



## 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:** 717 S. Lyon Street – Ward 3

**Project Applicant:** Greg Ocasek, representing Warmington Residential California, Inc. (Applicant), on behalf of OC Electrical Joint Apprenticeship Trust (Property Owner).

**Proposed Project:** Applicant is requesting approval of Density Bonus Agreement No. 2022-03 and Vesting Tentative Tract Map No. 2022-03 (County Map No. 19195) to allow the construction of a residential townhouse development, consisting of 51 townhouse units with eight units proposed as affordable to low-income households. The project has been submitted pursuant to Senate Bill No. 330/the Housing Crisis Act (Government Code Section 65941.1)

**Environmental Impact:** In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

**Meeting Details:** This matter will be heard on **Monday, September 26, 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 [PBaeComments@santa-ana.org](mailto:PBaeComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Chelsea Shafer, Acting 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.

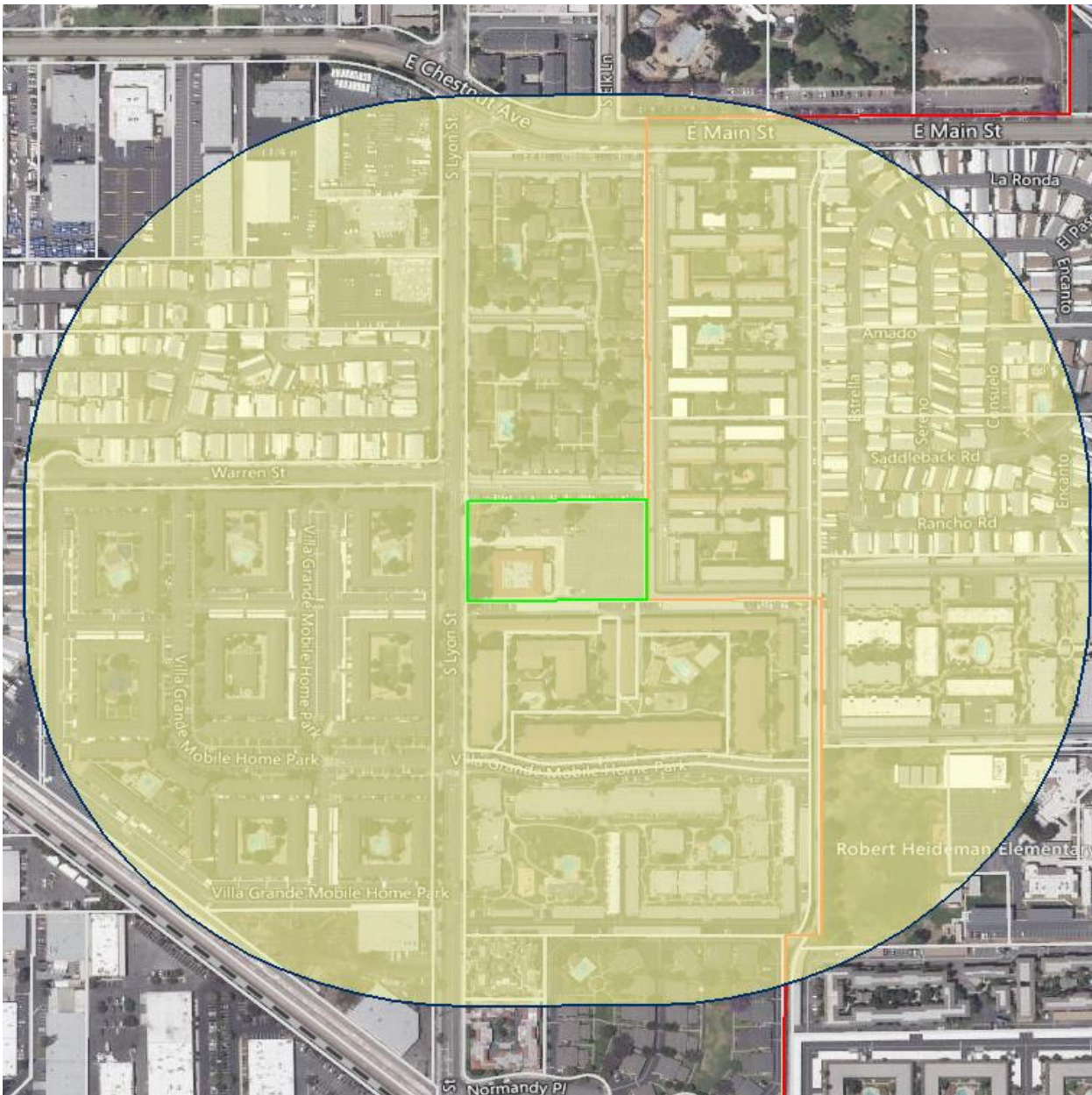
**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

**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 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 Kelly Arcadio-Tajonar (714) 667-5881.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

**1000' RADIUS NOTIFICATION MAP**



# ORANGE COUNTY REPORTER

~SINCE 1921~

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

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Notice Type: GPN GOVT PUBLIC NOTICE

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09/14/2022

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OR# 3624774

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