



## CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### 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 sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. 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. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

**Project Location:** 1411 North Broadway

**Project Applicant:** Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner).

**Proposed Project:** The applicant proposes to construct a 48-unit permanent supportive housing community. In order to facilitate the construction of the project, the applicant is requesting approval of Density Bonus Agreement (DBA) No. 2022-01 to utilize waivers from development standards and/or development concessions as permitted pursuant to California Government Code sections 65915 through 65918 and as implemented by the Santa Ana Municipal Code (SAMC) Sections 41-1600 through 41-1607.

**Environmental Impact:** In accordance with the California Quality Environmental Act (CEQA), the recommended action is exempt from CEQA per Section 15194 (Affordable Housing Exemption). This exemption applies to development projects for affordable housing that meet the threshold criteria set forth in Section 15192; are not located on a site more than five acres in area; are located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households. Therefore, no additional environmental review is required. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

**Meeting Details:** This matter will be heard on **Monday, April 25, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit [www.santa-ana.org/pb/meeting-participation](http://www.santa-ana.org/pb/meeting-participation).

**Written Comments:** If you are unable to participate in the meeting, you may send written comments by e-mail to [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**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://santa-ana.primegov.com/public/portal>.

**Who To Contact For Questions:** Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790.

**Note:** 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.

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

**1000' RADIUS NOTIFICATION MAP**

