

MAYOR  
Miguel A. Pulido  
MAYOR PRO TEM  
Juan Villegas  
COUNCILMEMBERS  
Phil Bacerra  
Nelida Mendoza  
David Penaloza  
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:** 4th and Mortimer Mixed-Use Development Project

**State Clearinghouse Number:** 2006071100

**ER Number:** ER-2018-113

**Lead Agency Contact Person:** Pedro Gomez, AICP

**Telephone Number:** (714) 667-2790

**Applicant (Name and Address):** Andrew Nelson, with Red Oak Investments, LLC, representing Northgate Gonzalez Real Estate, 4199 Campus Drive, Irvine, CA 92612

**Project Location:** 409 and 509 East Fourth Street, northeast corner of Fourth and French Street and Fourth and Mortimer Street in Downtown Santa Ana

City, Santa Ana County, Orange

**Project Description:** Applicant proposes to construct a new commercial/residential mixed-use development consisting of 11,361 square feet of commercial space and 169 residential units on two city blocks, 409 E. 4th Street (Block A) and 509 E. 4th Street (Block B). The project will require Site Plan Approval, a Variance Application, an amendment to the Transit Zoning Code, and an addendum to the Transit Zoning Code Environmental Impact Report (EIR). The Santa Ana City Council took the following actions regarding the Proposed Project:

1. Adopt a resolution denying Appeal Application No. 2020-02 and upholding the Planning Commission's approval of a resolution adopting an Addendum to the Environmental Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Site Plan Review No. 2020-03 and Variance No. 2020-06.
2. Adopt a resolution approving an Addendum to the Environmental Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Amendment Application No. 2020-04.
3. Adopt an ordinance approving Amendment Application No. 2020-04 for Specific Development No. 84 (SD84).

**This is to advise that the City of Santa Ana (Lead Agency) has approved the above described project on December 1, 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.

### 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 Penaloza  
Ward 2  
[dpenaloza@santa-ana.org](mailto:dpenaloza@santa-ana.org)

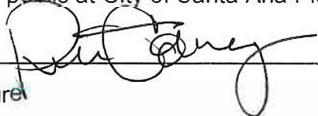
Jose Solorio  
Ward 3  
[jsolorio@santa-ana.org](mailto:jsolorio@santa-ana.org)

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)

- ☒ 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 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 12/2/20 Title Associate Planner

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

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)

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Nelida Mendez  
Ward 5  
[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

2792.25

201085000739 3:16 pm 06/08/10

175 OR03 Z02

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

**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. Samiento

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](http://www.santa-ana.org)

**NOTICE OF DETERMINATION**

**TO:** ☒ Office of Planning and Research  
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.

POSTED

**JUN 08 2010**

JUN 08 2010

Notice of Determination  
Page 2 of 2

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By [Signature] 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:

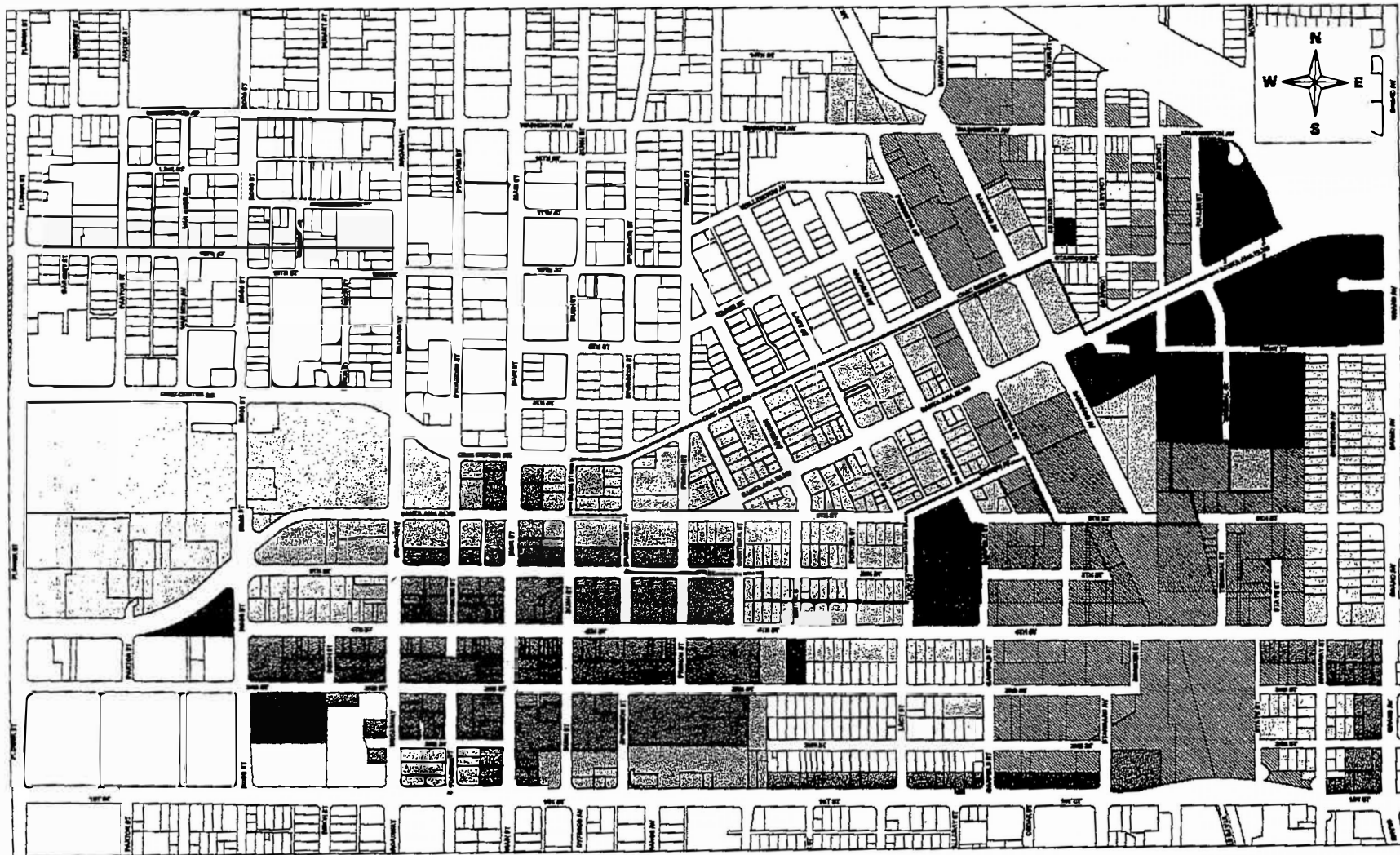
Signature

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.

Figure 1



Legend

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

**FILED**

**JUN 08 2010**

TOM DALY, CLERK-RECORDER

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

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

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

**POSTED**

TOM DALY, CLERK-RECORDER

By \_\_\_\_\_ 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

AD AGENCY

City of Santa Ana

DATE

6-08-2010

COUNTY/STATE AGENCY OF FILING

County of Orange

DOCUMENT NUMBER

2010 8500739

PROJECT TITLE

Transit Zoning Code (Specific Development 84A & 84B)

PROJECT APPLICANT NAME

City of Santa Ana

PHONE NUMBER

( )

PROJECT APPLICANT ADDRESS

20 Civic Center Plaza, M-20 Santa Ana

CITY

STATE

ZIP CODE

CA

92702

PROJECT APPLICANT (Check appropriate box):

- ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

## CHECK APPLICABLE FEES:

- ☐ Environmental Impact Report (EIR)  
☐ Mitigated/Negative Declaration (ND)(MND)  
☐ Application Fee Water Diversion (State Water Resources Control Board Only)  
☐ Projects Subject to Certified Regulatory Programs (CRP)  
☐ County Administrative Fee  
☐ Project that is exempt from fees  
☐ Notice of Exemption  
☐ DFG No Effect Determination (Form Attached)  
☐ Other

\$2,792.25 \$ 2,792.25  
\$2,010.25 \$  
\$850.00 \$  
\$949.50 \$  
\$50.00 \$

House Charged \$ 2,792.25

## PAYMENT METHOD:

- ☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 2,792.25

SIGNATURE

[Signature]

TITLE

Deputy

WHITE - PROJECT APPLICANT

YELLOW - DFG/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

FG 753.5a (Rev. 11/09)