

Planning Commission Regular Meeting Agenda

February 26, 2024

5:30 P.M.

Council Chamber

22 Civic Center Plaza

Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/81379622999>

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*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



BAO PHAM

Chair, Ward 1 Representative

JENNIFER OLIVA

Vice-Chair

Ward 6 Representative

MANUEL J. ESCAMILLA

Ward 2 Representative

ISURI S. RAMOS

Ward 3 Representative

CHRISTOPHER LEO

Citywide Representative

CARL BENNINGER

Ward 4 Representative

ALAN WOO

Ward 5 Representative

Minh Thai

Executive Director

Jose Montoya

Legal Counsel

Ali Pezeshkpour, AICP

Planning Manager

Nuvia Ocampo

Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

Commissioners:

**Bao Pham, Chair
Manuel Escamilla
Christopher Leo
Carl Benninger
Jennifer Oliva
Isuri S. Ramos
Alan Woo**

**Executive Director
Assistant City Attorney
Planning Manager
Recording Secretary**

**Minh Thai
Jose Montoya
Ali Pezeshkpour, AICP
Nuvia Ocampo**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from February 12, 2024

b. Excused Absences

Recommended Action: Excuse absent commissioners.

****End of Consent Calendar****

BUSINESS CALENDAR

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on February 14, 2024, and notices were mailed on February 16, 2024.*

1. CONDITIONAL USE PERMIT NO. 2023-15 FOR THE PROPERTY LOCATED AT 3420 SOUTH BRISTOL STREET LOCATED WITHIN THE PLANNED SHOPPING CENTER (C4) ZONING DISTRICT.

Project Applicant: Daniel & Marco Andrade with Paloma Negra Fusion Bar (Applicants) on behalf of BSG McArthur Sunflower Center, LLC (Property Owner)

Proposed Project: Applicants are requesting approval of Conditional Use Permit (CUP) No. 2023-15 to allow the sale of beer, wine, and distilled spirits for on-premises consumption, through a Type 47 license from the Department of Alcoholic Beverage Control (ABC), at a new eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Class I, Section 15301 of the CEQA guidelines. A Categorical Exemption, ER No. 2023-112, will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Conditional Use Permit No. 2023-15 as conditioned.

2. CONDITIONAL USE PERMIT NO. 2024-01, CONDITIONAL USE PERMIT NO. 2024-02, AND AMENDMENT APPLICATION NO. 2024-01 FOR THE PROPERTY LOCATED AT 2101 & 2109 EAST SANTA CLARA AVENUE LOCATED WITHIN THE GENERAL AGRICULTURAL (A1) ZONING DISTRICT.

Project Applicant: Donald Ellis with Stream Realty Partners (Applicant) representing SRP Stater Bros, LLC, a Texas Limited Liability Company (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-01 and CUP No. 2024-02, and Amendment Application No. 2024-01, to allow a zone change from General Agricultural (A1) to Arterial Commercial (C5), and allow for the construction of a 3,975-square-foot fast food eating establishment (McDonald's) with drive-through window service and after-

hours operations (24-hour drive-through). The site plan and related documents are available to the public for review at City Hall at 20 Civic Center Plaza, Santa Ana, California 92701 and on the City's website at <https://www.santa-ana.org/mcdonalds-drive-through-restaurant/>.

Environmental Impact: Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project. The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The City of Santa Ana has determined, based on the IS/MND, that the project will not have a significant effect on the environment with implementation of recommended mitigation measures. The IS/MND is available to the public for review at City Hall at 20 Civic Center Plaza, Santa Ana, California 92701 and on the City's website at <https://www.santa-ana.org/documents/public-review-draft-is-mnd/>.

Recommended Actions:

1. Recommend that the City Council adopt an ordinance approving Amendment Application No. 2024-01;
2. Adopt a resolution approving Conditional Use Permit No. 2024-01 as conditioned to allow drive through window service; and
3. Adopt a resolution approving Conditional Use Permit No. 2024-02 as conditioned to allow after-hours operations within 150 feet of residentially zoned and used property.

****End of Business Calendar****

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on March 11, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed

holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

MEETING INFORMATION

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Submit a written comment

You are invited to submit a written comment in one of the following ways:

- **E-mail** PBAcomments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Nuvia Ocampo, 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.

Planning Commission Regular Meeting Agenda Minutes

February 12, 2024

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



BAO PHAM

Chair, Ward 1 Representative

JENNIFER OLIVA

*Vice-Chair,
Ward 6 Representative*

CHRISTOPHER LEO

Citywide Representative

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CALL TO ORDER**Commissioners:**

**Bao Pham, Chair
Manuel Escamilla
Christopher Leo
Carl Benninger
Jennifer Oliva
Isuri S. Ramos
Alan Woo**

**Executive Director
Assistant City Attorney
Planning Manager
Recording Secretary**

**Minh Thai
Jose Montoya
Ali Pezeshkpour, AICP
Nuvia Ocampo**

ROLL CALL

Minutes: *Quorum was reached at 5:34 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS (non-agenda items)****CONSENT CALENDAR ITEMS****a. Minutes**

Recommended Action: Approve Minutes from December 11, 2023.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Woo, seconded by Commissioner Benninger to Approve Consent Calendar items.

YES: 5 – Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Christopher Leo

Status: 5 – 0 – 0 – 2 – **Pass**

****End of Consent Calendar******BUSINESS CALENDAR**

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on February 2, 2024 and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2023-24 FOR THE PROPERTY LOCATED AT 3941 SOUTH BRISTOL STREET, UNIT F1 LOCATED WITHIN THE SINGLE-FAMILY RESIDENCE (R1) ZONING DISTRICT.

Project Applicant: Demetrius Zeigler (Applicant) on behalf of Sunflower Metro LLC (Property Owner).

Proposed Project: Applicant is requesting approval of Conditional Use Permit No. 2023-24 to allow the operation of a Type-41 Alcoholic Beverage Control (ABC) license for the sale of beer and wine for on-site consumption at an existing eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Class 1, Section 15301 (Existing Facilities) of the CEQA Guidelines. Categorical Exemption ER No. 2023-127 will be filed for this project.

Recommended Action:

- Adopt a resolution approving Conditional Use Permit No. 2023-24 as conditioned.

Minutes: *Commission had questions for staff.
Commission had questions for the applicant.*

Moved by Commissioner Benninger, seconded by Commissioner Escamilla to Approve.

YES: 5 – Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Christopher Leo

Status: 5 – 0 – 0 – 2 – **Pass**

****End of Business Calendar******STAFF COMMENTS**

- **Presentation on 2023 Updates to the California Environmental Quality Act (CEQA) and Various Land Use Laws**

Minutes: Planning Manager, Ali Pezeshkpour, gave a brief presentation.

COMMISSIONER COMMENTS

Minutes: Commission had comments for staff.

ADJOURNMENT

The next meeting of the Planning Commission will be on February 26, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: Meeting was adjourned at 6:22 p.m.

APPEAL INFORMATION

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Deadline to submit written comments is 3:30 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.



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
February 26, 2024

Topic: Conditional Use Permit No. 2023-15 – Paloma Negra Fusion Bar ABC License (3420 S. Bristol Street)

RECOMMENDED ACTION

Adopt a resolution approving Conditional Use Permit No. 2023-15 as conditioned.

EXECUTIVE SUMMARY

Daniel and Marco Andrade, business owners of Paloma Negra Fusion Bar (Applicants), and on behalf of BSG McArthur Sunflower Center, LLC. (Property Owner), are requesting approval of Conditional Use Permit (CUP) No. 2023-15 to allow the sale of beer, wine, and distilled spirits for on-premises consumption, through a Type 47 license from the Department of Alcoholic Beverage Control (ABC), at a new eating establishment to be located at 3420 South Bristol Street. Pursuant to Section 41-196 of the Santa Ana Municipal Code (SAMC), establishments wishing to sell alcoholic beverages for on-premises consumption require approval of a CUP. Staff is recommending approval of the applicant's request because the site is located within the Planned Shopping Center (C4) zoning district, which is intended for such uses, and because the site is located away from sensitive land uses. In addition, the operational standards and proposed conditions of approval will ensure that the sale of beer, wine, and distilled spirits for on-premises consumption will not negatively affect the surrounding community.

DISCUSSION

Project Description

Paloma Negra Fusion Bar will occupy an existing 4,835-square-foot commercial building, located near the northwest corner of Bristol Street and MacArthur Boulevard. The eating establishment will accommodate approximately 280 patrons within the indoor dining area. If the CUP request is approved, the alcoholic beverages will be stored within a storage area located in the kitchen and a small display area located in the sushi bar area. The restaurant will contain an overall alcohol storage area of approximately 84 square feet, which is less than five percent of the gross floor area of the tenant space as allowed by Section 41-196(g) (25) of the SAMC.

The proposed hours of operation are Sunday through Wednesday from 8:00 a.m. to 11:00 p.m. and Thursday through Saturday from 8:00 a.m. to 12:00 a.m. (midnight). The

operations for after-hours and live entertainment are not being requested at this time. Should the applicant seek to operate between 12:00 a.m. (midnight) and 7:00 a.m., a separate CUP will be required in accordance with section 41-196(g)(3) and 41-412.5(d) of the SAMC. In addition, an entertainment permit would be required for on-site entertainment pursuant to Section 11-6 of the SAMC.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	3420 South Bristol Street - Ward 4	
Nearest Intersection	Bristol Street and MacArthur Boulevard	
General Plan Designation	District Center - Medium (DC-2)	
Zoning Designation	Planned Shopping Center (C4)	
Surrounding Land Uses	North	Commercial
	East	Commercial
	South	Commercial
	West	Residential
Property Size	0.93 acres (40,483 square feet)	
Existing Site Development	The subject site contains a one-story 4,835-square-foot commercial building	
Tenant Size	4,835 square feet	
Use Permissions	Allowed with a conditional use permit (CUP)	
Zoning Code Sections Affected	Uses	Section 41-196(a) of the SAMC
	Operational Standards	Section 41-196(g) of the SAMC
Census Tract and ABC License Information	Census Tract No.	741.07
	No. of Allowed and Existing Licenses (on-sale)	7 Allowed & 10 Existing

Table 2: Operational Standards

Standards	Permissible by SAMC	Provided
Eating Establishment Type	Bona-Fide	Bona-Fide
Hours of Operation for ABC Sales	7:00 a.m. to 12:00 a.m. (midnight), unless extended by a separate after-hours CUP	Sun. - Wed. from 8:00 a.m. to 11:00 p.m. Thur. - Sat. from 8:00 a.m. to 12:00 a.m.
Window Display	25% of Window Coverage	Complies
Alcohol Storage and Display	5% of G.F.A	1.74% of G.F.A

Project Background

The subject site was developed as a Sizzler Restaurant in 1977 and has since been occupied by various restaurant tenants. Paloma Negra Fusion Bar will occupy the entire building, with pedestrian access from Bristol Street. The tenant space was previously occupied by China Olive Buffet from 2001 to 2019 and has since been vacant. Although the majority of the existing layout will remain, the applicant will construct tenant improvements to modify the interior of the space to ensure proper operations in accordance with ABC and Orange County Health Care Agency regulations. There will

also be cosmetic exterior modifications to the building consisting of repainting and new signage.

Business owner Marco Andrade is a food entrepreneur and has an established record of experience of operating food establishments. He is the Founder and CEO of La Michoacana Premium brand and operates over 157 in-licensed partnership ice cream business throughout the United States, 26 of which are personally owned and operated in California. Paloma Negra Fusion Bar will contribute new concepts in the field of gastronomy, and market a family environment for the enjoyment of the community. The restaurant will serve a multi-cultural fusion cuisine, including cocktails and sushi. In addition, the restaurant will offer unique assortments of beer, wine, and distilled spirits as an ancillary component to their principal dining service options.

Project Analysis

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial. The purpose of regulating establishments that sell alcoholic beverages is to set forth operating practices and procedures and to minimize impacts to surrounding areas. Staff has reviewed the applicant's request for the sale and consumption of beer and wine, and has determined the proposed CUP will not be detrimental to the health, safety, and welfare of the community.

Paloma Negra Fusion Bar will provide a unique dining experience with an ancillary service to customers by allowing them to purchase a variety of beer, wine, distilled spirits, and cocktails with their meals. Allowing the sale of beer, wine, and distilled spirits for on-premises consumption will also allow the subject establishment to be economically viable and compete with nearby full-service establishments that offer similar services to their patrons. The subject site is not located adjacent to any playgrounds, schools, or religious institutions. The Peartree multi-family apartment complex is located approximately 200 linear feet west of the existing commercial building and is buffered by a surface parking lot, a dense landscape division, a perimeter wall, and a private vehicular lane. Paloma Negra Fusion Bar will be compatible with other uses allowed in the C4 zoning district and will contribute economically to the surrounding area. As a result, the granting of the CUP will not negatively impact any sensitive land uses that may be nearby. Moreover, the operational standards applicable to an ABC license and proposed conditions of approval will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

General Plan Consistency

Approval of this application will be consistent with the goals of the General Plan, specifically Goals 2, 3, 4 of the Land Use Element. The project is located in the District

Center-Low (DC-1) General Plan land use designation, which allows for distinctly urban retail, residential mixed-use, and employment centers that are well connected to public transportation. This includes the city’s primary activity centers and opportunities for new urban-scale development. Goal 2 of the Land Use Element (LU) encourages a balance of land uses that meet Santa Ana’s diverse needs. Policy 2.2 of the LU encourages a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities. Policy 2.7 of the LU supports land use decisions that encourage the creation, development, and retention of business in Santa Ana. Goal 3 of the LU encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.7 of the LU supports the promotion of a clean, safe, and creative environment for Santa Ana’s residents, workers, and visitors. Goal 4 supports a sustainable Santa Ana through improvements to the built environment. Lastly, Policy 4.1 of the LU encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. The granting of the CUP will provide an additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the eating establishment is located within an existing commercial area and its operations will be compatible with the surrounding commercial businesses.

Police Department Analysis

The Police Department has reviewed this request and has no concerns, as the operational standards applicable to on-premises ABC licenses will mitigate any potential impacts to the surrounding community. The Police Department reviews such applications for the sale and service of alcoholic beverages in order to ensure that the potential crime and nuisance behaviors associated with alcohol consumption are mitigated to the greatest extent possible. For on-premises licenses, the Police Department analyzes the crime rate in the area using the standards and definitions contained in the Business and Professions Code Section 23948.4(c)(2), which are also utilized by ABC. This section defines “reported crimes” as criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic citations.

The Police Department then compares the number of such crimes in the reporting district as compared to the number of crimes in other reporting districts. In keeping with the standard used by ABC and Business and Professions Code, should the Police Department determine that the reporting district has a 20 percent greater number of reported crimes than the average number found in all reporting districts, the Police Department will consider this information in making its recommendation.

As part of the application process, the Police Department has reviewed the applicant’s request for sale of beer, wine, and distilled spirits for on-premises consumption and has no concerns, as the operational standards applicable to the ABC license and proposed conditions of approval will mitigate any potential impacts to the surrounding community.

The Police Department carefully evaluated a 500-foot radius for the site’s vicinity and determined that there have been approximately 687 service calls in the project site’s vicinity since January 1, 2023. Of those 687 calls, one hundred and eighteen (118) resulted in reports taken in. None of the service calls received were due to violent crimes. The reports were in result of shoplifting, petty theft, narcotic activity, and grand theft. According to the Police Department, the number of calls for service is commensurate with the 500-foot radius, and it is not anticipated that approval of the requested CUP will contribute to or exacerbate these statistics. Based on its review, the Police Department has no issues of concern regarding this application.

Table 3: Police Department Analysis and Criteria for Recommendation

Police Department Analysis and Criteria for Recommendation	
Police Grid No. and Rank	Police Grid No. 130; ranked 27 out of 102 Police Reporting Grids (26th percentile).
Threshold for High Crime	This reporting district is below the 20 percent threshold established by the State for high crime.
Police Department Recommendation	As part of the review approval process, this application was analyzed by the Santa Ana Police Department. Based on the review, the Police Department has no issues of concern regarding this application. The Police Department is satisfied with the operational standards applicable for a premise to obtain a Type-47 ABC License and conclude that the conditions set forth will mitigate any potential negative impact to the surrounding community, and therefore does not oppose the granting of a CUP.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 6. The site is not located within the boundaries of a specific neighborhood association, but adjacent to the Metro Classic, Republic Homes, and South Coast neighborhood associations. To ensure thorough community outreach, notices were sent to all of the adjacent neighborhood associations and their representatives were contacted to identify any areas of concerns due to the proposed application request. At the time this report was printed, no issues of concern were raised regarding the proposed CUP.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines. Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use as determined by

the lead agency. The project proposes to allow the sale of beer and wine for on-premises consumption at a new bona-fide eating establishment. As such, a Notice of Exemption, Environmental Review No. 2023-112, will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning and Aerial View
3. Site Photo
4. Site Plan
5. Floor Plan
6. Copy of Public Notices

Prepared By:
Matthew Kilroy, Assistant Planner I

Approved By:
Minh Thai, Executive Director of Planning and Building Agency

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2023-15 AS CONDITIONED TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION AT PALOMA NEGRA FUSION BAR LOCATED AT 3420 SOUTH BRISTOL STREET

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Daniel and Marco Andrade, business owners of Paloma Negra Fusion Bar (“Applicants”) and on behalf of BSG McArthur Sunflower Center, LLC (“Property Owner”), is requesting approval of Conditional Use Permit (“CUP”) No. 2023-15 to allow the sale of alcoholic beverages (beer, wine, and spirits) for on-premises consumption at a new eating establishment located at 3420 South Bristol Street.
- B. Section 41-196 of the Santa Ana Municipal Code (“SAMC”) requires approval of a CUP for establishments wishing to sell alcoholic beverages for on-premises consumption.
- C. The eating establishment will meet all required standards specified by Section 41-196 of the SAMC and the State Department of Alcoholic Beverage Control (“ABC”) for the sale of alcoholic beverages for on-premises consumption by containing a full kitchen and a menu of hot and cold food items for purchase.
- D. On February 26, 2024, the Planning Commission held a duly-noticed public hearing on CUP No. 2023-15.
- E. The Planning Commission of the City of Santa Ana determines that the following findings, which must be established in order to grant a CUP pursuant to Section 41-638 of the SAMC, have been established for CUP No. 2023-15 to allow the sale of alcoholic beverages for on-premises consumption at a new eating establishment located at 3420 South Bristol Street.
 1. That the proposed use will provide a service or facility which will contribute to the general wellbeing of the neighborhood or community.

The sale of alcoholic beverages for on-premises consumption at this location will provide an ancillary service to the eating establishment’s customers by allowing them the ability to purchase alcoholic beverages with their meal. This will thereby benefit the community by providing an

eating establishment with an additional and complementary food related amenity. Operational standards applicable to the ABC license and conditions of approval will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The sale of alcoholic beverages for on-premises consumption at this location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity because the operational standards applicable to the ABC license and conditions of approval will address any potential negative or adverse impacts created by the use. The subject establishment is surrounded by commercial land uses to the north, east, and south, and the Peartree multi-family apartment complex to the west, which is buffered by a surface parking lot, a dense landscape division, a perimeter block wall, and a private vehicular lane. The use will have minimal impact on residents. Paloma Negra Fusion Bar will be established as a bona-fide restaurant and the addition of alcohol will be ancillary to the main use. Paloma Negra Fusion Bar will comply with all of the operational standards identified in Section 41-196(g) of the SAMC. Therefore, the granting of the CUP will not negatively impact any sensitive land uses that may be nearby.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed use will not adversely affect the economic stability of the area. The sale of alcoholic beverages for on-premises consumption will allow the eating establishment to compete with other nearby eating establishments that offer a full selection of alcoholic beverages for sale to their customers and will allow the eating establishment to remain economically viable, thereby contributing to the overall success of the City. The alcohol license for on-premises sale and consumption will benefit the surrounding area, as the reinvestment on the commercial site will increase economic activity during additional business hours.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The sale of alcoholic beverages for on-premises consumption will be in compliance with all applicable regulations and operational standards imposed on an eating establishment selling alcoholic beverages for on-premises consumption pursuant to Section 41-196(g) of the SAMC. The facility will be maintained as a bona-fide eating establishment, having

suitable kitchen facilities and supplying an assortment of foods. Additionally, the eating establishment will utilize no more than five percent (5%) of the gross floor area for display and storage of alcoholic beverages, which is the maximum threshold established by the SAMC. In addition, operational standards will ensure the project remains in compliance with all applicable codes and regulations related to alcohol sales to ensure that the use does not impact neighboring properties or create an attractive nuisance.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The sale of alcoholic beverages for on-premises consumption at the subject site will not adversely affect the General Plan. The project is located in the District Center-Low (DC-1) General Plan land use designation, which allows for distinctly urban retail, residential mixed-use, and employment centers that are well connected to public transportation and the granting of CUP No. 2023-15 supports several policies contained in the General Plan. Goal 2 of the Land Use Element (LU) encourages a balance of land uses that meet Santa Ana's diverse needs. Policy 2.2 of the LU encourages a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities. Policy 2.7 of the LU supports land use decisions that encourage the creation, development, and retention of business in Santa Ana. Goal 3 encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.7 of the LU supports the promotion of a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors. Goal 4 supports a sustainable Santa Ana through improvements to the built environment. Lastly, Policy 4.1 of the LU encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. The CUP will allow for additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the eating establishment is located within an existing commercial area and its operations will be compatible with the surrounding commercial businesses.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines. Class 1 exemption applies to the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use as determined by the lead agency. The project will allow the sale of beer, wine, and distilled spirits for on-premises consumption at a new eating establishment. As such, a Notice of Exemption, Environmental Review No. 2023-112, will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City’s defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana, after conducting a public hearing, hereby approves Conditional Use Permit No. 2023-15, as conditioned in Exhibit A, attached hereto and incorporated herein, for the sale of alcoholic beverages for on-premises consumption at Paloma Negra Fusion Bar located at 3420 South Bristol Street. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission Action dated February 26, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 26th day of February 2024 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: Laura A. Rossini
Laura A. Rossini
Chief Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on February 26, 2024.

Date: _____

Nuvia Ocampo
Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2023-15

Conditional Use Permit No. 2023-15 allowing the sale of alcoholic beverages for on-premises consumption is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Building Standards Code, and all other applicable regulations:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this conditional use permit.

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. Any amendment to this conditional use permit must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
2. The sale, service, and consumption of alcoholic beverages shall be permitted in accordance with the operational standards for on-premises establishments pursuant to Section 41-196(g) of the Santa Ana Municipal Code ("SAMC"), which are hereby incorporated by reference as though fully set forth herein; in accordance with the provisions of the Type 47 on-premises alcohol license by the California Department of Alcoholic Beverage Control ("ABC"); and in accordance with the site and floor plans attached to the staff report documenting the approved scope of the project.
3. The sale, service, and consumption of alcoholic beverages shall be limited from 7:00 a.m. to 12:00 a.m. (midnight) Monday through Sunday, unless modified through a subsequent and separate conditional use permit application for after-hours operations beyond 12:00 a.m. (midnight) pursuant to Section 41-196(g)(3) of the SAMC.
4. The business shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of ABC, California Business and Profession Code Sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with the City's business license annual renewal.
5. The Planning Division shall review CUP No. 2023-15 no later than twelve (12) months after full execution of this conditional use permit. Should any issues arise during such review, CUP No. 2023-15 shall be scheduled for public hearing at the applicant's full expense for condition modification(s).
6. Violations of the CUP, as contained in Section 41-647.5 of the SAMC, will be grounds for permit revocation and/or suspension as described in Section 41-651 of the SAMC.

7. The business owner shall maintain and adhere to a “Good Neighbor Policy,” implementing measures to ensure patrons comply with applicable noise, parking, and outdoor smoking regulations, and removing litter and preventing loitering in the areas in the immediate vicinity of the business.
8. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
9. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager’s contact information shall be posted in a conspicuous location at the restaurant’s front entry. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by ABC and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control.
10. Prior to the release of this resolution, the applicant shall conduct the following site improvements:
 - a. Remove the unpermitted wall-mounted air conditioning units located on the south and western exterior of the building;
 - b. Legalize or remove all unpermitted work including, but not limited to, the stainless steel doorway located to the west of the building and roof modifications to the existing trash enclosure. The applicant shall submit plans, which shall be compatible with the architectural style of the building, to the Planning and Building Agency for review, approval, and permit issuance;
 - c. The landscape of the site shall be rehabilitated and new landscape installed to comply with the City’s landscape requirements. A landscape plan in accordance with the City’s requirements shall be submitted to the Planning Division for review and approval. In addition to the landscape, the landscape irrigation system shall be repaired as needed. Applicant to contact the Case Planner for a final walk-through inspection of the site once landscape has been improved per the approved landscape plan.
 - d. Applicant to consult with the telecommunications facility operator to replace the deteriorated pine needles of the mono-pine and replant two (2) 36-inch box pine trees adjacent to the facility as approved required by CUP-2015-14.

11. Prior to the release of this resolution, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
 - c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
 - d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris on or about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
 - e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
 - f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement; and

- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

CUP No. 2023-15 For Paloma Negra Fusion Bar
3420 S. Bristol Street

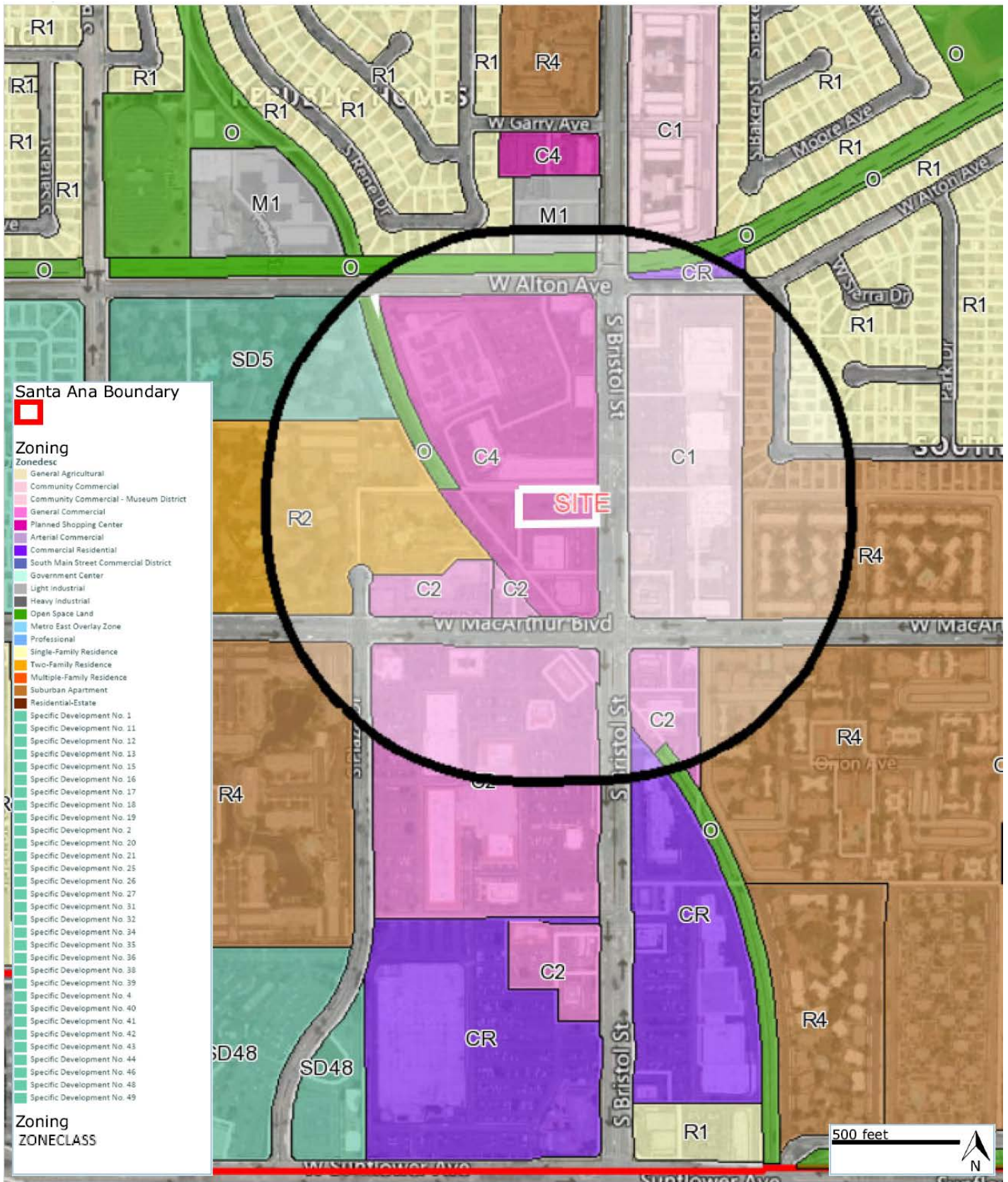


Exhibit 2 - Vicinity Zoning and Aerial View



CUP No. 2023-15 For Paloma Negra Fusion Bar
3420 S. Bristol Street



Exhibit 3 - Site Photo

CUP No. 2023-15 For Paloma Negra Fusion Bar
3420 S. Bristol Street

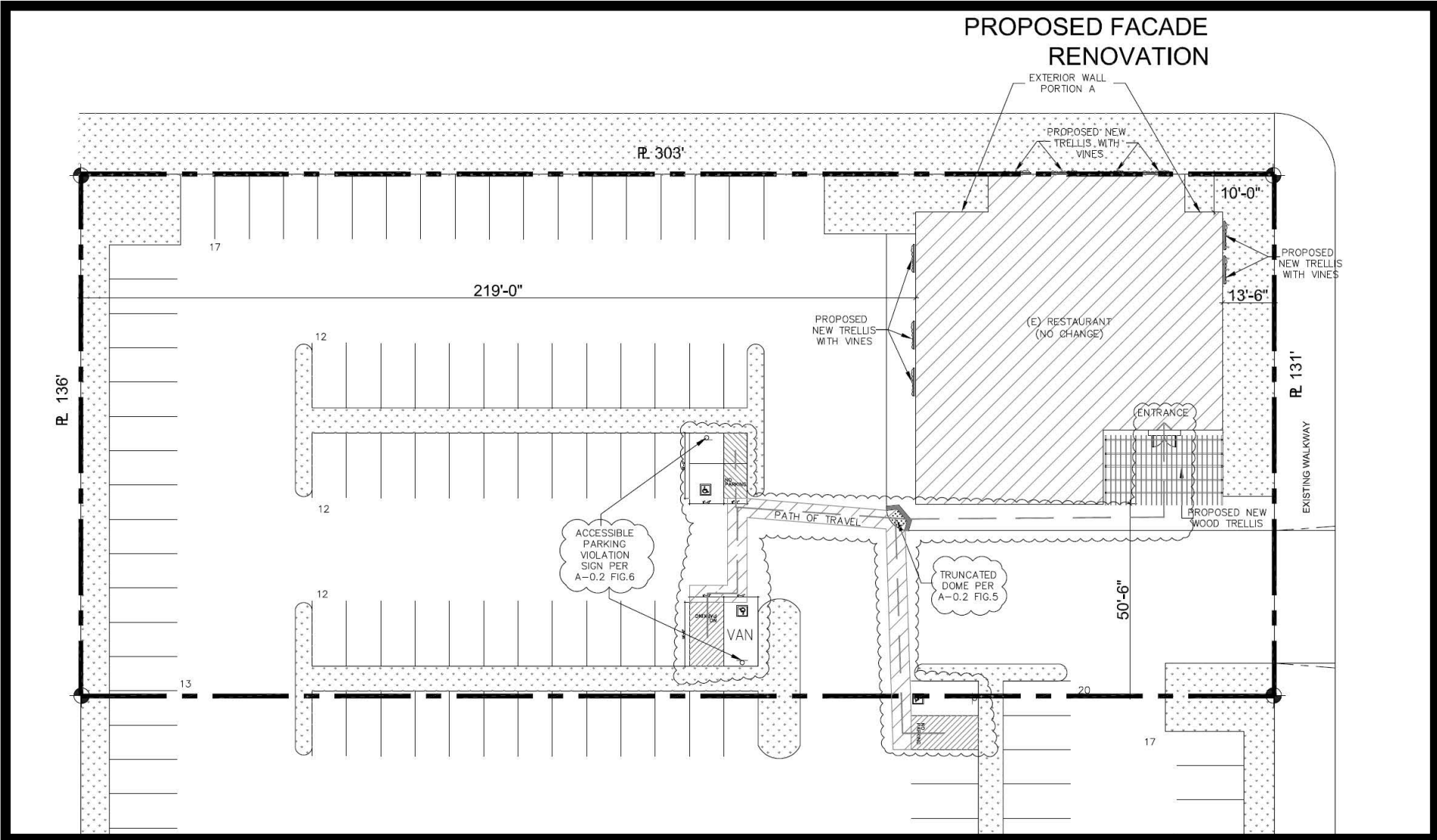


Exhibit 4 - Site Plan

ORANGE COUNTY REPORTER

~ SINCE 1921 ~

600 W SANTA ANA BLVD STE 812, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841

NUVIA OCAMPO
CITY OF SANTA ANA/PLANNING & BUILDING AGEN
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA - 92702

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of ORANGE) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:
3420 S Bristol

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the ORANGE COUNTY REPORTER, a newspaper published in the English language in the city of SANTA ANA, county of ORANGE, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of ORANGE, State of California, under date 06/20/1922, Case No. 13421. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/14/2024

Executed on: 02/14/2024
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature



Email

This space for filing stamp only

OR #: 3783460

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. 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: 3420 South Bristol Street located within the Bristol Shopping Center (C4) zoning district.

Project Applicant: Daniel & Marco Andrade with Paloma Negra Fusion Bar (Applicants) on behalf of BSG McArthur Sunflower Center, LLC (Property Owner)

Proposed Project: Applicants are requesting approval of Conditional Use Permit (CUP) No. 2023-15 to allow the sale of beer, wine, and distilled spirits for on-premises consumption, through a Type 47 license from the Department of Alcoholic Beverage Control (ABC), at a new eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Class I, Section 15301 of the CEQA guidelines. A Categorical Exemption, ER No. 2023-112, will be filed for this project.

Meeting Details: This matter will be heard on Monday, February 26, 2024 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 https://www.santa-ana.org/planning-and-building-meeting-participation/.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. Deadline to submit written comments is 3:30 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 project questions, please contact case planner Matthew Kilroy with the Planning Division by phone at (714) 667-2708 or by email at MKilroy@santa-ana.org.

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 Nuvia Ocampo (714) 667-2732. N? u c ? n lián l ? c b ? ng tí ? ng Ví ? t, xin ? i ? n tho ? i cho Tony Lai s ? (714) 565-2627.

2/14/24

OR-3783460#



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 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: 3420 South Bristol Street located within the Planned Shopping Center (C4) zoning district.

Project Applicant: Daniel & Marco Andrade with Paloma Negra Fusion Bar (Applicants) on behalf of BSG McArthur Sunflower Center, LLC (Property Owner)

Proposed Project: Applicants are requesting approval of Conditional Use Permit (CUP) No. 2023-15 to allow the sale of beer, wine, and distilled spirits for on-premises consumption, through a Type 47 license from the Department of Alcoholic Beverage Control (ABC), at a new eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Class I, Section 15301 of the CEQA guidelines. A Categorical Exemption, ER No. 2023-112, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, February 26, 2024, 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 <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 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.

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**Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



**3420 South Bristol Street
1,000 Sq. Ft. Buffer Map**

ROBERT'S WASTE & RECYCLING
714-667-2901
WWW.RWRYELLOWBIN.COM
FENCING • PORTA POTTY • BOLL-OFFS

FOR LEASE
714-667-7700

**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
PLANNING COMMISSION**

The City of Santa Ana has received an application for the following project. The project is subject to the review and approval of the Planning Commission. The project is subject to the review and approval of the Planning Commission. The project is subject to the review and approval of the Planning Commission.

PROJECT INFORMATION:

Project Name: [Illegible]

Project Location: [Illegible]

Project Description: [Illegible]

Project Owner: [Illegible]

Project Contact: [Illegible]

Project Status: [Illegible]

Project Start Date: [Illegible]

Project End Date: [Illegible]

Project Budget: [Illegible]

Project Funding: [Illegible]

Project Impact: [Illegible]

Project Benefits: [Illegible]

Project Risks: [Illegible]

Project Mitigation: [Illegible]

Project Conclusion: [Illegible]

3420
live

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 pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 3420 South Bristol Street located within the Planned Shopping Center (C4) zoning district.

Project Applicant: Daniel & Marco Andrade with Paloma Negra Fusion Bar (Applicants) on behalf of BSG McArthur Sunflower Center, LLC (Property Owner)

Proposed Project: Applicants are requesting approval of Conditional Use Permit (CUP) No. 2023-15 to allow the sale of beer, wine, and distilled spirits for on-premises consumption, through a Type 47 license from the Department of Alcoholic Beverage Control (ABC), at a new eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Class I, Section 15301 of the CEQA guidelines. A Categorical Exemption, ER No. 2023-112, will be filed for this project.

