



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
October 5, 2021

TOPIC: Second Extension of Entitlements for the Hampton Inn Hotel Project to be Located at 2129 North Main Street

AGENDA TITLE:

Second Extension of Conditional Use Permit No. 2017-29 and Variance No. 2017-07 for the Hampton Inn Hotel Project to be Located at 2129 North Main Street

RECOMMENDED ACTION

Adopt a resolution approving a second one-year extension of Conditional Use Permit No. 2017-29 and Variance No. 2017-07 to August 20, 2022.

DISCUSSION

On February 20, 2018, the City Council affirmed the Planning Commission's decision to approve a conditional use permit and a variance for a new six-story, 135-room Hampton Inn Hotel at 2129 North Main Street. Specifically, the conditional use permit was to allow a hotel in the Community Commercial – Museum District (C1-MD) zoning district, while the variance was to allow a reduction in parking, setbacks, wall height, and signage. Due to difficulties stemming from the COVID-19 global pandemic, which affected the hospitality industry worldwide, and the difficulties in securing financing for hospitality projects such as the proposed hotel, the applicant has been unable to move forward with the permitting for the new hotel development.

Pursuant to Section 41-647 of the Santa Ana Municipal Code (SAMC), entitlements such as conditional use permits and variances automatically become void should the property owner fail to institute an action to comply with the provisions of the entitlements within two years of its approval. This section of the SAMC also allows the property owner to request an extension of the entitlement up to a period of three years from the date of expiration, which the applicant applied for on February 20, 2020. On March 17, 2020, the City Council adopted a resolution approving the first of three possible one-year entitlement extensions for the project. Shortly thereafter, a state of local emergency was declared stemming from the COVID-19 pandemic. The extension, which was set to expire on February 20, 2021, was therefore automatically extended to August 20, 2021 due to several local executive

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orders providing relief for entitled projects. The applicant submitted a second request for a one-year extension before the August 20, 2021 expiration.

The applicant has completed the plan check process, with permits being able to be issued once the applicant pays the necessary City fees. As a result, the applicant would like to maintain the entitlements and is requesting a second one-year extension of the conditional use permit and variance. Since the applicant may obtain building permits later this year, the Planning Division recommends that the entitlements for the development be extended by another period of one year to August 20, 2022.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the approval of the time extension is exempt from CEQA per Section 15061 (b)(3). This determination has been made as it has been determined that the proposed action will not cause a significant effect on the environment.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Full project plans

Submitted By: Minh Thai, Executive Director of Planning and Building Agency

Approved By: Kristine Ridge, City Manager