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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

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: 2019-85

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: 201 West Third Street, 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 City Council took the following actions regarding the Proposed Project:

1. Adopted 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 Density Bonus Agreement Application No. 2020-01, Site Plan Review No. 2020-01, Site Plan Review No. 2020-02, and the Disposition and Development Agreement.
2. Adopted a resolution approving Density Bonus Agreement Application No. 2020-01 with concessions and waivers and authorize the City Manager to execute a Density Bonus Agreement with Caribou Industries Inc. or assignees for a 55-year term, for the development of a mixed-use residential and commercial development with up to 171 residential rental units, including 19 residential rental affordable units, at 201 West 3rd Street, subject to non-substantive changes approved by the City Manager and City Attorney.
3. Adopted a resolution approving Site Plan Review No. 2020-01 for a mixed-use development as conditioned.
4. Adopted a resolution approving Site Plan Review No. 2020-02 for a hotel as conditioned.

SANTA ANA CITY COUNCIL

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5. Adopted a resolution approving a Disposition and Development Agreement and authorize the City Manager to enter into a Disposition and Development Agreement with Caribou Industries for the 3rd and Broadway development project, subject to non-substantive changes approved by the City Manager and City Attorney.

This is to advise that the City of Santa Ana (Lead Agency) has approved the above described project on November 17, 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.

This is to certify that the Addendum and Environment Impact Report for the Transit Zoning Code Project (SCH No. 2006071100) 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:

	11/18/20	Associate Planner
Signature	Date	Title

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

SANTA ANA CITY COUNCIL