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



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
February 26, 2024

Topic: AA No. 2024-01, CUP No. 2024-01, and CUP No. 2024-02 for McDonald's Restaurant at 2101 and 2109 E. Santa Clara Avenue

RECOMMENDED ACTION

1. Recommend that the City Council adopt an ordinance approving Amendment Application (Zone Change) No. 2024-01;
2. Adopt a resolution approving Conditional Use Permit No. 2024-01 as conditioned to allow drive through window service; and
3. Adopt a resolution approving Conditional Use Permit No. 2024-02 as conditioned to allow after-hours operations within 150 feet of residentially zoned and used property.

EXECUTIVE SUMMARY

Donald Ellis with Stream Realty Partners (applicant), representing SRP Stater Bros, LLC, a Texas Limited Liability Company (property owner), is requesting approval of Conditional Use Permit Nos. 2024-01 and 2024-02, as well as Amendment Application (Zone Change) No. 2024-01, to facilitate construction of a fast food eating establishment (McDonald's) at 2101 and 2109 E. Santa Clara Avenue. The applicant is requesting the two CUPs pursuant to Section 41-365.5 (e) and (f), and Section 41-377.5 (a) of the Santa Ana Municipal Code (SAMC), to allow a restaurant with drive-through window service and to allow the drive-through to operate after-hours (24-hours). Staff is recommending approval of the entitlements as the proposed project will enhance underutilized lots and provide additional services to residents, workers, and visitors in the area. Moreover, the project complies with the General Plan goals and policies as it seeks to preserve and improve the character and integrity of existing neighborhoods and districts through the promotion of a clean, safe, and creative environment. Lastly, the project will not negatively impact the surrounding community as the project has been designed to minimize impacts to the nearby sensitive land uses.

DISCUSSION

Project Description

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	2101 and 2109 E. Santa Clara Avenue – Ward 3	
Nearest Intersection	North Tustin Avenue and East Santa Clara Avenue	
General Plan Designation	General Commercial (GC) – No change	
Existing Zoning Designation	General Agricultural (A1)	
Proposed Zoning Designation	Arterial Commercial (C5)	
Surrounding Land Uses	North	Commercial center
	East	Drive-through restaurant
	South	Multi-family residential (Woodlyn North Condominiums), preschool/kindergarten, commercial center
	West	California Highway Patrol station and parking for Horizon Apartments multi-family residential community
Property Size	0.81-acres (35,400 square feet)	
Existing Site Development	The subject sites contain two one-story, single-family residences approximately 2,530 and 3,904 square feet in size, with associated accessory structures.	
Existing Site Uses	Single-family residences (2)	
Proposed Building Size	3,975 square feet	
Use Permissions	Allowed with an amendment application (zone change) and conditional use permit (CUP).	
Zoning Code Sections Affected	Uses	SAMC Section 41-424.5
	Operational Standards	SAMC Section 41-425-428

The applicant is proposing to demolish two residential structures and associated improvements on two legal lots (2101 and 2109 E. Santa Clara Avenue), including the associated pool, asphalt concrete paving, and vegetation, in order to construct a new 3,975-square-foot fast food establishment for McDonald’s with 24-hour drive-through operations. The site is currently zoned as General Agricultural (A1), and the proposed project includes an amendment application (zone change) to change the zoning classification to Arterial Commercial (C5) in order to allow the proposed eating establishment and drive-through operations.

The eating establishment is proposed to be integrated within an existing commercial center and would maintain reciprocal access. The establishment would be accessible via three existing vehicle driveway approaches, two along Tustin Avenue and the third along Santa Clara Avenue, with no new driveway/entries proposed as part the project. However, the primary vehicular ingress and egress points and the proposed parking lot would primarily be accessible from the existing driveway along Santa Clara Avenue. The drive-through would be accessible from the existing driveway along Tustin Avenue, and vehicles would travel west/southwest along the proposed drive-through.

As proposed, the establishment would include a dual drive-through lane, limited to the ordering/menu board area and a bypass lane near the pick-up window. The two drive-through lanes will be available for ordering, which will then merge into a single drive-through lane for pick-up window services. The bypass lane will allow vehicles that have already received their meals to bypass any queued vehicles and ultimately exit via a proposed new driveway along Santa Clara Avenue. Each lane is proposed to have vehicular stacking lanes exceeding the minimum required eighty feet from the center of the pick-up window and eighty feet from the order point.

The applicant proposes various off-site and on-site improvements that include improvements to the public right-of-way (i.e., sidewalks, curbs, street lighting, and access drives), extensive landscaping (perimeter and parking lot), enhanced paving at the two driveway entries, a parking lot with 32 parking stalls, a decorative trash enclosure, and parking lot fixtures. Work would also include the removal of the western most driveway along Santa Clara and replace it with sidewalk, and rebuild the eastern most existing driveway located along Santa Clara Avenue. The proposed eating establishment would include fast-food operations, such as indoor food preparation, cooking, indoor and outdoor eating areas, and restrooms. It will include approximately 802 square feet of dining area with seating for over 30 guests. The proposed hours of operation include 24 hours for drive-through use, 7 days a week, and between 5 a.m. to 1 a.m. for indoor dining use, 7 days a week.

The building is designed in a California contemporary architectural style with a neutral/dark color palette and tones along the outer facades, which would involve materials such as plaster/stucco, aluminum, and metals. The site would provide approximately 8,604 square feet of landscaping throughout the site and the proposed plant palette would consist of a high quality plant materials including trees, shrubs, vines, grasses, and groundcover. The proposed planter areas would be constructed along the northern, western, and southern site perimeters and would provide decorative screening and a buffer between the eating establishment and the adjacent, off-site land uses, in addition to being placed centrally within the proposed surface parking lot and adjacent to the proposed drive-through. Table 2 below provides a detailed comparison of the project's compliance with the applicable land use and development standards.

Table 2: Development Standards

Standard	Required by General Commercial (C5) Zone	Provided
Front yard	15 feet minimum	Complies; 15 feet
Side yard (interior)	0 feet minimum	Complies; 29-125 feet
Rear yard	0 feet minimum	Complies; 39 feet
Lot Size & Frontage	15,000 sq. ft. and 120 feet	Complies; 35,400 sq. ft. and 200 ft.
Building height	35 feet maximum	Complies; 23 feet

Standard	Required by General Commercial (C5) Zone	Provided
Parking	32 spaces minimum (8 spaces per 1,000 sq. ft. restaurant)	Complies; 32 spaces
Floor Area Ratio (F.A.R.)	0.50 FAR maximum	Complies; 0.11 FAR
Stacking Distance	160 feet; 80 feet to menu board and 80 feet to pick-up window	Complies; 113 feet from the order point/ menu board to beginning of drive-through lane, 147 feet from pick-up window/pay window to the menu board

Project Background

The earliest aerial imagery from 1938 shows that the subject properties appeared to be first developed as an orchard. No buildings or structures were present on site at this time and most of the surrounding area was used for orchards, with some houses and agricultural buildings in the vicinity. The single-family residence addressed as 2101 E. Santa Clara Avenue was constructed at an unknown date and moved to the site in 1967. In 1967, a permit was issued to relocate the home within the site and build a new garage approximately 660 square feet in size. The single-family residence addressed as 2109 E. Santa Clara Avenue was constructed circa 1957 and included the main house and garage. The house remained surrounded by orchard trees, as well as most of the surrounding properties in the area. The rest of the now-commercial shopping center remained undeveloped until 1972. Today, the two subject properties are legal non-conforming, as they do not meet most of the development standards for the underlying zone and were constructed prior to 1960.

Based on permit and title records, both 2101 and 2109 E. Santa Clara Avenue were owned by the Newcomb family until they were sold to SRP Stater Bros, LLC in February 2021. In April 2022, Development Project (DP) Review application (No. 2022-06) was submitted for review and consideration by the City’s Development Review Committee (DRC). The applicant revised the project following the first community meeting in late April 2022, and subsequently resubmitted the DP application in December 2022. Thereafter, several site plan changes and project submittals were made to the City following the second community meeting in February 2023. In March 2023, the property owners submitted a voluntary lot merger application (No. 2023-02) to consolidate 2101 and 2109 E. Santa Clara Avenue into a single legal lot. The lot merger application was executed and recorded in June 2023. Before the DP application could be deemed complete, the project underwent several months of environmental review which concluded in late December 2023. Subsequently, the DP application was deemed complete on December 13, 2023, and the required entitlement applications were submitted January 8, 2024.

Project Analysis

Amendment Application

The subject site is zoned General Agricultural (A1). The allowable land uses and development standards pertaining to the A1 zoning district would render the project infeasible, as eating establishments are prohibited by the A1 zoning district. Approval of an amendment application to change the zoning district to Arterial Commercial (C5) is required for the project.

The proposed zone change intends to align the subject site with the existing shopping center development to the north and east, and intends to align with the commercial corridor along Tustin Avenue, which is largely zoned C5. Moreover, the proposed C5 zoning district designation is also consistent with the new General Commercial (GC) General Plan Land Use Element designation for the site that resulted from the April 2022 General Plan Update. This land use designation encourages developments that provide highly visible and accessible shopping opportunities along arterial corridors and supports the development and continued operation of recreational, cultural, entertainment, employment, and educational opportunities near established residential neighborhoods. The proposed project has been designed as a single-story McDonald's building with a maximum height of 23 feet to the top of the parapet. In designing the proposed development, consideration was given to scale, massing, and architecture of the project to ensure that it complements the existing buildings within the surrounding development.

Conditional Use Permit for Drive-Through Window Service

Although eating establishments are permitted by-right in the C5 zoning district, eating establishment with drive-through window service and after-hours operations between 12:00 a.m. and 5:00 a.m. require approval of a conditional use permit (CUP) by the Planning Commission. The zoning district designation of C5 enables the applicant to submit the required CUP applications for consideration by the Planning Commission to conditionally permit the proposed drive-through and 24-hour operations.

Pursuant to Section 41-424.5 (e) of the SAMC, eating establishments with drive-through service require approval of a CUP. The applicant's request for a CUP to allow drive-through window service will provide an added amenity to the property, for the employees who work in the vicinity and for the residents who live in the general area. In addition, the proposed McDonald's will generate new and permanent employment opportunities in favor of the economic growth and stability of the City, activate a previously underutilized area, and generate property and sales tax revenue for the City.

The project would be required to meet all development standards and would apply for ministerial permits through the City, including a demolition permit, landscape permit, grading permit, building permits and occupancy permits. With approval of the zone change and CUP, the proposed project would be consistent with the Santa Ana Municipal Code (SAMC). In addition, the project is located within an area characterized primarily by retail and commercial uses. Therefore, the project would be consistent with the C5 zoning district, would not conflict with the SAMC, and would be consistent with the GC land use designation.

The proposed drive-through was designed and intended to generate the least amount of community impacts as possible. An analysis of the site access and site circulation determined that the proposed site plan provides adequate spaces for vehicles to maneuver through the project site and drive-through. In addition, a drive-through evaluation was provided which was intended to determine if the proposed circulation plan provides adequate on-site drive-through storage capacity to accommodate the peak on-site vehicle demands. The analysis determined that the dual drive-through lanes exceed the City's stacking requirements and will allow for a storage capacity of approximately 16 cars, which is sufficient capacity to accommodate average and peak vehicle demands for the proposed project without disrupting drive aisles or on-site parking spaces.

As designed, the proposed building will implement many of the current McDonald's restaurant design improvements. McDonald's restaurants are designed to optimize operations, drive-through lane configurations, parking, and on-site circulation. To reduce the vehicle drive-through wait time, McDonald's has developed equipment and procedures to improve cook times and crew efficiency. These improvements include dual order boards (or a side-by-side drive-through) that enables customers to place orders earlier. The side-by-side drive-through allows two cars to stack next to each other which allows the kitchen more cook time to prepare the food to have it ready by the time the customer gets to the pickup window.

Since the proposed McDonald's provides a drive-through storage capacity of 16 vehicles, the proposed drive-through lane will accommodate the reference average queue length of 5 to 11 vehicles. At no time does the existing or reference peak queue exceed a maximum of 15 vehicles. The drive-through queuing analysis demonstrates that the maximum vehicle queue of 16 vehicles can be accommodated within the drive-through. The site plan provides adequate drive-through storage capacity to serve the average queue length of 5 to 11 vehicles within the drive-through lane. During peak drive-through demands, the site plan can accommodate a total of 16 vehicles within the drive-through. Therefore, peak queuing can be accommodated within the drive-through as designed, and vehicles queuing in the drive-through will have adequate space to queue within the project and will not enter onto East Santa Clara Avenue.

The drive-through operation is also designed to generate minimal noise impacts as the speaker boards are located towards the rear of the site (north elevation), away from the closest residential units, and are oriented towards the existing shopping center. Any potential noise generated from the idling of vehicles or the drive-through speakers is not anticipated to impact the closest residential uses as they are approximately 250 feet away to the south. The site has been designed to include a large landscape area which will help buffer light and noise impacts to the residential uses. Moreover, the site design will include 24-inch box trees and large shrubs planted along the southern property line to create a visual buffer between the drive-through lanes.

Conditional Use Permit for After-Hours Service

Pursuant to Section 41-424.5 (j) of the SAMC, eating establishments located within 150 feet of properties zoned or used for residential purposes that wish to operate between the hours of 12:00 a.m. and 5:00 a.m. require approval of a separate CUP. The purpose of regulating after-hours operations is to preserve the surrounding community characteristics and minimize any negative secondary impacts. Staff has reviewed the applicant's request to operate the McDonald's eating establishment and drive-through window service 24-hours per day and has determined that the operations will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The property to the west/northwest of the project site, addressed as 2414 N. Tustin Avenue, is currently used for residential purposes and known as the Horizon Apartments. Although the apartment complex is within 150 feet of the subject property, as measured from property lines, the nearest residential unit would be located over 200 feet from the northwest corner of the subject property, and over 240 feet from the new building and drive-through operations. The area immediately west of the project site is currently used for site access (i.e., driveway entrance, drive aisles, etc.) and covered and uncovered parking stalls. The nearest residential unit would be located over 360 feet from the public right-of-way along East Santa Clara Avenue to the south. A second residential community known as the Woodlyn North Condominiums is located to the south of the project site. Built in 1963, the community has 25 buildings containing a total of 87 condominiums. The community is within 150 feet of the subject property, as measured from property lines. However, only one condominium building would be located within the 150 feet, and that one building would be located over 120 feet from the proposed drive-through lane and over 140 feet from the new building.

In staff's analysis, the 24-hour operations would not generate additional community impacts and would have minimal to no impacts to the adjacent residences as it relates to lighting. This is due to the location of the proposed building and drive-through and the separation distance to existing residential units as described above. Specifically, the project site is in an area that is already subject to significant ambient lighting (e.g., exterior building lights,

parking lot pole lights, interior building lights, streetlights, etc.) from the existing commercial/retail uses surrounding the site. The proposed project would involve new streetlights and additional exterior and interior building lighting associated with the operation of the proposed McDonald's. However, all lighting would be subject to the City's design guidelines, which outlines lighting standards for commercial projects and includes direction on minimizing glare onto adjoining properties. Moreover, all on-site lighting would be shielded and directed to minimize light intrusion onto the adjacent properties. The lighting levels for the site would not be altered and would be consistent with the ambient and night-time lighting at the commercial uses surrounding the site. Lastly, the site plan has been designed so that vehicle headlights would not create lighting concerns to the residential units to the south. Specifically, the building and drive-through have been offset so that the pick-up window is not aligned directly with any residential windows. In addition, the project will incorporate a landscape buffer with various mature landscaping (shrubs, trees, and groundcover) along Santa Clara Avenue. Staff is recommending a condition of approval that the mature landscaping be evergreen, be required to be maintained throughout the lifetime of the CUP, that it be maintained healthy, and that any unhealthy or dead plants be required to be removed and replaced in-kind.

The 24-hour drive-through operations would also have minimal to no impacts to the adjacent residences as it relates to noise. The overall operations would not generate noise levels above the maximum acceptable noise levels outlined in the City's Noise Ordinance, as shown in Table 3 below. The daily operation of the proposed eating establishment has the potential to result in an increased ambient noise level in the immediate vicinity of the proposed site through the addition of stationary sources of noise as well as vehicular trips associated with the project. These stationary sources of noise include HVAC equipment, landscape maintenance equipment, parking lot activities, trash collection activities, and restaurant drive-through speakers. Noise associated with the parking lot activities consists of vehicle engines, door slams, engine starts, and people talking. However, the stationary sources during the times of 1:00 a.m. and 5:00 a.m. would be limited to just the drive-through operations as the indoor dining area would be closed during this time. These noise sources include the drive-through window and a menu board with an amplified speaker, in addition to non-amplified speech.

Table 3: City Of Santa Ana Noise Ordinance Standards

Time Period	Noise Level dBA		
	Exterior	Interior	Compliance
7:00 a.m. – 10:00 p.m.	55	55	Complies (max 55dBA)
10:00 p.m. – 7:00 am	50	45	Complies (max 45dBa)

dBA: A-weighted decibels
 *Applicable to property within a designated Noise Zone 1. The entire City of Santa Ana is designed as Noise Zone 1 per Sec. 18-311 of the Municipal Code.

The noise associated with the proposed project’s drive-through operations were evaluated as part of the environmental document prepared (i.e., Initial Study Mitigated Negative Declaration). The document concluded that the noise levels associated with the parking lot, drive-through window, and menu board were below the City’s noise limits for nearby land uses. Nevertheless, to ensure that the 24-hour operations are not detrimental to the health, safety, or general welfare, staff is recommending conditions of approval that would help ensure that the operations would not generate noise impacts or that would help reduce the impacts to negligible conditions. These conditions of approval include maintaining a landscape buffer along the southern and western property lines, and ensuring that the project complies with the City’s Noise Ordinance at all times. As described above, the landscaping would be required to be mature and evergreen, be required to be maintained throughout the lifetime of the CUP, and be maintained healthy.

Police Department Analysis

The Police Department reviews conditional use permit applications for after-hours operations in order to ensure that potential crime or nuisance behaviors associated with such a use are mitigated to the greatest extent possible. For after-hours operations, the Police Department analyzes the crime rate in the area by matching the location of the subject site’s census tract to the corresponding Police Grid. The City of Santa Ana contains up to 102 police reporting grids. The Police Department generates an annual report, the Citywide Incident Ranking report, which ranks these reporting grids based on police activity. The Police Department then compares the number of such crimes in the reporting district as compared to the number of crimes in other reporting districts. In keeping with the standard used by the State Business and Professions Code, should the Police Department determine that the reporting district has a 20 percent greater number of reported crimes than the average number found in all reporting districts, the Police Department would consider this information in making its recommendation.

Table 4: Police Department Analysis and Criteria for Recommendation

Police Department Analysis and Criteria for Recommendation	
Police Grid No. and Rank	Police Grid No. 242; ranked 82 out of 102 Police Reporting Grids (81 st percentile).
Threshold for High Crime	This reporting district is below the 20 percent threshold established by the State for high crime.
Police Department Recommendation	As part of the review approval process, this application was analyzed by the Santa Ana Police Department. Based on the Police Department’s most recent Citywide Incident Ranking Report, the Police Department has no issues of concern regarding the activity in that area, due to no significant events occurring. Therefore, the Police Department does not oppose the granting of a CUP for 24-hour operations.

The Police Department reviewed Police related activity (i.e., calls for service and reported incidents) within 500-feet of each separate parcel (2101 and 2109 E. Santa Clara Avenue) for the last year, which include both residential and commercial areas. The Police Department found that the subject sites have received 305 calls for service within 500-feet of 2101 E. Santa Clara Avenue and 379 calls for service within 500-feet of 2109 E. Santa Clara Avenue. These calls of service include, but are not limited to, traffic hazards, petty theft, burglaries, transient activities, assaults, or municipal code violations. Reported incidents include, but are not limited to, domestic violence, collisions, traffic related, animal related, or missing person. Of these types of incidents, fifty-six (56) were reported within 500-feet of 2101 E. Santa Clara Avenue and sixty-nine (69) incidents were reported within 500-feet of 2109 E. Santa Clara Avenue. While the reported activities were nearby the project site, the Police Department does not believe that it should reflect negatively on the proposed restaurant or after-hours drive-through activity. Furthermore, the Police Department contends that the operational standards applicable to after-hours and drive-through activity will mitigate any potential impacts to the surrounding community and therefore does not oppose the granting of the CUPs.

Traffic/Vehicle Safety

The Police Department also provided a Collision Summary Report for the Tustin and Santa Clara Avenue intersection, which reported vehicle and pedestrian collisions from January 1, 2017, through January 1, 2024. The report summarized that during that time there was 67 collisions, of which 37 included injury collisions, with 61 individuals reported as injured. The reporting included collision types such as, broadside, vehicle-pedestrian, sideswipe, rear-end, and head-on collisions. Moreover, during January 1, 2023 and January 31, 2024, there were 19 calls for service for collisions, one call for service that was "traffic related," four drunk driver calls, and 7 hit-and-run collision calls for services, all within 500-feet of the properties. The reported incidents within 500-feet for the same period (January 1, 2023 and January 31, 2024) included six hit-and-run collisions and six collision incidents reported.

General Plan Consistency

The General Plan Update (GPU) was adopted in April 2022, after a seven-year effort of extensive community participation. Engagement efforts and interactions with the community included over 60 community meetings and workshops, online surveys, direct mailers to property owners and tenants, and multiple study sessions. Moreover, they included one-on-one meetings with the Planning Commission and City Council, which allowed for an informed and inclusive decision-making process. These efforts resulted in the crafting of the land use plan within the Land Use Element that reflects the community's visions for Santa Ana's growth and development citywide. The updated Land Use

Element of the General Plan reflects and sets the community's land use and development policies and a vision for future development of the City.

Prior to the GPU, the subject properties had a split land use designation of Institutional (INS) and General Commercial (GC). As a result of the GPU, the land use designation for the properties were updated to fully be GC, consistent with the adjacent commercial center properties. However, the GPU did result in a zoning inconsistency, as the properties were still zoned General Agricultural (A1), which does not allow for eating establishments. To address this inconsistency, the overall project includes an amendment application to change the zoning district to Arterial Commercial (C5) is required for the project.

The approval of the proposed project will be consistent with the General Plan land use designation of General Commercial (GC). The project would provide an added amenity to the existing commercial shopping center and would promote a land use that enhances the City's economic fiscal viability and mitigates any potential impacts to the surrounding community. The after-hours operations will contribute to the viability of the site creating a business environment that is safe and attractive. Moreover, the project has been designed to be consistent with several goals and policies of the General Plan as discussed below.

- Goal LU-2: Land Use Needs – Provide a balance of land uses that meet Santa Ana's diverse needs
 - Policy 2.2 Capture Local Spending – Encourage a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities.
 - Policy 2.6 Encourage Investment – Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.
 - Policy 2.7 Business Incubator – Support land use decisions that encourage the creation, development, and retention of business in Santa Ana

The project is consistent with Goal LU-2 and Policies 2.2, 2.6, and 2.7, as it will allow for additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the applicant is making an investment to rehabilitate the site to allow for a safe and attractive establishment by expanding the commercial center and improving the circulation throughout. Lastly, the proposed project would also preserve the character of the existing commercial area and promotes the rehabilitation of properties by proposing to remove a blighted and underutilized land use to create a safe and attractive environment.

- Goal LU-3: Compatibility of Uses – Preserve and improve the character and integrity of existing neighborhoods and districts.
 - Policy 3.4 Compatible Development – Ensure that the scale and massing of new development is compatible and harmonious with the surrounding built environment.
 - Policy 3.7 Attractive Environment – Promote a clean, safe, and creative environment for Santa Ana’s residents, workers, and visitors.

The project is consistent with Goal LU-3 and Policies 3.4 and 3.7, as the proposed improvements would preserve the character of the existing commercial area. The scale and massing of the new project is proposed to be compatible with the existing commercial center, as consideration was given to scale, massing, and architecture of the project to ensure that it complements the existing buildings within the surrounding development. Moreover, the project would include aesthetically pleasing features, such as landscaping with a variety of plant materials including trees, shrubs, vines, grasses, and groundcover, which would further help enhanced the viability of the commercial center, would create a harmonious environment, and would help promote a clean and safe environment for Santa Ana’s residents, workers, and visitors.

- Goal EP-1: Job Creation and Retention – Foster a dynamic local economy that provides and create employment opportunities for all residents in the City.
 - Policy 1.2 Attract Business – Promote new and retain existing job-producing businesses that provide living-wage employment opportunities.

The project is consistent with Goal EP-1 and Policy 1.2, as the proposed improvements would help generate additional economic growth and stability in the City by further activating underutilized parcels and helping generate property and sales tax revenue. Furthermore, the proposed project would help create a job-producing establishment thereby providing employment opportunities to Santa Ana residents.

- Goal EP-3: Business Friendly Environment – Promote a business friendly environment where businesses thrive and build on Santa Ana’s strengths and opportunities.
 - Policy 3.7 Facilitating Investment – Promote a solution-based customer focus in order to facilitate additional development and investment in the community.
 - Policy 3.8 Comprehensive Analysis of Land Use – Pursue a balance of fiscal and qualitative community benefits when making land use decisions.

The project would be consistent with Goal EP-3 and Policies 3.7 and 3.8, as it provides for redevelopment of existing underutilized single-family residences and promotes a new eating establishment that would provide services to the community. Moreover, the project

would help create a friendly business environment and help the overall commercial center to enhance their business offerings and compete with nearby commercial centers. Lastly, by working on an improved site design with the applicant, staff ensured that that project provided a high level of community investment for residents, workers, and visitors in the area.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 12. In addition to these measures, representatives of the Portola Park, Mabury Park, Meredith Parkwood, Fairbridge Square, and Young Square Neighborhood Associations were contacted to identify any areas of concern due to the proposed request. At the time this report was printed, over 52 written comments were received, both in favor and opposition of the project. In addition, over 350 support cards were received for the project. The comments in opposition raised issues/concerns related to increased traffic and congestion, transient activities, safety concerns, property values, and quality of life.

Sunshine Ordinance Consistency

In addition to the above noticing, the project was subject to the City's Sunshine Ordinance (Ordinance No. NS-3040) requiring two meetings to facilitate early public participation. The first community meeting was held April 21, 2022. Twelve members of the community attended and posed questions relating to hours of operation, on-site traffic circulation, and site lighting. The second community meeting was held February 2, 2023, during which over 25 members of the community attended and posed questions related to increased traffic concerns along Santa Clara Avenue, status of traffic study, status of the existing single-family homes and proposed relocation/demolition, hours of operations, entitlement timeline and process, on-site traffic circulation, and traffic collision concerns along Santa Clara Avenue. Materials from the two required community meetings are included with this report as Exhibit 11, and all materials were published to the project's webpage on the City's website at www.santa-ana.org/mcdonalds-drive-through-restaurant/.

ENVIRONMENTAL IMPACT

Pursuant to the requirements of the California Environmental Quality Act (CEQA), as amended (Section 21000 et. seq. of the *Public Resources Code*) and in accordance with the State CEQA Guidelines (Title 14, Section 15000 et. seq. of the *California Code of Regulations*), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project and has been attached to this report as Exhibit 10. The purpose

of the IS/MND is to describe the proposed project and to provide an evaluation of potential environmental impacts associated with the project's construction and operation. Moreover, the IS/MND evaluates the potential environmental impacts of project implementation; includes significance determinations from the environmental analyses; identifies regulatory requirements to be incorporated into the project; and sets forth mitigation measures that will lessen or avoid potentially significant project impacts on the environment.

The IS/MND determined that the proposed project would have no impact, or less than significant impacts with mitigation measures, in all topics outlined in the CEQA Environmental Checklist. Possible impacts identified in the IS/MND include those related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures (MM) listed below, all potential impacts would be less than significant.

- MM CUL-1: Prior to issuance of the grading permit, the Applicant shall retain an Orange County-certified archaeologist to observe grading activities within previously undisturbed soils, and to salvage and catalogue archaeological resources as necessary.
- MM GEO-1: Prior to commencement earthmoving activities, the Applicant shall retain a qualified Orange County-certified Paleontologist for on-call services in the event of a discovery of paleontologically sensitive rock formations during ground disturbance activities.
- MM HAZ-1: Any additional materials discovered during demolition activities shall be collected and analyzed prior to removal or disturbance of materials.
- MM HAZ-2: Prior to demolition, all asbestos containing materials (ACMs) and asbestos containing construction materials (ACCMs) shall be removed from the structures at the Project site.
- MM TCR-1: Prior to commencement of ground disturbing activities, the Applicant shall retain a Native American Monitor.
- MM TCR-2: Upon discovery of any Tribal Cultural Resource Objects, all construction activities in the immediate vicinity shall cease.
- MM TCR-3: Upon discovery of any human remains and associated funerary or ceremonial objects, actions pursuant to Public Resource Code 5097.98 and Health and Safety Code 7050.5 shall occur.

The IS/MND's analysis determined that the above-mentioned environmental categories would cause no substantial adverse change to the environment with the inclusion of the enforceable mitigation measures, that would be adopted by the City. The final Mitigation

and Monitoring and Reporting Program (MMRP) can be found as part of the overall environmental documents provided in Exhibit 10.

Historic or Cultural Significance

Two built environment resources over 45 years old were identified within the project site: 2101 and 2109 East Santa Clara Avenue. The properties were recorded and evaluated for historical significance on the appropriate set of State of California Department of Parks and Recreation (DPR) Forms in consideration of California Register of Historic Resources (CRHR) and local City designation criteria and integrity requirements. Both properties were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit. No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Traffic Impacts

A Transportation Analysis was prepared for the proposed project by Urban Crossroads, dated August 16, 2023. The findings of the analysis were summarized in Section 4.17 (Transportation) of the IS/MND, and the Transportation Analysis in its entirety is included as Appendix K to the Draft IS/MND. The Transportation Analysis included a Level of Service (LOS) analysis, which is a qualitative description of traffic flow based on several factors including speed, travel time, delay, and freedom to maneuver. Moreover, the project specific Transportation Analysis conducted a traffic signal warrant analysis to determine the potential need for installation of a traffic signal at an otherwise unsignalized intersection, including at the intersection of the Driveway 1 (located along Santa Clara Avenue) and Santa Clara Avenue, and the intersection between Tustin Avenue and Driveway 2 (located along Tustin Avenue). Lastly, a Vehicles Miles Traveled (VMT) Screening Evaluation was prepared by Urban Crossroads, dated December 11, 2023 and included as Appendix L to the Draft IS/MND.

The Transportation Analysis addressed traffic conditions for multiple different scenarios, including existing (2022) baseline conditions, existing with Project conditions, opening year (2023) cumulative without Project conditions, opening year cumulative with Project conditions, horizon year without Project conditions (2040), and horizon year with Project conditions. A queuing analysis was performed for the left turning movements at the intersection of Tustin Avenue and Santa Clara Avenue to assess vehicle queues along the roadways and prevent dangerous intersections. In summary, the intersection left turning movements currently experience and are anticipated to experience acceptable queuing during the peak hours based on the 95th percentile peak hour traffic flows for

each of the scenarios proposed above. The queuing analysis findings are presented in Appendix K to the Draft IS/MND.

As concluded by the Transportation Analysis, the addition of project traffic would not trigger the City of Santa Ana's significance criteria, and no traffic signal is warranted for either intersection, intersection of the Driveway 1 (located along Santa Clara Avenue) and Santa Clara Avenue, and the intersection between Tustin Avenue and Driveway 2 (located along Tustin Avenue). Moreover, the Transportation Analysis performed a drive-through analysis to determine if the proposed circulation plan provided adequate on-site drive-through storage capacity to accommodate the peak on-site vehicle demand. Ultimately, the drive-through analysis suggested that the project would provide stacking accommodations for approximately 16 vehicles within the drive-through, and there would be sufficient capacity to accommodate average and peak vehicle demands for the proposed project.

In 2013, the State of California signed into law Senate Bill 743 (SB 743), which changes how transportation impacts are analyzed under the California Environmental Quality Act (CEQA) in order to help reduce transportation impacts. Specifically, in an effort to reduce greenhouse gas impacts and create long-term sustainability, SB 743 changed the standard for evaluating transportation impacts under CEQA from a LOS standard to Vehicle Miles Traveled ("VMT") standard. This statewide mandate went into effect July 1, 2020. In 2019, the City of Santa Ana adopted *Traffic Impact Study Guidelines* (dated September 2019), which states that several types of projects can be screened out from a VMT assessment using identified criteria, indicating that these projects have the potential to reduce VMT per service population and result in a less-than-significant transportation impacts. The City's Guidelines list standardized screening methods for project level VMT analysis that can be used to identify when a proposed land use development project is anticipated to result in a less than significant impact thereby eliminating the need to conduct a full VMT analysis. The City of Santa Ana VMT screening types, as described within the City Guidelines, are listed below:

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening
- Project Type Screening

A land use project need only to meet one of the above screening thresholds to result in a less than significant impact. Pursuant to the VMT Screening Evaluation prepared by Urban Crossroads, the project did not meet the threshold for TPA or Low VMT screening. However, the project was found to meet the Project Type screening criteria. Pursuant to the *City of Santa Ana Traffic Impact Study Guidelines (dated September 2019)*, local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. The proposed project

would develop a drive-through quick serve restaurant of 3,975 square feet, which is below the 50,000 square feet project type screening threshold as identified. Therefore, the project is presumed to result in a less than significant impact for VMT, and thus no further VMT analysis was required and no mitigation measures were required. Lastly, the VMT Screening Evaluation was thoroughly peer reviewed by the City's Traffic Engineer and the City's CEQA consultant, both which concluded that the VMT Screening Evaluation prepared for the project shows the project is screened out from any full VMT analysis.

Overall, the project would incorporate all recommendations provided by the Transportation Analysis. These include that the project maintain existing traffic controls and configuration at project driveways, and that on-site traffic signing and striping should be implemented agreeable with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the project site. Additionally, the applicant's responsibility for the project's contributions towards deficient off-site intersections is fulfilled through payment into pre-existing fee programs that would be assigned to the future construction of any future local/regional improvement needs (e.g., payment of fair share and/or fees for the applicable pre-existing fee programs/permit impact fees).

With incorporation of all recommendations provided by the Transportation Analysis, the project would not substantially increase traffic hazards or congestion. Nonetheless, the applicant has expressed a willingness to install additional traffic safety enhancements as requested by the City to ensure that traffic circulation patterns are not further impacted or worsened, and ensure that the proposed operations will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

Public Review Process

The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The NOI was also mailed out to all properties within a 1,000-foot radius of the project site. The IS/MND was made available for public view at the City Hall Planning counter, Santa Ana Library in the Civic Center and on the City website.

A total of five comment letters from one agency and four individuals were received during and immediately after the public review period. The City has reviewed all comments to determine whether any substantial new environmental issues have been raised. Moreover, the City has provided responses to all written comments, which can be found in the Responses to Comments (RTC) and MMRP document. Based on the evaluation in the IS/MND together with the comments received, the City has determined that no substantial new environmental issues have been raised that have not been adequately addressed in the IS/MND and/or in this RTC and MMRP document. All potential impacts

associated with the project were found to be less than significant with incorporation of identified mitigation measures, where applicable. Therefore, the project would not result in any significant impacts and an IS/MND is the appropriate environmental document for the project in accordance with CEQA and the State CEQA Guidelines. The City's final RTC and MMRP document is provided in Exhibit 10. As of this printing, no additional comments or communications from the public have been received on the IS/MND. Based on this analysis, a Notice of Exemption, Environmental Review No. 2023-16 will be filed for this project.

ECONOMIC AND FISCAL IMPACTS

Jobs that would be created during construction would be short-term and would be typically filled by existing residents of the region. The project would include a maximum of twelve permanent employees working approximately three shifts per day, which would result in a maximum of 36 employees per day. As with the temporary construction workers, long-term operation employees are anticipated to be filled by existing residents of the region.

