

MAYOR  
Miguel A. Pulido  
MAYOR PRO TEM  
Juan Villegas  
COUNCILMEMBERS  
Phil Bacerra  
Nelida Mendoza  
David Penalzoa  
Vicente Sarmiento  
Jose Solorio



CITY MANAGER  
Kristine Ridge  
CITY ATTORNEY  
Sonia R. Carvalho  
CLERK OF THE COUNCIL  
Daisy Gomez

## 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 DETERMINATION

**TO:**  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
 Orange County Clerk Recorder  
P.O. Box 238  
Santa Ana, CA 92702-0238

**FROM:** City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92702

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 or the Public Resources Code

**Project Title:** 3rd & Broadway Mixed-Use Development Project

**State Clearinghouse Number:** 2006071100

**ER Number:**

**Lead Agency Contact Person:** Selena Kelaher, AICP

**Telephone Number:** (714) 667-2740

**Applicant (Name and Address):** Caribou Industries, Inc., Mike Harrah, 1103 North Broadway, Santa Ana, CA 92701

**Project Location:** Northeast corner of Broadway and 3rd Street in Downtown Santa Ana.  
City, Santa Ana County, Orange

**Project Description:** The Proposed Project would replace the existing City-owned, 3-level parking garage with a mixed-use development containing a 75-room boutique hotel, 171 housings units, 13,419 square feet of commercial space (including retail and food/beverage establishments), rooftop amenities ancillary to residential and hotel uses, and onsite parking. The Santa Ana Planning Commission took the following actions regarding the Proposed Project:

1. Adopt a resolution approving an addendum to the Environment Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Variance No. 2020-05 and Tentative Parcel Map No. 2020-02.
2. Adopt a resolution approving Variance No. 2020-05 for the hotel off-street parking requirements as conditioned.
3. Adopt a resolution approving Tentative Parcel Map No. 2020-02 as conditioned.

**This is to advise that the City of Santa Ana (Lead Agency) has approved the above described project on September 28, 2020 and has made the following determination regarding the above described project:**

- The project will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of the approval for this project.
- A Statement of Overriding Considerations was adopted for this project.
- Findings were made pursuant to the provisions of CEQA.

### SANTA ANA CITY COUNCIL

Miguel A. Pulido  
Mayor  
[mpulido@santa-ana.org](mailto:mpulido@santa-ana.org)

Juan Villegas  
Mayor Pro Tem, Ward 5  
[jvillegas@santa-ana.org](mailto:jvillegas@santa-ana.org)

Vicente Sarmiento  
Ward 1  
[vsarmiento@santa-ana.org](mailto:vsarmiento@santa-ana.org)

David Penalzoa  
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Jose Solorio  
Ward 3  
[jsolorio@santa-ana.org](mailto:jsolorio@santa-ana.org)

Phil Bacerra  
Ward 4  
[pbacerra@santa-ana.org](mailto:pbacerra@santa-ana.org)

Nelida Mendoza  
Ward 6  
[nmendoza@santa-ana.org](mailto:nmendoza@santa-ana.org)

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:



September 30, 2020

Associate Planner

---

Signature

Date

Title

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

**Governor's Office of Planning & Research**

**Oct 12 2020**

**STATE CLEARINGHOUSE**

**SANTA ANA CITY COUNCIL**

Miguel A. Pulido  
Mayor  
[mpulido@santa-ana.org](mailto:mpulido@santa-ana.org)

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Mayor Pro Tem, Ward 5  
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Nelida Mendoza  
Ward 6  
[nmendoza@santa-ana.org](mailto:nmendoza@santa-ana.org)

**FILED**

**JUN 08 2010**

TOM DALY, CLERK-RECORDER

By \_\_\_\_\_ DEPUTY

Recorded in Official Records, Orange County

Tom Daly, County Recorder

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201085000739 3:16 pm 06/08/10

