



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
December 12, 2022

Topic: Receive and File MainPlace 2022 Annual Monitoring Report

RECOMMENDED ACTION

Receive and file the 2022 Annual Monitoring Report for Development Agreement No. 2018-02 between City of Santa Ana and Main Place Shoppingtown, LLC for the property located at 2800 N. Main Street.

DISCUSSION

Development Agreement No. 2018-02 between City of Santa Ana and Main Place Shoppingtown, LLC, for the property located at 2800 N. Main Street, requires the Owner to submit an Annual Review in the form of an Annual Monitoring Report. The Report must include a progress report on the status of the implementation of the Project and the new tax revenue generated by the Project, including, but not limited to, topics including development and construction progress, reporting and tracking of existing and new uses on the property, economic projections, and tax revenue generation. The specific contents and recommended formats are outlined by the DA in Section 5.1, and the requirements and procedures for annual review is specified in Section 5.3.

As has been done in the years 2020 and 2021, the applicant submitted the Annual Monitoring Report by the annual July 22 deadline this year. The Report contains the required information, including a detail of projects currently underway at the development site and a progress report of development capacities and changes in tax revenues. The submission of a complete Annual Monitoring Report for 2022 is consistent with Section 5.3.3 that the Owner has complied with this requirement in good faith.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), the recommended action to receive and file is exempt from further CEQA analysis pursuant to CEQA Guidelines Section 15060 (Preliminary Review), during which the City has determined that the receive and file action does not involve the exercise of discretionary powers by a public agency, and Section 15061 (b) (3), the general rule that CEQA only applies to projects which have a potential for causing a significant effect on the environment. The action to

receive and file the Annual Monitoring Report does not have the potential for causing a significant effect on the environment.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. 2022 Annual Monitoring Report
2. Development Agreement No. 2018-02

Submitted By:

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Approved By:

Minh Thai, Executive Director, Planning and Building Agency