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Amendment Application Ordinance
2. Conditional Use Permit Resolution – Drive-Through Facility
3. Conditional Use Permit Resolution – After-Hours Operations
4. Vicinity Zoning and Aerial Map
5. Site Photos
6. Project Site Plan
7. Project Floor and Roof Plan
8. Preliminary Landscape Plan
9. Project Elevations
10. Initial Study Mitigated Negative Declaration (IS/MND)
11. Sunshine Ordinance Meetings Documents
12. Copy of Public Notices

Submitted By:
Pedro Gomez, AICP, Senior Planner

Approved By:
Minh Thai, Executive Director, Planning and Building Agency

ORDINANCE NO. NS-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2024-01 AMENDING THE ZONING FOR THE PROPERTIES LOCATED AT 2101 AND 2109 E. SANTA CLARA AVENUE (APN: 396-261-26 AND 396-261-38) FROM GENERAL AGRICULTURAL (A1) TO ARTERIAL COMMERCIAL (C5)

THE CITY COUNCIL OF THE CITY OF SANTA ANA HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Donald Ellis with Stream Realty Partners (applicant), representing SRP Stater Bros, LLC, a Texas Limited Liability Company (property owner) is requesting approval of Amendment Application (AA) No. 2024-01 to change the zoning designation of the properties located at 2101 and 2109 E. Santa Clara Avenue (APN: 396-261-26 AND 396-261-38) from General Agricultural (A1) to Arterial Commercial (C5) in order to facilitate the eating establishment with a drive-through and 24-hour operations.
- B. Chapter 41, Article I, Division 1, Section 41-1 of the Santa Ana Municipal Code establishes that because of the necessity of segregating the location of residences, businesses, trades and industries; regulating the use of buildings, structures, and land; and regulating the location, height, bulk and size of buildings and structures, the size of yards and open spaces, the City is divided into land-use districts of such number, shape and area as may be considered best suited to carry out these regulations and provide for their enforcement. The regulations are considered necessary in order to: encourage the most appropriate use of land, conserve and stabilize property value, provide adequate open spaces for light and air and to prevent and fight fires, prevent undue concentration of population, lessen congestion on streets and highways, and promote the health, safety and general welfare of the people, all as part of the general plan of the City. The City of Santa Ana has adopted a zoning map which has since been amended from time to time.
- C. On April 19, 2022, the City adopted the General Plan Update, which went into effect on May 26, 2022. The General Plan designation for this property is General Commercial (GC).
- D. The entire project as currently proposed entails a request for approval of Conditional Use Permit No. 2024-01 and 2024-02, to allow a restaurant with drive-through window service and to allow the drive-through to operate after-hours (24-hours).

E. Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds that the entirety of Amendment Application No. 2024-01 is consistent with the General Plan, including, but not limited to, the General Plan Designation of General Commercial as well its goals and policies, as follows:

- Goal LU-2: Land Use Needs – Provide a balance of land uses that meet Santa Ana’s diverse needs
 - Policy 2.2 Capture Local Spending – Encourage a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities.
 - Policy 2.6 Encourage Investment – Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.
 - Policy 2.7 Business Incubator – Support land use decisions that encourage the creation, development, and retention of business in Santa Ana

The project is consistent with Goal LU-2 and Policies 2.2, 2.6, and 2.7, as it will allow for additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the applicant is making an investment to rehabilitate the site to allow for a safe and attractive establishment by expanding the commercial center and improving the circulation throughout. Lastly, the project would also preserve the character of the existing commercial area and promotes the rehabilitation of properties by proposing to remove a blighted and underutilized land use to create a safe and attractive environment.

- Goal LU-3: Compatibility of Uses – Preserve and improve the character and integrity of existing neighborhoods and districts.
 - Policy 3.4 Compatible Development – Ensure that the scale and massing of new development is compatible and harmonious with the surrounding built environment.
 - Policy 3.7 Attractive Environment – Promote a clean, safe, and creative environment for Santa Ana’s residents, workers, and visitors.

The project is consistent with Goal LU-3 and Policies 3.4 and 3.7, as the improvements would preserve the character of the existing commercial area. The scale and massing of the new project is to be compatible with the existing commercial center, as consideration was given to scale, massing, and architecture of the project to ensure that it complements the existing buildings within the surrounding development. Moreover, the project would include aesthetically pleasing features, such as landscaping with a variety of plant materials including trees, shrubs, vines, grasses, and

groundcover, which would further help enhanced the viability of the commercial center, would create a harmonious environment, and would help promote a clean and safe environment for Santa Ana's residents, workers, and visitors.

- Goal EP-1: Job Creation and Retention – Foster a dynamic local economy that provides and create employment opportunities for all residents in the City.
 - Policy 1.2 Attract Business – Promote new and retain existing job-producing businesses that provide living-wage employment opportunities.

The project is consistent with Goal EP-1 and Policy 1.2, as the improvements would help generate additional economic growth and stability in the City by further activating underutilized parcels and helping generate property and sales tax revenue. Furthermore, the project would help create a job-producing establishment thereby providing employment opportunities to Santa Ana residents.

- Goal EP-3: Business Friendly Environment – Promote a business friendly environment where businesses thrive and build on Santa Ana's strengths and opportunities.
 - Policy 3.7 Facilitating Investment – Promote a solution-based customer focus in order to facilitate additional development and investment in the community.
 - Policy 3.8 Comprehensive Analysis of Land Use – Pursue a balance of fiscal and qualitative community benefits when making land use decisions.

The project would be consistent with Goal EP-3 and Policies 3.7 and 3.8, as it provides for redevelopment of existing underutilized single-family residences and promotes a new eating establishment that would provide services to the community. Moreover, the project would help create a friendly business environment and help the overall commercial center to enhance their business offerings and compete with nearby commercial centers. Lastly, by working on an improved site design with the applicant, staff ensured that that project provided a high level of community investment for residents, workers, and visitors in the area.

- F. The Applicant has demonstrated compliance with all requirements of the Sunshine Ordinance codified at Santa Ana Municipal Code Section 2-153, including public notification and hosting of required community meetings. Materials resulting from the meetings were subsequently posted to the City's webpage for the project.
- G. On February 26, 2024, the Planning Commission held a duly noticed public hearing and voted to recommend that the City Council adopt an ordinance approving Amendment Application No. 2024-01.

- H. For the reasons contained herein, and each of them, Amendment Application No. 2024-01 is hereby found and determined to be consistent with the intent and purpose of Chapter 41 of the Santa Ana Municipal Code; thus, changing the zoning district is found to be consistent with the General Plan of the City of Santa Ana and otherwise justified by the public necessity, convenience, and general welfare.

Section 2. The Amendment Application consists of amendments to the Zoning Map, as shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. The City Council has reviewed and considered the information contained in the analysis performed pursuant to the California Environmental Quality Act (CEQA) (Environmental Review No. 2023-16). Pursuant to the requirements of the CEQA, as amended (Section 21000 et. seq. of the Public Resources Code) and in accordance with the State CEQA Guidelines (Title 14, Section 15000 et. seq. of the California Code of Regulations), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project. The purpose of the IS/MND is to describe the proposed project and to provide an evaluation of potential environmental impacts associated with the project's construction and operation. Moreover, the IS/MND evaluates the potential environmental impacts of project implementation; includes significance determinations from the environmental analyses; identifies regulatory requirements to be incorporated into the project; and sets forth mitigation measures that will lessen or avoid potentially significant project impacts on the environment.

The IS/MND determined that the proposed project would have no impact, or less than significant impacts with mitigation measures, in all topics outlined in the CEQA Environmental Checklist. Possible impacts identified in the IS/MND include those related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures (MM) listed below, all potential impacts would be less than significant.

- MM CUL-1: Prior to issuance of the grading permit, the Applicant shall retain an Orange County-certified archaeologist to observe grading activities within previously undisturbed soils, and to salvage and catalogue archaeological resources as necessary.
- MM GEO-1: Prior to commencement earthmoving activities, the Applicant shall retain a qualified Orange County-certified Paleontologist for on-call services in the event of a discovery of paleontologically sensitive rock formations during ground disturbance activities.
- MM HAZ-1: Any additional materials discovered during demolition activities shall be collected and analyzed prior to removal or disturbance of materials.
- MM HAZ-2: Prior to demolition, all asbestos containing materials (ACMs) and asbestos containing construction materials (ACCMs) shall be removed from the structures at the Project site.
- MM TCR-1: Prior to commencement of ground disturbing activities, the Applicant

shall retain a Native American Monitor.

- MM TCR-2: Upon discovery of any Tribal Cultural Resource Objects, all construction activities in the immediate vicinity shall cease.
- MM TCR-3: Upon discovery of any human remains and associated funerary or ceremonial objects, actions pursuant to Public Resource Code 5097.98 and Health and Safety Code 7050.5 shall occur.

The IS/MND's analysis determined that the above-mentioned environmental categories would cause no substantial adverse change to the environment with the inclusion of the enforceable mitigation measures, that would be adopted by the City.

Historic or Cultural Significance

Two built environment resources over 45 years old were identified within the project site: 2101 and 2109 Santa Clara Avenue. The properties were recorded and evaluated for historical significance on the appropriate set of State of California Department of Parks and Recreation (DPR) Forms in consideration of California Register of Historic Resources (CRHR) and local City designation criteria and integrity requirements. Both properties were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit. No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Traffic Impacts

The project specific Transportation Analysis conducted a traffic signal warrant analysis to determine the potential need for installation of a traffic signal at an otherwise unsignalized intersection, including at the intersection of the Driveway 1 (located along Santa Clara Avenue) and Santa Clara Avenue, and the intersection between Tustin Avenue and Driveway 2 (located along Tustin Avenue).

As concluded by the Transportation Analysis, the addition of project traffic would not trigger the City of Santa Ana's significance criteria, and no traffic signal is warranted for either intersection. In addition, the Transportation Analysis performed a drive-through analysis to determine if the proposed circulation plan provided adequate on-site drive-through storage capacity to accommodate the peak on-site vehicle demand. Ultimately, the drive-through analysis suggested that the project would provide stacking accommodations for approximately 16 vehicles within the drive-through, and there would be sufficient capacity to accommodate average and peak vehicle demands for the proposed project.

The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The NOI was also mailed out to all properties within a 1,000-foot radius of the project site. The IS/MND was made available for public view at the City Hall Planning counter, Santa Ana Library in the Civic Center and on the City website. As of this printing, no comments or communications from the public have been received on the IS/MND. Based on this

analysis, a Notice of Exemption, Environmental Review No. 2023-16 will be filed for this project.

Section 4. The City Council of the City of Santa Ana, after conducting the public hearing, hereby approves Amendment Application No. 2024-01 changing the zoning designation of the properties located at 2101 and 2109 E. Santa Clara Avenue (APN: 396-261-26 and 396-261-38) from General Agricultural (A1) to Arterial Commercial (C5). This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated February 26, 2024 and exhibits attached hereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

Section 5. An amended Sectional District Map, showing the above described changes in use district designation, is hereby approved and attached hereto as Exhibit A, and incorporated by this reference as though fully set forth herein.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 7. This Ordinance shall become effective thirty (30) days after its adoption.

Section 8. The Clerk of the Council shall certify the adoption of this ordinance and shall cause the same to be published as required by law.

ADOPTED this ____ day of _____, 2024.

Valerie Amezcua
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: Laura A. Rossini
Laura A. Rossini
Chief Assistant City Attorney

AYES: Councilmembers _____
NOES: Councilmembers _____
ABSTAIN: Councilmembers _____
NOT PRESENT: Councilmembers _____

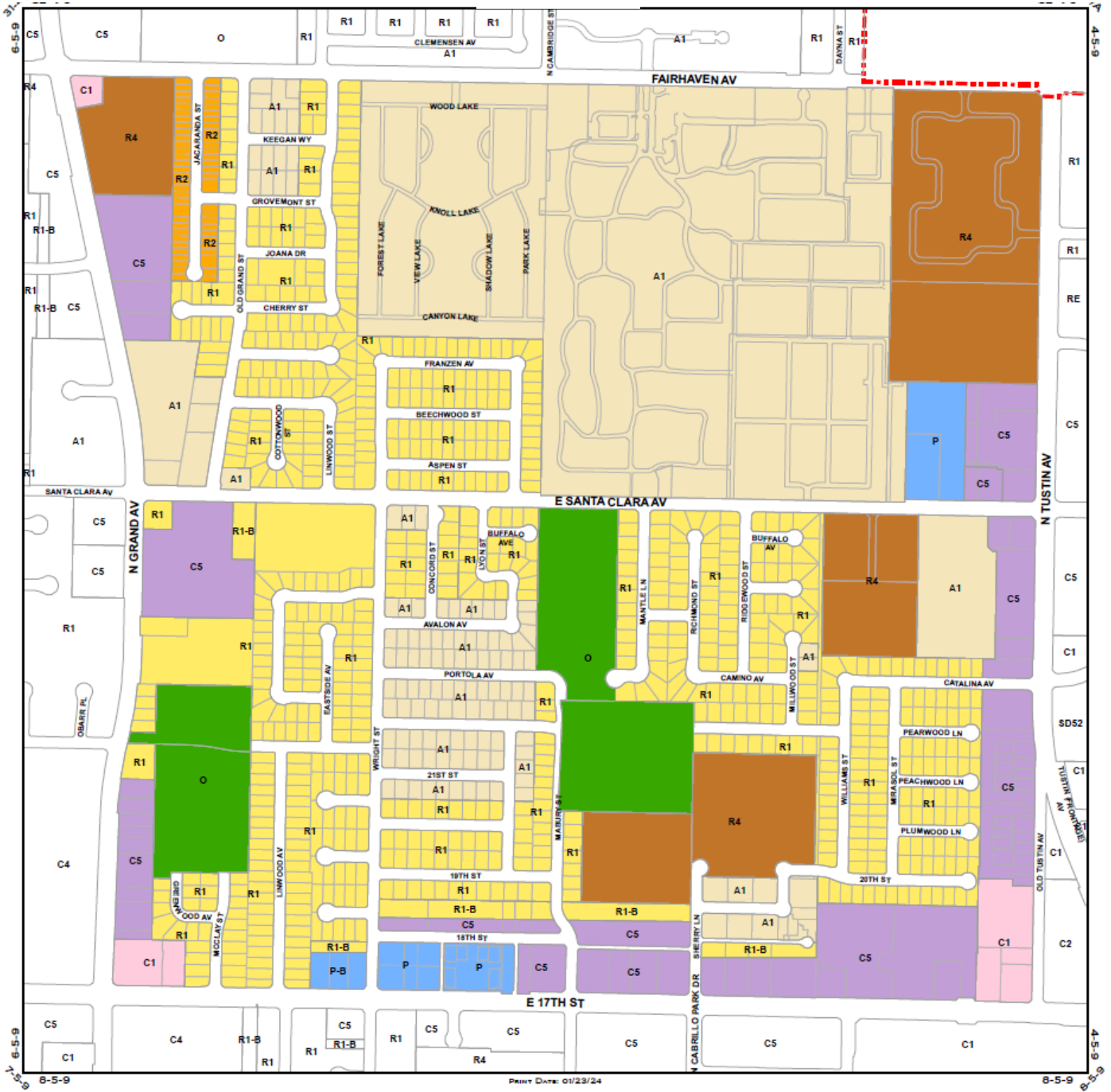
CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Jennifer L. Hall, City Clerk, do hereby attest to and certify the attached Ordinance No. NS-XXXX to be the original ordinance adopted by the City Council of the City of Santa Ana on _____, 2024 and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: _____

City Clerk
City of Santa Ana

Exhibit A



ZONING DISTRICTS

A1	GENERAL AGRICULTURAL	CSM	SOUTHMAIN STREET COMMERCIAL DIST.	R2	TWO- FAMILY RESIDENCE	-B	PARKING MODIFICATION
C1	COMMUNITY COMMERCIAL	GC	GOVERNMENT CENTER	R3	MULTIPLE- FAMILY RESIDENCE	-OZ	OVERLAY ZONE
C1-MD	COMMUNITY COMMERCIAL - MUSEUM DIST.	M1	LIGHT INDUSTRIAL	R4	SUBURBAN APARTMENT	-PRD	PLANNED RESIDENTIAL DEVELOPMENT
C2	GENERAL COMMERCIAL	M2	HEAVY INDUSTRIAL	RE	RESIDENTIAL ESTATE	-HD2	HEIGHT DISTRICT II
C4	PLANNED SHOPPING CENTER	O	OPEN SPACE	SD	SPECIFIC DEVELOPMENT		
C5	ARTERIAL COMMERCIAL	P	PROFESSIONAL	SP	SPECIFIC PLAN		
CR	COMMERCIAL RESIDENTIAL	R1	SINGLE- FAMILY RESIDENCE	OZ1	METRO EAST OVERLAY ZONE		



SECTIONAL DISTRICT MAP: 5-5-9

CITY OF SANTA ANA, CALIFORNIA



RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2024-01 AS CONDITIONED TO ALLOW A DRIVE-THROUGH FACILITY FOR THE PROPERTIES LOCATED AT 2101 AND 2109 E. SANTA CLARA AVENUE, COLLECTIVELY KNOWN AS 2101 E. SANTA CLARA AVENUE (APN: 396-261-26 AND 396-261-38)

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Donald Ellis with Stream Realty Partners (applicant), representing SRP Stater Bros, LLC, a Texas Limited Liability Company (property owner) is requesting approval of Conditional Use Permit (CUP) No. 2024-01 to allow drive-through window service for an eating establishment in the Arterial Commercial (C5) zoning district at 2101 and 2109 E. Santa Clara Avenue, collectively known as 2101 E. Santa Clara Avenue.
- B. Santa Ana Municipal Code (SAMC) Section 41-424.5(e) requires approval of a CUP for eating establishments with drive-through window service.
- C. Pursuant to SAMC Section 41-638, the Planning Commission is authorized to review and approve the CUP for this project as set forth by the Santa Ana Municipal Code.
- D. On February 26, 2024, the Planning Commission held a duly noticed public hearing for CUP No. 2024-01.
- E. The Planning Commission of the City of Santa Ana has considered the information and determines that the following findings, which must be established in order to grant CUP No. 2024-01, for drive-through window service, have been established as required by SAMC Section 41-638.
 1. That the proposed use will provide a service or facility, which will contribute to the general wellbeing of the neighborhood or community.

The eating establishment with drive-through window service will provide a service to persons that are working or residing in the area. The project will redevelop underutilized lots with a new eating establishment with a contemporary design that includes neutral/dark color palette and tones along the outer facades, which would involve materials such as plaster/stucco, aluminum, and

metals. The project will include aesthetically pleasing features, such as landscaping with a variety of plant materials including trees, shrubs, vines, grasses, and groundcover. Landscaped planter areas will be constructed along the northern, western, and southern site perimeter and would provide decorative screening and a buffer between the proposed uses and the adjacent uses, in addition to being placed centrally within the surface parking lot and adjacent to the drive-through.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The drive-through will not be detrimental to the health, safety or welfare of those residing or working in the vicinity. The drive-through was designed and intended to generate the least amount of community impacts as possible. An analysis of the site access and site circulation determined that the site plan provides adequate spaces for vehicles to maneuver through the project site and drive-through. In addition, a drive-through evaluation was provided which was intended to determine if the circulation plan provides adequate on-site drive-through storage capacity to accommodate the peak on-site vehicle demands. The analysis determined that the dual drive-through lanes exceed the City's stacking requirements and will allow for a storage capacity of approximately 16 cars, which is sufficient capacity to accommodate average and peak vehicle demands for the project without disrupting drive aisles or on-site parking spaces.

The drive-through operation is also designed to generate minimal noise impacts as the speaker boards are located towards the rear of the site (north elevation), away from the closest residential units, and are oriented towards the existing shopping center. Any potential noise generated from the idling of vehicles or the drive-through speakers will not impact the closest residential uses as they are approximately 250 feet away to the south. The site has been designed to include a large landscape area which will help buffer light and noise impacts to the residential uses. Moreover, the site design will include 24-inch box trees and large shrubs planted along the southern property line to create a visual buffer between the drive-through lanes.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The drive-through will not adversely affect the economic stability or future economic development of properties in the surrounding

area. The site is currently underutilized and occupied by vacant single-family residences, and the new building will establish a commercial use of the property. An eating establishment with drive-through service will provide an additional service and eating opportunities for the area and will provide a commercial business that generates sales tax revenue for the City. In addition, the McDonald's will generate new and permanent employment opportunities in favor of the economic growth and stability of the City.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The use complies with the regulations and conditions in Chapter 41 including building heights, yards, parking and landscaping. A condition of approval has been added to the conditional use permit for a property maintenance agreement to be recorded against the property, which will ensure that the property and all improvements are properly maintained.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The approval of the project will be consistent with the General Plan land use designation of General Commercial (GC). The project would provide an added amenity to the existing commercial shopping center and would promote a land use that enhances the City's economic fiscal viability and mitigates any potential impacts to the surrounding community. The after-hours operations will contribute to the viability of the site creating a business environment that is safe and attractive. Moreover, the project has been designed to be consistent with several goals and policies of the General Plan as discussed below.

- Goal LU-2: Land Use Needs – Provide a balance of land uses that meet Santa Ana's diverse needs
 - Policy 2.2 Capture Local Spending – Encourage a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities.
 - Policy 2.6 Encourage Investment – Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.
 - Policy 2.7 Business Incubator – Support land use decisions that encourage the creation, development, and retention of business in Santa Ana

The project is consistent with Goal LU-2 and Policies 2.2, 2.6, and 2.7, as it will allow for additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the applicant is making an investment to rehabilitate the site to allow for a safe and attractive establishment by expanding the commercial center and improving the circulation throughout. Lastly, the project would also preserve the character of the existing commercial area and promotes the rehabilitation of properties by proposing to remove a blighted and underutilized land use to create a safe and attractive environment.

- Goal LU-3: Compatibility of Uses – Preserve and improve the character and integrity of existing neighborhoods and districts.
 - Policy 3.4 Compatible Development – Ensure that the scale and massing of new development is compatible and harmonious with the surrounding built environment.
 - Policy 3.7 Attractive Environment – Promote a clean, safe, and creative environment for Santa Ana’s residents, workers, and visitors.

The project is consistent with Goal LU-3 and Policies 3.4 and 3.7, as the improvements would preserve the character of the existing commercial area. The scale and massing of the new project is compatible with the existing commercial center, as consideration was given to scale, massing, and architecture of the project to ensure that it complements the existing buildings within the surrounding development. Moreover, the project would include aesthetically pleasing features, such as landscaping with a variety of plant materials including trees, shrubs, vines, grasses, and groundcover, which would further help enhanced the viability of the commercial center, would create a harmonious environment, and would help promote a clean and safe environment for Santa Ana’s residents, workers, and visitors.

- Goal EP-1: Job Creation and Retention – Foster a dynamic local economy that provides and create employment opportunities for all residents in the City.
 - Policy 1.2 Attract Business – Promote new and retain existing job-producing businesses that provide living-wage employment opportunities.

The project is consistent with Goal EP-1 and Policy 1.2, as the

improvements would help generate additional economic growth and stability in the City by further activating underutilized parcels and helping generate property and sales tax revenue. Furthermore, the project would help create a job-producing establishment thereby providing employment opportunities to Santa Ana residents.

- Goal EP-3: Business Friendly Environment – Promote a business friendly environment where businesses thrive and build on Santa Ana’s strengths and opportunities.
 - Policy 3.7 Facilitating Investment – Promote a solution-based customer focus in order to facilitate additional development and investment in the community.
 - Policy 3.8 Comprehensive Analysis of Land Use – Pursue a balance of fiscal and qualitative community benefits when making land use decisions.

The project would be consistent with Goal EP-3 and Policies 3.7 and 3.8, as it provides for redevelopment of existing underutilized single-family residences and promotes a new eating establishment that would provide services to the community. Moreover, the project would help create a friendly business environment and help the overall commercial center to enhance their business offerings and compete with nearby commercial centers. Lastly, by working on an improved site design with the applicant, staff ensured that that project provided a high level of community investment for residents, workers, and visitors in the area.

Section 2. Pursuant to the requirements of the California Environmental Quality Act (CEQA), as amended (Section 21000 et. seq. of the Public Resources Code) and in accordance with the State CEQA Guidelines (Title 14, Section 15000 et. seq. of the California Code of Regulations), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project. The purpose of the IS/MND is to describe the project and to provide an evaluation of potential environmental impacts associated with the project’s construction and operation. Moreover, the IS/MND evaluates the potential environmental impacts of project implementation; includes significance determinations from the environmental analyses; identifies regulatory requirements to be incorporated into the project; and sets forth mitigation measures that will lessen or avoid potentially significant project impacts on the environment.

The IS/MND determined that the proposed project would have no impact, or less than significant impacts with mitigation measures, in all topics outlined in the CEQA Environmental Checklist. Possible impacts identified in the IS/MND include those related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures (MM) listed below, all potential impacts would be less than significant.

- MM CUL-1: Prior to issuance of the grading permit, the Applicant shall retain an Orange County-certified archaeologist to observe grading activities within previously undisturbed soils, and to salvage and catalogue archaeological resources as necessary.
- MM GEO-1: Prior to commencement earthmoving activities, the Applicant shall retain a qualified Orange County-certified Paleontologist for on-call services in the event of a discovery of paleontologically sensitive rock formations during ground disturbance activities.
- MM HAZ-1: Any additional materials discovered during demolition activities shall be collected and analyzed prior to removal or disturbance of materials.
- MM HAZ-2: Prior to demolition, all asbestos containing materials (ACMs) and asbestos containing construction materials (ACCMs) shall be removed from the structures at the Project site.
- MM TCR-1: Prior to commencement of ground disturbing activities, the Applicant shall retain a Native American Monitor.
- MM TCR-2: Upon discovery of any Tribal Cultural Resource Objects, all construction activities in the immediate vicinity shall cease.
- MM TCR-3: Upon discovery of any human remains and associated funerary or ceremonial objects, actions pursuant to Public Resource Code 5097.98 and Health and Safety Code 7050.5 shall occur.

The IS/MND's analysis determined that the above-mentioned environmental categories would cause no substantial adverse change to the environment with the inclusion of the enforceable mitigation measures, that would be adopted by the City.

Historic or Cultural Significance

Two built environment resources over 45 years old were identified within the project site: 2101 and 2109 Santa Clara Avenue. The properties were recorded and evaluated for historical significance on the appropriate set of State of California Department of Parks and Recreation (DPR) Forms in consideration of California Register of Historic Resources (CRHR) and local City designation criteria and integrity requirements. Both properties were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit. No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the project will have a less than significant impact on historical resources under CEQA.

Traffic Impacts

The project specific Transportation Analysis conducted a traffic signal warrant analysis to determine the potential need for installation of a traffic signal at an otherwise unsignalized intersection, including at the intersection of the Driveway 1 (located along Santa Clara Avenue) and Santa Clara Avenue, and the intersection between Tustin Avenue and Driveway 2 (located along Tustin Avenue).

As concluded by the Transportation Analysis, the addition of project traffic would not trigger the City of Santa Ana's significance criteria, and no traffic signal is warranted for either intersection. In addition, the Transportation Analysis performed a drive-through analysis to determine if the proposed circulation plan provided adequate on-site drive-through storage capacity to accommodate the peak on-site vehicle demand. Ultimately, the drive-through analysis

suggested that the project would provide stacking accommodations for approximately 16 vehicles within the drive-through, and there would be sufficient capacity to accommodate average and peak vehicle demands for the project.

The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The NOI was also mailed out to all properties within a 1,000-foot radius of the project site. The IS/MND was made available for public view at the City Hall Planning counter, Santa Ana Library in the Civic Center and on the City website. As of this printing, no comments or communications from the public have been received on the IS/MND. Based on this analysis, a Notice of Exemption, Environmental Review No. 2023-16 will be filed for this project.

Section 3. This Resolution shall not be effective unless and until the City Council Ordinance for Amendment Application No. 2024-01 is adopted and become effective. If said ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise does not go into effect for any reason, then this Resolution shall be null and void and have no further force and effect.

Section 4. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 5. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Conditional Use Permit No. 2024-01, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 2101 and 2109 E. Santa Clara Avenue, collectively known as 2101 E. Santa Clara Avenue. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission Action dated February 26, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 26th day of February 2024 by the following vote.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: Laura A. Rossini
Laura A. Rossini
Chief Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on February 26, 2024.

Date: _____

Nuvia Ocampo
Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2024-01

Conditional Use Permit (“CUP”) No. 2024-01 for drive-through window service is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, they shall meet the following conditions of approval:

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. The Applicant must comply with all conditions and requirements of the Development Review Committee for the Development Project (DP) No. 2022-06.
2. Any amendment to this conditional use permit must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
3. Prior to the issuance of a Building Permit, the Applicant shall submit a landscape and irrigation plan for the entire site to the Planning Division for review and approval. The landscape and irrigation shall comply with the zoning district's landscape standards, the Water Efficient Landscape Ordinance (WELO), and the Citywide Design Guidelines. The landscape plan shall also include block wall details, and note application of anti-graffiti coating.
4. All landscaping shall be installed per the approved landscape and irrigation plan. In addition, all landscaping shall be evergreen, be required to be maintained throughout the lifetime of the CUP, and shall be required to be maintained in a healthy manner. Moreover, any unhealthy or dead landscaping shall be required to be removed and replaced in-kind.
5. Prior to the issuance of a Certificate of Occupancy, the Applicant shall construct a new minimum six-foot decorative block wall along the western property line with anti-graffiti coating and a flat wall cap, or resurface the existing block wall with smooth stucco, anti-graffiti coating and a flat wall cap. In no case shall a double-wall be constructed or permitted along any property line.
6. Decorative pavers, or an acceptable alternative design deemed appropriate by Planning Division staff, shall be required to be installed at all driveways of the existing commercial shopping center, including existing and proposed, and any subject to reciprocal access agreements with the subject property.
7. At any time that vehicle stacking extends beyond the entrance to the drive through facility, the restaurant shall provide field staff as reasonably required to expedite drive-through operations, assist with onsite parking, and prevent vehicles from blocking

onsite parking spaces, drive aisles, the ingress and egress easement onto adjacent properties, and/or queuing onto Bristol Street. A stacking plan illustrating vehicle stacking management in parking areas shall be posted and maintained onsite.

8. Violations of the Conditional Use Permit as contained in Section 41-647.5 of the Santa Ana Municipal Code will be grounds for permit suspension and/or revocation as described in Section 41-651 of the Santa Ana Municipal Code.
9. The business shall post in a conspicuous location at the entry to the building the contact information for the responsible onsite manager, including full name, phone number, and emergency or backup phone number, in case of noise and related operational complaints.
10. Prior to the issuance of a Building Permit, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
 - c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
 - d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris on or about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement;
- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2024-02 AS CONDITIONED TO ALLOW AFTER-HOURS (24-HOUR) OPERATION FOR AN EATING ESTABLISHMENT LOCATED AT 2101 AND 2109 E. SANTA CLARA AVENUE, COLLECTIVELY KNOWN AS 2101 E. SANTA CLARA AVENUE (APN: 396-261-26 AND 396-261-38)

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Donald Ellis with Stream Realty Partners (applicant), representing SRP Stater Bros, LLC, a Texas Limited Liability Company (property owner) is requesting approval of Conditional Use Permit (CUP) No. 2024-02 to allow after-hours operations (24-hours) for an eating establishment in the Arterial Commercial (C5) zoning district at 2101 and 2109 E. Santa Clara Avenue, collectively known as 2101 E. Santa Clara Avenue.
- B. Santa Ana Municipal Code (SAMC) Section 41-424.5 (j) requires approval of a CUP for eating establishments open at any time between the hours of 12:00 a.m. and 5:00 a.m. and located within one hundred fifty (150) feet of residentially zoned or used property.
- C. Pursuant to SAMC Section 41-638, the Planning Commission is authorized to review and approve the CUP for this project as set forth by the Santa Ana Municipal Code.
- D. On February 26, 2024, the Planning Commission held a duly noticed public hearing for CUP No. 2024-02.
- E. The Planning Commission of the City of Santa Ana has considered the information and determines that following findings, which must be established in order to grant CUP No. 2024-02, to operate between the hours of 12:00 a.m. and 5:00 a.m. within one hundred fifty (150) feet of residentially zoned and used property, have been established as required by SAMC Section 41-638:
 - 1. That the proposed use will provide a service or facility, which will contribute to the general wellbeing of the neighborhood or community.

The eating establishment with 24-hour operations will provide a service to persons that are working or residing in the area. The project will redevelop underutilized lots with a new eating

establishment with a contemporary design that includes neutral/dark color palette and tones along the outer facades, which would involve materials such as plaster/stucco, aluminum, and metals. The project would include aesthetically pleasing features, such as landscaping with a variety of plant materials including trees, shrubs, vines, grasses, and groundcover. Landscaped planter areas would be constructed along the northern, western, and southern site perimeter and would provide decorative screening and a buffer between the uses and the adjacent uses, in addition to being placed centrally within the surface parking lot and adjacent to the drive-through.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The drive-through will not be detrimental to the health, safety or welfare of those residing or working in the vicinity. The 24-hour operations would not generate additional community impacts and would have minimal to no impacts to the adjacent residences as it relates to lighting. This is due to the location of the building and drive-through and the separation distance to existing residential units as described above. Specifically, the project site is in an area that is already subject to significant ambient lighting (e.g., exterior building lights, parking lot pole lights, interior building lights, streetlights, etc.) from the existing commercial/retail uses surrounding the site. The project would involve new streetlights and additional exterior and interior building lighting associated with the operation of the McDonald's. However, all lighting would be subject to the City's design guidelines, which outlines lighting standards for commercial projects and includes direction on minimizing glare onto adjoining properties. Moreover, all on-site lighting would be shielded and directed so that no lighting trespasses onto the adjacent properties. The lighting levels for the site would not be altered and would be consistent with the ambient and night-time lighting at the commercial uses surrounding the site. Lastly, the site plan has been designed so that vehicle headlights would not create lighting concerns to the residential units to the south. Specifically, the building and drive-through have been offset so that the pick-up window is not aligned directly with any residential windows. In addition, the project will incorporate a landscape buffer with various mature landscaping (shrubs, trees, and groundcover) along Santa Clara Avenue. Staff is recommending a condition of approval that the mature landscaping be evergreen, be required to be maintained throughout the lifetime of the CUP, that it be maintained healthy, and that any unhealthy or dead plants be required to be removed and replaced in-kind.

The 24-hour drive-through operations would also have minimal to no impacts to the adjacent residences as it relates to noise. The overall operations would not generate noise levels above the maximum acceptable noise levels outlined in the City's Noise Ordinance, as shown in Table 3 below. The daily operation of the eating establishment has the potential to result in an increased ambient noise level in the immediate vicinity of the site through the addition of stationary sources of noise as well as vehicular trips associated with the project. These stationary sources of noise include HVAC equipment, landscape maintenance equipment, parking lot activities, trash collection activities, and restaurant drive-through speakers. Noise associated with the parking lot activities consists of vehicle engines, door slams, engine starts, and people talking. However, the stationary sources during the times of 1:00 a.m. and 5:00 a.m. would be limited to just the drive-through operations as the indoor dining area would be closed during this time. These noise sources include the drive-through window and a menu board with an amplified speaker, in addition to non-amplified speech.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The drive-through will not adversely affect the economic stability or future economic development of properties in the surrounding area. The site is currently underutilized and occupied by vacant single-family residences, and the new building will establish a commercial use of the property. An eating establishment with after-hours service will provide an additional service and eating opportunities for the area and will provide a commercial business that generates sales tax revenue for the City. In addition, the McDonald's will generate new and permanent employment opportunities in favor of the economic growth and stability of the City.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The use complies with the regulations and conditions in Chapter 41 including building heights, yards, parking and landscaping. A condition of approval has been added to the conditional use permit for a property maintenance agreement to be recorded against the property, which will ensure that the property and all improvements are properly maintained.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The approval of the project will be consistent with the General Plan land use designation of General Commercial (GC). The project would provide an added amenity to the existing commercial shopping center and would promote a land use that enhances the City's economic fiscal viability and mitigates any potential impacts to the surrounding community. The after-hours operations will contribute to the viability of the site creating a business environment that is safe and attractive. Moreover, the project has been designed to be consistent with several goals and policies of the General Plan as discussed below.

- Goal LU-2: Land Use Needs – Provide a balance of land uses that meet Santa Ana's diverse needs
 - Policy 2.2 Capture Local Spending – Encourage a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities.
 - Policy 2.6 Encourage Investment – Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.
 - Policy 2.7 Business Incubator – Support land use decisions that encourage the creation, development, and retention of business in Santa Ana

The project is consistent with Goal LU-2 and Policies 2.2, 2.6, and 2.7, as it will allow for additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the applicant is making an investment to rehabilitate the site to allow for a safe and attractive establishment by expanding the commercial center and improving the circulation throughout. Lastly, the project would also preserve the character of the existing commercial area and promotes the rehabilitation of properties by proposing to remove a blighted and underutilized land use to create a safe and attractive environment.

- Goal LU-3: Compatibility of Uses – Preserve and improve the character and integrity of existing neighborhoods and districts.
 - Policy 3.4 Compatible Development – Ensure that the scale and massing of new development is compatible and harmonious with the surrounding built environment.
 - Policy 3.7 Attractive Environment – Promote a

clean, safe, and creative environment for Santa Ana's residents, workers, and visitors.

The project is consistent with Goal LU-3 and Policies 3.4 and 3.7, as the improvements would preserve the character of the existing commercial area. The scale and massing of the new project is to be compatible with the existing commercial center, as consideration was given to scale, massing, and architecture of the project to ensure that it complements the existing buildings within the surrounding development. Moreover, the project would include aesthetically pleasing features, such as landscaping with a variety of plant materials including trees, shrubs, vines, grasses, and groundcover, which would further help enhanced the viability of the commercial center, would create a harmonious environment, and would help promote a clean and safe environment for Santa Ana's residents, workers, and visitors.

- Goal EP-1: Job Creation and Retention – Foster a dynamic local economy that provides and create employment opportunities for all residents in the City.
 - Policy 1.2 Attract Business – Promote new and retain existing job-producing businesses that provide living-wage employment opportunities.

The project is consistent with Goal EP-1 and Policy 1.2, as the improvements would help generate additional economic growth and stability in the City by further activating underutilized parcels and helping generate property and sales tax revenue. Furthermore, the project would help create a job-producing establishment thereby providing employment opportunities to Santa Ana residents.