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**POSTED**

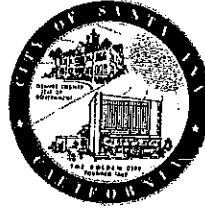
**JUN 08 2010**

TOM DALY, CLERK-RECORDER

By \_\_\_\_\_ DEPUTY

**MAYOR**

Miguel A. Pulido  
MAYOR PRO TEM  
Claudia C. Alvarez  
COUNCIL MEMBERS  
P. David Benavides  
Carlos Bustamante  
Michele Martinez  
Vincent F. Sarmiento  
Sal Tinajero



CITY MANAGER  
David N. Ream  
CITY ATTORNEY  
Joseph W. Fletcher  
CLERK OF THE COUNCIL  
Maria D. Hulzar

**CITY OF SANTA ANA**

PLANNING & BUILDING AGENCY  
20 Civic Center Plaza (M-20)  
P.O. BOX 1988 • Santa Ana, California 92702  
(714) 667-2700 • Fax (714) 973-1461  
www.santa-ana.org

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1400 Tenth Street, Room 121  
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 Orange County Clerk Recorder  
P.O. Box 238  
Santa Ana, CA 92702-0238

FROM: City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92702

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Title XIV, California Code of Regulations Section 15094

**Project Title:** Transit Zoning Code (Specific Development 84A and 84B)

**State Clearinghouse Number:** 2006071100

**EIR Number:** 2006-02

**Lead Agency Contact Person:** Lucy Linnaus

**Telephone Number:** (714) 667-2745

**Applicant (Name and Address):** City of Santa Ana; 20 Civic Center Plaza (M-20) Santa Ana, CA 92702

**Project Location:** The project is located in the central urban core of Santa Ana and comprises over 100 blocks and 450 acres, approximately 10 miles west from the Pacific Ocean. The proposed project is located in the area west of Interstate 5, north of First Street, and between Grand Avenue and Flower Street and south of Civic Center Drive. (Figure 1)

**City:** Santa Ana **County:** Orange **California**

**Project Description:** The Transit Zoning Code (TZC) is designed to provide the zoning necessary to support the long-term development of a successful transit program, as well as to provide the framework for the redevelopment of properties owned by the Santa Ana Redevelopment Agency (Agency) in the Station District. The TZC will provide new zoning for properties contained within its boundary while, at the same time, preserving the existing Light Industrial (M1) and Heavy Industrial (M2) zones through new Industrial Overlay Zones. Properties within the Industrial Overlay Zones will continue to be governed by the current provisions of the Santa Ana Municipal Code for Light Industrial (M1) and Heavy Industrial (M2) until such time as the property owner chooses to exercise the option to convert the property to the mixed-use zone also allowed by the new zoning code. The current Land Use Element of the General Plan and the Zoning Code will be amended to permit the new land uses proposed and to establish development standards that implement the Transit Zoning Code. Additionally, new Architectural Style Guidelines will provide a framework that appropriately represents the salient characteristics of the permitted architectural styles within the TZC area, and new Street Network Concepts will provide guidelines for modifying the existing streets within the TZC area.

FILED

POSTED

JUN 08 2010

JUN 08 2010

Notice of Determination  
Page 2 of 2

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By  DEPUTY

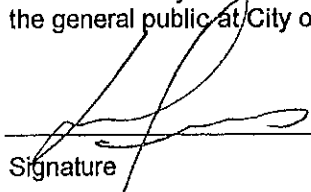
Project Description: Continued from page 1 By \_\_\_\_\_ DEPUTY

