

# ORANGE COUNTY REPORTER

~SINCE 1921~

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CHRISTINA LEONARD  
CITY OF SANTA ANA/PLANNING & BUILDING  
20 CIVIC CENTER PLAZA 2ND FLR  
SANTA ANA, CA 92702

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
1513 W. Civic Center Drive

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

12/27/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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OR# 3541655

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA ZONING ADMINISTRATOR

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Zoning Administrator Action:** The Zoning Administrator will hold a Public Hearing to receive public testimony, and will take action on the item(s) described below. The Zoning Administrator's decision is final unless appealed within 10 calendar days.

**Project Location:** 1513 W. Civic Center Drive

**Project Applicant:** Saul Delgado representing 1513 Civic Center, LLC

**Proposed Project:** The applicant is requesting approval of Tentative Parcel Map No. 2021-144 to subdivide an existing 0.84-acre (36,666 square feet) lot into four (4) single-family lots, each ranging from 8,223 square feet to 11,782 square feet in size. Each lot will be developed with a single-family residence and either a single accessory dwelling unit or with two accessory dwelling units, one of which is recognized as a junior unit.

**Environmental Impact:** The Zoning Administrator will consider a determination that the project is exempt from further review pursuant to Section 15315 (Class 15) of the CEQA Guidelines (Minor Land Divisions) because the project involves the division of a residential zoned property in an urbanized area into four or fewer parcels, in conformance with the General Plan and zoning. Based on this analysis, Notice of Exemption, Environmental Review No. 2021-21 will be filed for this project.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Wednesday, December 22, 2021 at 10:30 a.m.** at City Hall, 20 Civic Center Plaza, Santa Ana, California 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBAdComments@santa-ana.org](mailto:PBAdComments@santa-ana.org) (reference the agenda topic 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 8:00 a.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Zoning Administrator 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 Ivan Orozco with the Planning and Building Agency at [lorozco@santa-ana.org](mailto:lorozco@santa-ana.org) or (714) 667-2763.

**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 Zoning Administrator, 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 Nardcedalia Perez al (714) 667-2260

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

12/27/21

OR-3541655#



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# 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 ZONING ADMINISTRATOR

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 500 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.

**Zoning Administrator Action:** The Zoning Administrator will hold a Public Hearing to receive public testimony, and will take action on the item(s) described below. The Zoning Administrator's decision is final unless appealed within 10 calendar days.

**Project Location:** 1513 W. Civic Center Drive

**Project Applicant:** Saul Delgado representing 1513 Civic Center, LLC

**Proposed Project:** The applicant is requesting approval of Tentative Parcel Map No. 2021-144 to subdivide an existing 0.84-acre (36,666 square feet) lot into four (4) single-family lots, each ranging from 8,223 square feet to 11,782 square feet in size. Each lot will be developed with a single-family residence and either a single accessory dwelling unit or with two accessory dwelling units, one of which is recognized as a junior unit.

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**Meeting Details:** This matter will be heard on **Wednesday, January 12, 2021 at 10:30 a.m.** at City Hall, 20 Civic Center Plaza, Ross Annex Conference Room 1600, Santa Ana, California 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org) (reference the agenda topic 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 8:00 a.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Zoning Administrator but will be made part of the record.