- Goal EP-3: Business Friendly Environment – Promote a business friendly environment where businesses thrive and build on Santa Ana's strengths and opportunities.
 - Policy 3.7 Facilitating Investment – Promote a solution-based customer focus in order to facilitate additional development and investment in the community.
 - Policy 3.8 Comprehensive Analysis of Land Use – Pursue a balance of fiscal and qualitative community benefits when making land use decisions.

The project would be consistent with Goal EP-3 and Policies 3.7 and 3.8, as it provides for redevelopment of existing underutilized single-family residences and promotes a new eating establishment

that would provide services to the community. Moreover, the project would help create a friendly business environment and help the overall commercial center to enhance their business offerings and compete with nearby commercial centers. Lastly, by working on an improved site design with the applicant, staff ensured that that project provided a high level of community investment for residents, workers, and visitors in the area.

Section 2. Pursuant to the requirements of the California Environmental Quality Act (CEQA), as amended (Section 21000 et. seq. of the Public Resources Code) and in accordance with the State CEQA Guidelines (Title 14, Section 15000 et. seq. of the California Code of Regulations), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project. The purpose of the IS/MND is to describe the proposed project and to provide an evaluation of potential environmental impacts associated with the project's construction and operation. Moreover, the IS/MND evaluates the potential environmental impacts of project implementation; includes significance determinations from the environmental analyses; identifies regulatory requirements to be incorporated into the project; and sets forth mitigation measures that will lessen or avoid potentially significant project impacts on the environment.

The IS/MND determined that the proposed project would have no impact, or less than significant impacts with mitigation measures, in all topics outlined in the CEQA Environmental Checklist. Possible impacts identified in the IS/MND include those related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures (MM) listed below, all potential impacts would be less than significant.

- MM CUL-1: Prior to issuance of the grading permit, the Applicant shall retain an Orange County-certified archaeologist to observe grading activities within previously undisturbed soils, and to salvage and catalogue archaeological resources as necessary.
- MM GEO-1: Prior to commencement earthmoving activities, the Applicant shall retain a qualified Orange County-certified Paleontologist for on-call services in the event of a discovery of paleontologically sensitive rock formations during ground disturbance activities.
- MM HAZ-1: Any additional materials discovered during demolition activities shall be collected and analyzed prior to removal or disturbance of materials.
- MM HAZ-2: Prior to demolition, all asbestos containing materials (ACMs) and asbestos containing construction materials (ACCMs) shall be removed from the structures at the Project site.
- MM TCR-1: Prior to commencement of ground disturbing activities, the Applicant shall retain a Native American Monitor.
- MM TCR-2: Upon discovery of any Tribal Cultural Resource Objects, all construction activities in the immediate vicinity shall cease.
- MM TCR-3: Upon discovery of any human remains and associated funerary or ceremonial objects, actions pursuant to Public Resource Code 5097.98 and Health and Safety Code 7050.5 shall occur.

The IS/MND's analysis determined that the above-mentioned environmental categories would cause no substantial adverse change to the environment with the inclusion of the enforceable

mitigation measures, that would be adopted by the City.

Historic or Cultural Significance

Two built environment resources over 45 years old were identified within the project site: 2101 and 2109 Santa Clara Avenue. The properties were recorded and evaluated for historical significance on the appropriate set of State of California Department of Parks and Recreation (DPR) Forms in consideration of California Register of Historic Resources (CRHR) and local City designation criteria and integrity requirements. Both properties were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit. No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Traffic Impacts

The project specific Transportation Analysis conducted a traffic signal warrant analysis to determine the potential need for installation of a traffic signal at an otherwise unsignalized intersection, including at the intersection of the Driveway 1 (located along Santa Clara Avenue) and Santa Clara Avenue, and the intersection between Tustin Avenue and Driveway 2 (located along Tustin Avenue).

As concluded by the Transportation Analysis, the addition of project traffic would not trigger the City of Santa Ana's significance criteria, and no traffic signal is warranted for either intersection. In addition, the Transportation Analysis performed a drive-through analysis to determine if the proposed circulation plan provided adequate on-site drive-through storage capacity to accommodate the peak on-site vehicle demand. Ultimately, the drive-through analysis suggested that the project would provide stacking accommodations for approximately 16 vehicles within the drive-through, and there would be sufficient capacity to accommodate average and peak vehicle demands for the proposed project.

The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The NOI was also mailed out to all properties within a 1,000-foot radius of the project site. The IS/MND was made available for public view at the City Hall Planning counter, Santa Ana Library in the Civic Center and on the City website. As of this printing, no comments or communications from the public have been received on the IS/MND. Based on this analysis, a Notice of Exemption, Environmental Review No. 2023-16 will be filed for this project.

Section 3. This Resolution shall not be effective unless and until the City Council Ordinance for Amendment Application No. 2024-01 is adopted and become effective. If said ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise does not go into effect for any reason, then this Resolution shall be null and void and have no further force and effect.

Section 4. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory,

administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 5. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Conditional Use Permit No. 2024-02, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 2101 and 2109 E. Santa Clara Avenue, collectively known as 2101 E. Santa Clara Avenue. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission Action dated February 26, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 26th day of February 2024 by the following vote.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: Laura A. Rossini
Laura A. Rossini
Chief Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on February 26, 2024.

Date: _____

Nuvia Ocampo
Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2024-02

Conditional Use Permit (“CUP”) No. 2024-02 for after-hours operations (24-hours) is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, they shall meet the following conditions of approval:

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. The Applicant must comply with all conditions and requirements of the Development Review Committee for the Development Project (DP) No. 2022-06.
2. Any amendment to this conditional use permit must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
3. Prior to the issuance of a Building Permit, the Applicant shall submit a landscape and irrigation plan for the entire site to the Planning Division for review and approval. The landscape and irrigation shall comply with the zoning district's landscape standards, the Water Efficient Landscape Ordinance (WELO), and the Citywide Design Guidelines. The landscape plan shall also include block wall details, and note application of anti-graffiti coating.
4. All landscaping shall be installed per the approved landscape and irrigation plan. In addition, all landscaping shall be evergreen, be required to be maintained throughout the lifetime of the CUP, and shall be required to be maintained in a healthy manner. Moreover, any unhealthy or dead landscaping shall be required to be removed and replaced in-kind.
5. Prior to the issuance of a Certificate of Occupancy, the Applicant shall construct a new minimum six-foot decorative block wall along the western property line with anti-graffiti coating and a flat wall cap, or resurface the existing block wall with smooth stucco, anti-graffiti coating and a flat wall cap. In no case shall a double-wall be constructed or permitted along any property line.
6. Decorative pavers, or an acceptable alternative determined by Planning Division staff, shall be required to be installed at all driveways of the existing commercial shopping center, including existing and proposed, and any subject to reciprocal access agreements with the subject property.
7. At any time that vehicle stacking extends beyond the entrance to the drive through facility, the restaurant shall provide field staff as reasonably required to expedite drive-through operations, assist with onsite parking, and prevent vehicles from blocking

onsite parking spaces, drive aisles, the ingress and egress easement onto adjacent properties, and/or queuing onto Bristol Street. A stacking plan illustrating vehicle stacking management in parking areas shall be posted and maintained onsite.

8. Violations of the Conditional Use Permit as contained in Section 41-647.5 of the Santa Ana Municipal Code will be grounds for permit suspension and/or revocation as described in Section 41-651 of the Santa Ana Municipal Code.
9. The business shall post in a conspicuous location at the entry to the building the contact information for the responsible onsite manager, including full name, phone number, and emergency or backup phone number, in case of noise and related operational complaints.
10. Prior to the issuance of a Building Permit, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
 - c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
 - d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris on or about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement;
- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

CUP 2024-01, CUP 2024-02, and AA 2024-01, McDonald's Restaurant 2101 and 2109 E. Santa Clara Avenue

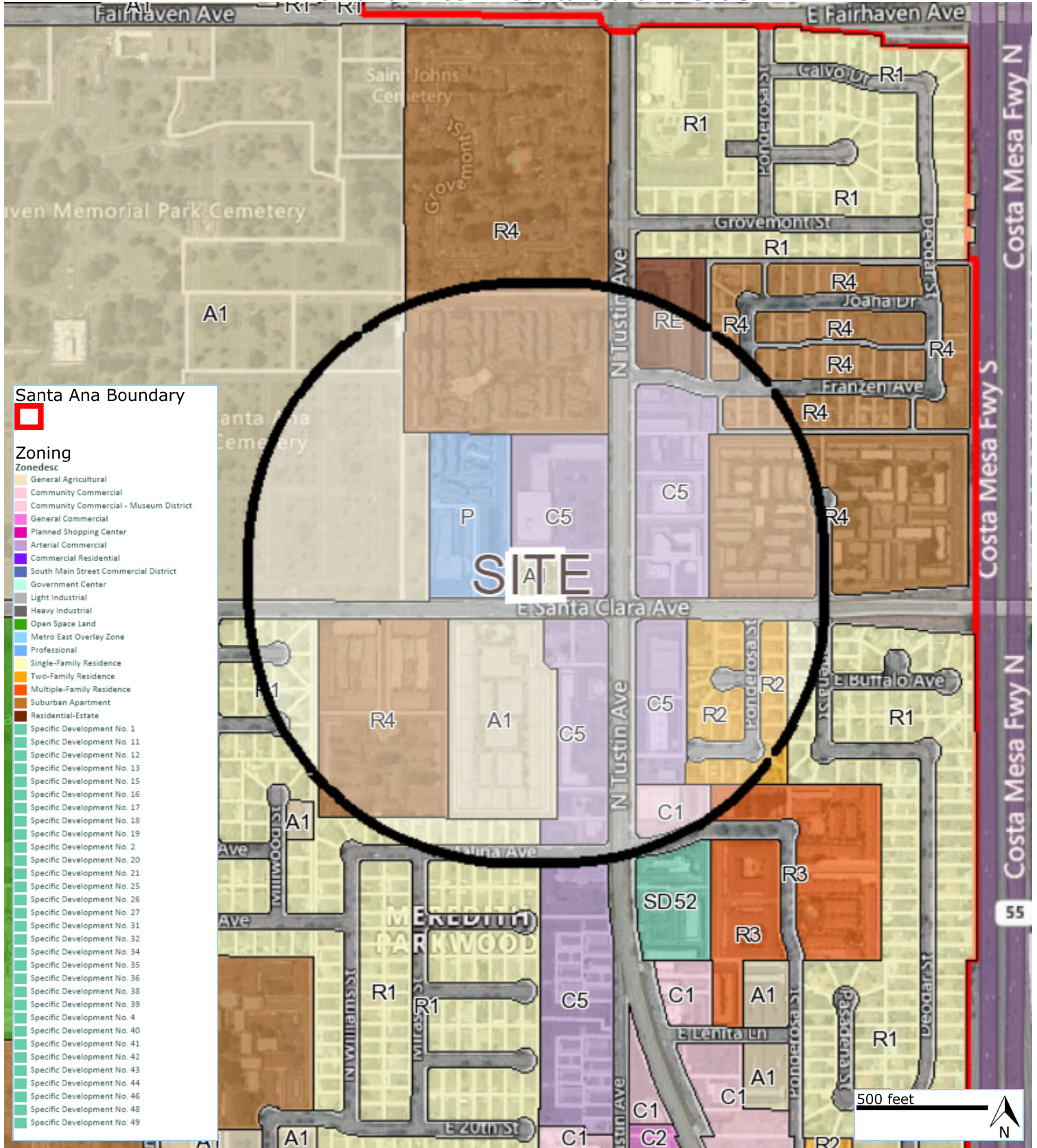


Exhibit 4 - Vicinity and Aerial View



AA No. 2024-01, CUP No. 2024-01, and CUP No. 2024-02
McDonald's Restaurant at 2101 and 2109 E. Santa Clara Avenue

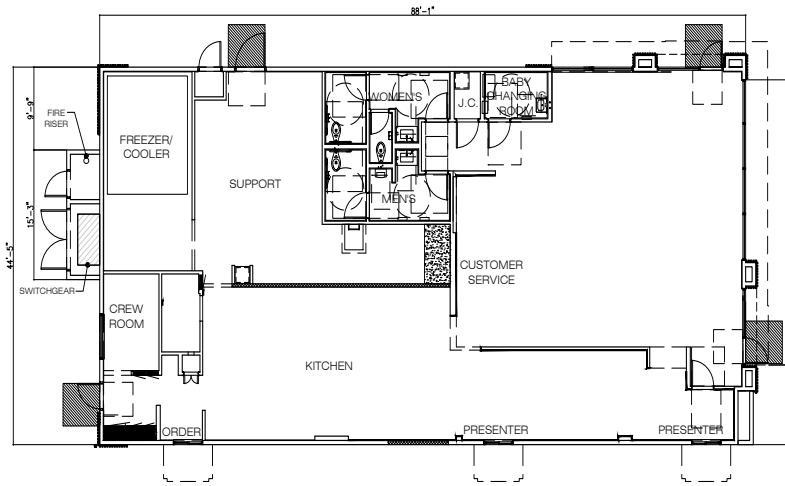
2101 E. Santa Clara Avenue



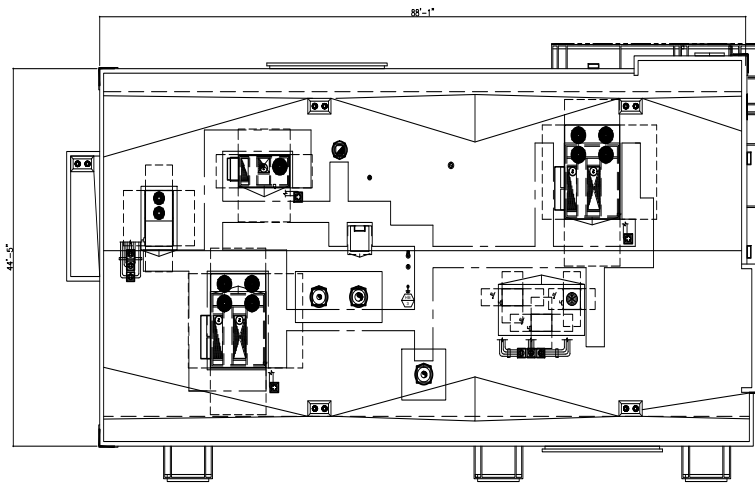
2109 E. Santa Clara Avenue



Exhibit 5 – Site Photos



FLOOR PLAN



ROOF PLAN

McDONALDS 004-5088

2109 E SANTA CLARA AVENUE
SANTA ANA, CALIFORNIA

FLOOR & ROOF
PLANS
Scale: 1/8" = 1'-0"
October 7, 2022

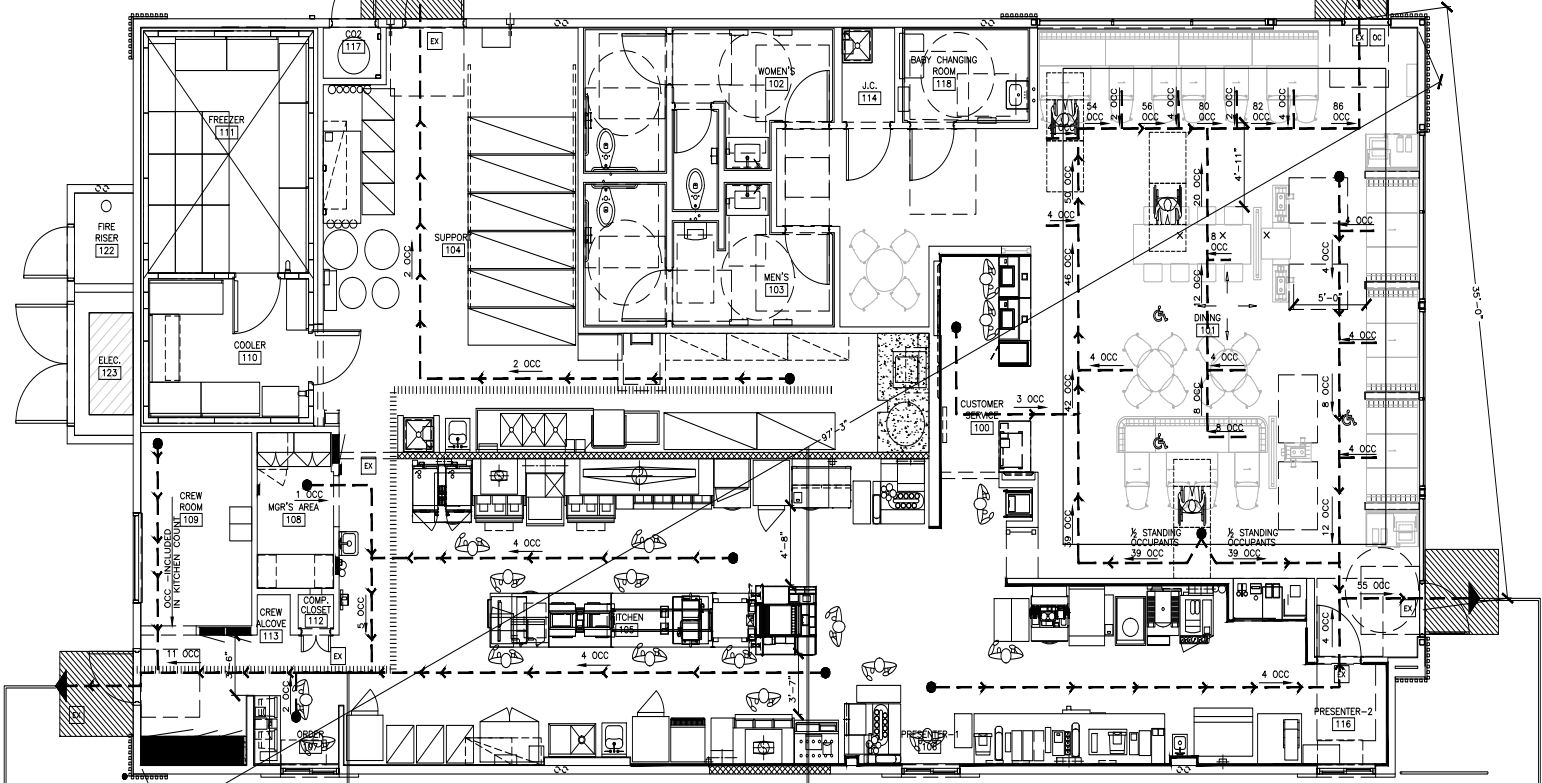
P:\2121730 - McD Santa Ana, 2109 E Santa Clara Ave
(004-5088)\Design\Floor Plans\21730 - Floor Plan.dwg

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TOTAL SUPPORT OCCUPANTS:
2 OCCUPANT
REQUIRED EXIT WIDTH PER CBC 1005.3.2:
2 OCCUPANT X 0.2 = .4"
PROVIDED EXIT WIDTH: 48"

PARTIAL DINING ROOM OCCUPANTS & CUSTOMER SERVICE OCCUPANTS: 86 OCCUPANTS
REQUIRED EXIT WIDTH PER CBC 1005.3.2:
86 OCCUPANTS X 0.2 = 17.2"
PROVIDED EXIT WIDTH: 36"

FOR REFERENCE ONLY



TOTAL SUPPORT, PARTIAL KITCHEN OCCUPANTS:
11 OCCUPANTS
REQUIRED EXIT WIDTH PER CBC 1005.3.2:
11 OCCUPANTS X 0.2 = 2.2"
PROVIDED EXIT WIDTH: 36"

MAX TRAVEL DISTANCE TO EXIT: 64'-0" PER CBC TABLE 1017.2. MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOR A FULLY SPRINKLERED 'A' OCCUPANCY IS 250'

OVERALL DIAGONAL = 97'-3"
MIN. REQUIRED DISTANCE BETWEEN EXIT DOORS: $97'-3"/3 = 32'-5"$
DISTANCE BETWEEN EXIT DOORS PROVIDED: 35'

PARTIAL DINING ROOM OCCUPANTS, CUSTOMER SERVICE OCCUPANTS & PARTIAL KITCHEN: 55 OCCUPANTS
REQUIRED EXIT WIDTH PER CBC 1005.3.2:
55 OCCUPANTS X 0.2 = 11"
PROVIDED EXIT WIDTH: 36"

1 EXITING PLAN
1/4"=1'-0"

GENERAL NOTES:

1. PROVIDE A MINIMUM OF THREE ACCESSIBLE SEATING LOCATIONS IN COMPLIANCE WITH CBC 11B226.1; NOTED ON PLAN ABOVE WITH: ♿ AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30" IN WIDTH AT 27" ABOVE THE FINISH FLOOR OR GROUND FOR DEPTH PF AT LEAST 19". SEE DETAIL 5/A5.3
2. ——— INDICATES PATH OF TRAVEL FROM ALL PORTIONS OF BUILDING TO EXITS
3. ||||| INDICATES TRAVEL DISTANCE FROM FURTHEST POINT IN BUILDING TO EXIT AT GRADE (MAXIMUM TRAVEL IN BUILDING)
4. [EXIT SIGN] EXIT SIGN CONNECTING TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS; RE. ELECTRICAL LIGHTING PLAN ON E2.0 FOR ADDITIONAL INFORMATION
5. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80".

6. EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. CBC 1008.1.25
7. A MIN. 30"x48" CLEAR FLOOR SPACE SHALL BE PROVIDED AS SHOWN ON THE PLAN POSITIONED FOR A FORWARD APPROACH
8. THE TOP OF THE DINING SURFACES AND WORK SURFACES SHALL BE 28" MIN. AND 34" MAX. ABOVE THE FINISH FLOOR OR GROUND.
9. THE TOP OF THE DINING SURFACES FOR CHILDREN SHALL BE 26" MIN. AND 30" MAX. ABOVE THE FINISH FLOOR OR GROUND.

OCCUPANT LOAD SIGN: LETTER SHALL BE OF A CONTRASTING COLOR FROM THE BACKGROUND SURFACE. LOCATE AS SPECIFIED ON PLANS - IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM.

MAXIMUM OCCUPANT LOAD = 136 PEOPLE

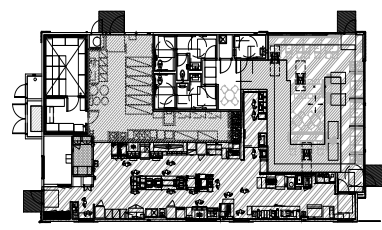
ACCESSIBLE SEATING CALCULATIONS:

TOTAL SEATS IN DINING AREA = 39 SEATS
MINIMUM 5% ACCESSIBLE SEATING = $39 \times 0.05 = 1.95$ SEATS
TOTAL PROVIDED ACCESSIBLE SEATS = 3 SEATS

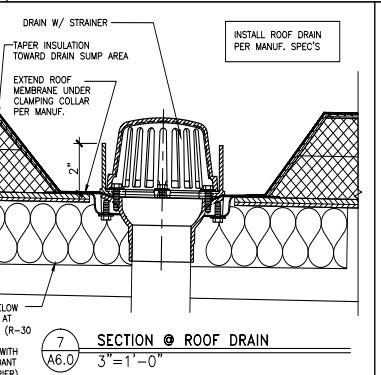
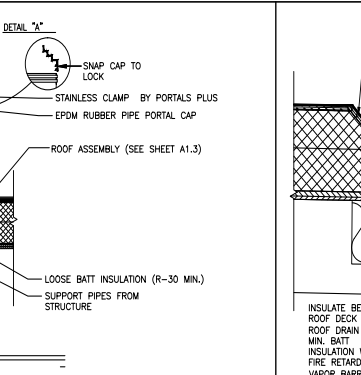
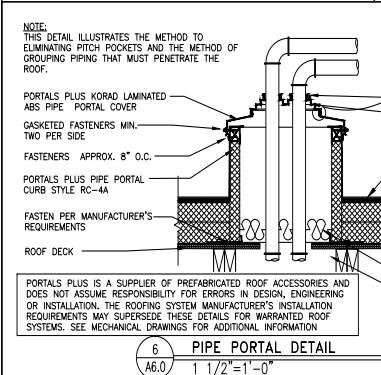
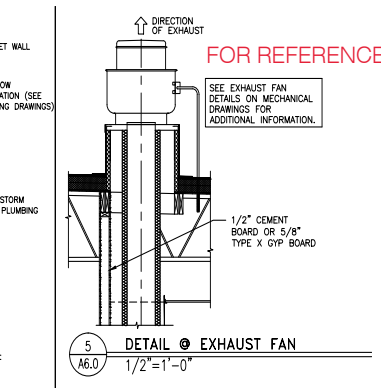
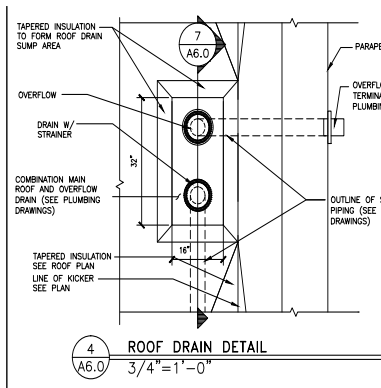
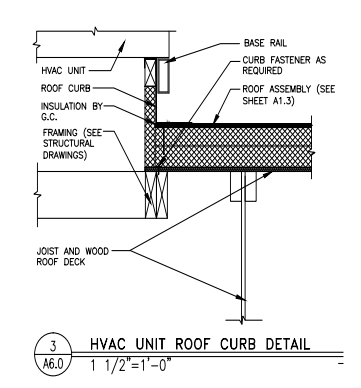
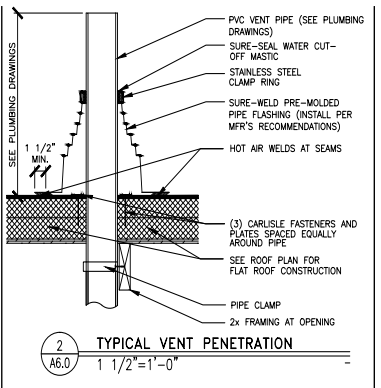
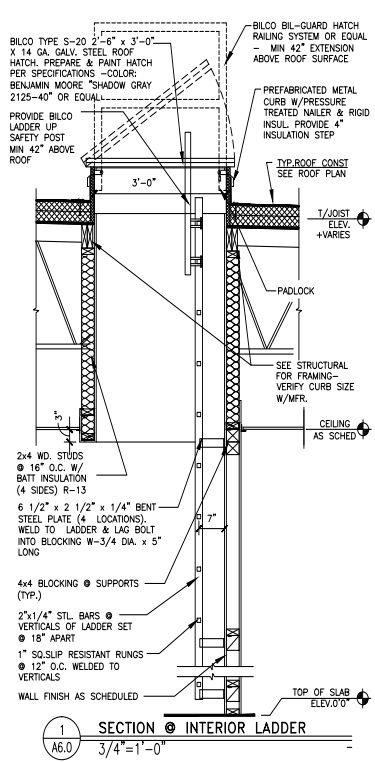
OCCUPANT LOAD CALCULATIONS:

SEE T1.0
TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
FIXED SEATS (DINING)	SEE PLAN	-	52
CUSTOMER SERVICE	5 NET	386 SF	77
SUPPORT/ STORAGE	300 GROSS	593 SF	2
BUSINESS AREAS KITCHEN, COMMERCIAL	150 GROSS	54 SF	1
(BASED ON FULL KITCHEN STAFF)	200 GROSS	-	17
TOTAL OCCUPANCY ALLOWANCE			136



2 KEY AREA PLAN
1/4"=1'-0"



DOOR HARDWARE

GENERAL NOTES:
1. ALL EXTERIOR DOORS SHALL BE KEYS IN THE DIRECTION OF EGRESS.
2. THE OPENING FORCE OF ALL EX. PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
3. THE OPENING FORCE OF ALL INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
4. PROVIDE PANIC HARDWARE FOR ALL EXTERIOR DOORS AS NOTED ON THE DOOR SCHEDULE.
5. ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TRIPPING OF THE WRIST TO OPERATE.
6. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIFIC KNOWLEDGE.
7. DOOR #1 - ENTRY DOOR/EMERGENCY EXIT
8. 1 EA CLOSER LCN 4021 X 18
9. 1 EA HINGE 8070Z PIVOT AND 4-1564 GRADE 1. PROVIDE EXPOSED PARTS OF CAST ALUMINUM ALLOY AS SUPPLIED BY DOOR MANUFACTURER.
10. 1 EA DOOR #1 ONLY (PULL HANDLE ROOMWIND MFG. MODEL: M4331, SIZE: 1-1/4" DIA. FINISH: CLEAR ANODIZED ALUM. OFFSET MOUNTING: TYPE 1100 - THRU BOLT HEAVY DUTY)
11. 1 EA PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)
12. 1 EA THRESHOLD NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 3/8" WIDE X 1/2" RISE (ADA ACCESSIBLE).
13. 1 EA WEATHER STRIPPING: PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS AT OTHER EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED TO INSIDE. ADJUSTABLE STRIP MOUNTED INTO DOOR EDGE. PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUSTABLE FOR CONTACT W/ THRESHOLD.
14. 1 EA SIGN MOUNT OVER DOOR TO READ THIS DOOR MUST REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED/DURING BUSINESS HOURS.
15. DOOR #2 - VESTIBULE - NOT USED
16. DOOR #3 - STORAGE DELIVERY
17. 1 EA HINGE 780-1120 83" ALUM HAGER
18. 1 EA CLOSER 4111 H-CUSH ALUM LCN
19. 1 EA PANIC 9075D-LD 48" SP28 VULPIN
20. 1 EA TRM 9900T US20D VULPIN
21. 1 EA EXIT ALARM EX2520 FLUSH DETEX
22. 1 EA LOCK GUARD CLP110 US32D DON-JO
23. 1 EA TREADPLATE 24 X 14 US30
24. 1 EA WHT/STP160V 48 X 84 NGUARD
25. 1 EA THRESHOLD 325HD 48 X 9 GUARD
26. 1 EA SWEEP 101VA 36" NGUARD
27. 1 EA VIEW FRAME LVG19D 9 X 9 DKB W/FLAP ON INSIDE NGUARD
28. DOOR #4 - REAR EXIT
29. 1 EA HINGE 780-1120 83" ALUM HAGER
30. 1 EA CLOSER 4111 H-CUSH ALUM LCN
31. 1 EA PANIC 9075D-LD 48" SP28 VULPIN
32. 1 EA TRM 9900T US20D VULPIN
33. 1 EA EXIT ALARM EX2520 FLUSH DETEX
34. 1 EA LOCK GUARD CLP110 US32D DON-JO
35. 1 EA TREADPLATE 24 X 14 US30
36. 1 EA WHT/STP160V 36 X 84 NGUARD
37. 1 EA THRESHOLD 325HD 48" NGUARD
38. 1 EA SWEEP 101VA 36" NGUARD
39. 1 EA VIEW FRAME LVG19D 9 X 9 DKB W/FLAP ON INSIDE NGUARD
40. DOOR #5 - RESTROOM ENTRY
41. 3 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
42. 1 EA CLOSER LCP4M311 SNG ALUM LCN
43. 1 EA PUSH BOLT 8011 24V DC FSF US32D HAGER
44. 1 EA FULL PLATE LADDER PULL HANDLE WITH DECORATIVE FINISH, 3/2" DIA 85-32-1000 - 1/2" UNCO 40" AFF MOUNTED CENTER OF PULL
45. 1 EA PAUSE RELEASE GANGLER
46. 2 EA KIDPLATE 190S 8 X 14 US32D HAGER
47. 1 EA DOOR STOP 238W US20D HAGER
48. 1 EA FINGER GRD MOB PUSH SIDE BRN FS4E
49. 1 EA FINGER GRD MOB PULL SIDE BRN FS4E
50. 1 EA STERNUAL PLATE (SEE OPTIONAL)

DOOR #6 - ADA STALL

1. 2 EA HINGE 1220 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
3. 1 EA DEADBOLT 8571 X 10-087 214EX X 12 X 291 X 626
4. 2 EA BACK TO BACK LADDER PULL HANDLE, 1 1/2" DIA. 170A FS-16-1000 BTR-UMCO 320 MOUNTED 6" FROM EDGE OF DOOR TO CENTER OF CYLINDER - 28 1/2" MOUNTED 28 1/2" FROM TOP OF DOOR TO C/L OF PULL
5. 1 EA ROBE HOOK 917 BRADLEY
6. 1 EA DOOR STOP 238W US20D HAGER

DOOR #6A - STANDARD STALL

1. 2 EA HINGE 1220 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
3. 1 EA DEADBOLT 8571 X 10-087 214EX X 12 X 291 X 626
4. 2 EA BACK TO BACK LADDER PULL HANDLE, 1 1/2" DIA. 170A FS-16-1000 BTR-UMCO 320 MOUNTED 6" FROM EDGE OF DOOR TO CENTER OF CYLINDER - 28 1/2" MOUNTED 28 1/2" FROM TOP OF DOOR TO C/L OF PULL
5. 1 EA ROBE HOOK 917 BRADLEY
6. 1 EA DOOR STOP 238W US20D HAGER

DOOR #7 - DINING ROOM JANITORS CLOSET

1. 3 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA LOCK N060P RHO 626 SCHLAGE

DOOR #8 - COMPUTER CLOSET

1. 4 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA LOCK N060P RHO 626 SCHLAGE
3. 1 EA LOUVER L700R DKB 12 X 18 NGUARD

DOOR #9A - COMPUTER CLOSET

1. 4 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA LOCK N060P RHO 626 SCHLAGE
3. 2 EA FLUSH BOLT 283D US20D HAGER

DOOR #9B - COOLER

1. ALL DOOR HARDWARE FOR THE REFRIGERATED COOLER / FREEZER SHALL BE PROVIDED BY THE MANUFACTURER.
2. MANUFACTURER: NIDWAN, 91 WY 41 N. MACGILLICRAIK PARK ROAD, PARSONS, NJ 07653. PHONE: 800-344-6675
HARDWARE PROVIDED:
1. MAGNETIC PERMETER DOOR GASKET
2. THRESHOLD REINFORCED PLASTIC (FRP)
3. POSI-SEAL DOOR CLOSURE
4. STATIONARY CHROME DOOR PULL HANDLE
5. INTERIOR SAFETY RELEASE HANDLE
6. HINGES - BRUSHED CHROME CROMA 84"

DOOR #10

1. 1 EA HINGE 780-1120 83" ALUM HAGER
2. 1 EA CLOSER 1461 RW/PA ALUM LCN
3. 1 EA LOCK N060P RHO 626 SCHLAGE
4. 1 EA ELEC STRIKE 8011 24V DC FSF US32D SCHLAGE
5. 1 EA PMS SUPPLY P820 SCHLAGE
6. 1 EA DOOR BELL 85V-24P SURFACE MOUNTED
7. 3 EA PUSH BUTTON 621-RD-DA HPF 626 SCHLAGE
8. 1 EA CLOSER LCP4M311 SNG ALUM LCN
9. 1 EA VIEW FRAME LVK100 8 X 8 07 DKB NGUARD
10. 1 EA GLASS 5 X 26 X 1/2 UNCO

DOOR #11 BABY CHANGING ROOM

1. 3 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA CLOSER LCP4M311 SNG ALUM LCN
3. 1 EA LOCK N060P RHO 626 SCHLAGE
4. 2 EA KIDPLATE 190S 8 X 14 US32D HAGER
5. 1 EA DOOR STOP 238W US20D HAGER
6. 2 EA TOE GUARD 2024 36" NGUARD
7. 1 EA FINGER GRD MOB PUSH SIDE BRN FS4E
8. 1 EA FINGER GRD MOB PULL SIDE BRN FS4E

DOOR #12 (EMERGENCY EXIT ONLY) - PLAYPLACE EMERGENCY EXIT - NOT USED

DOOR #13 (NOT USED) 38111 COUNTER DOOR - NOT USED

DOOR #14 MANAGERS OFFICE - NOT USED

DOOR #15 COO

1. 1 EA HINGE 780-1120 83" ALUM HAGER
2. 1 EA LOCK N060P RHO 626 SCHLAGE
3. 1 EA LOCK GUARD CLP110 US32D DON JO
4. 1 EA WHT/STP 160V 36 X 84 NGUARD
5. 1 EA VIEW FRAME LVK100 24 X 30 DKB NGUARD
6. 1 EA SWEEP 101VA 36" NGUARD
7. 1 EA SEC. LOUVER LVRS3-3 DKB 18 X 18 NGUARD

DOOR #16 (NOT USED) CREW ROOM

1. 3 EA HINGE 8B1279 4 1/2 X 4 1/2 US20D HAGER
2. 1 EA VIEW FRAME LVK100 24 X 30 DKB NGUARD
3. 1 EA GLASS 23 X 29 X 1/2 CLEAR UNCO

DOOR #17 - BULKHEAD ROOM

1. HINGES: HAGER ROTON 780-1120, CLEAR ANODIZED FINISH
2. PIVOT HINGE: MARKER #1923-26D, 2 EACH DOOR
3. LOCK SET: SCHLAGE D-80P-US26D (ACTIVE DOOR)
4. FLUSH BOLT: HAGER 283-D US20D (INACTIVE DOOR)
5. THRESHOLD: NATIONAL GUARD 803V 84"
6. WEATHER STRIPPING: NATIONAL GUARD 160V 84"252"
7. SWEEPS: NATIONAL GUARD 101VA 42"
8. FULL LENGTH ASTRIALGAL SUPPLY W/ DOOR BY DOOR MANUFACTURER
9. GRILLE: 30" X 18" METAL LOUVERED GRILLE AT BOTTOM OF DOOR.
10. 1 EA PANIC 9075D-LD 48" SP28 VULPIN

DOOR #18 - FIRE RISER ROOM

1. HINGES: HAGER ROTON 780-1120, CLEAR ANODIZED FINISH
2. PIVOT HINGE: MARKER #1923-26D, 2 EACH DOOR
3. LOCK SET: SCHLAGE D-80P-US26D (ACTIVE DOOR)
4. THRESHOLD: NATIONAL GUARD 803V 84"
5. WEATHER STRIPPING: NATIONAL GUARD 160V 84"252"
6. SWEEPS: NATIONAL GUARD 101VA 42"
7. FULL LENGTH ASTRIALGAL SUPPLIED W/ DOOR BY DOOR MANUFACTURER
8. GRILLE: 30" X 18" METAL LOUVERED GRILLE AT BOTTOM OF DOOR.