Within the boundary of the Transit Zoning Code, the Agency owns 49 parcels comprising approximately seven noncontiguous acres generally located in the vicinity of Santa Ana Boulevard. The Agency is also considering the potential acquisition of additional properties within the immediate vicinity of the 49 parcels for the purposes of completing the assemblage of properties, as well as to secure property to provide for additional open space. The Agency has entered into a Disposition and Development Agreement with The Santa Ana Station District, LLC to redevelop the Agency-owned properties. The proposed concept for the 49 Agency-owned properties includes the development of a maximum of 155 rental units and a maximum of 65 for-sale units for a total of 220 new residential units. Approximately 144 units (112 rental units and 32 for-sale units) would be constructed on the parcels currently owned by the Agency. The balance of the 220 units would be built on the parcels identified for potential acquisition, if and when they are acquired. As currently designed, the Developer Project will provide 110 rental units affordable to those meeting the Orange County criteria for Low, Very Low and Extremely Low Income, two manager units, six for-sale units affordable to those meeting the Orange County criteria for Moderate Income, and 26 market-rate for-sale units. The City/Agency is also pursuing the addition of new public open space that could include a public park, a public tot lot, and a community center building on the Garfield Elementary School Site.

This is to advise that on June 7, 2010, the City of Santa Ana (Lead Agency) adopted a resolution approving General Plan Amendment No. 2010-01; adopted an ordinance approving amendments to various zoning provisions of Santa Ana Municipal Code Chapter 41 (ZOA No. 2010-01); adopted an ordinance approving the creation of Specific Development No. 84, approving rezoning of properties from various zones to Specific Development No. 84, repealing Specific Development No. 30, 37, 47 and 71, and amending the height exemption areas map (AA No. 2005-09); adopted a resolution approving Transit Zoning Code Architectural Style Guidelines and Transit Zoning Code Street Network Concepts; and adopted a resolution making certain findings with respect to the consideration to be received by the Community Redevelopment Agency pursuant to a Disposition and Development Agreement between the Community Redevelopment Agency and Santa Ana Station District, LLC, for the sale of certain real property in the City of Santa Ana and approving the sale of said real property upon the terms and conditions contained in that Agreement; and has made the following determinations regarding the above described project:

- The project will have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of the approval for this project.
- A Statement of Overriding Considerations was adopted for this project and a Mitigation Monitoring and Reporting Program was adopted
- Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at City of Santa Ana Planning Division, 20 Civic Center Plaza, Santa Ana, CA 92702:

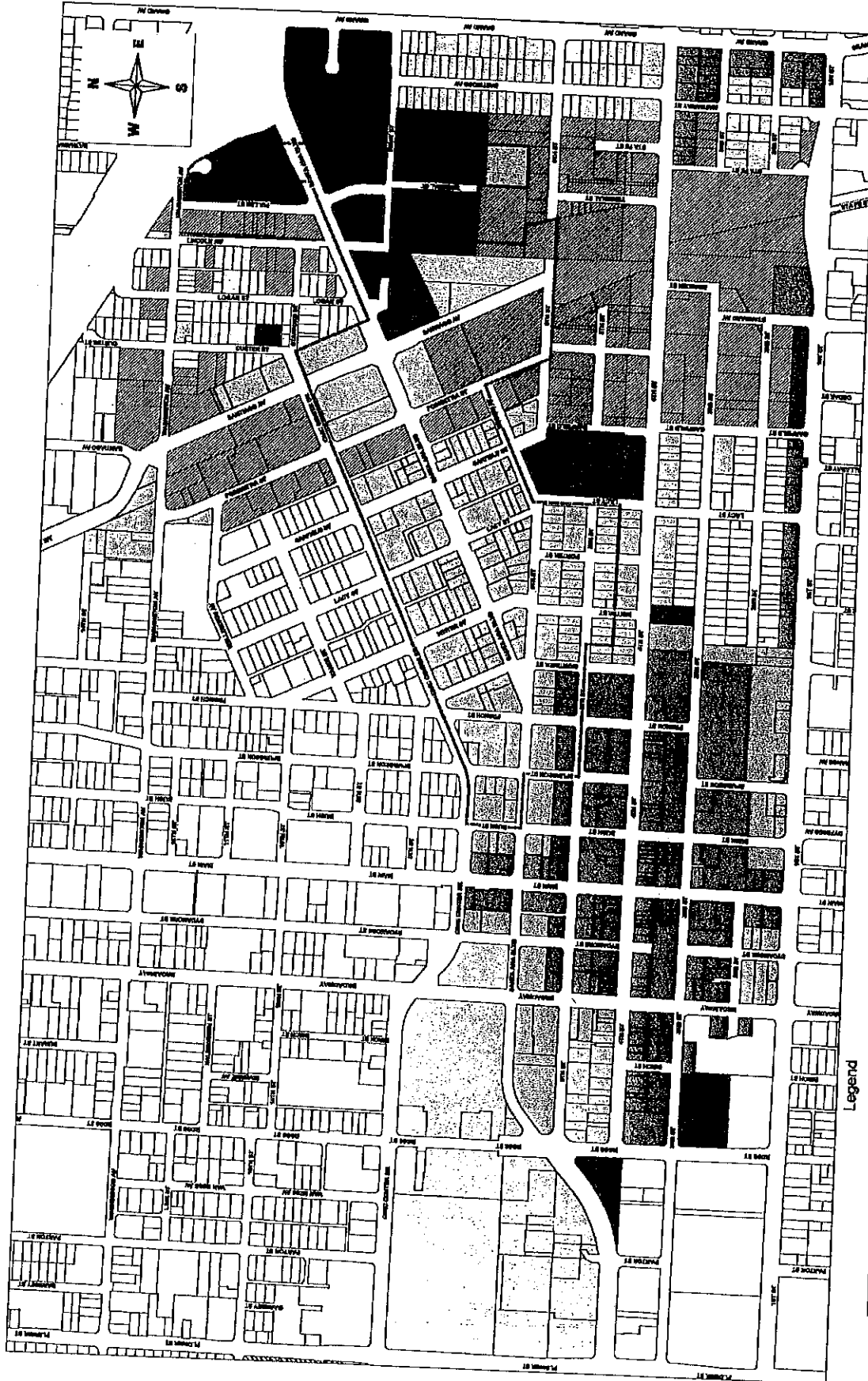


Signature

Date: June 8, 2010

Title: Senior Planner

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Public Resources Code.













- Legend**
-  Corridor (CDR)
  -  Downtown (DT)
  -  Government Center (GC)
  -  Open Space (OS)
  -  Transit Village (TV)
  -  Urban Center (UC)
  -  Urban Neighborhood (UN-1)
  -  Urban Neighborhood (UN-2)
  -  Industrial Overlay (OZ)
  -  Station District

Figure 1

**FILED** Transit Zoning Code  
**POSTED** Proposed Zoning Designations JUN 08 2010

Generated by the City of Santa Ana GIS  
 January 13, 2010

By TOM DALY, CLERK-RECORDER DEPUTY  
 By TOM DALY, CLERK-RECORDER DEPUTY



State of California—The Resources Agency  
 DEPARTMENT OF FISH AND GAME  
**2010 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT# **399716**  
 STATE CLEARING HOUSE # (if applicable)  
**2006071100**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

AGENCY <i>City of Santa Ana</i>		DATE <i>6-08-2010</i>
COUNTY/STATE AGENCY OF FILING <i>County of Orange</i>		DOCUMENT NUMBER <i>2010 8500739</i>
PROJECT TITLE <i>Transit Zoning Code (Specific Development) 841 &amp; 843</i>		
PROJECT APPLICANT NAME <i>City of Santa Ana</i>		PHONE NUMBER <i>( )</i>
PROJECT APPLICANT ADDRESS <i>20 Civic Center Plaza, M-20 Santa Ana</i>	CITY <i>Santa Ana</i>	STATE <i>CA</i>
		ZIP CODE <i>92702</i>

PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,792.25	\$ <u><i>2,792.25</i></u>
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,010.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$ _____
<input type="checkbox"/> County Administrative Fee	\$50.00	\$ <u><i>0</i></u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		

*House Charged \$ 2,792.25*

PAYMENT METHOD:  
 Cash     Credit     Check     Other \_\_\_\_\_

TOTAL RECEIVED \$ *2,792.25*

SIGNATURE <i>[Signature]</i>	TITLE <i>Deputy</i>
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