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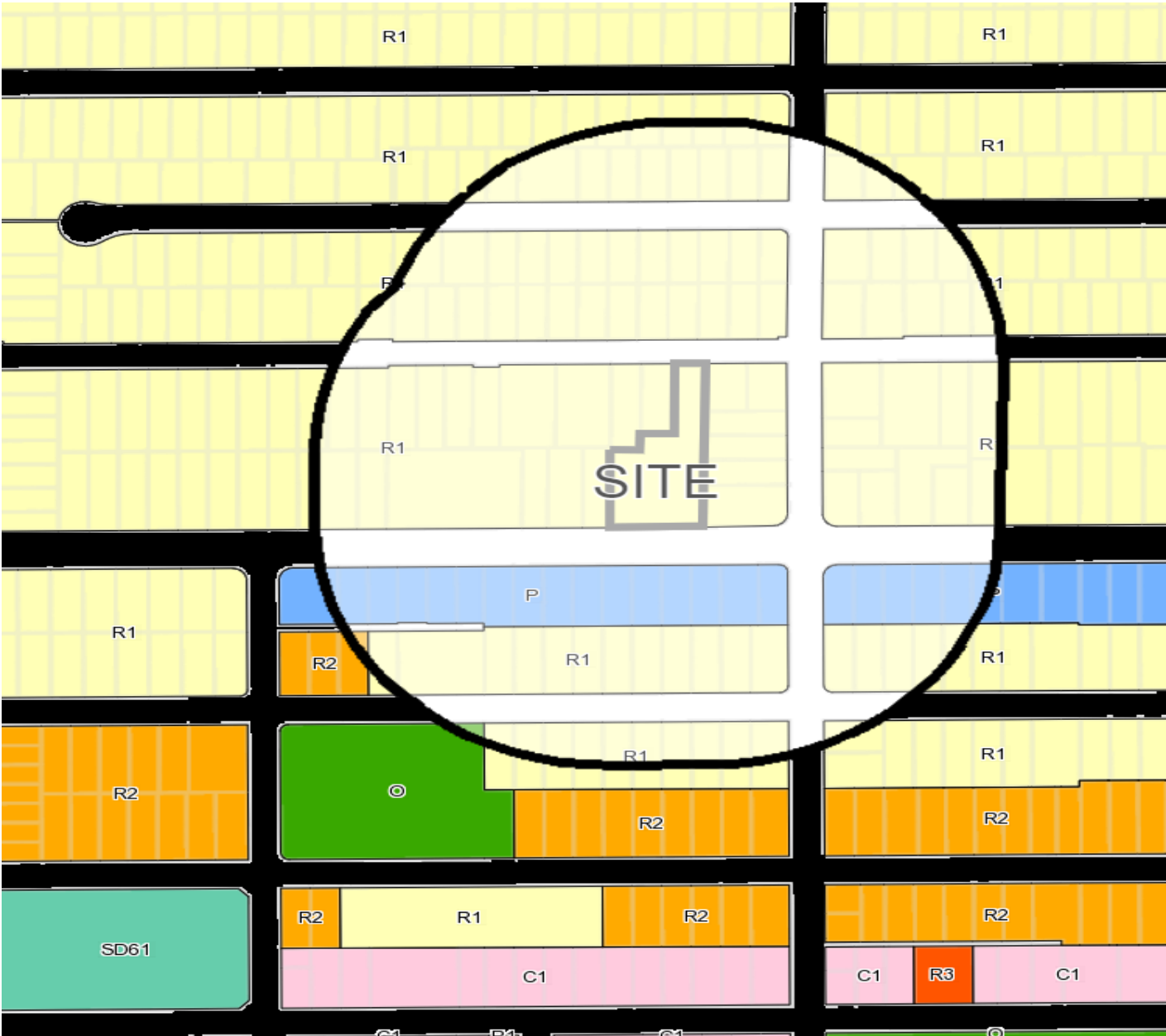
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**Si tiene preguntas en español, favor de llamar a Narcedalia Perez al (714) 667-2260.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

**500' RADIUS NOTIFICATION MAP**

**PM No. 2021-04 - 1513 Civic Center 4-Lot Subdivision 1513 West Civic Center Drive**







**NOTICE OF PUBLIC HEARING BEFORE THE ZONING ADMINISTRATOR**

The City of Santa Ana encourages the public to participate in the decision-making process. An opportunity will be provided for the public to voice their views and concerns on the proposed project at the Public Hearing. If you have any questions or concerns, please contact the Planning Department at (949) 440-2200.

**Project Location:** 1234 Main Street, Santa Ana, CA 92701

**Project Address:** 1234 Main Street, Santa Ana, CA 92701

**Project Dates:** The Public Hearing will be held on Monday, January 15, 2023, at 6:00 PM.

**Project Contact:** City Planning Department, 1234 Main Street, Santa Ana, CA 92701

**Project Description:** The proposed project is a residential development consisting of 10 single-family homes. The project is located on a vacant lot at the intersection of Main Street and 12th Street. The project will include a parking lot and a landscaped area. The project is consistent with the City of Santa Ana's Comprehensive Zoning Ordinance and the City's General Plan.

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