DOOR SCHEDULE

MARK	DOOR MATERIAL	SIZE	TYPE	MAIL	SIZE
1	ALUM.	3'-0 7/8" x 1 3/4"	A	ALUM.	(NOTE 5)
2	NOT USED				
3	H.M.	4'-0 7/8" x 5 1/4"	B	H.M.	2" JAMB EXT. 4" HD INT.
3A	NOT USED				
4	H.M.	3'-0 7/8" x 1 3/4"	B	H.M.	2" JAMB EXT. 4" HD INT.
5	S.C. WOOD W/ LAM.	3'-0 9/8" x 1 3/4"	C	H.M.	2" JAMB 4" HD
6	S.C. WOOD W/ LAM.	3'-0 9/8" x 1 3/4"	D	H.M.	2" JAMB 4" HD
6A	S.C. WOOD W/ LAM.	2'-6 1/4" x 1 3/4"	D	H.M.	2" JAMB & HEAD
7	S.C. WOOD W/ LAM.	3'-0 9/8" x 1 3/4"	C	H.M.	2" JAMB 4" HD
8	S.C. WOOD W/ LAM.	2'-0 9/8" x 1 3/4"	C	H.M.	2" JAMB 4" HD
8A	S.C. WOOD W/ LAM.	(2) 1'-0 9/8" x 1 3/4"	E	H.M.	2" JAMB 4" HD
9	INSULATED METAL	3'-0 9/8" x 4"	C	N/A	N/A
10	H.M.	3'-0 7/8" x 1 3/4"	F	H.M.	2" JAMB 4" HD
11	S.C. WOOD W/ LAM.	3'-0 7/8" x 1 3/4"	C	H.M.	2" JAMB & HEAD
12	NOT USED				
13	NOT USED				
14	NOT USED				
15	H.M.	3'-0 7/8" x 1 3/4"	C	H.M.	2" JAMB 4" HD
16	NOT USED				
17	H.M.	PAR 3'-6 1/8" x 6 1/4"	C	H.M.	2" JAMB & HEAD
18	H.M.	3'-6 1/8" x 6 1/4"	C	H.M.	2" JAMB & HEAD

DOOR TYPES

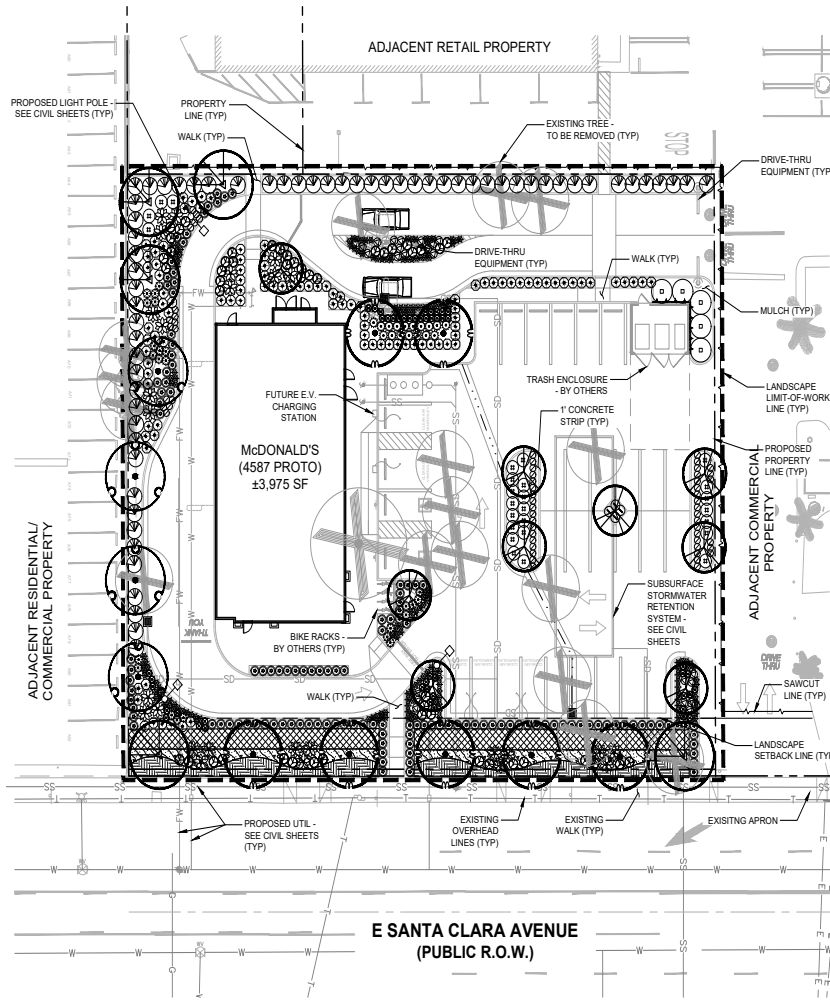
DOOR SCHEDULE

GENERAL DOOR NOTES:
1. GC TO INSTALL ACCESSIBILITY DOOR SIGNS WHERE REQ'D BY LOCAL CODES - SEE GENERAL NOTE 6, SHEET A1.0
2. DETEX ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR & HOLLOW METAL FRAME ABOVE.
3. DOORS, DOOR FRAMES, & HARDWARE FOR DOORS 3, 3A, 4, 5, 6, 6A, 7, 8, 8A, 10, 11, 12, 14, 15, 16 SUPPLIED BY: UNIVERSAL MANUFACTURING-1-800-821-1414.
4. DOOR 9 SUPPLIED BY FREEZER/COOLER MANUFACTURER
5. SEE ELEVATIONS AND WALL SECTIONS
6. ALL INTERIOR SOLID CORE WOOD DOORS TO HAVE A LAMINATED FINISH, AS INDICATED PER DECOR DWGS
7. DOOR 8 & 8A - LAMINATED FINISH - "WILSONART DOVE GREY" D92-60
8. DOOR 3, 3A, 4 & 15 TO HAVE MAXIMUM U VALUE = 0.37
9. A FLOOR OR LANDING NOT MORE THAN 1/4" BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR.
10. PROVIDE SIGN W/ 1" HIGH LETTERS ON CONTRASTING BACKGROUND AT DOOR TRANSOM TO READ: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED
11. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIFIC KNOWLEDGE.
12. ALARM LOCK AND PANIC HARDWARE PER ELECTRICAL DRAWINGS.
13. PROVIDE PILE WEATHERSTRIPPING AT HEAD, JAMB AND SILL.
14. FRAMES SHALL BE EITHER ALUMINUM OR HOLLOW METAL AS INDICATED.
15. ALL DOORS SHALL BE 1 3/4" IN THICKNESS.
16. EXTERIOR DOORS SHALL HAVE WEATHERSTRIPPING AT THE HEAD AND JAMB, AND A THRESHOLD AT THE SILL.
17. ALLOW 2" FROM EDGE OF DOOR FRAME TO FINISH OF ADJACENT WALL FOR HARDWARE CLEARANCES.
18. DOORS SHALL SWING TO A FULL OPEN POSITION, WHEN OPENING FORCE NOT TO EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS AND 15 POUNDS FOR FIRE DOORS IS APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. (SEE CBC SECTION 11B-404.2.9)
19. ALL DOOR HARDWARE SHALL BE LEVER TYPE, PUSH TYPE OR PANIC TYPE. TYPE 24/24A REQUIREMENTS
PER CBC CH. 11B-404. HANDLES, PULLS, LATCHES AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TRIPPING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE BECAUSE, WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO LOWER THAN 34" (864MM) AND NO HIGHER THAN 44" (1118mm) ABOVE THE FINISHED FLOOR.
OPERABLE PARTS ON DOORS & GATES SHALL BE OPERABLE WITH ONE ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TRIPPING OF THE WRIST FORCE TO ACTIVATE SHALL BE STILTS MAX.

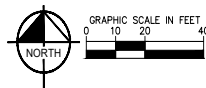
FOR REFERENCE ONLY

DETAIL EXHAUST FAN

GENERAL NOTES:
1. DIRECTION OF EXHAUST
2. SEE EXHAUST FAN DETAILS ON MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. 1/2" SQ. A53 GRADE B STEEL TUBE GUARDRAIL SET INTO CONC. PIER - VERTICAL SPACED AT 3'-4" O.C. MAX. - SEE SITE PLAN FOR GUARD RAIL LENGTH
4. INTERMEDIATE RAILS - 1/2" SQ. STL. BARS @ 4" O.C. MAX.
5. 8" DIA. X 18" DEEP CONC. PER
6. NOTE: PREPARE & PAINT METAL RAIL PER SPECIFICATIONS



LANDSCAPE AREA CALCULATIONS:
 TOTAL SITE AREA: 36,538 SQFT
 TOTAL LANDSCAPE AREA: 8,604 SQFT
 PROPOSED LANDSCAPE PERCENTAGE: 23.5%



LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3\"/>

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF SANTA ANA MUNICIPAL CODE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	WUCOLS
	CD2	9	CERCIDIUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE	24\"/>	

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Matthew Durham
 MATTHEW DURHAM, LLA 4840

FILE NO:

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED/INSTALLED

REFERENCES	
BENCHMARK NO.: 3C-26-06	ELEV.: 173.744' NAVD88
THE ON-SITE BENCHMARK IS BASED ON NAVD 1988 DATUM, AND IS A SET MAG NAIL AND SHINER AT THE NORTHEAST CORNER OF PARCEL 2, ELEVATION = 193.65 FEET.	
THE BASIS OF BEARING IS THE CENTERLINE OF SANTA CLARA AVENUE PER TRACT MAP NO. 14568, BOOK 695, PAGE 47, COUNTY OF ORANGE, A BEARING OF N89°59'50\"/>	



PREPARED UNDER THE SUPERVISION OF: MATTHEW DURHAM	DATE: 10/12/2022
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PROPOSED DRIVE-THRU RESTAURANT
 2109 E SANTA CLARA AVENUE
 SANTA ANA, CA 92705
PUBLIC WORKS AGENCY
 CITY OF SANTA ANA

SHEET NO.
L1.0

EXHIBIT 10

The McDonald's at Santa Clara Avenue Project Initial Study and Mitigated Negative Declaration (IS/MND), Technical Appendices, and Response to Comments (RTC) and Mitigation Monitoring and Reporting Program (MMRP) may be accessed at:

Santa Ana City Hall Planning Counter, First Floor
20 Civic Center Plaza
Santa Ana, CA 92701

or

Santa Ana Main Library
26 Civic Center Plaza
Santa Ana, CA 92701

or

<https://www.santa-ana.org/mcdonalds-drive-through-restaurant/>

From: [Michael Gregg](#)
To: [Martin, Eric](#)
Subject: 2101 Santa Clara Ave Sana Ana - McDonald's - Community Meeting Notes
Date: Thursday, April 28, 2022 12:02:53 PM
Attachments: [image002.png](#)

Good Morning Eric,

Please find notes from the community meeting as well as a log of neighbors that have contacted us. Let me know if you have any questions or need anything else at this time.

Name	Question	Response
Neighbor	I would like to let your team know the flier that was mailed out was awful, and it is very hard to read this meeting address and map.	Noted.
Mary Lou Babin-Branch	Has the City approved the project?	No, just submitted first application and plans a couple of weeks ago.
Rhonda Hain	what is he target opening date?	Currently targeting 4th Quarter 2023 but contingent on completion entitlement and permit approvals.
Neighbor	Has there been an EIR performed on the ingress/egress of this proposal?	Technical studies for CEQA have not been started yet.
Neighbor	Will you continue to notify the neighbors of updates to the proposed plans and changes?	Yes, required to by the City's sunshine ordinance.
Neighbor	What will be the proposed hours of the restaurant?	Lobby is typically 6am – 11pm, Drive-thru is 24 hours. This is subject to change once the store is franchised.
Neighbor	Is there a location that is closing in order to open this location?	No, this is a new location.
Rhonda Hain	will there be lighting for security in the lot?	Yes, there will be adequate site lighting.
Neighbor	Does the CHP have any influence to locate in this location?	No, parking for apartments is in-between CHP and our site.
Liz Meade	I may have missed this information but is McDonalds replacing Del Taco or is it in another locations	Del Taco will remain, we are building new McDonald's adjacent to Del Taco where there is currently two vacant residential units.
Liz Meade	So it is on Santa Clara rather than Tustin?	Correct.
Neighbor	Do you think with In and Out and Chick-fil-A down the street and McDonalds and compete?	McDonald's bases its development decisions on factors outside of the local competitors in the trade area. We review the location itself, the population and income demographics of trade area where the new restaurant will be located at and the anticipated financial returns.
Mary Lou Babin-Branch	What is McDonalds planning to bring to the community, as a community partner not as a business?	The new store will provide jobs and tax revenue to the City. Our Franchisees are heavily involved with the community in through various charities and are always giving back to the community.
Neighbor	With a McDonald's being just 1.5 miles from this location (17th and Santiago) is it necessary to build this one so close to the other,	Although the McDonald's at 17th/Santiago is close by, based on our research, there are enough people living in the area to allow us to open a new restaurant. In addition, the new restaurant will service customers that travel along Tustin Avenue which our restaurant on 17th is not servicing.
Neighbor	Instead of looking at this new location, did you consider the corner of Tustin and Santa Clara (South West Corner)?	The southwest corner parcel is too small to accommodate our standard restaurant building when you also include the land area needed for our drive-thru lane.

Person	Contact Information	Notes	Action Item
Mary Lou Branch	Edmlbranch@netzero.com	Requested copy of the presentation.	Copy of presentation sent.
Kim Cardoba	kim@plumfieldschool.com or 714-547-5771	Requested copy of the presentation. Owns the daycare across the street. Supportive but wants to see the traffic study when complete.	Copy of presentation sent. Held 30 minute phone call with Kim to answer questions. Would like to see traffic study when it comes available.
Liesla Rego		Attended the community meeting.	N/A
Sean Y		Attended the community meeting.	N/A
Rhonda Hain		Attended the community meeting.	N/A
Liz Meade		Attended the community meeting.	N/A
Deborah Strunk	714-568-1786	Interested in moving homes as they may be historical.	Had great phone call with her. Supportive of the project.
Mary Falcon	714-454-6069	Supportive of the project.	Supportive of the project.
Michelle Almazan	714-925-5880	Wasn't able to get onto meeting.	Multiple attempts to contact made.
Emily Mandrup	818-9195336	Supportive of the project. Willing to come out and speak in favor.	Supportive of the project.
Patrica Creame		Not supportive of the project. Sees traffic being the major issue.	N/A
Lance Rego	lancerego@yahoo.com	Very supportive of the project.	Supportive of the project.

Michael Gregg
 Director of Construction and Entitlements
 DEVELOPING OUTSIDE THE BOX®


 3161 Michelson Drive | Suite 100
 Irvine, CA 92612
 Phone 805-215-6453
michael.gregg@streamrealty.com
www.streamrealty.com



*Stream Realty Partners
Cordially Invites You to a
Community Information Meeting:*

**Thursday, April 21st at 5:15 p.m.
Virtual Meeting**

<https://msteams.link/IH1Z>



A new 3,975 square foot McDonald's restaurant with a drive-through located at 2101 Santa Clara Avenue, Santa Ana.

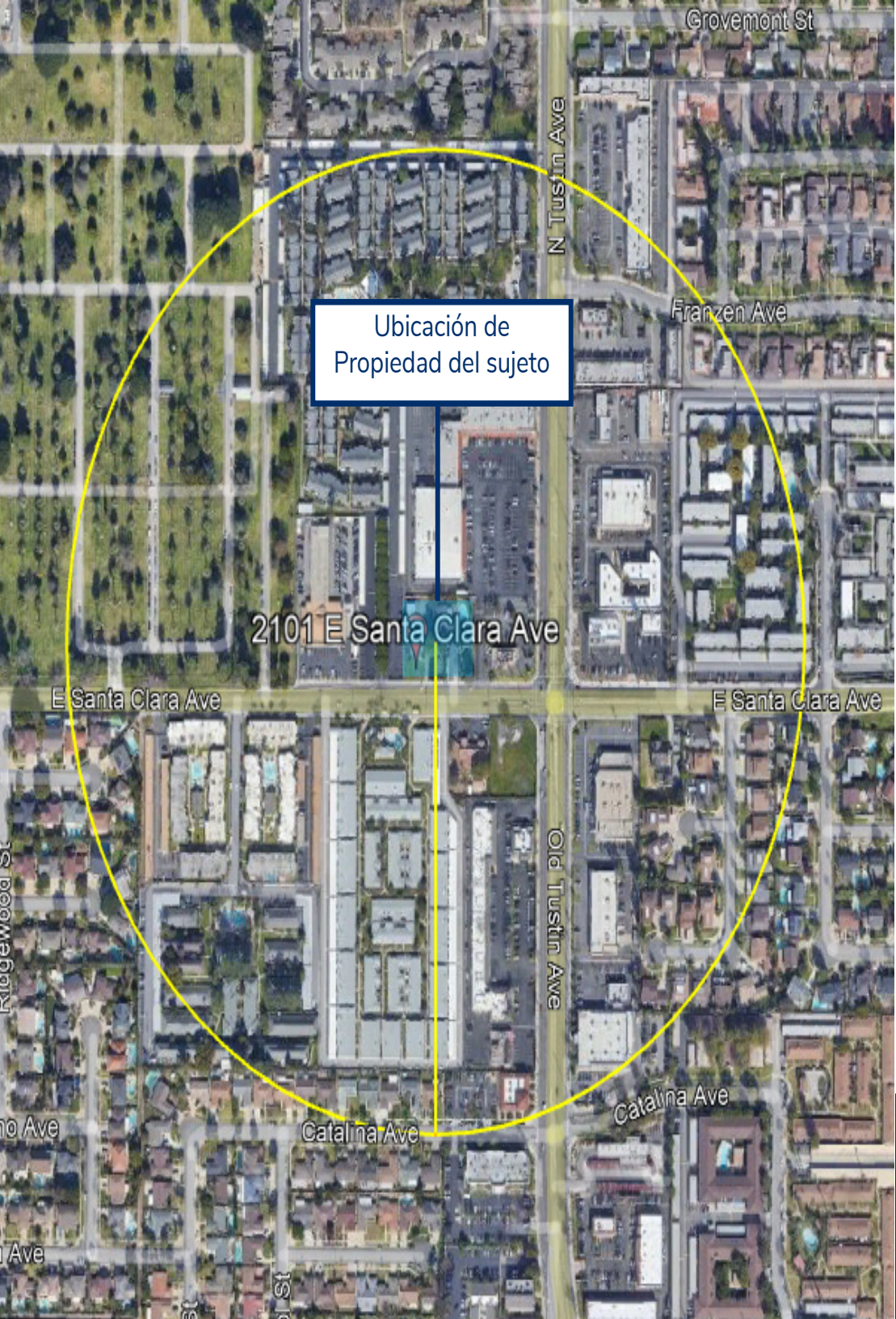
The development will include parking, trash enclosure, paving and landscaping for the associated restaurant. Access will be provided from Santa Clara Avenue, along with reciprocal access to the retail center adjacent via drive aisles on the north and east.

Contact Applicant For Language Interpretation Services

Michael Gregg

Michael.Gregg@streamrealty.com

909.601.3337



*Stream Realty Partners
Cordialmente los invita a un
Reunión de Información Comunitaria:*

jueves, abril 21 en 5:15 p.m.

Reunión virtual

<https://msteams.link/IH1Z>



Un nuevo restaurante McDonald's de 3,975 pies cuadrados con un drive-through ubicado en Avenida Santa Clara 2101, Santa Ana.

El desarrollo incluirá estacionamiento, cerramiento de basura, pavimentación y paisajismo para el restaurante asociado. El acceso se proporcionará desde Santa Clara Avenue, junto con el acceso recíproco al centro minorista adyacente a través de los pasillos de acceso al norte y al este.

Póngase en contacto con el solicitante de servicios de interpretación de idiomas

Michael Gregg

Michael.Gregg@streamrealty.com

909.601.3337

February 7, 2023

Pedro Gomez
City of Santa Ana, Planning Division
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92701

Re: McDonald's Drive-Through Restaurant, 2101 and 2109 East Santa Clara Street, DP No. 2022-06R, 2nd Community Meeting (Sunshine Ordinance)

Dear Pedro,

Per the requirements of the Sunshine Ordinance, please find attached the following reference items for the second community meeting held on February 2nd, 2023.

1. Mailer labels & 1,000-foot radius map
2. Community meeting flyer (English & Spanish)
 - a. Mailed January 23, 2023 to the property owners and occupants
3. Newspaper notice
 - a. Affidavit/Proof of Publication of the meeting notice on both January 23rd, 2023 and January 26th, 2023 by the Orange County Register
 - b. Photo of Notice
4. Scanned attendee sign-in sheet
 - a. Names and emails of meeting attendees (all attendees were urged to sign-in but all did not)
5. Meeting minutes
6. Displayed exhibits

I confirm, under penalty of perjury, that Stream Realty Partners conducted the above referenced community meeting, as required by the Sunshine Ordinance. These items are being submitted within four business days.

Thank You,

A handwritten signature in black ink, appearing to read "Donald Ellis".

Donald Ellis
Senior Vice President
Stream Realty Partners



Mailer Labels & 1,000-foot Radius Map

APN	NAME	Address	CITY	ST	ZIP
396-261-26	SRP/STATER BROS LLC	3161 MICHELSON DR #100	IRVINE	CA	92612
396-261-26	OCCUPANT	2101 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-38	SRP STATER BROS LLC	2109 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-041-02	MICHAEL ANTHONY JONES	1905 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-03	MARK DAVID SMITH	1909 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-04	DAVID HAGLUND	1913 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-05	DIETRICH KANZLER/VIRGINIA TA	1917 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-06	MARK & STEPHANIE MCCALLIE	1918 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-07	SYDNEY F CHANDLER	1914 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-08	PATRICIA MARIE HEALY	1910 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-09	ROGER C WADELL	1906 E BUFFALO AVE	SANTA ANA	CA	92705
396-041-13	CARLOS CORTES-ROVIRA/BEATRIZ MACEIRA	12392 RANCHVIEW DR	SANTA ANA	CA	92705
396-041-13	OCCUPANT	1909 E AVALON AVE	SANTA ANA	CA	92705
396-041-14	MARTHA W WORRALL	1913 E AVALON AVE	SANTA ANA	CA	92705
396-041-15	JAMES R & DONNA L CRAMSIE	1917 E AVALON AVE	SANTA ANA	CA	92705
396-041-16	NANCY CAROL JACK	955 W 19TH ST #D123	COSTA MESA	CA	92627
396-041-16	OCCUPANT	1918 E AVALON AVE	SANTA ANA	CA	92705
396-041-17	LAWRENCE ONTIVEROS	1914 E AVALON AVE	SANTA ANA	CA	92705
396-041-29	JOSE ERNESTO MENDOZA GUTIERREZ	2113 N MILLWOOD ST	SANTA ANA	CA	92705
396-041-30	PERRY E ELKINS	2109 MILLWOOD ST	SANTA ANA	CA	92705
396-041-30	OCCUPANT	2109 MILLWOOD ST	SANTA ANA	CA	92705
396-041-37	CITY OF SANT A ANA	20 CIVIC CENTER PLAZA	SANTA ANA	CA	92701
396-102-01	STEPHEN C CALHOUN	2424 CHELSEA RD	PALOS VERDE EST,	CA	90274
396-102-01	OCCUPANT	2125 CATALINA AVE	SANTA ANA	CA	92705
396-102-02	CARLOS & JULIANNA ALCAZAR	2121 CATALINA AVE	SANTA ANA	CA	92705
396-102-03	RUTH MARIE BABESHOFF	2117 CATALINA AVE	SANTA ANA	CA	92705
396-102-04	BEVERLY ANN MAYO	2113 CATALINA AVE	SANTA ANA	CA	92705
396-102-05	FELIX DE LA RIVA	2109 CATALINA AVE	SANTA ANA	CA	92705
396-102-06	JAMES F HOWARD	2105 CATALINA AVE	SANTA ANA	CA	92705
396-102-07	DELIA L MOSBACK	2101 CATALINA AVE	SANTA ANA	CA	92705
396-102-08	SHERRY J SCHWANKE	2017 CATALINA AVE	SANTA ANA	CA	92705
396-102-09	EMILY C MANDRUP	2013 CATALINA AVE	SANTA ANA	CA	92705
396-102-10	REACH RYANS	13 AUGUSTA	COTA DE CAZA	CA	92679
396-102-10	OCCUPANT	2009 CATALINA AVE	SANTA ANA	CA	92705
396-102-11	MARK R HANNAH	2005 CATALINA AVE	SANTA ANA	CA	92705
396-102-12	LYNDSEY & JASON UPCRAFT	2001 CATALINA AVE	SANTA ANA	CA	92705
396-104-01	MAURO & LINDA TAPIA	2126 CATALINA AVE	SANTA ANA	CA	92705
396-104-02	LAIZA ROCHA OLIVEIRA	2122 CATALINA AVE	SANTA ANA	CA	92705
396-104-03	STEPHEN D BOWERS	13422 DAWN AVE	GARDEN GROVE	CA	92840
396-104-03	OCCUPANT	2118 CATALINA AVE	SANTA ANA	CA	92705
396-104-04	MARGARET R LEHMAN	2114 CATALINA AVE	SANTA ANA	CA	92705
396-104-05	CATHERINE A/LESLIE DOUGLAS	2110 CATALINA AVE	SANTA ANA	CA	92705
396-104-06	KRISTIN SERNA	2106 CATALINA AVE	SANTA ANA	CA	92705
396-131-01	RYAN WILLIAM/PAULA JEAN GRIFFIN	2919 PAPER LN	NEWPORT BEACH	CA	92660
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE R2	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE RI	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE Q	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE L	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE K	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE J	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE I	SANTA ANA	CA	92705

396-131-01	OCCUPANT	2431 N TUSTIN AVE STE H	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE G	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE F	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE E	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2431 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE L	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE K	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE J	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE I	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE H	SANTA ANA	CA	92705
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396-131-01	OCCUPANT	2441 N TUSTIN AVE STE F	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE E	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-131-01	OCCUPANT	2441 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-131-02	DOROTHY M HACKETHAL	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-131-02	RESIDENT	2410 PON DEROSA ST APT A	SANTA ANA	CA	92705
396-131-02	RESIDENT	2410 PON DEROSA ST APT B	SANTA ANA	CA	92705
396-131-02	RESIDENT	2410 PON DEROSA ST APT C	SANTA ANA	CA	92705
396-131-02	RESIDENT	2410 PON DEROSA ST APT D	SANTA ANA	CA	92705
396-131-03	HGC PROPERTIES	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-131-03	RESIDENT	2414 PON DEROSA ST APT A	SANTA ANA	CA	92705
396-131-03	RESIDENT	2414 PON DEROSA ST APT B	SANTA ANA	CA	92705
396-131-03	RESIDENT	2414 PON DEROSA ST APT C	SANTA ANA	CA	92705
396-131-03	RESIDENT	2414 PON DEROSA ST APT D	SANTA ANA	CA	92705
396-131-04	TUAN SI TRAN	1151 DRAYTON WAY	TUSTIN	CA	92780
396-131-04	RESIDENT	2418 PON DEROSA ST APT A	SANTA ANA	CA	92705
396-131-04	RESIDENT	2418 PON DEROSA ST APT B	SANTA ANA	CA	92705
396-131-04	RESIDENT	2418 PON DEROSA ST APT C	SANTA ANA	CA	92705
396-131-04	RESIDENT	2418 PON DEROSA ST APT D	SANTA ANA	CA	92705
396-131-23	DOROTHY M HACKETHAL	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-131-23	RESIDENT	2229 FRANZEN AVE APT A	SANTA ANA	CA	92705
396-131-23	RESIDENT	2229 FRANZEN AVE APT B	SANTA ANA	CA	92705
396-131-23	RESIDENT	2229 FRANZEN AVE APT C	SANTA ANA	CA	92705
396-131-23	RESIDENT	2229 FRANZEN AVE APT D	SANTA ANA	CA	92705
396-131-24	HGC PROPERTIES	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-131-24	RESIDENT	2228 FRANZEN AVE APT A	SANTA ANA	CA	92705
396-131-24	RESIDENT	2228 FRANZEN AVE APT B	SANTA ANA	CA	92705
396-131-24	RESIDENT	2228 FRANZEN AVE APT C	SANTA ANA	CA	92705
396-131-24	RESIDENT	2228 FRANZEN AVE APT D	SANTA ANA	CA	92705
396-131-25	VIRGINIA G CARLYLE	14 GOLD BLF	IRVINE	CA	92604
396-131-25	RESIDENT	2224 FRANZEN AVE APT A	SANTA ANA	CA	92705
396-131-25	RESIDENT	2224 FRANZEN AVE APT B	SANTA ANA	CA	92705
396-131-25	RESIDENT	2224 FRANZEN AVE APT C	SANTA ANA	CA	92705
396-131-25	RESIDENT	2224 FRANZEN AVE APT D	SANTA ANA	CA	92705
396-131-26	DOROTHY M HACKETHAL	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-131-26	RESIDENT	2220 FRANZEN AVE APT A	SANTA ANA	CA	92705
396-131-26	RESIDENT	2220 FRANZEN AVE APT B	SANTA ANA	CA	92705

396-131-26	RESIDENT	2220 FRANZEN AVE APT C	SANTA ANA	CA	92705
396-131-26	RESIDENT	2220 FRANZEN AVE APT D	SANTA ANA	CA	92705
396-131-27	RON & CHRIS RENTALS	25392 DERBYHILL DR	LAGUNA HILLS	CA	92653
396-131-27	OCCUPANT	2429 N TUSTIN AVE	SANTA ANA	CA	92705
396-131-46	HAVAPART LLC PO BOX	30000	JACKSON	WY	83002
396-131-46	RESIDENT	2236 FRANZEN AVE APT A	SANTA ANA	CA	92705
396-131-46	RESIDENT	2236 FRANZEN AVE APT B	SANTA ANA	CA	92705
396-131-46	RESIDENT	2236 FRANZEN AVE APT C	SANTA ANA	CA	92705
396-131-46	RESIDENT	2236 FRANZEN AVE APT D	SANTA ANA	CA	92705
396-131-47	HGC PROPERTIES	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-131-47	RESIDENT	2232 FRANZEN AVE APT A	SANTA ANA	CA	92705
396-131-47	RESIDENT	2232 FRANZEN AVE APT B	SANTA ANA	CA	92705
396-131-47	RESIDENT	2232 FRANZEN AVE APT C	SANTA ANA	CA	92705
396-131-47	RESIDENT	2232 FRANZEN AVE APT D	SANTA ANA	CA	92705
396-141-01	LIESE L REGO	18262 OAK RIDGE DR	SANTA ANA	CA	92705
396-141-01	OCCUPANT	2301 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-07	LONG RIDGE ASSOCIATES	18262 OAK RIDGE DR	SANTA ANA	CA	92705
396-141-07	OCCUPANT	2151 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-141-09	LENNOX INVEST	5855 E CARSON ST	LAKEWOOD	CA	90713
396-141-09	OCCUPANT	2401 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2403 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2405 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2407 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2409 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2411 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2413 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2415 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2417 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2419 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2421 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2423 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2425 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2425 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2425 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2425 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2427 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2427 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2427 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-141-09	OCCUPANT	2427 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-141-12	APPLEWOOD FOXBOROUGH	485 ALBERTO WAY# 200	LOS GATOS	CA	95032
396-141-12	RESIDENT	2201 E SANTA CLARA AVE APT A	SANTA ANA	CA	92705
396-141-12	RESIDENT	2201 E SANTA CLARA AVE APT B	SANTA ANA	CA	92705
396-141-12	RESIDENT	2201 E SANTA CLARA AVE APT D	SANTA ANA	CA	92705
396-141-12	RESIDENT	2203 E SANTA CLARA AVE APT A	SANTA ANA	CA	92705
396-141-12	RESIDENT	2203 E SANTA CLARA AVE APT B	SANTA ANA	CA	92705
396-141-12	RESIDENT	2203 E SANTA CLARA AVE APT C	SANTA ANA	CA	92705
396-141-12	RESIDENT	2203 E SANTA CLARA AVE APT D	SANTA ANA	CA	92705
396-141-12	RESIDENT	2205 E SANTA CLARA AVE APT A	SANTA ANA	CA	92705
396-141-12	RESIDENT	2205 E SANTA CLARA AVE APT B	SANTA ANA	CA	92705
396-141-12	RESIDENT	2205 E SANTA CLARA AVE APT C	SANTA ANA	CA	92705
396-141-12	RESIDENT	2205 E SANTA CLARA AVE APT D	SANTA ANA	CA	92705
396-141-12	RESIDENT	2205 E SANTA CLARA AVE APT E	SANTA ANA	CA	92705

396-141-12	RESIDENT	2241 E SANTA CLARA AVE APT C	SANTA ANA	CA	92705
396-141-12	RESIDENT	2241 E SANTA CLARA AVE APT D	SANTA ANA	CA	92705
396-141-12	RESIDENT	2241 E SANTA CLARA AVE APT E	SANTA ANA	CA	92705
396-141-12	RESIDENT	2241 E SANTA CLARA AVE APT F	SANTA ANA	CA	92705
396-141-12	RESIDENT	2241 E SANTA CLARA AVE APT G	SANTA ANA	CA	92705
396-141-12	RESIDENT	2241 E SANTA CLARA AVE APT H	SANTA ANA	CA	92705
396-141-12	OCCUPANT	2243 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-141-13	WILLIAM A WOODWARD	2343 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-14	WILLIAM JESS NORWOOD	2323 N TUSTIN AVE	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE E	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE F	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE G	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE H	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE I	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE 12	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STEM	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE J	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE K	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STE L	SANTA ANA	CA	92705
396-141-14	OCCUPANT	2323 N TUSTIN AVE STEN	SANTA ANA	CA	92705
396-261-20	CHURCH ST JOHNS LUTHERANOF ORANGE	154 S SHAFFER ST	ORANGE	CA	92866
396-261-21	STATE OF CALIFORNIA	601 N 7TH ST	SACRAMENTO	CA	95811
396-261-21	OCCUPANT	2031 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-26	OCCUPANT	2101 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-30	OCCUPANT	2360 N TUSTIN AVE	SANTA ANA	CA	92705
396-261-31	WILLIAM H HASENJAEGER	1602 CAROLINA ST# D3	BELLINGHAM	WA	98229
396-261-32	WILLIAM H HASENJAEGER	1602 CAROLINA ST# D3	BELLINGHAM	WA	98229
396-261-33	JOHN O HASENJAEGER	4620 NE DAVIS ST	PORTLAND	OR	97213
396-261-33	OCCUPANT	2360 N TUSTIN AVE	SANTA ANA	CA	92705
396-261-34	SRP STATER BROS LLC	2109 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2370 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2370 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2370 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2370 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE C	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE D	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE E	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE F	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE G	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2380 N TUSTIN AVE STE H	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2390 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-261-34	OCCUPANT	2390 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-261-35	SRP STATER BROS LLC	62 FISHER CREEK DR	RIDGEWAY	co	81432
396-261-36	DEVLING PLACE APARTMENTS	445 SANTIAGO AVE LONG	BEACH	CA	90814
396-261-36	OCCUPANT	2300 N TUSTIN AVE	SANTA ANA	CA	92705
396-261-37	SRP STATER BROS LLC	2109 E SANTA CLARA AVE	SANTA ANA	CA	92705

