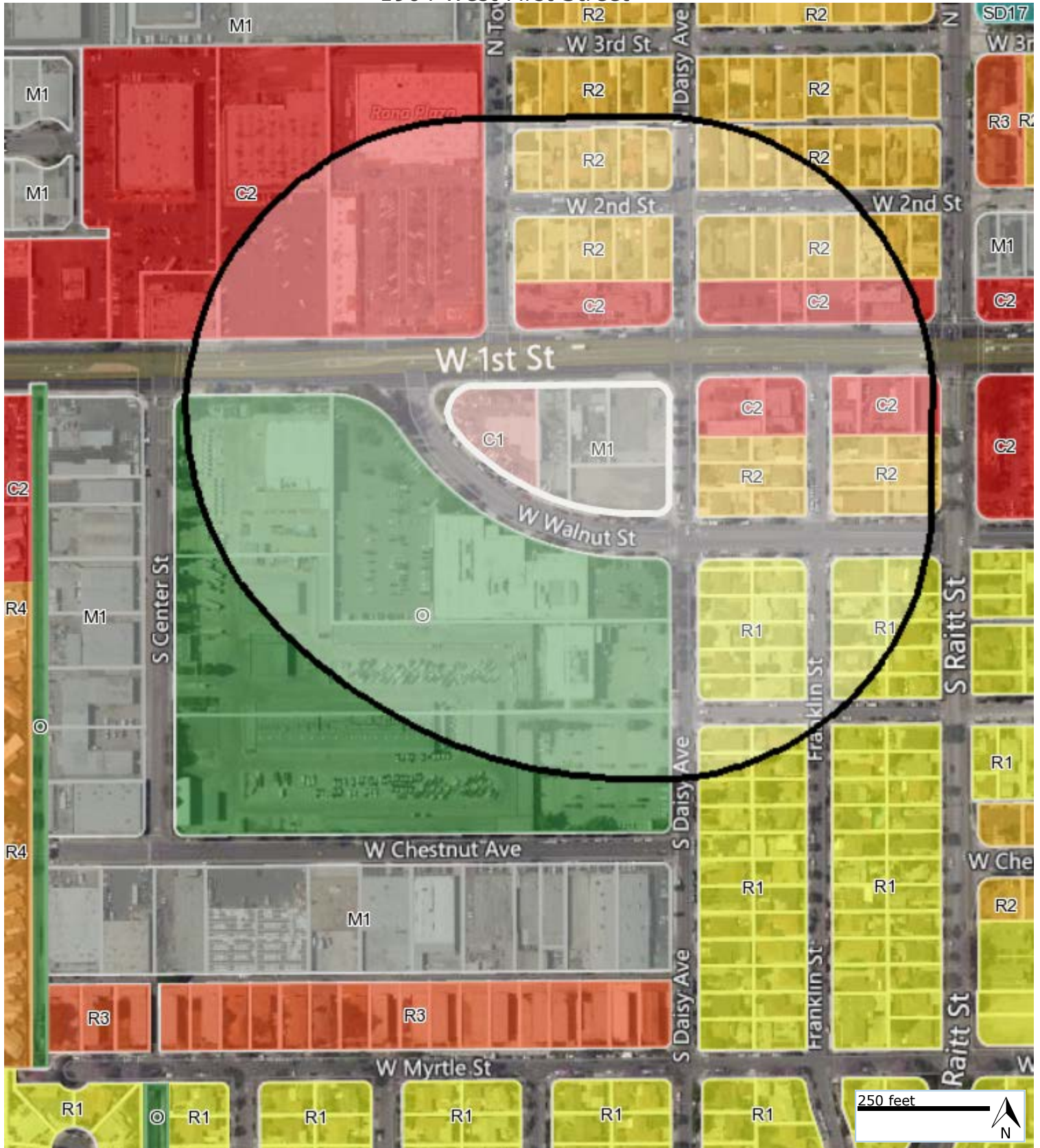
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500' RADIUS NOTIFICATION MAP