396-261-38	SRP ST ATER BROS LLC	2109 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-49	ORANGE COUNTY CEMETERY DISTRICT	25751 TRABUCO RD EL	TORO	CA	92630
396-261-49	OCCUPANT	1919 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-50	ORANGE COUNTY CEMETERY DISTRICT	25751 TRABUCO RD EL	TORO	CA	92630
396-261-50	OCCUPANT	1919 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-261-55	TUSTIN AVENUE APARTMENTS LLC	26 CORPORATE PARK DR# 200	IRVINE	CA	92602
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J1	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J2	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J3	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J4	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT JS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J6	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J7	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT J8	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT KI	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K2	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K3	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K4	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT KS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K6	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K7	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K8	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K9	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT KIO	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT KII	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K12	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K13	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K14	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K15	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT K16	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT L1	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT L2	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT L3	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT L4	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT LS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT L6	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT L7	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT LS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT MI	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT M2	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT M3	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT M4	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT MS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT M6	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT M7	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT MS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT NI	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT N2	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT N3	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT N4	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT NS	SANTA ANA	CA	92705
396-261-55	RESIDENT	2414 N TUSTIN AVE APT N6	SANTA ANA	CA	92705

396-281-05	JOHN VANDERHOEK/IVONNE LANDEROS	2208 PASADENA ST	SANTA ANA	CA	92705
396-281-06	CHARLES WESLEY SUTHERLAND	2204 PASADENA ST	SANTA ANA	CA	92705
396-281-07	DANA M DIETZ	2200 PASADENA ST	SANTA ANA	CA	92705
396-281-08	MICHELLE LOUISE ROJAS-ALMAZAN	2126 PASADENA ST	SANTA ANA	CA	92705
396-281-18	ANGELA FROELICH/RONALD JOSEPH BURKARD	2224 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-281-25	HERBERT STEELE JRTR BOWDEN	18132 E SANTA CLARA AVE	SANTA ANA	CA	92705
396-281-25	RESIDENT	2230 PON DEROSA ST	SANTA ANA	CA	92705
396-281-25	RESIDENT	2232 PON DEROSA ST	SANTA ANA	CA	92705
396-281-26	JAMES C & GUADALUPE F LOPEZ	2228 N PON DEROSA STA	SANTA ANA	CA	92705
396-281-26	RESIDENT	2226 PON DEROSA ST	SANTA ANA	CA	92705
396-281-26	RESIDENT	2228 PON DEROSA ST	SANTA ANA	CA	92705
396-281-27	WESTERN SEQUOIA HOLDINGS LLC	9910 CAM ROSE CIR	FOUNTAIN VALLEY	CA	92708
396-281-27	RESIDENT	2222 PON DEROSA ST	SANTA ANA	CA	92705
396-281-27	RESIDENT	2224 PON DEROSA ST	SANTA ANA	CA	92705
396-281-28	TOMY J MAKIL	1614 E CHESTNUT AVE	ORANGE	CA	92867
396-281-28	RESIDENT	2201 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-28	RESIDENT	2203 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-29	VALDEZ DANE ANDRE & EMILY MARY	2204 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-29	RESIDENT	2202 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-30	NAZANIN FARHAD	2800 KELLER DR# 57	TUSTIN	CA	92782
396-281-30	RESIDENT	2206 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-30	RESIDENT	2204 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-31	STEPHEN FEAR	1626 CHESTNUT ST# 8 SAN	FRANCISCO	CA	94123
396-281-31	RESIDENT	2208 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-31	RESIDENT	2210 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-31	RESIDENT	2212 E BUFFALO AVE	SANTA ANA	CA	92705
396-281-32	MARGIE M ALCARAZ	18641 E AUBURN AVE	SANTA ANA	CA	92705
396-281-32	RESIDENT	2213 E AVALON AVE	SANTA ANA	CA	92705
396-281-33	CHRISTOPHER T & JANA E BRANNEN	2209 E AVALON AVE	SANTA ANA	CA	92705
396-281-34	NANCY CAROL JACK	955 W 19TH ST #D123	COSTA MESA	CA	92627
396-281-34	OCCUPANT	2205 E AVALON AVE	SANTA ANA	CA	92705
396-281-35	MICHAEL J & MAUREEN P MOSS	6570 E FORDHAM CIR	ANAHEIM	CA	92807
396-281-35	RESIDENT	2201 E AVALON AVE	SANTA ANA	CA	92705
396-281-35	RESIDENT	2203 E AVALON AVE	SANTA ANA	CA	92705
396-281-36	NORMA NODAL DUENAS	229 E COMMONWEALTH AVE# 236	FULLERTON	CA	92832
396-281-36	RESIDENT	2202 E AVALON AVE	SANTA ANA	CA	92705
396-281-36	RESIDENT	2204 E AVALON AVE	SANTA ANA	CA	92705
396-281-37	MARIE J URIBE	17220 NEWHOPE ST# 224	FOUNTAIN VALLEY	CA	92708
396-281-37	RESIDENT	2206 E AVALON AVE	SANTA ANA	CA	92705
396-281-37	RESIDENT	2208 E AVALON AVE	SANTA ANA	CA	92705
396-281-38	JORGE RICARDO BARTLETT	21404 STANWELL ST	CHATSWORTH	CA	91311
396-281-38	OCCUPANT	2210 E AVALON AVE	SANTA ANA	CA	92705
396-281-38	RESIDENT	2212 E AVALON AVE	SANTA ANA	CA	92705
396-281-39	TIMOTHY R HARRIS	2214 E AVALON AVE	SANTA ANA	CA	92705
396-281-39	RESIDENT	2216 E AVALON AVE	SANTA ANA	CA	92705
396-281-40	LUCATERO IGNACIO & MARIA TRINIDAD	2218 E AVALON AVE	SANTA ANA	CA	92705
396-281-41	MARTIN & SYLVIA CAZAREZ PO BOX	10441	SANTA ANA	CA	92711
396-281-41	RESIDENT	2220 E AVALON AVE	SANTA ANA	CA	92705
396-281-41	RESIDENT	2201 PON DEROSA ST	SANTA ANA	CA	92705
396-281-41	RESIDENT	2203 PON DEROSA ST	SANTA ANA	CA	92705
396-281-42	WESTERN SEQUOIA HOLDINGS LLC PO BOX	9863	FOUNTAIN VALLEY	CA	92728
396-281-42	RESIDENT	2207 PON DEROSA ST	SANTA ANA	CA	92705

396-281-42	RESIDENT	2209 E AVALON AVE	SANTA ANA	CA	92705
396-281-43	ROBERT L SHANNON PO BOX4455		ORANGE	CA	92863
396-281-43	RESIDENT	2209 PON DEROSA ST	SANTA ANA	CA	92705
396-281-43	RESIDENT	2211 PON DEROSA ST	SANTA ANA	CA	92705
396-281-44	JENNIFER DIANE ESSER PO BOX	656	TUSTIN	CA	92781
396-281-44	RESIDENT	2213 PON DEROSA ST	SANTA ANA	CA	92705
396-281-44	RESIDENT	2215 PON DEROSA ST	SANTA ANA	CA	92705
396-281-45	SIYAMAC & FA THEME RASTAWAN	2217 N PON DEROSA ST	SANTA ANA	CA	92705
396-281-45	RESIDENT	2217 PON DEROSA ST	SANTA ANA	CA	92705
396-281-45	RESIDENT	2219 PON DEROSA ST	SANTA ANA	CA	92705
396-281-46	ANGELICA MEJIA	1744 W CATHERINE DR	ANAHEIM	CA	92801
396-281-46	RESIDENT	2221 PON DEROSA ST	SANTA ANA	CA	92705
396-281-46	RESIDENT	2223 PON DEROSA ST	SANTA ANA	CA	92705
396-281-47	CLAY M MICHAEL MC	8334 E CANDLEBERRY	ORANGE	CA	92869
396-281-47	RESIDENT	2225 PON DEROSA ST	SANTA ANA	CA	92705
396-281-47	RESIDENT	2227 PON DEROSA ST	SANTA ANA	CA	92705
396-281-48	CHAE HAK YI	20 DELAWARE	IRVINE	CA	92620
396-281-48	RESIDENT	2229 PON DEROSA ST	SANTA ANA	CA	92705
396-281-48	RESIDENT	2231 PON DEROSA ST	SANTA ANA	CA	92705
396-281-49	CKL PROP LLC	20640 MIRKWOOD RUN YORBA	LINDA	CA	92886
396-281-49	OCCUPANT	2231 N TUSTIN AVE	SANTA ANA	CA	92705
396-281-50	FRAZEE TUSTIN PROPERTIES	1005 ROSECRANS ST# 202 SAN	DIEGO	CA	92106
396-281-50	OCCUPANT	2201 N TUSTIN AVE STE 100	SANTA ANA	CA	92705
396-281-50	OCCUPANT	2201 N TUSTIN AVE STE 110	SANTA ANA	CA	92705
396-281-50	OCCUPANT	2201 N TUSTIN AVE STE 120	SANTA ANA	CA	92705
396-281-51	LEGAL AID SOCIETY OF ORANGE COUNTY	2101 N TUSTIN AVE	SANTA ANA	CA	92705
396-281-51	OCCUPANT	2121 N TUSTIN AVE	SANTA ANA	CA	92705
396-281-51	OCCUPANT	2231 N TUSTIN AVE	SANTA ANA	CA	92705
396-281-51	OCCUPANT	2235 N TUSTIN AVE	SANTA ANA	CA	92705
396-281-51	OCCUPANT	2239 N TUSTIN AVE	SANTA ANA	CA	92705
396-291-07	SANTAANA EXPRESS CAR WASH LLC	3300 WINDY RIDGE PKWY SE UN #1	ATLANTA	GA	30339
396-291-07	OCCUPANT	2035 N TUSTIN AVE	SANTA ANA	CA	92705
396-292-01	LEGAL AID SOCIETY OF ORANGE COUNTY	2101 N TUSTIN AVE	SANTA ANA	CA	92705
396-292-02	PETER GEORGE EPELODAUER EPELDAUER	67 DOMANI	IRVINE	CA	92618
396-292-02	OCCUPANT	2233 CATALINA AVE	SANTA ANA	CA	92705
396-331-01	MONTREH LLC	2355 PIEPER LN	TUSTIN	CA	92782
396-331-01	OCCUPANT	2102 N TUSTIN AVE	SANTA ANA	CA	92705
396-332-05	RICHMAN HOLDINGS LLC	2090 N TUSTIN AVE 200	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2080 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2080 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 100	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 140	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 150	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 160	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 200	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 240	SANTA ANA	CA	92705
396-332-05	OCCUPANT	2090 N TUSTIN AVE STE 250	SANTA ANA	CA	92705
396-341-01	CADIGAN SANTA CLARA LP	440 W 1ST ST# 201	TUSTIN	CA	92780
396-341-01	RESIDENT	1950 E SANTA CLARA AVE APT 1	SANTA ANA	CA	92705
396-341-01	RESIDENT	1950 E SANTA CLARA AVE APT 2	SANTA ANA	CA	92705
396-341-01	RESIDENT	1950 E SANTA CLARA AVE APT 3	SANTA ANA	CA	92705
396-341-01	RESIDENT	1950 E SANTA CLARA AVE APT 4	SANTA ANA	CA	92705

396-341-07	OCCUPANT	2130 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2106 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2110 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2112 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2114 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2116 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2118 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2120 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2122 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2124 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2126 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2128 N TUSTIN AVE STE B	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2128 N TUSTIN AVE STE A	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2130 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2132 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2134 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2136 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2138 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2140 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2142 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2150 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-07	OCCUPANT	2156 N TUSTIN AVE	SANTA ANA	CA	92705
396-341-08	HEINECKE GOULD PROPERTIES LLC	47 MARBELLA SAN	CLEMENTE	CA	92673
396-341-08	OCCUPANT	2106 N TUSTIN AVE	SANTA ANA	CA	92705
932-68-001	THOM GSELL	2034 E SANTA CLARA AVE# AI	SANTA ANA	CA	92705
932-68-002	GARCIA ANGIE L / VELOZ MARIA L	2034 E SANTA CLARA AVE# A2	SANTA ANA	CA	92705
932-68-003	SHARON L VELCI	2034 E SANTA CLARA AVE# A3	SANTA ANA	CA	92705
932-68-004	CHARLES B & SUZANNE HARRISON/ HARRISON SUZANN	2034 E SANTA CLARA AVE# A4	SANTA ANA	CA	92705
932-68-005	NGA TRAN	2034 E SANTA CLARA AVE# BI	SANTA ANA	CA	92705
932-68-006	ROBERT E CHANEY	2034 E SANTA CLARA AVE# B2	SANTA ANA	CA	92705
932-68-007	MAUREEN T BAYLEY	2034 E SANTA CLARA AVE# B3	SANTA ANA	CA	92705
932-68-008	DAVID L DENNY/ SUAREZ, MARIA CARMEN	2034 E SANTA CLARA AVE# CI	SANTA ANA	CA	92705
932-68-009	HORIZONS VISTA	3030 MADEIRA AVE	COSTA MESA	CA	92626
932-68-009	OCCUPANT	2034 E SANTA CLARA AVE# C2	SANTA ANA	CA	92705
932-68-010	ALEXANDER GARCIA	2034 E SANTA CLARA AVE# C3	SANTA ANA	CA	92705
932-68-011	RUTH MARIE MARCOLY	2034 E SANTA CLARA AVE# C4	SANTA ANA	CA	92705
932-68-012	ALEJANDRO ABDI EL LOPEZ VEGA/ LOPEZ, FERNANDA	2034 E SANTA CLARA AVE# DI	SANTA ANA	CA	92705
932-68-013	EUSEBIO SANTANA GARCIA/ BENITEZ, ARELI SALGADO	2034 E SANTA CLARA AVE# D2	SANTA ANA	CA	92705
932-68-014	JAIME D MONGE/ DE MONGE, MARTHA E HERNANDEZ	2034 E SANTA CLARA AVE# D3	SANTA ANA	CA	92705
932-68-015	LORRAINE C MC LAUGHLIN	2034 E SANTA CLARA AVE# D4	SANTA ANA	CA	92705
932-68-016	LAWRENCE BLAIR BODY	2034 E SANTA CLARA AVE# EI	SANTA ANA	CA	92705
932-68-017	VIVIANA GUTERREZ/ LEWIS AMIR R	2034 E SANTA CLARA AVE# E2	SANTA ANA	CA	92705
932-68-018	ALICIA SABILLON	2034 E SANTA CLARA AVE# E3	SANTA ANA	CA	92705
932-68-019	YESENIA BAHENA OCAMPO	2034 E SANTA CLARA AVE# E4	SANTA ANA	CA	92705
932-68-020	BARBARA L SHOEMAKER	2034 E SANTA CLARA AVE# FI	SANTA ANA	CA	92705
932-68-021	NAYELI N CARLIN MERCADO/ COLINDRES, PEDRO A DIA	2034 E SANTA CLARA AVE# F2	SANTA ANA	CA	92705
932-68-022	MARY & ROMAN FALCON	2034 E SANTA CLARA AVE# F3	SANTA ANA	CA	92705
932-68-023	DORIS K COTR IDBAYEH / IDBAYEH FREDDY COTR	2030 E SANTA CLARA AVE# NI	SANTA ANA	CA	92705
932-68-024	ARTHUR MICHAEL RICHMAN	2030 E SANTA CLARA AVE# N2	SANTA ANA	CA	92705
932-68-025	RHONDA MARIE HAIN	2030 E SANTA CLARA AVE# N3	SANTA ANA	CA	92705
932-68-026	ROBIN E MORGAN	3148 PINEY CREEK RD	WILLIAMSBURG	PA	16693
932-68-026	OCCUPANT	2030 E SANTA CLARA AVE# M3	SANTA ANA	CA	92705

932-68-027	GEORGE A MATICS	12341 RED HILL AVE	SANTA ANA	CA	92705
932-68-027	OCCUPANT	2030 E SANTA CLARA AVE# M2	SANTA ANA	CA	92705
932-68-028	JERI KENNISON	5951 LAGUNA VILLA WAY ELK	GROVE	CA	95758
932-68-028	OCCUPANT	2030 E SANTA CLARA AVE# MI	SANTA ANA	CA	92705
932-68-029	ALYCE L READ	2030 E SANTA CLARA AVE# L1	SANTA ANA	CA	92705
932-68-030	ANDRES CORONA/ MONGE, SASHA	2030 E SANTA CLARA AVE# L2	SANTA ANA	CA	92705
932-68-031	HASSAN TA TIANA	2030 E SANTA CLARA AVE# L3	SANTA ANA	CA	92705
932-68-032	MICHELLE DELGADO	2026 E SANTA CLARA AVE# F4	SANTA ANA	CA	92705
932-68-033	VICTOR M CUETO	12912 VILLA ROSE DR	SANTA ANA	CA	92705
932-68-033	OCCUPANT	2026 E SANTA CLARA AVE# F3	SANTA ANA	CA	92705
932-68-034	DANIEL RIVERA	2026 E SANTA CLARA AVE# F2	SANTA ANA	CA	92705
932-68-035	VICTOR REYNAFARJE	331 AVENI DA SEVILLA# A LAGUNA WOODS		CA	92637
932-68-035	OCCUPANT	2026 E SANTA CLARA AVE# FI	SANTA ANA	CA	92705
932-68-036	AMY AZPEITIA / CERA JESUS ANTONIO LOPEZ	2026 E SANTA CLARA AVE# E4	SANTA ANA	CA	92705
932-68-037	DAVID MIN-WOO OH	2026 E SANTA CLARA AVE# E3	SANTA ANA	CA	92705
932-68-038	ELAINE ELVA MAES	2026 E SANTA CLARA AVE# E2	SANTA ANA	CA	92705
932-68-039	ALEXANDER N KEMP	42580 MARACAY PL BERMUDA	DUNES	CA	92203
932-68-039	OCCUPANT	2026 E SANTA CLARA AVE# EI	SANTA ANA	CA	92705
932-68-040	DEBRA L FREDERICKSON	1433 SANTIAGO DR	NEWPORT BEACH	CA	92660
932-68-040	OCCUPANT	2026 E SANTA CLARA AVE# D4	SANTA ANA	CA	92705
932-68-041	MARTINEZ DARLING & MARIA DE LOURDES	2026 E SANTA CLARA AVE# D3	SANTA ANA	CA	92705
932-68-042	VICTOR REYNAFARJE	331 AVENI DA SEVILLA# A LAGUNA WOODS		CA	92637
932-68-042	OCCUPANT	2026 E SANTA CLARA AVE# D2	SANTA ANA	CA	92705
932-68-043	VICTORIA CHEN RUTLEDGE	13751 BELLE RIVE	SANTA ANA	CA	92705
932-68-043	OCCUPANT	2026 E SANTA CLARA AVE# DI	SANTA ANA	CA	92705
932-68-044	ALBERTO LOZANO RODRIGUEZ/ LOZANO, SONIA A	2026 E SANT A CLARA AVE C4	SANTA ANA	CA	92705
932-68-045	RONALD E MCCAIN PO BOX	11244	SANTA ANA	CA	92711
932-68-045	OCCUPANT	2026 E SANTA CLARA AVE# C3	SANTA ANA	CA	92705
932-68-046	GUSTAVO E ARANDA	2026 E SANTA CLARA AVE# C2	SANTA ANA	CA	92705
932-68-047	MARISELA MONTOYA	2026 E SANTA CLARA AVE# CI	SANTA ANA	CA	92705
932-68-048	JOSE GUADALUPE DIAZ/ SANTOS, CONSUELO MENDOZ	2026 E SANTA CLARA AVE# B4	SANTA ANA	CA	92705
932-68-049	LEOLA LORD	13552 MALENA DR	TUSTIN	CA	92780
932-68-049	OCCUPANT	2026 E SANTA CLARA AVE# B3	SANTA ANA	CA	92705
932-68-050	JESSICA & ARTURO SEPULVEDA	2026 E SANTA CLARA AVE# B2	SANTA ANA	CA	92705
932-68-051	PETRA PETRY	2026 E SANTA CLARA AVE# BI	SANTA ANA	CA	92705
932-68-052	ANN A EDWARDS	2026 E SANTA CLARA AVE# A4	SANTA ANA	CA	92705
932-68-053	JOSHUA & ALEXIS SCHNOOR	2026 E SANTA CLARA AVE# A3	SANTA ANA	CA	92705
932-68-054	JERRY MEISTER	6522 ALEXANDRA DR HUNTINGTON BEACH		CA	92647
932-68-054	OCCUPANT	2026 E SANTA CLARA AVE# A2	SANTA ANA	CA	92705
932-68-055	VICTORIA CHEN RUTLEDGE	13751 BELLE RIVE	SANTA ANA	CA	92705
932-68-055	OCCUPANT	2026 E SANTA CLARA AVE# AI	SANTA ANA	CA	92705
932-68-056	RICHARD C THOMPSON PO BOX	3244	ORANGE	CA	92857
932-68-056	OCCUPANT	2030 E SANTA CLARA AVE# AI	SANTA ANA	CA	92705
932-68-057	YOLANDA CARDENAS	2030 E SANTA CLARA AVE# A2	SANTA ANA	CA	92705
932-68-058	FRANK M WARD	2725 S POPLAR ST	SANTA ANA	CA	92704
932-68-058	OCCUPANT	2030 E SANTA CLARA AVE# A3	SANTA ANA	CA	92705
932-68-059	ALICIA ORDAZ	2030 E SANTA CLARA AVE# A4	SANTA ANA	CA	92705
932-68-060	ANN A EDWARDS	2030 E SANT A CLARA AVE # B4	SANTA ANA	CA	92705
932-68-061	TUMAN G DOYLE	709 1ST STREET	WOODLAND	CA	95695
932-68-061	OCCUPANT	2030 E SANTA CLARA AVE# B3	SANTA ANA	CA	92705
932-68-062	LEE NAKAMURA	18781 PINTO LN	SANTA ANA	CA	92705
932-68-062	OCCUPANT	2030 E SANTA CLARA AVE# 82	SANTA ANA	CA	92705

932-68-063	LEOLA LORD	13552 MALENA DR	TUSTIN	CA	92780
932-68-063	OCCUPANT	2030 E SANTA CLARA AVE# BI	SANTA ANA	CA	92705
932-68-064	ROBERT J & JELDENA L VAVRA	2030 E SANTA CLARA AVE# CI	SANTA ANA	CA	92705
932-68-065	LARRY JOE WARD	1145 E CHALYNN AVE	ORANGE	CA	92866
932-68-065	OCCUPANT	2030 E SANTA CLARA AVE# C2	SANTA ANA	CA	92705
932-68-066	DENNIS C FORSYTH	448 EL CAMINO DEL MAR LAGUNA	BEACH	CA	92651
932-68-066	OCCUPANT	2030 E SANTA CLARA AVE# C3	SANTA ANA	CA	92705
932-68-067	HARRY E & ANN L SEXTON	726 KENDALL DR LAGUNA	BEACH	CA	92651
932-68-067	OCCUPANT	2030 E SANTA CLARA AVE# D3	SANTA ANA	CA	92705
932-68-068	JOHN D ISORENA TEDDY	2030 LAST SANTA CLARA AVE	SANTA ANA	CA	92705
932-68-069	CARIDAD CASATE	2030 E SANTA CLARA AVE# DI	SANTA ANA	CA	92705
932-68-070	DONNA M TURNER	444 N SHAFFER ST	ORANGE	CA	92866
932-68-070	OCCUPANT	2030 E SANTA CLARA AVE# EI	SANTA ANA	CA	92705
932-68-071	JOSEPHINE STATON	66 PARSON BROWN	IRVINE	CA	92618
932-68-071	OCCUPANT	2030 E SANTA CLARA AVE# E2	SANTA ANA	CA	92705
932-68-072	MICHELLE NGOC MAI THAI	2030 E SANTA CLARA AVE# E3	SANTA ANA	CA	92705
932-68-073	LONGORIA OLIVIA	2030 E SANTA CLARA AVE# F3	SANTA ANA	CA	92705
932-68-074	WALSH RICHARD JOHN	2030 E SANTA CLARA AVE# F2	SANTA ANA	CA	92705
932-68-075	GONZALO & CELINA FLORES	2030 E SANTA CLARA AVE# FI	SANTA ANA	CA	92705
932-68-076	LEE WALSH	2030 E SANTA CLARA AVE# GI	SANTA ANA	CA	92705
932-68-077	NANCY MEJIA	2030 E SANTA CLARA AVE# G2	SANTA ANA	CA	92705
932-68-078	MAGDALENA S MACIAS	2030 E SANTA CLARA AVE# G3	SANTA ANA	CA	92705
932-68-079	DAWN RASHER	2030 E SANTA CLARA AVE# KI	SANTA ANA	CA	92705
932-68-080	SAMUAL WAYNE HAGERMAN	2030 E SANTA CLARA AVE# K2	SANTA ANA	CA	92705
932-68-081	ROJAS RYAN/ ROJAS JOHANNA N	2030 E SANTA CLARA AVE# K3	SANTA ANA	CA	92705
932-68-082	LAURA V ORTIZ	13211 RAINBOW ST	GARDEN GROVE	CA	92843
932-68-082	OCCUPANT	2030 E SANTA CLARA AVE# J3	SANTA ANA	CA	92705
932-68-083	GAYLE A STEWART	815 E PARK LN	SANTA ANA	CA	92705
932-68-083	OCCUPANT	2030 E SANTA CLARA AVE# J2	SANTA ANA	CA	92705
932-68-084	CARLOS RIVAS/ HERNANDEZ, ISABELLE CRISTINA	2030 E SANTA CLARA AVE# J1	SANTA ANA	CA	92705
932-68-085	GEORGE & ANDROMACHI KYRIAKIDIS	2030 E SANTA CLARA AVE# HI	SANTA ANA	CA	92705
932-68-086	FRANCISCA & RUBEN I BARRA/ I BARRA RUBEN	2030 E SANTA CLARA AVE# H2	SANTA ANA	CA	92705
932-68-087	DANILO MARQUEZ BAQUING	2030 E SANTA CLARA AVE# H3	SANTA ANA	CA	92705
933-92-001	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-001	OCCUPANT	2616 N TUSTIN AVE# 1	SANTA ANA	CA	92705
933-92-002	JWR PROPERTY MANAGEMENT LLC / PALM ROTH, KAT-	2616 N TUSTIN AVE# D	SANTA ANA	CA	92705
933-92-003	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-003	OCCUPANT	2616 N TUSTIN AVE# 3	SANTA ANA	CA	92705
933-92-004	JWR PROPERTY MANAGEMENT LLC EAST TOWER		IRVINE	CA	92614
933-92-004	OCCUPANT	2616 N TUSTIN AVE# 4	SANTA ANA	CA	92705
933-92-005	JWR PROPERTY MANAGEMENT LLC	2525 ROMANY RD	SACRAMENTO	CA	95814
933-92-005	OCCUPANT	2616 N TUSTIN AVE# 5	SANTA ANA	CA	92705
933-92-006	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-006	OCCUPANT	2608 N TUSTIN AVE# 6	SANTA ANA	CA	92705
933-92-007	JWR PROPERTY MANAGEMENT LLC / EBERLE, JOHN G	7912 COLONIAL CT	PLEASANTON	CA	94588
933-92-007	OCCUPANT	2608 N TUSTIN AVE# 7	SANTA ANA	CA	92705
933-92-008	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-008	OCCUPANT	2608 N TUSTIN AVE# 8	SANTA ANA	CA	92705
933-92-009	JWR PROPERTY MANAGEMENT LLC / CONTRERAS, OLG-	2608 N TUSTIN AVE# A	SANTA ANA	CA	92705
933-92-010	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-010	OCCUPANT	2600 N TUSTIN AVE# 10	SANTA ANA	CA	92705
933-92-011	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780

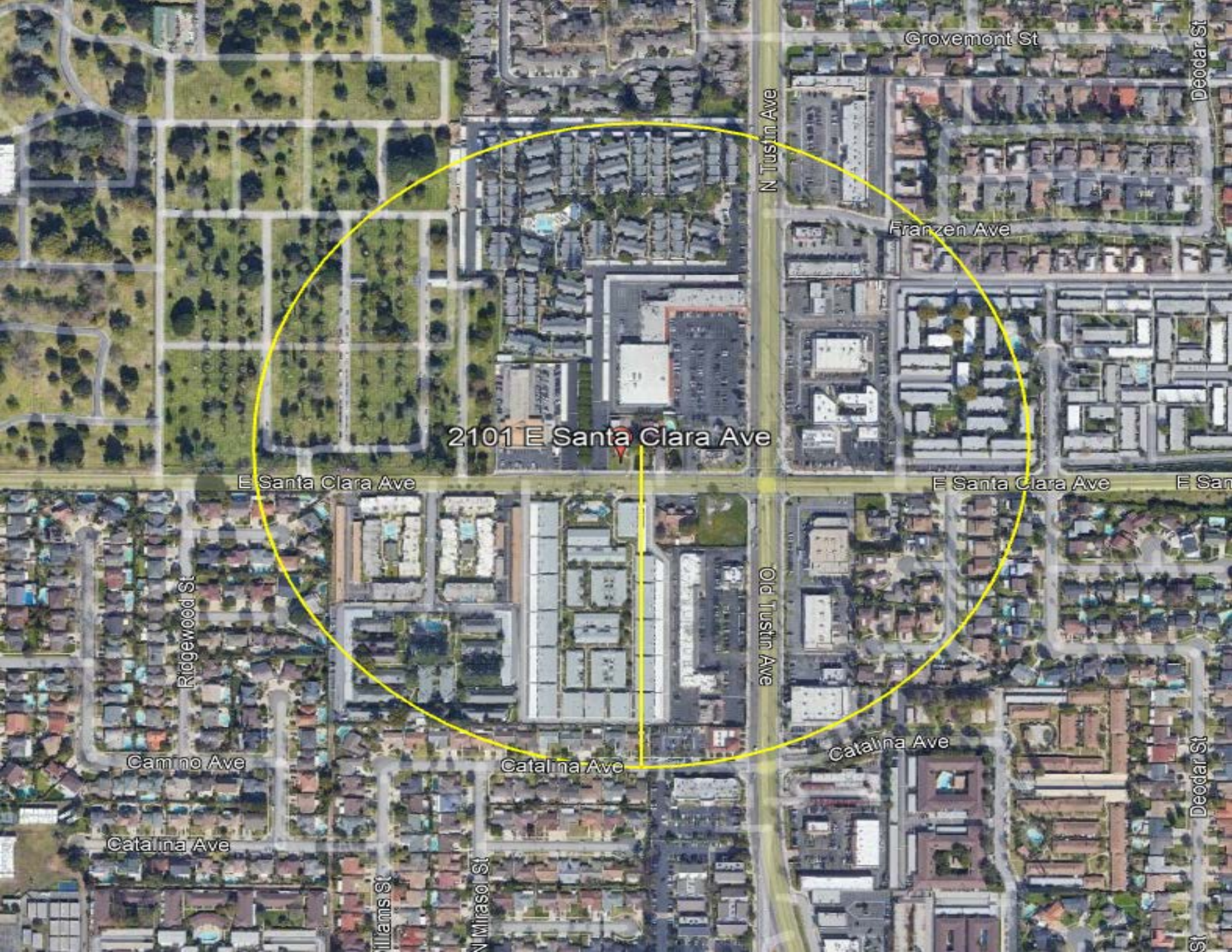
933-92-011	OCCUPANT	2600 N TUSTIN AVE# 11	SANTA ANA	CA	92705
933-92-012	JWR PROPERTY MANAGEMENT LLC / QUEST MANAGEM	5284	ORANGE	CA	92863
933-92-012	OCCUPANT	2600 N TUSTIN AVE# 12	SANTA ANA	CA	92705
933-92-013	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-013	OCCUPANT	2600 N TUSTIN AVE# 13	SANTA ANA	CA	92705
933-92-014	JWR PROPERTY MANAGEMENT LLC / LUONG, NHUT HOI	2600 N TUSTIN AVE# A	SANTA ANA	CA	92705
933-92-015	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-015	OCCUPANT	2526 N TUSTIN AVE# 15	SANTA ANA	CA	92705
933-92-016	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-016	OCCUPANT	2526 N TUSTIN AVE# 16	SANTA ANA	CA	92705
933-92-017	JWR PROPERTY MANAGEMENT LLC / FEDERAL HOME LC	350 HIGHLAND DR	LEWISVILLE	TX	75067
933-92-017	OCCUPANT	2526 N TUSTIN AVE# 17	SANTA ANA	CA	92705
933-92-018	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-018	OCCUPANT	2526 N TUSTIN AVE# 18	SANTA ANA	CA	92705
933-92-019	ENTERPRISES LLC PUMA PO BOX	11623	SANTA ANA	CA	92711
933-92-019	OCCUPANT	2526 N TUSTIN AVE# 19	SANTA ANA	CA	92705
933-92-020	JWR PROPERTY MANAGEMENT LLC / HERNANDEZ, JUAN	2602 N TUSTIN AVE# 20	SANTA ANA	CA	92705
933-92-021	JWR PROPERTY MANAGEMENT LLC / AGUILAR, NORMA	2100 E KATELLA AVE# 455	ANAHEIM	CA	92806
933-92-021	OCCUPANT	2602 N TUSTIN AVE# 21	SANTA ANA	CA	92705
933-92-022	JWR PROPERTY MANAGEMENT LLC	2602 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-023	INEKKE IWAN	11 HALF MOON BAY DR CORONA DI MAR		CA	92625
933-92-023	OCCUPANT	2602 N TUSTIN AVE# 23	SANTA ANA	CA	92705
933-92-024	JWR PROPERTY MANAGEMENT LLC / BROWN, DIERCH LI	2610 N TUSTIN AVE# G	SANTA ANA	CA	92705
933-92-025	JWR PROPERTY MANAGEMENT LLC / GOMEZ, JUAN J	2610 N TUSTIN AVE# 25	SANTA ANA	CA	92705
933-92-026	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-026	OCCUPANT	2610 N TUSTIN AVE# 26	SANTA ANA	CA	92705
933-92-027	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-027	OCCUPANT	2610 N TUSTIN AVE# 27	SANTA ANA	CA	92705
933-92-028	JWR PROPERTY MANAGEMENT LLC	2610 N TUSTIN AVE# 28	SANTA ANA	CA	92705
933-92-029	JWR PROPERTY MANAGEMENT LLC	13681 NEWPORT AVE# 8	TUSTIN	CA	92780
933-92-029	OCCUPANT	2610 N TUSTIN AVE# 29	SANTA ANA	CA	92705
933-92-030	JWR PROPERTY MANAGEMENT LLC	60409 JUNIPER LN LA	QUINTA	CA	92253
933-92-030	OCCUPANT	2610 N TUSTIN AVE# 30	SANTA ANA	CA	92705
933-92-031	JWR PROPERTY MANAGEMENT LLC / LEE, SCOTT	1453 FOXTROTTER RD	NORCO	CA	92860
933-92-031	OCCUPANT	2618 N TUSTIN AVE# 31	SANTA ANA	CA	92705
933-92-032	JWR PROPERTY MANAGEMENT LLC / RIVERA, FRANCISC	2618 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-033	LAURIE A YOH	2618 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-034	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-034	OCCUPANT	2618 N TUSTIN AVE# 34	SANTA ANA	CA	92705
933-92-035	JWR PROPERTY MANAGEMENT LLC / HONG, DAVID Y	2618 N TUSTIN AVE# E	SANTA ANA	CA	92705
933-92-036	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-036	OCCUPANT	2618 N TUSTIN AVE# 36	SANTA ANA	CA	92705
933-92-037	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-037	OCCUPANT	2620 N TUSTIN AVE# 37	SANTA ANA	CA	92705
933-92-038	JWR PROPERTY MANAGEMENT LLC / CHOUCAIR, TONY .	2620 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-039	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-039	OCCUPANT	2620 N TUSTIN AVE# 39	SANTA ANA	CA	92705
933-92-040	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-040	OCCUPANT	2620 N TUSTIN AVE# 40	SANTA ANA	CA	92705
933-92-041	JWR PROPERTY MANAGEMENT LLC / TORRES, RENATO I	2620 N TUSTIN AVE# E	SANTA ANA	CA	92705
933-92-042	JWR PROPERTY MANAGEMENT LLC / SEU, GEORGE Y	12592 LORALEEN ST	GARDEN GROVE	CA	92841
933-92-042	OCCUPANT	2620 N TUSTIN AVE# 42	SANTA ANA	CA	92705

933-92-043	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-043	OCCUPANT	2620 N TUSTIN AVE# 43	SANTA ANA	CA	92705
933-92-044	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-044	OCCUPANT	2612 N TUSTIN AVE# 44	SANTA ANA	CA	92705
933-92-045	JWR PROPERTY MANAGEMENT LLC	14231 UTRILLO DR	IRVINE	CA	92606
933-92-045	OCCUPANT	2612 N TUSTIN AVE# 45	SANTA ANA	CA	92705
933-92-046	JWR PROPERTY MANAGEMENT LLC / NELSON, WANDA	2612 N TUSTIN AVE# A	SANTA ANA	CA	92705
933-92-047	AARON PATRICK & ERICA ANN JOLENE FLORA/ FLORA E	2604 N TUSTIN AVE#	SANTA ANA	CA	92705
933-92-048	JWR PROPERTY MANAGEMENT LLC / W&L INTERNATIO	10722 ARROW ROUTE# 500 RANCH	CUCAMONGA	CA	91729
933-92-048	OCCUPANT	2604 N TUSTIN AVE# 48	SANTA ANA	CA	92705
933-92-049	JWR PROPERTY MANAGEMENT LLC / YEN, DAT	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-049	OCCUPANT	2604 N TUSTIN AVE# 49	SANTA ANA	CA	92705
933-92-050	JWR PROPERTY MANAGEMENT LLC	2604 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-051	JWR PROPERTY MANAGEMENT LLC / MEDINA, MANUEL	2301 N BAKER ST	SANTA ANA	CA	92706
933-92-051	OCCUPANT	2604 N TUSTIN AVE# 51	SANTA ANA	CA	92705
933-92-052	JWR PROPERTY MANAGEMENT LLC	2604 AN TUSTIN AVE	SANTA ANA	CA	92705
933-92-052	OCCUPANT	2604 N TUSTIN AVE# 52	SANTA ANA	CA	92705
933-92-053	JWR PROPERTY MANAGEMENT LLC / GARO, DENTON	624 N HAMLIN	ORANGE	CA	92869
933-92-053	OCCUPANT	2528 N TUSTIN AVE# 53	SANTA ANA	CA	92705
933-92-054	JWR PROPERTY MANAGEMENT LLC / NICHOLSON, DANI	333 W BROADWAY# 28	ANAHEIM	CA	92815
933-92-054	OCCUPANT	2528 N TUSTIN AVE# 54	SANTA ANA	CA	92705
933-92-055	JWR PROPERTY MANAGEMENT LLC / YEN, DAT	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-055	OCCUPANT	2528 N TUSTIN AVE# 55	SANTA ANA	CA	92705
933-92-056	JWR PROPERTY MANAGEMENT LLC / CARGILL, JOHN W/	2528 N TUSTIN AVE# 56	SANTA ANA	CA	92705
933-92-057	JWR PROPERTYMANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-057	OCCUPANT	2520 N TUSTIN AVE# 57	SANTA ANA	CA	92705
933-92-058	JWR PROPERTY MANAGEMENT LLC / AYALA, MARINA	2520 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-059	JWR PROPERTY MANAGEMENT LLC / BRICKHOUSE TUST	545 S LORETTA DR	ORANGE	CA	92869
933-92-059	OCCUPANT	2520 N TUSTIN AVE# 59	SANTA ANA	CA	92705
933-92-060	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-060	OCCUPANT	2520 N TUSTIN AVE# 60	SANTA ANA	CA	92705
933-92-061	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-061	OCCUPANT	2522 N TUSTIN AVE# 61	SANTA ANA	CA	92705
933-92-062	JWR PROPERTY MANAGEMENT LLC / ANDRADE, CLAUDI	2522 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-063	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-063	OCCUPANT	2522 N TUSTIN AVE# 63	SANTA ANA	CA	92705
933-92-064	DAVID C BROWN	10081 SUNRISE LN	TUSTIN	CA	92705
933-92-064	OCCUPANT	2522 N TUSTIN AVE# 64	SANTA ANA	CA	92705
933-92-065	JWR PROPERTY MANAGEMENT LLC / MIRANDA, JULIET	2514 N TUSTIN AVE# G	SANTA ANA	CA	92705
933-92-066	JWR PROPERTY MANAGEMENT LLC	29 WHISTLING SWAN	IRVINE	CA	92604
933-92-066	OCCUPANT	2514 N TUSTIN AVE# 66	SANTA ANA	CA	92705
933-92-067	JWR PROPERTY MANAGEMENT LLC	2514 N TUSTIN AVE# E	SANTA ANA	CA	92705
933-92-068	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-068	OCCUPANT	2514 N TUSTIN AVE# 68	SANTA ANA	CA	92705
933-92-069	JWR PROPERTY MANAGEMENT LLC / MUFTI, HINA	1621 BRYAN AVE	TUSTIN	CA	92780
933-92-069	OCCUPANT	2514 N TUSTIN AVE# 69	SANTA ANA	CA	92705
933-92-070	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-070	OCCUPANT	2514 N TUSTIN AVE# 70	SANTA ANA	CA	92705
933-92-071	EC INVESTMENT GROUP INC/ GUTIERREZ MAYRA L	2514 N TUSTIN AVE UN #A	SANTA ANA	CA	92705
933-92-072	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-072	OCCUPANT	2512 N TUSTIN AVE# 72	SANTA ANA	CA	92705
933-92-073	JWR PROPERTY MANAGEMENT LLC / LINN, ERIC J	2512 N TUSTIN AVE# E	SANTA ANA	CA	92705

933-92-074	JWR PROPERTY MANAGEMENT LLC / MUFTI, HINA	1612 BRYAN	TUSTIN	CA	92780
933-92-074	OCCUPANT	2512 N TUSTIN AVE# 74	SANTA ANA	CA	92705
933-92-075	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-075	OCCUPANT	2512 N TUSTIN AVE# 75	SANTA ANA	CA	92705
933-92-076	JWR PROPERTY MANAGEMENT LLC / ARZATE, EDWIN	2512 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-077	JWR PROPERTY MANAGEMENT LLC	2512 N TUSTIN AVE# A	SANTA ANA	CA	92705
933-92-078	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-078	OCCUPANT	2518 N TUSTIN AVE# 78	SANTA ANA	CA	92705
933-92-079	SUMMER J MYERS	2518 N TUSTIN AVE# 79	SANTA ANA	CA	92705
933-92-080	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-080	OCCUPANT	2518 N TUSTIN AVE# 80	SANTA ANA	CA	92705
933-92-081	JWR PROPERTY MANAGEMENT LLC / POLCE, JOHN JOSE	13700 N FOUNTAIN HILLS BLVD# 36	HILLS	AZ	85268
933-92-081	OCCUPANT	2518 N TUSTIN AVE# 81	SANTA ANA	CA	92705
933-92-082	LY LOAN	2518 N TUSTIN AVE# E	SANTA ANA	CA	92705
933-92-083	JWR PROPERTY MANAGEMENT LLC / BUNN, NANCY TR N	11 HALF MOON BAY DR CORONA DI MAR		CA	92625
933-92-083	OCCUPANT	2518 N TUSTIN AVE# 83	SANTA ANA	CA	92705
933-92-084	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-084	OCCUPANT	2516 N TUSTIN AVE# 0	SANTA ANA	CA	92705
933-92-085	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-085	OCCUPANT	2516 N TUSTIN AVE# 85	SANTA ANA	CA	92705
933-92-086	JWR PROPERTY MANAGEMENT LLC	2516 N TUSTIN AVE# 86	SANTA ANA	CA	92705
933-92-087	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-087	OCCUPANT	2500 N TUSTIN AVE# 87	SANTA ANA	CA	92705
933-92-088	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-088	OCCUPANT	2500 N TUSTIN AVE# 88	SANTA ANA	CA	92705
933-92-089	JWR PROPERTY MANAGEMENT LLC / GOLLIN, KURT E	2500 N TUSTIN AVE# D	SANTA ANA	CA	92705
933-92-090	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-090	OCCUPANT	2500 N TUSTIN AVE# 90	SANTA ANA	CA	92705
933-92-091	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-091	OCCUPANT	2502 N TUSTIN AVE# 91	SANTA ANA	CA	92705
933-92-092	JWR PROPERTY MANAGEMENT LLC	2502 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-093	JWR PROPERTY MANAGEMENT LLC / VELAZQUEZ, MAT	2502 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-094	JWR PROPERTY MANAGEMENT LLC /AM G INTERNATIO	1619 W CRESCENT AVE# M76	ANAHEIM	CA	92801
933-92-094	OCCUPANT	2502 N TUSTIN AVE# 94	SANTA ANA	CA	92705
933-92-095	JWR PROPERTY MANAGEMENT LLC / KIM, BO YUN	2504 N TUSTIIN AVE# D	SANTA ANA	CA	92705
933-92-096	JWR PROPERTY MANAGEMENT LLC / KIM, BO YUN	2504 N TUSTIN AVE# D	SANTA ANA	CA	90705
933-92-097	JWR PROPERTY MANAGEMENT LLC / LERMA, ROSANA	2504 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-098	US BANK NA	3121 MICHELSON DR 500	IRVINE	CA	92612
933-92-098	OCCUPANT	2504 N TUSTIN AVE# 98	SANTA ANA	CA	92705
933-92-099	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-099	OCCUPANT	2506 N TUSTIN AVE# 99	SANTA ANA	CA	92705
933-92-100	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST # 102	TUSTIN	CA	92780
933-92-100	OCCUPANT	2506 N TUSTIN AVE# 100	SANTA ANA	CA	92705
933-92-101	JWR PROPERTY MANAGEMENT LLC / JENSEN, DENISE P	58344	VERNON	CA	90058
933-92-101	OCCUPANT	2506 N TUSTIN AVE# 101	SANTA ANA	CA	92705
933-92-102	JWR PROPERTY MANAGEMENT LLC / WRIGHT, LORETTA	2506 N TUSTIN AVE# D	SANTA ANA	CA	92705
933-92-103	JWR PROPERTY MANAGEMENT LLC	19411 WORCHESTER LN HUNTINGT	BEACH	CA	92646
933-92-103	OCCUPANT	2508 N TUSTIN AVE# 103	SANTA ANA	CA	92705
933-92-104	JWR PROPERTY MANAGEMENT LLC / CARO, GEORGE RA	2508 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-105	JWR PROPERTY MANAGEMENT LLC / SANTANA, MYUNC	2508 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-106	JWR PROPERTY MANAGEMENT LLC / ONYX LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-106	OCCUPANT	2508 N TUSTIN AVE# 106	SANTA ANA	CA	92705

933-92-107	JWR PROPERTY MANAGEMENT LLC / BUNN, NANCY TR N	11 HALF MOON BAY DR	NEWPORT BEACH	CA	92661
933-92-107	OCCUPANT	2510 N TUSTIN AVE# 107	SANTA ANA	CA	92705
933-92-108	JWR PROPERTY MANAGEMENT LLC / KLAWITTER, BRYAN	2510 N TUSTIN AVE# 108	SANTA ANA	CA	92705
933-92-109	JWR PROPERTY MANAGEMENT LLC	537 S SILKTREE CIR	ORANGE	CA	92868
933-92-109	OCCUPANT	2510 N TUSTIN AVE# 109	SANTA ANA	CA	92705
933-92-110	JWR PROPERTY MANAGEMENT LLC / DURAN, CARLOS V	2510 N TUSTIN AVE# D	SANTA ANA	CA	92705
933-92-111	JWR PROPERTY MANAGEMENT LLC / DOWNING, CAROL L	2510 N TUSTIN AVE# 111	SANTA ANA	CA	92705
933-92-112	JWR PROPERTY MANAGEMENT LLC	2013 BARCLAY CT	SANTA ANA	CA	92701
933-92-112	OCCUPANT	2524 N TUSTIN AVE# 112	SANTA ANA	CA	92705
933-92-113	JWR PROPERTY MANAGEMENT LLC / HOLT, RONALD	2244 E PEPPER HILL DR	ORANGE	CA	92867
933-92-113	OCCUPANT	2524 N TUSTIN AVE# 113	SANTA ANA	CA	92705
933-92-114	JWR PROPERTY MANAGEMENT LLC / MCBRIDE, MICHAEL	2622 N TUSTIN AVE# E	SANTA ANA	CA	92705
933-92-115	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN	SANTA ANA	CA	92705
933-92-115	OCCUPANT	2524 N TUSTIN AVE# 115	SANTA ANA	CA	92705
933-92-116	JWR PROPERTY MANAGEMENT LLC / BRISCOE, JOHN FR	375 ATLANTIC AVE# 101 LONG	BEACH	CA	90802
933-92-116	OCCUPANT	2524 N TUSTIN AVE# 116	SANTA ANA	CA	92705
933-92-117	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-117	OCCUPANT	2530 N TUSTIN AVE# 117	SANTA ANA	CA	92705
933-92-118	JWR PROPERTY MANAGEMENT LLC / WARDE, LINDA J	2530 N TUSTIN AVE# E SANTA	MA	CA	92705
933-92-119	JWR PROPERTY MANAGEMENT LLC / LEDON, JEFFREY	2530 N TUSTIN AVE# D	SANTA ANA	CA	92705
933-92-120	GMAC MORTGAGE	3900 CAPITAL CITY BLVD	LANSING	MI	48906
933-92-120	OCCUPANT	2530 N TUSTIN AVE# 120	SANTA ANA	CA	92705
933-92-121	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-121	OCCUPANT	2530 N TUSTIN AVE# 121	SANTA ANA	CA	92705
933-92-122	JWR PROPERTY MANAGEMENT LLC / GONZALES, DIETHELM	2530 N TUSTIN AVE# A	SANTA ANA	CA	92705
933-92-123	JPMORGAN CHASE BANK NA	3415 VISION DR	COLUMBUS	OH	43219
933-92-123	OCCUPANT	2606 N TUSTIN AVE# 123	SANTA ANA	CA	92705
933-92-124	JWR PROPERTY MANAGEMENT LLC / STA ANA, LANIE S	2606 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-125	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-125	OCCUPANT	2606 N TUSTIN AVE# 125	SANTA ANA	CA	92705
933-92-126	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-126	OCCUPANT	2606 N TUSTIN AVE# 126	SANTA ANA	CA	92705
933-92-127	JWR PROPERTY MANAGEMENT LLC / BANK OF NEW YORK	619079	DALLAS	TX	75261
933-92-127	OCCUPANT	2606 N TUSTIN AVE# 127	SANTA ANA	CA	92705
933-92-128	JWR PROPERTY MANAGEMENT LLC	2606 N TUSTIN AVE# F	SANTA ANA	CA	92705
933-92-129	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-129	OCCUPANT	2614 N TUSTIN AVE# 129	SANTA ANA	CA	92705
933-92-130	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-130	OCCUPANT	2614 N TUSTIN AVE# 130	SANTA ANA	CA	92705
933-92-131	JWR PROPERTY MANAGEMENT LLC	17602 17TH ST# 102	TUSTIN	CA	92780
933-92-131	OCCUPANT	2614 N TUSTIN AVE# 131	SANTA ANA	CA	92705
933-92-132	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-132	OCCUPANT	2614 N TUSTIN AVE# 132	SANTA ANA	CA	92705
933-92-133	JWR PROPERTY MANAGEMENT LLC / BROWN, RANDALL	2614 E N TUSTIN AVE	SANTA ANA	CA	92705
933-92-133	OCCUPANT	2614 N TUSTIN AVE#	SANTA ANA	CA	92705
933-92-134	JWR PROPERTY MANAGEMENT LLC / ALLISON, CLAY W	2722 N LYON ST	SANTA ANA	CA	92705
933-92-134	OCCUPANT	2626 N TUSTIN AVE#	SANTA ANA	CA	92705
933-92-135	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-135	OCCUPANT	2626 N TUSTIN AVE# 135	SANTA ANA	CA	92705
933-92-136	JWR PROPERTY MANAGEMENT LLC / AHMAD, ANDREW	2626 C N TUSTIN AVE# 136	SANTA ANA	CA	92705
933-92-137	JWR PROPERTY MANAGEMENT LLC	27181 VALLEYMONT RD LAKE	FOREST	CA	92630
933-92-137	OCCUPANT	2626 N TUSTIN AVE# 137	SANTA ANA	CA	92705

933-92-138	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-138	OCCUPANT	2626 N TUSTIN AVE# 138	SANTA ANA	CA	92705
933-92-139	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705
933-92-139	OCCUPANT	2624 N TUSTIN AVE# 139	SANTA ANA	CA	92705
933-92-140	JWR PROPERTY MANAGEMENT LLC / ZUNIGA, ALFREDO	2624 N TUSTIN AVE# E	SANTA ANA	CA	92705
933-92-141	VERA C ROHRS	17602 17TH ST# 211	TUSTIN	CA	92780
933-92-141	OCCUPANT	2624 N TUSTIN AVE#	SANTA ANA	CA	92705
933-92-142	JWR PROPERTY MANAGEMENT LLC / SALGADO, HODET	2624 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-143	JWR PROPERTY MANAGEMENT LLC / LEULUAI, ALLEN	2624 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-144	JWR PROPERTY MANAGEMENT LLC / YEN, ANN CHI	2708 W ALHAMBRA RD	ALHAMBRA	CA	91801
933-92-144	OCCUPANT	2624 N TUSTIN AVE# 144	SANTA ANA	CA	92705
933-92-145	JWR PROPERTY MANAGEMENT LLC / LICATA, CYNTHIA I	2622 N TUSTIN AVE# F	SANTA ANA	CA	92705
933-92-146	JWR PROPERTY MANAGEMENT LLC / MCBRIDE, MICHAEL	2524 N TUSTIN AVE# C	SANTA ANA	CA	92705
933-92-147	JWR PROPERTY MANAGEMENT LLC	2622 N TUSTIN AVE# D	SANTA ANA	CA	92705
933-92-148	JWR PROPERTY MANAGEMENT LLC	2300 S LEWIS ST# 7	ANAHEIM	CA	92802
933-92-148	OCCUPANT	2622 N TUSTIN AVE# 148	SANTA ANA	CA	92705
933-92-149	JWR PROPERTY MANAGEMENT LLC / RUIZ, KRISTY L	2622 N TUSTIN AVE# B	SANTA ANA	CA	92705
933-92-150	RAMIREZ EVA FLORES	2622 N TUSTIN AVE#	SANTA ANA	CA	92705
933-92-151	JWR PROPERTY MANAGEMENT LLC	10081 SUNRISE LN NORTH	TUSTIN	CA	92705



Grovermont St

Deodar St

N Tustin Ave

Franzen Ave

2101 E Santa Clara Ave

E Santa Clara Ave

E Santa Clara Ave

E Santa Clara Ave

Ridgewood St

Old Tustin Ave

Camino Ave

Catalina Ave

Catalina Ave

Deodar St

Catalina Ave

Williams St

N Mirasol St

St

**Community Meeting Flyer
(English & Spanish)**



SUBJECT SITE
(SITIO DE ASUNTO)

2101 E Santa Clara Ave

Stream Realty Partners
cordially invites you to a
Community Information Meeting.

Thursday, February 2nd

6:00 pm - 7:30 pm

2370 N. Tustin Ave., Suite D,
Santa Ana, CA 92705 (Former King Superstore)



A new 3,975 square foot McDonald's restaurant
with a drive-through located at

2101 Santa Clara Avenue, Santa Ana, CA

The development will include parking, trash enclosure, paving and landscaping for the associated restaurant. Access will be provided from Santa Clara Avenue, along with reciprocal access to the retail center adjacent via drive aisles on the north and east.

Contact applicant for language interpretation services.

Donald Ellis

donald.ellis@streamrealty.com

949.656.7051

Lic. 01876466



SITIO DE ASUNTO

2101 E Santa Clara Ave

E Santa Clara Ave

E Santa Clara Ave

N Tustin Ave

Catalina Ave

Catalina Ave

Póngase en contacto con el solicitante para los servicios de interpretación de idiomas.

Donald Ellis

donald.ellis@streamrealty.com

949.656.7051

Lic. 01876466

STREAM

3161 Michelson Drive, Suite 100
Irvine, CA 92612

Stream Realty Partners
cordialmente los invita a un
reunión de información
comunitaria.

Jueves 2 de febrero

6:00 pm - 7:30 pm

2370 N. Tustin Ave., Suite D,
Santa Ana, CA 92705 (Antiguo King Superstore)



Un nuevo restaurante McDonald's de 3,975 pies cuadrados con un drive-through ubicado en

2101 Santa Clara Avenue, Santa Ana, CA

El desarrollo incluirá estacionamiento, cerramiento de basura, pavimentación y paisajismo para el restaurante asociado. El acceso se proporcionará desde Santa Clara Avenue, junto con el acceso recíproco al centro minorista adyacente a través de los pasillos de acceso al norte y al este.



Stream Realty Partners
cordially invites you to a
Community Information Meeting.

Thursday, February 2nd
6:00 pm - 7:30 pm

2360 N. Tustin Ave., Suite 2370D
Santa Ana, CA 92705 (Former King Superstore)



A new 3,975 square foot McDonald's restaurant
with a drive-through located at

2101 Santa Clara Avenue, Santa Ana, CA

The development will include parking, trash enclosure, paving and landscaping for the associated restaurant. Access will be provided from Santa Clara Avenue, along with reciprocal access to the retail center adjacent via drive aisles on the north and east.

SUBJECT SITE
(SITIO DE ASUNTO)

2101 E Santa Clara Ave



Contact applicant for language interpretation services.

Donald Ellis

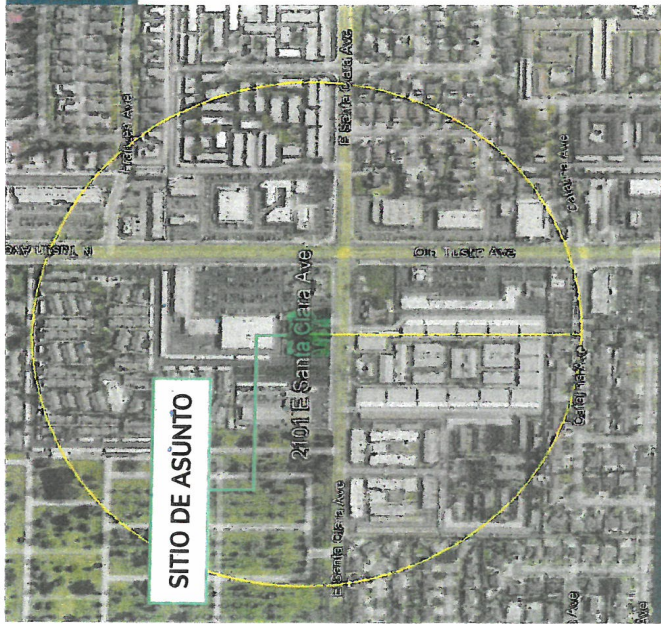
donaldellis@streamrealty.com

949.656.7051

Lic. 01876466

3161 Michelson Drive, Suite 100
Irvine, CA 92612

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
IRVINE, CA
PERMIT NO. 221



SITIO DE ASUNTO

Stream Realty Partners
cordialmente los invita a un
reunión de información
comunitaria.

Jueves 2 de febrero
6:00 pm - 7:30 pm

2360 N. Tustin Ave., Suite 2370D,
Santa Ana, CA 92705 (Antiguo King Superstore)



Un nuevo restaurante McDonald's de 3,975 pies
cuadrados con un drive-through ubicado en
2101 Santa Clara Avenue, Santa Ana, CA

El desarrollo incluirá estacionamiento, cerramiento
de basura, pavimentación y paisajismo para el restaurante
asociado. El acceso se proporcionará desde Santa Clara
Avenue, junto con el acceso recíproco al centro
minorista adyacente a través de los pasillos de acceso
al norte y al este.



T1* S750*****5-DIGIT 92705

RESIDENT
2219 E SANTA CLARA AVE APT F
SANTA ANA CA 92705-1718

2981680477

N55

917051603

Póngase en contacto con el solicitante para
los servicios de interpretación de idiomas.

Donald Ellis
donaldellis@streamrealty.com
949.656.7051
Lic. 011876466

**Newspaper Notice
(Affidavit/Proof of Publication)
(English & Spanish)**

THE ORANGE COUNTY
REGISTER

1920 Main Street, Suite 209
Irvine, California 92614
(714) 796-7000
legals@inlandnewspapers.com

GLA Marketing
3161 Michelson Drive
Irvine, CA 92612

Account Number: 5272431
Ad Order Number: 0011581871
Customer's Reference/PO Number:
Publication: The Orange County Register
Publication Dates: 01/23/2023
Total Amount: \$838.10
Payment Amount: \$0.00
Amount Due: \$838.10
Notice ID: a9MWNT6TJSKke82wA7M4
Invoice Text: Stream Realty Partners cordially invites you to a Community Information Meeting. Thursday, February 2nd at 6:00 pm to 7:30 pm. Location: 2360 N. Tustin Ave., Suite 2370D, Santa Ana, CA 92705 (Former King Superstore). A new 3,975 square foot McDonald's restaurant with a drive-through located at 2101 Santa Clara Avenue, Santa Ana, CA. The development will include parking, trash enclosure, paving and landscaping for the associated restaurant. Access will be provided from Santa Clara Avenue, along with reciprocal access to the retail center adjacent via drive aisles on the north and east. Contact applicant for language interpretation services. Donald Ellis, donald.ellis@streamrealty.com [donald.ellis@streamrealty.com], 949.656.7051, Lic 01876466. Stream Realty Partners cordialmente los invita a un reunión de información comunitaria. Jueves 2 de febrero a 6:00 pm - 7:30 pm. Ubicación: 2360 N. Tustin Ave., Suite 2370D, Santa Ana, CA 92705 (Antiguo King Superstore). Un nuevo restaurante McDonald's de 3,975 pies cuadrados con un drive-through ubicado en 2101 Santa Clara Avenue, Santa Ana, CA. El desarrollo incluirá estacionamiento, cerramiento de basura, pavimentación y paisajismo para el restaurante asociado. El acceso se proporcionará desde Santa Clara Avenue, junto con el acceso recíproco al centro minorista adyacente a través de los pasillos de acceso al norte y al este. Póngase en contacto con el solicitante para los servicios de interpretación de idiomas. Donald Ellis, donald.ellis@streamrealty.com, 949.656.7051, Lic. 01876466.

THE ORANGE COUNTY
REGISTER

The Orange County Register
1920 Main Street, Suite 209
Irvine, California 92614
(714) 796-7000

0011581871

GLA Marketing
3161 Michelson Drive, Suite 100
Irvine, CA 92612

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Orange**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Irvine*, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/23/2023

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Irvine, California

On this 23rd day of January, 2023.



Signature

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**The Orange County Register
Published: 1/23/23**

THE ORANGE COUNTY
REGISTER

1920 Main Street, Suite 209
Irvine, California 92614
(714) 796-7000
legals@inlandnewspapers.com

GLA Marketing
3161 Michelson Drive
Irvine, CA 92612

Account Number: 5272431
Ad Order Number: 0011583113
Customer's Reference/PO Number:
Publication: The Orange County Register
Publication Dates: 01/26/2023
Total Amount: \$852.81
Payment Amount: \$0.00
Amount Due: \$852.81
Notice ID: 0R6YH8sEQif493giBahS
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01/26/2023

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Irvine, California

On this 26th day of January, 2023.



Signature

Stream Realty Partners cordially invites you to a Community Information Meeting. Thursday, February 2nd at 6:00 pm to 7:30 pm. UPDATED LOCATION: 2370 N. Tustin Ave., Suite D, Santa Ana, CA 92705 (Former King Superstore).

A new 3,975 square foot McDonald's restaurant with a drive-through located at 2101 Santa Clara Avenue, Santa Ana, CA. The development will include parking, trash enclosure, paving and landscaping for the associated restaurant. Access will be provided from Santa Clara Avenue, along with reciprocal access to the retail center adjacent via drive aisles on the north and east. Contact applicant for language interpretation services. Donald Ellis, donald.ellis@streamreality.com, 949.656.7051, Lic 01876466.

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**The Orange County Register
Published: 1/26/23**

Attendee Sign-In Sheet

SIGN-IN

SCOTT ASHLOCK

Mary DeBranch

Kevin Spanner

Deanna Barnes

DALE HELVIC DALE.HELVIC@GMAIL.COM SANTIAGO PARK

Genelle Johnson genellejohnson@gmail.com Santiago Park

Julio Amarillas Orange County Cemetery Dist.

Danilo & Leilani Baguing - Woodlyn North

PATRICIA KANE

young square

Mate Storb
Luis Storb

RODNEY ESTLE

ANDREA NISHIHARA

Meeting Minutes

Meeting Minutes
McDonald's Development Project | 2101 Santa Clara Avenue
02/02/2023 Sunshine Ordinance Community Meeting #2

Purpose:

Stream Realty Partners presenting on a new proposed 3,975 square foot McDonald's restaurant with a drive-through to be located at 2101 Santa Clara Avenue, Santa Ana, CA.

Time:

6pm – 8pm

Location:

2370 N. Tustin Ave., Suite D, Santa Ana, CA 92705 (Former King Superstore)

The Community Information Meeting was scheduled to begin at 6pm. Community members began filing into the meeting space at approximately 5:50pm. The presentation of the proposed development of the McDonald's began at roughly 6pm. Balloons were placed outside of the meeting location to provide a visual indicator for visitors. Visitors were asked to sign in. Refreshments were provided. There were approximately 25-30 attendees from the local community.

Primary Speakers and Main Presenters during the meeting included:

Donald Ellis and Martin Pupil, Stream Realty Partners (primary applicant/owners of the shopping center)
Christine Cho and Chris Stamps, McDonald's
Jessica Steiner, Bickel and Associates (architectural firm)

City of Santa Ana attending staff:

Pedro Gomez, Planning Department
Frank Bejarano, Neighborhood Initiatives

Overview:

Stream Realty Partners presented its overall vision/revitalization plan for the shopping center which includes the development of a proposed McDonalds (Phase 1) and the remodel and cleanup of the shopping center (Phase 2). The formal presentation ended around 6:38pm and an open discussion/conversation with residents lasted until approximately 7:10pm. After that, residents were encouraged to directly interact with exhibits and ask the project team questions. The below summary reflects primary questions and comments from residents as well as answers from the project team, this is not a word-for-word transcript of the meeting. Stream Realty Partners ensured, multiple times, that attending residents received business cards. Attendees were urged to reach out to the project team to further discuss the project, a few did just that in the days following the meeting.

Summary of questions and concerns:

- Will McDonald's increase traffic along Santa Clara?
This will be identified in a traffic study which is required as part of the submittal process to the City of Santa Ana.
- Is the traffic study available to be viewed by the public?

The traffic study is part of the submittal process to the City of Santa Ana and will eventually be accessible by the public.

- Where are we in the process? Is this project approved?
No, an application has been submitted and will continue to be worked through in collaboration with City of Santa Ana staff. Then, the project will next go to a Planning Commission meeting.
- Is McDonald's going to relocate the homes which are currently in the proposed location?
No, the homes are to be demolished.
- Does the current homeowner(s) know of these proposed plans?
Stream Realty Partners are the current owners of the two homes located on the project site. The former homeowner is deceased and next of kin, one daughter and son do not reside in the State of California. A third daughter is a local resident. Next of kin directly participated with the sale of the property to Stream Realty Partners.
- What are the proposed hours of the restaurant?
Hours are dependent on the allowable/preferred hours as determined by the City of Santa Ana.
- Does the restaurant require a CUP?
Yes.
- What is a CUP?
Conditional Use Permit where the City of Santa Ana outlines conditions of use for operation.
- Santa Clara turns from two lanes into one lane, if this restaurant would be built, would McDonald's address this lane merger on Santa Clara?
No, that is not within the McDonald's project purview though off-site improvements may be required by the City of Santa Ana.
- Is the internal shopping center traffic flow analyzed as part of the traffic study?
No, the traffic study only addresses public arteries, however, Stream Realty Partners does actively look into traffic patterns within the shopping center.
- Will the entrance to the shopping center on Santa Clara be widened?
Potentially, yes. A slight width increase is part of the current site plan proposal.
- Can McDonald's put a light on Tustin Ave. where visitors currently have issues exiting the shopping center into existing traffic.
No, this is not within the McDonald's purview and is on the opposite side of the shopping center.
- What will McDonald's do to mitigate loud music from young people who may be purchasing food from the drive-thru who also may perform a U-turn near residential homes?
No capability to answer this question as it relies on variables that are outside of the control of McDonald's.
- How many jobs will this McDonald's create?

Roughly 40 – 50 jobs.

- Homelessness is a prevalent issue; how will McDonald's ensure this does not become a haven for homeless individuals?
There is already an existing homeless issue at the shopping center and specifically within the existing homes which are currently vacant. Stream Realty Partners has continuously documented homelessness conducting numerous acts, such as breaking and entering, as well as attempting to live on-site where the houses currently stand. New development historically deters homeless and increased lighting and consumer activity at this proposed location will not be an attractant to homeless individuals.
- How will McDonald's mitigate the noise concerns from visitors?
The site plan was created in such a way to turn activity towards the shopping center and away from residential neighborhoods.
- Why is the site oriented the way it is?
The project team has worked for many months proactively with City of Santa Ana staff to find a site plan that is palatable, operationally feasible, and aligns with consumer needs.
- What kind of technology will McDonald's be using to alleviate line stack up in the drive-thru?
McDonald's customers on average have a 3–4-minute wait time in the drive-thru, which is significantly less than its local competitors. Mobile ordering will also be available, interactive do-it-yourself menu boards will be inside, and the dual-lane drive-thru is built with multiple windows specifically to increase efficiencies.
- What time will the deliveries be made to McDonald's and where will the delivery trucks enter and exit the site?
The delivery times for McDonald's are yet to be determined. The times will be determined upon approval of the project working cohesively with the City of Santa Ana to make these events positive for the community.
- Who determines if the home is "of historical significance" and when?
As part of the environmental review process, the City of Santa Ana will determine if any parts of the existing homes are considered to be historically significant. If so, mitigation factors will be laid out and the project team would be happy to follow them. For now, that is something that is to be determined.
- Does this project require a zone change?
Yes, the zoning is partially agriculture and would require a zone change.
- How does this zone change fall into the greater housing needs for the City of Santa Ana?
Currently, the City of Santa Ana is planning to meet their RHNA allocations and City of Santa Ana staff has not determined that this particular zoning change will be an issue for meeting their Housing Element Update requirements.
- What will this project mean for the wall near Stater Bros.?
This project would demise that wall and increase the line-of-sight for the entire shopping center.

- Are there other plans to update the shopping center?
Yes, this is a small but important part of the future plans for the shopping center. New tenants, signage, and plenty of opportunities to provide community benefit.

All attendees were gone by roughly 8:15pm.

McDonald's Development

2109 E SANTA CLARA AVENUE | SANTA ANA, CA

ELEVATIONS (ELEVACIONES)



SOUTH ELEVATION
ELEVACIÓN SUR



WEST ELEVATION
ELEVACIÓN OESTE



NORTH ELEVATION
ELEVACIÓN NORTE



EAST ELEVATION
ELEVACIÓN ESTE

ORANGE COUNTY REPORTER
~ SINCE 1921 ~

600 W SANTA ANA BLVD STE 812, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841

NUVIA OCAMPO
CITY OF SANTA ANA/PLANNING & BUILDING AGEN
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA - 92702

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of ORANGE) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:
2101 E Santa Clara Ave.

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the ORANGE COUNTY REPORTER, a newspaper published in the English language in the city of SANTA ANA, county of ORANGE, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of ORANGE, State of California, under date 06/20/1922, Case No. 13421. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/14/2024

Executed on: 02/14/2024
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



Email

This space for filing stamp only

OR #: 3783457

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. 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 pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 2101 & 2109 East Santa Clara Avenue located within the General Agricultural (A1) zoning district.

Project Applicant: Donald Ellis with Stream Realty Partners (Applicant) representing SRP Stater Bros, LLC, a Texas Limited Liability Company (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-01 and CUP No. 2024-02, and Amendment Application No. 2024-01, to allow a zone change from General Agricultural (A1) to Arterial Commercial (C5), and allow for the construction of a 3,975-square-foot fast food eating establishment (McDonald's) with drive-through window service and after-hours operations (24-hour drive-through). The site plan and related documents are available to the public for review at City Hall at 20 Civic Center Plaza, Santa Ana, California 92701 and on the City's website at <https://www.santa-ana.org/mcdonalds-drive-through-restaurant/>.

Environmental Impact: Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project. The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The City of Santa Ana has determined, based on the IS/MND, that the project will not have a significant effect on the environment with implementation of recommended mitigation measures. The IS/MND is available to the public for review at City Hall at 20 Civic Center Plaza, Santa Ana, California 92701 and on the City's website at <https://www.santa-ana.org/documents/public-review-draft-is-mnd/>.

Meeting Details: This matter will be heard on Monday, February 26, 2024 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 <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana,

CA 92701. Deadline to submit written comments is 3:30 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 project questions, please contact case planner Pedro Gomez with the Planning Division by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

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 Nuvia Ocampo (714) 667-2732. N? u c ? n lián ! ? c b ? ng ti ? ng Vi ? t, xin ? i ? n tho ? i cho Tony Lai s ? (714) 565-2627.

2/14/24

OR-3783457#



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 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: 2101 & 2109 East Santa Clara Avenue located within the General Agricultural (A1) zoning district.

Project Applicant: Donald Ellis with Stream Realty Partners (Applicant) representing SRP Stater Bros, LLC, a Texas Limited Liability Company (Property Owner)

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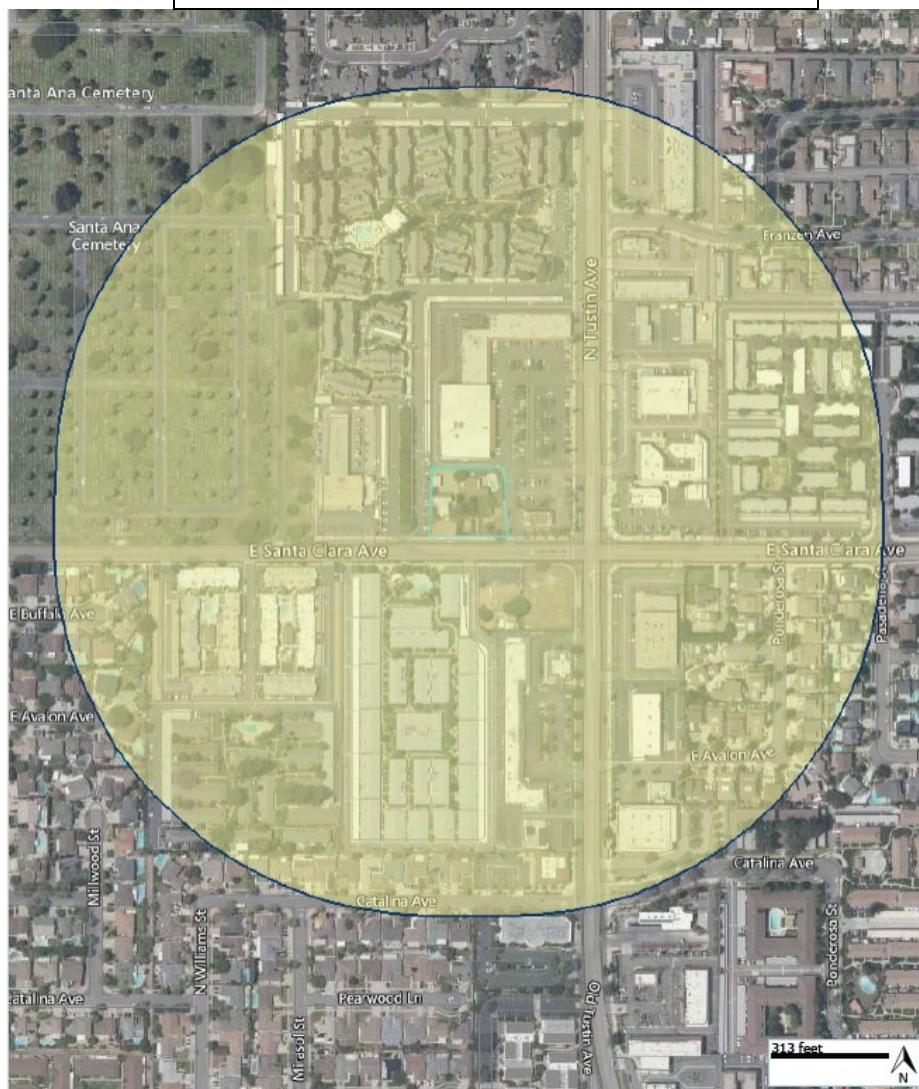
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**Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



**1,000 Sq. Ft. Buffer Map
2101 & 2109 East Santa Clara Avenue**

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 pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 2101 & 2109 East Santa Clara Avenue located within the General Agricultural (A1) zoning district.

Project Applicant: Donald Ellis with Stream Realty Partners (Applicant) representing SRP Stater Bros, LLC, a Texas Limited Liability Company (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-01 and CUP No. 2024-02, and Amendment Application No. 2024-01, to allow a zone change from General Agricultural (A1) to Arterial Commercial (C5), and allow for the construction of a 3,975-square-foot fast food eating establishment (McDonald's) with drive-through window service and after-hours operations (24-hour drive-through). The site plan and related documents are available to the public for review at City Hall at 20 Civic Center Plaza, Santa Ana, California 92701 and on the City's website at <https://www.santa-ana.org/mcdonalds-drive-through-restaurant/>.

Environmental Impact: Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the project. The IS/MND's Notice of Intent (NOI) was posted to the County Clerk on January 12, 2024, for the required 20-day public comment period, which ended on February 1, 2024. The City of Santa Ana has determined, based on the IS/MND, that the project will not have a significant effect on the environment with implementation of recommended mitigation measures. The IS/MND is available to the public for review at City Hall at 20 Civic Center Plaza, Santa Ana, California 92701 and on the City's website at <https://www.santa-ana.org/documents/public-review-draft-is-mnd/>.

Meeting Details: This matter will be heard on **Monday, February 26, 2024 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 <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 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 project questions, please contact case planner Pedro Gomez with the Planning Division by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

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 Nuvia Ocampo (714) 667-2732.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

Ocampo, Nuvia

From: Linda Anthony <la92707@sbcglobal.net>
Sent: Wednesday, February 21, 2024 2:23 PM
To: eComments, PBA
Subject: McDonald on Santa Clara

With all due respect I do not approve of a McDonald's being built on Santa Clara off Tustin avenue. Concerned about traffic congestion.

Sent from my iPhone

Ocampo, Nuvia

From: m r <mmrayala02@yahoo.com>
Sent: Wednesday, February 21, 2024 2:15 PM
To: eComments, PBA
Subject: McDonalds

I am a resident of Portola Park/E Santa Clara Ave. This McDonalds would NOT be beneficial to our neighborhood and community.

We oppose this proposition!

Thank you for your time.
Myrna Ayala

Ocampo, Nuvia

From: PAMELA bALIDOY <balidoy@icloud.com>
Sent: Wednesday, February 21, 2024 7:48 PM
To: eComments, PBA
Subject: Opposed to McDonalds fast food drive thru at Santa Clara and Tustin Ave

I am adamantly opposed to adding a McDonald's drive-through at said intersection for multiple reasons. I live in the neighborhood there is a lot of traffic, and there is a school across the street along with pedestrian traffic from the apartment who walk to the grocery store, stater brothers. A lot of the pedestrians are older people. I live in the neighborhood there is a lot of traffic, and there is a school across the street along with pedestrian traffic from the apartments who walk to the grocery store, stater brothers. A lot of the pedestrians are older people. There have been numerous accidents in this area and that would only increase given the proximity of the existent Del taco. Most of the people using the shopping center are not high rollers. Even the parking lot for the grocery store and the other small stores in the center have had multiple fender bender's.

Santa Ana keeps putting in more and more drive-through's and getting rid of nicer Sit down restaurants – it's like they're disappearing. It's really rather ugly. Why isn't there any interest in making Santa Ana more attractive?

My neighbors share my opinion it's not safe, it only invites more collisions, including pedestrians.

You need more money – – charge the back yard breeders. We are the people paying the property taxes, and yet it feels like we have no say in the downgrading of Santa Ana.

Please consider the people who live in this area, the children who attend the school across the street, the senior citizens, who shop there often on foot. Plan something else but no McDonald's at Santa Clara and tustin. Its dangerous.

Pamela Balidoy
2604 N. Linwood
Santa Ana 92705

~ On the Wings of a Dove ~

Ocampo, Nuvia

From: D B <danielle.baquing@gmail.com>
Sent: Saturday, February 24, 2024 4:56 PM
To: eComments, PBA
Subject: McDonald's

Hello,

The traffic safety impact that a large McDonalds will have on a 2 lane street that is directly across the street from a busy Preschool and Woodlyn North Condominium complex, in addition to the Apartments and the single family homes next door will not be safe. The high majority of Santa Clara between Grand and Tustin Ave is only 2 lanes wide TOTAL, making this project unsafe for this location. I strongly oppose!

Danielle Baquing

This message was sent from a handheld wireless device. Any spelling or grammatical errors are inadvertent.

Ocampo, Nuvia

From: Gomez, Pedro
Sent: Thursday, February 22, 2024 4:16 PM
To: eComments, PBA
Cc: Ocampo, Nuvia
Subject: FW: New McDonalds on Santa Clara

Nuvia,

Please include this comment as part of the public comments received for the McDonald's project.

Best,

Pedro Gomez, AICP

Senior Planner | Planning Division

City of Santa Ana | 20 Civic Center Plaza, Ross Annex M-20 | Santa Ana, CA 92701

Phone: 714.667.2790 | Email: pgomez@santa-ana.org

From: Dennis Barnes <dgbarnes@sbcglobal.net>

Sent: Thursday, February 22, 2024 4:15 PM

To: Gomez, Pedro <PGomez@santa-ana.org>

Subject: New McDonalds on Santa Clara

We are not in favor of a new mcdonalds to be built on 2109 Santa Clara..... We have one located 1.59 miles from this one.... it will bring nothing but more vehicles into this area..... I know the city wants more tax revue, but we DON'T need this in our community....

Thanks..

DB

Ocampo, Nuvia

From: Candy Bartholomew <leditbswife@gmail.com>
Sent: Tuesday, February 20, 2024 7:04 PM
To: eComments, PBA
Subject: McDonald's

I oppose this project. Please protect us and our neighborhood.

Sincerely,

Candy Bartholomew

Ocampo, Nuvia

From: Gomez, Pedro
Sent: Monday, February 5, 2024 8:51 AM
To: eComments, PBA
Cc: Ocampo, Nuvia
Subject: FW: McDonald's at Santa Clara Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Nuvia,

Please make sure this comment is included in the public hearing record for the 2/26 PC Meeting.

Best,

Pedro

From: Maureen Bayley <mo_bayleys@yahoo.com>
Sent: Thursday, February 1, 2024 4:56 PM
To: Gomez, Pedro <PGomez@santa-ana.org>
Cc: Dave Denny <davenet19@gmail.com>; Marisela Montoya <mariselarealestate@hotmail.com>; Doris Idbayeh <idbayeh.doris@yahoo.com>; Jenn Luckham <jluckham@optimumpm.com>
Subject: McDonald's at Santa Clara Project

Good afternoon Mr. Gonzalez,

On behalf of the members of Woodlyn North Homeowner's Association, located directly across the street from this proposed location, we protest this project.

When we have asked the City of Santa Ana for help with permits to install security gates (2030 E Santa Clara Ave) we were met with roadblocks due to the impact it would have on traffic. Our community has 87 households. Surely McDonald's will have a far greater impact on traffic at this busy intersection than our community. This is residential area and should not be rezoned to accommodate a large corporation over residents.

Thank you for your consideration regarding this matter,

Maureen Bayley
Woodlyn North HOA
Treasurer

Ocampo, Nuvia

From: Ramona Benkey <ramonabenkey@yahoo.com>
Sent: Sunday, February 25, 2024 11:11 AM
To: eComments, PBA
Subject: McDonald's

As a resident living close to the proposed project I oppose to having a Mc Donald's build.
My major concern is the increase in traffic .
Bad location with the shopping center, preschool and apartments in close vicinity.
I hope there is a different solution.

Thank you
Ramona Benkey
1418 Grovemont
Santa Ana, CA 92705
[Sent from Yahoo Mail on Android](#)

Ocampo, Nuvia

From: Beverly <beverly.j.george@gmail.com>
Sent: Wednesday, February 21, 2024 6:07 AM
To: eComments, PBA
Subject: McDonald's project

I am against the McDonald's project going forward on Santa Clara between Grand & Tustin. This would be a traffic safety issue since already have traffic due to a busy Preschool & large Condominium complex in this same area. We also have a church that brings in more traffic. Also this street is an entrance to a cemetery, more traffic.

Please reconsider another area for your project.

Sincerely

Beverly George

Sent from my iPhone

Ocampo, Nuvia

From: Bill Bonnett <billbonnett@gmail.com>
Sent: Wednesday, February 21, 2024 7:38 PM
To: eComments, PBA
Subject: Against proposed McDonald's location on Santa Clara Ave

To the City of Santa Ana,

I am emailing to express my opposition to the McDonald's that is being proposed on Santa Clara Avenue near Tustin Avenue.

This location should not be rezoned to accommodate the commercial use of a McDonald's restaurant.

The city just completed a very comprehensive revision to the General Plan, including zoning of all areas within the city.

The zoning of the proposed parcels were not changed during that process, and for good reason, it's simply inappropriate to have those parcels changed to commercial use.

The McDonald's restaurant is not a good fit for the surrounding area, as a result of the already very high traffic flow and for bicyclist and pedestrian safety concerns in that immediate area.

There are many more appropriate commercially zoned parcels that would be a much better fit for the residents of Santa Ana.

Regards,

Bill Bonnett
20 year Ward 3 resident of Santa Ana

Ocampo, Nuvia

From: Steve Bowers <sbowers628@hotmail.com>
Sent: Wednesday, February 21, 2024 10:27 AM
To: eComments, PBA
Subject: Notice of Public Hearing - Project Location 2101 & 2109 East Santa Clara Ave

To the Planning Commission,

Our home is located on Catalina Avenue, which is just one block from the planned location under consideration for a McDonalds restaurant at 2101 & 2109 East Santa Clara Ave. Without access the developers plans, it is very difficult to imagine a very busy restaurant at this location.

- Traffic turning right from Santa Clara onto Tustin Ave spend a lot of time waiting for busy traffic heading west on Tustin. With the addition of a busy well known establishment at this corner will only make it more difficult for patrons exiting the location onto Santa Clara to merge with busy traffic on Santa Clara turning right.
- This location is precariously close to the corner of Tustin and Santa Ana. Patrons wanting to exit onto Tustin Avenue will be forced to turn right only. Obviously, many patrons will attempt to exit to the left across 3 lanes of traffic heading west on Tustin avenue.
- The location of this establishment is too close to a very busy corner.
- Yes, the developers will argue that several very well-known fast-food restaurants are located just down the street at the corner of Tustin and 17th street. However, that location has a much larger lot size and flow of traffic was well planned out and does NOT conflict with traffic turning from 17th onto Tustin Avenue or flowing east on Tustin Avenue past the restaurants.

The addition of a fast-food restaurant at this location will only exacerbate an all-ready congested traffic corner.

Regards,

Steve Bowers

Ocampo, Nuvia

From: Mindi Brawner <mindibrawner@gmail.com>
Sent: Wednesday, February 21, 2024 7:06 PM
To: eComments, PBA
Subject: McDonald's

Whoever sold executives on moving forward with this project must have pocketed something. This is the worst proposed area for a mcdonald's with the proposed size that is moving forward in project scope.

I have over 40 years experience in facilities construction for law enforcement and fire dept and know the importance of public safety with any other.

This is not a good idea and not a safe location. There isn't enough lanes for traffic as it is. And you wanna put a monstrosity up. I'm sure the highway patrol is also opposed.

I completely oppose this project and encourage reevaluation from a third party and with an environmental impact study.

Ocampo, Nuvia

From: Kevin Brennan <kbkevdog@yahoo.com>
Sent: Friday, February 23, 2024 12:31 AM
To: eComments, PBA
Subject: McDonald's

Opposed to location for McDonalds fast food location of Tustin and Santa Clara Ave SA Ca.

[Sent from Yahoo Mail for iPhone](#)

Ocampo, Nuvia

From: Alan Britt <abritt.ronin@gmail.com>
Sent: Wednesday, February 21, 2024 1:54 PM
To: eComments, PBA
Subject: McDonald's proposal

Definitely not a good location considering the narrow street. Already problems with In and out and chic fil a from traffic. Not a good location in my opinion and many more who I talk to. Thanks for your consideration,
Alan Britt

Ocampo, Nuvia

From: Karen Meier <karen679395@gmail.com>
Sent: Friday, February 23, 2024 5:29 AM
To: eComments, PBA
Subject: Proposed McDonald's

To whom it may concern:

I am writing to urge you to stop the building project of a McDonalds restaurant on Santa Clara near Tustin Ave. in Santa Ana. This is a horrific idea and ANOTHER drive thru restaurant is NOT needed in this residential area! You have plenty of revenue generating businesses already in the area!!

Please take this consideration off the table and be mindful of what other possibilities would be better suited for this property because over-trafficking this location would be extremely detrimental on all fronts!!!

Thank you for your thoughtful and attentive sensitivity to what would be the best use of this land for the residents, existing businesses, traffic and social impact.

Sincerely,

Karen Brookfield

(A resident of Santa Ana, Tustin and Old Town Orange for 56 years) Sent from my iPhone

Ocampo, Nuvia

From: Taylor Brueseke <taylor.brueseke@gmail.com>
Sent: Sunday, February 25, 2024 1:49 PM
To: eComments, PBA
Subject: McDonalds

Dear Santa Ana City Council,

As a resident of Santa Ana since 2017, I want to thank you for the work you do keeping our neighborhoods safe and secure. It has come to my attention that there is a proposal up for debate to install a 4,000 square foot McDonalds with a double lane drive through on the corner of Santa Clara Ave and Tustin Ave. I am **STRONGLY OPPOSED** to this construction.

This densely populated area is across the street from the busy Plumfield Pre-school. Additionally, this area already manages a significant amount of pedestrian and automobile traffic due nearby high-density housing including apartments and condominiums. Adding the traffic of a busy McDonald's in this location would put the safety of the families associated with the preschool as well as the residents at risk. Additionally, this intersection is a primary access point for Meridith Park residents to Tustin Ave and school busses utilize this route with nearby pick up and drop offs. Furthermore, Santa Clara is only one lane in each direction and adding a double lane drive through to this location could greatly impair traffic going into and out of Meredith Park.

I urge you to VOTE NO on any proposal to put a dangerous, high-traffic, establishment in our neighborhood.

Thank you,

Taylor Brueseke, MD
1810 Catalina Ave
Santa Ana, CA
92705

Ocampo, Nuvia

From: viviane buchanan <viviyenski@gmail.com>
Sent: Tuesday, February 20, 2024 10:28 PM
To: eComments, PBA
Subject: McDonald's

Please reconsider the possibility of putting up a McDonald's on Santa Clara at Tustin area. I live in Woodlyn North Complex across the street from that area, and as it stands right now, traffic makes it difficult getting in and out of my complex onto Santa Clara, in either direction. We have an existing McDonald's around the corner basically as it is. Plus a chick fillet and In and Out just around the corner on Tustin and 17th, that already causes ridiculous traffic problems during certain hours of the day. What is the City Council thinking these days. It's simply insanity!!! Please please please....don't be so greedy about tax benefits, and consider the quality of life of those who live here!!! I understand a 7/11 and gas station is being considered for the corner of Santa Clara and Tustin, right next to a pre-school, and my complex. Seriously....what are you guys thinking!!!! The health hazards are terrifying!!! Especially for the children who would be exposed to this!! Try to put any one if these next door to you, and I am sure all hell would break out!! Come on guys...you need to rethink these ridiculous ideas out, and think about the people who live in these areas. It's out and out bad decision making....out and out wrong!!!

Ocampo, Nuvia

From: Elaine <ecali921@gmail.com>
Sent: Wednesday, February 21, 2024 9:59 AM
To: eComments, PBA
Subject: No McDonald's on Santa Clara

Hello---

I oppose the plan to establish a large McDonald's in this semi- residential area— this project would cause additional traffic congestion and is also adjacent to a pre-school—

Please reconsider this project!

Thank you,

Sent from my iPhone

Elaine Cali

714 458-8628

Ocampo, Nuvia

From: yrcasate <yrcasate@gmail.com>
Sent: Wednesday, February 21, 2024 5:41 PM
To: eComments, PBA
Subject: McDonalds

City Staff,

PLEASE do what is best for your city residents and stop the proposed McDonald's in Santa Clara Ave. This area is already very congested and adding such a restaurant will create tremendous amount of traffic. This cannot be safe for the residents in the area which is already congested during peak hours. There is no way a restaurant like this will make the neighborhood better. Please put your residents safety first before corporate profits and tax revenues for the city. It the right thing to do.

Thank you,
Yuri

Ocampo, Nuvia

From: Vannn <charcovanessa44@gmail.com>
Sent: Wednesday, February 21, 2024 4:44 PM
To: eComments, PBA
Subject: McDonald's

This is Vanessa Charco, new home owner of one of the condos in Woodlyn Condominiums. I oppose the proposal of a McDonald's being built across the street. My husband and I purchased this home less than a year ago as a new married couple and as young 25 year olds. Purchasing this home at a young age was a huge accomplishment for us, we took the neighborhood, preschool, and parks into consideration when we decided to purchase. Living in this community has been peaceful and has felt safe. I am delivering my baby in a few months and it scares me to think that a McDonalds is going to built right across the street. All of our savings went to a home that we thought would be safe, respected and would only grow in value. With a McDonald's being built across the street, it causes many concerns from us, homeowners. Traffic will increase and it frightens me for my child as she grows up and wants to go for a walk or ride her bike on the side walk. What will happen when traffic rises, and speeding cars try to get their unhealthy burgers and drive while on their phones. This is not safe for my child, or the children in the preschool. The condo values will also loose value. This means that the people who spent their whole life savings to buy a condo will lose out on what they dreamed of. There will be an increase in drug addicts asking for money outside of the McDonald's. It is not okay to have syringes and beer bottles around the neighborhood for our children, or dogs. This community is very peaceful and we have trouble with traffic at times at is. I have had moments where people are turning into the stater brothers illegally and almost hit me. Imagine how I feel as a 8 month pregnant woman carrying my first child almost getting hit. I know that with the placement of a McDonald's it will only increase the car accidents, this is family friendly neighborhood, children will be hurt in these accidents if there are traffic jams. Aside from traffic jams, why add more fast food places that no one asked for within the 1,000 feet of living there. I saw people trying to get signatures to support McDonald's at Portola Park from people that were just visiting the park and they didn't even live in the community. People were signing who drove to the park, this gives me a big signal that they do not live close to the park. That day I walked to the park because unlike them, I live close the park and I did not sign because I am AGAINST the McDonald's. We already have a McDonalds 7 minutes away, 1.2 miles away. Why do we need another one? It is not okay to bring traffic to a peaceful community, get signatures from people who do not live in the area, cause homeowners across the street to feel unsafe in their and home and support the rise in obesity. I oppose the McDonald's being built and I hope you take my voice into consideration.

Ocampo, Nuvia

From: Mark Cheney <mcheneyshop32@gmail.com>
Sent: Sunday, February 25, 2024 1:50 PM
To: eComments, PBA
Subject: McDonald's

Greetings,

As a third generation Orange Countian , And homeowner in the Foothill School district , I vehemently oppose, putting a McDonald's on Santa Clara. We have enough problems in the area with the homeless and Other elements at the Del taco on the corner With the preschool and apartments nearby, we don't need more traffic Please consider another use for This property
A better use would be residential townhomes, or condos or apartments

Thank you for reading my opinion

Mark Cheney

Ocampo, Nuvia

From: Donna Cramsie <donnacramsie@yahoo.com>
Sent: Monday, February 26, 2024 11:07 AM
To: eComments, PBA
Subject: Planning Commission: Proposed McDonald's North/East Santa Ana

Good Day,

I am writing to share my concerns about the proposed McDonald's on Santa Clara Avenue. As a resident of a Meredith Terrace home for 12 years, I am opposed to this fast food use in this location.

Santa Clara already has a high traffic problem during the early morning and early evening commute to schools/work on the weekdays. The lanes back up both ways during these hours, and this use would exacerbate this issue.

I am concerned about the traffic exiting this proposed site turning Right only. Although this would be safer, it will then cause people to make unsafe U turns or left turns into the streets just West of the exit for those wanting to head back to Tustin Avenue or head East on Santa Clara. Additionally, our residential egress was already reduced to 1 lane on Ridgewood due to bike lanes last year, causing more of a back up waiting for cars to turn left onto Santa Clara, which is very busy. Those turning right now have to wait for 1 car at a time to turn. Heavier traffic for those leaving McDonald's will cause more concern increasing the cars turning into our streets and causing more of a back up on this egress.

The noise pollution of this fast-food restaurant at late hours and the increased foot traffic are additional concerns. We frequent Stater Brothers and getting in & out of this parking area from Santa Clara is already congested. Plus the accidents on Tustin Avenue & Santa Clara intersection are already a constant concern, and increasing the traffic will only contribute to this misfortune. Myself and other neighbors have had accidents to no fault of ours in this very busy intersection, sadly. The added light to turn left in either direction on Santa Clara has been a benefit, thank you.

This is not a good use and for these reasons I am opposed to this McDonald's location. Please deny this proposal.

Thank you kindly,
Donna Cramsie
1917 E Avalon Avenue, Santa Ana

Ocampo, Nuvia

From: J Cramsie <jcramsie72@yahoo.com>
Sent: Monday, February 26, 2024 6:23 AM
To: eComments, PBA
Subject: Planning Commission Mtg_2024-02-26_Public Hearing Item 2 Comments

To whom it may concern,

I am resident in the vicinity of the proposed McDonalds, located at the intersection of Santa Clara Avenue and Tustin Avenue. I live off of Santa Clara, across from the Santa Ana Cemetery, for over 10 years. I was reviewing the IS/MND document that was posted on the City website provided in the notice sent to my house. However, I discovered that none of the Appendies were included with the document. After much searching, I was finally able to find the appendies, through the Planning Commission Agenda. In the future it would best to included ALL the documents into a single PDF so people would not have to search for documents in multiple locations.

While reviewing the WQMP information, it notes that the infiltration rates, at 5 feet in depth, for the site are 0.22 in/hr and 0.18 in/hr, per a geotechnical report dated October 9, 2021 and that it was attached. In reviewing the geotechnical report, it references the percolation data can be found in Appendix C of the report, but it was not include, and neither was Appendix B. Without being able to review the complete document, verification of the values can not be determined and therefore, can not be confirmed. The plans show the use of underground storage chambers, that would collect the water before being pumped. The plans shown a gravel base under the chambers, it the intent to allow for some infiltration of stormwater?

In reviewing the Transportation Analysis (Appendix K), several questions/concerns come to mind. The study area primarily focused on Tustin Avenue and the only analysis done for Santa Clara was the driveway to site. What about the increased traffic on Santa Clara, specifically westbound traffic from the project site due to vehicles not being allowed to turn left out of driveway? Currently the drive aisle backs up when a vehicle is trying to make the left out of the site and can not because the EB left turn pocket is stacked up. This is a concern in the AM and PM timeframes when vehicles are either access the freeway in the AM a=or return home in the PM. Vehicle who are forces to turn right out of the project site onto Santa Clara, who actually wanted to turn left, will be forces to make U-turns at existing residential streets, causing potential conflicts with residents existing their tracts.

The Queueing Summary (Table 3-2), in my opinion is flawed. In the EB, WB and NB direction, there are 2-way left turn lanes proceeding the defined turn pocket lengths and from personal experience the que of vehicles, vehicles back up into those 2-way lefts on a regular basis. Especially in the NB direction in the PM, the EB direction in the AM and PM. Also, the SB is being shown at 150 feet, but since there this is a duel left, with each lane being 150 feet, the que can be doubled.

In Section 4, how was the Trip Direction Split determined? Also, is this split representative of the AM or PM? I would think in the AM, more vehicles would be heading to the freeway and less back onto Santa Clara, which is mostly comprised of residential areas with no immediate access to a freeway. The PM would logically have more vehicles coming from Tustin Avenue, since they would be coming from freeways. Making a single assumption of the split for both conditions causes false conclusions or results of the analysis.

The analysis indicates that the drive through can accommodate 16 vehicles, however, based on the configuration, should there be a peak of over 16 vehicles, the main driveway aisle from Santa Clara to the rest

of the shopping center would be blocked and therefor cause a back up of vehicles, potential backing up onto Santa Clara. Also, where there a reason why only AM and Mid-Day queueing was evaluated? What about in the PM? This is a bigger concern and the peak demand to access the Stater Brother store is highest in the evening, during the 4-6 PM timeframe, which would be the same time as another peak time for the project. I analysis used 3 other project sites, but were the conditions similar to those at this location or were they just looking at the duel drive thru condition?

Per the analysis and Table 1-3, improvements are needed as part of the Horizon Year (2040), specifically a 2nd NB left at the intersection of Santa Clara and Tustin. Are the fair share fees being paid today or at the time of the improvements? What is the purpose of Section 9 of the Transportation Analysis? If the project has identified the need from improvements to existing transportation infrastructure, then it should be the developer paying for those improvements and not the City.

In conclusion, as a long time resident on the vicinity of the project, the impact from the increase traffic is a major concern and therefore I am strongly against the project as it is proposed. I am requesting the Planning Commission to deny approval of this project.

Thank you for your consideration of these comments.

Ocampo, Nuvia

From: MARK DELANEY <marknmn@gmail.com>
Sent: Friday, February 23, 2024 3:15 PM
To: eComments, PBA
Subject: McDonalds at Tustin and Santa Clara

** This is a very dangerous proposal considering that Plumfield Preschool and a large condo complex is directly across the street from this site. * Note * Both In and Out along with Chick Filet have double wide drive through lanes and I'm sure that most of you have seen the traffic jams trying to get in and out of these restaurants. It is also common to see private security directing the traffic into these restaurants. Imagine the traffic safety impact that a large McDonalds will have on a 2 lane street that is directly across the street from a busy Preschool and a large Condominium complex ? Then add the Apartments next door and the single family homes next to that. The high majority of Santa Clara between Grand and Tustin Ave is only 2 lanes wide (Total). This project is NOT safe for this location

Ocampo, Nuvia

From: Gomez, Pedro
Sent: Thursday, February 1, 2024 1:39 PM
To: eComments, PBA
Subject: FW: FW: McDonald's drive-through restaurant at Santa Clara project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Nuvia,

Here's a second comment letter to include for the McDonald's project for the February 26th Planning Commission meeting.

Thank you,

Pedro

From: David Denny <davenet19@gmail.com>
Sent: Thursday, February 1, 2024 1:26 PM
To: Gomez, Pedro <PGomez@santa-ana.org>; debbiefred@sbcglobal.net
Subject: Fwd: FW: McDonald's drive-through restaurant at Santa Clara project

Mr. Gomez

Good Afternoon,

Please see my original email below on the concerns and request to deny the building of the McDonald's at N. Tustin/E. Santa Clara Ave, Santa Ana. Please make sure that my email is included in the City's Planning upcoming Public Hearing this month.

Thank you,
Dave Denny
2034 E Santa Clara Ave C1
Santa Ana, CA 92705

From: David Denny <davenet19@gmail.com>
Sent: Thursday, March 16, 2023 9:10 AM
To: Pezeshkpour, Ali <APezeshkpour@santa-ana.org>
Cc: Maureen Bayley <mo_bayleys@yahoo.com>; Marisela Montoya <mariselarealestate@hotmail.com>; Doris Idbayeh <idbayeh.doris@yahoo.com>
Subject: Planned McDonald's site (N. Tustin Ave/E. Santa Clara Ave), Santa Ana

Ali

Good Morning,

I am emailing you out of concern for the planned construction of a new McDonald's located close to the intersection of N. Tustin Ave/E. Santa Clara Ave, next to the CHP office. I am the President of the Woodlyn North community of homes that is directly across the planned McDonald's. My community's biggest concern is the severe traffic congestion the new McDonald's will create at our complex entrances and at the intersection of N. Tustin/E. Santa Clara Ave. The vast majority of Homeowners in our community are not in favor of the McDonald's being built at this location.

Several years ago, our community worked with the City of Santa Ana to construct 2 street side parking spaces at the front of our complex, after multiple Traffic studies were completed, the City deemed the traffic congestion creation of the 2 parking spaces would be too significant and did not allow for the build of additional parking.

My question is, has the City started a new traffic study for the intersection and street where the planned McDonald's is to be built? I request that the planning commission review the past studies done for the Woodlyn North community to assist in expediting the denial of construction for the new McDonald's.

What is the best way to stay informed and updated of the City's planning commission findings and approval process for the new McDonald's?

Kind Regards,

David Denny

2034 E. Santa Clara Ave C1, Santa Ana, 92705

(714-599-2272)

From: Debra Frederickson <debbiefred@sbcglobal.net>

Sent: Thursday, February 1, 2024 11:40 AM

To: Jenn Luckham <jluckham@optimumpm.com>

Subject: Fwd: McDonald's drive-through restaurant at Santa Clara project

Sent from my iPhone

Begin forwarded message:

From: "Gomez, Pedro" <PGomez@santa-ana.org>
Date: February 1, 2024 at 11:24:00 AM PST
To: Debra Frederickson <debbiefred@sbcglobal.net>
Cc: Denise Hundt <dhundt@sbcglobal.net>
Subject: RE: McDonald's drive-through restaurant at Santa Clara project

Hello Ms. Frederickson,

Thank you for providing your comments, they have been received by the Planning Department.

Please note that your comments were received during the environmental document 20-day public review period. The project has yet to be agendaized for a public hearing. However, it is tentatively scheduled for public hearing on February 26, 2024.

For your convenience, I have forwarded your comments to the Planning Commission Recording Secretary via email at PBAecomments@santa-ana.org. This is to ensure that your comments are entered into the public hearing record and considered by the Planning Commission in their decision on the project.

Please let me know if you have any other questions.

Best,

Pedro Gomez, AICP

Senior Planner | Planning Division

From: Debra Frederickson <debbiefred@sbcglobal.net>
Sent: Thursday, February 1, 2024 11:02 AM
To: Gomez, Pedro <PGomez@santa-ana.org>
Cc: Denise Hundt <dhundt@sbcglobal.net>
Subject: McDonald's drive-through restaurant at Santa Clara project

To Mr. Pedro Gomez, senior planner

City of Santa Ana, planning division

20 Civic Center Plaza,

Ross annex M – 20

Santa Ana, CA 92701

As a property owner of 2026 East Ave., D4, Santa Ana, I would like to express my **strong opposition** to adopt and approve the construction of a 24 hour drive-through restaurant, namely, McDonald's at Santa Clara and Tustin Avenue. This is a detriment to the quality of life of all residents at the Woodland North condominium complex. A fast food, 24 hour operation would bring vehicle traffic, truck deliveries, trash pick up, increased traffic, and night lighting, that would negatively impact the residence of the area.

First and foremost, many new commercial food service businesses have opened on 17th St. and Tustin Avenue along with E. Santa Clara and Tustin Avenues. Those businesses have negatively impacted the traffic on E. Santa Clara Ave. This will lead to even more congestion, traffic hazards, significant environmental issues for the local residents and pedestrians that currently use the streets and crosswalks. The traffic is horrendous!

Additionally, this type of commercial project will negatively affect the property values to the homeowners in the area! This would be absolutely unfair! Santa Ana's sanctuary city status has

already brought unwanted crime, vagrants, and drug trafficking to our quiet community. A 24 hour operation would give those people along with other homeless or indigent people a location to loiter! We have children in our community! We have elderly in our community! We have NO protective gates, because the City won't approve them, to keep out the kind of people that this operation, and others like it, invite into a peaceful neighborhood.

This is our home! This is our privacy! This is our peace of mind!

Please help us protect ourselves... Think about how you would feel if this were in your backyard.

Sincerely,

Debra Frederickson,

Trustee, Jessie Pearson trust

2026 E. Santa Clara Ave., D 4

Santa Ana, CA 92705

Sent via email 2-1-24

Ocampo, Nuvia

From: Ada Estevez <noehe6@gmail.com>
Sent: Wednesday, February 21, 2024 12:38 PM
To: eComments, PBA
Subject: NO MC DONALD IN SANTA CLARA & TUSTIN AVE.

HOLA MI NOMBRE ES ADA Y ME OPONGO ALA CONSTRUCCION DE ESTE RESTAURANTE YA QUE MUCHOS ALUMNOS DE ESCUELAS DEL DISTRITO DE TUSTIN CAMINAN Y MANEJAN SU SCOOTERS POR ESTA CALLE PUESTO QUE LA CALLE SANTA CLARA ES MENOS TRASCITADA QUE LA 17, SO POR FAVOR PIENSE EN LA SEGURIDAD DE LOS NIÑOS, NO QUEREMOS UN ACCIDENTE Y MUCHO MENOS UNA MUERTE SOLO PORQ USTEDES LES IMPORTA MAS EL DINERO QUE LA VIDA , GRACIAS Y QUE DIOS LOS ILUMINE EN SU DESICION.

Ocampo, Nuvia

From: tom1@joanasena.com
Sent: Thursday, February 22, 2024 10:38 PM
To: eComments, PBA
Subject: McDonalds on Santa Clara

We are STRONGLY opposed to the proposal to build a McDonalds resturant on Santa Clara avenue for many reasons.

Because there will be no access to Tustin Avenue there will be a LOT of cars making illegal U-Turns on Santa Clara street. There already is a problem with people making dangerous turns into the nearby In-and-Out including frequent driving on the wrong side of the road's center line. I an only imagine how many reckless u-turns will happen in from of the CHP office and farther down Santa Clara. These drivers will also cut off cars turning right on Santa Clara from the Stater Brothers easement driveway.

This is a really bad location for any kind of drive-through restaurant.

Joana and Tom Farmer
1409 Beechwood Street

Ocampo, Nuvia

From: Susan Ford <jeffandsusanford@yahoo.com>
Sent: Saturday, February 24, 2024 3:38 PM
To: eComments, PBA
Subject: McDonald's on Santa Clara

I support the build of a McDonald's at Santa Clara and Tustin. That corner needs businesses who can support our community and there are many people who would use it, including me.

Susan Ford
2536 Park Lake
Santa Ana

Sent from my iPhone

Ocampo, Nuvia

From: Diane Fradkin <dianefradkin@hotmail.com>
Sent: Saturday, February 24, 2024 3:24 PM
To: eComments, PBA
Subject: Proposed McDonald's on Santa Clara - Vote NO!

Dear Honorable Planning Commissioners:

I wanted to express my concern regarding the proposed McDonald's to replace the 2 historic homes at 2101 and 2109 E. Santa Clara.

First off, the zoning is residential at this location and so would require a zone change. I believe that there is a planning reason those 2 lots are zoned residential as the access is poor and also close to a busy intersection (Tustin & Santa Clara).

Most quick serve restaurants are usually located at intersection corners (ie: the Del Taco) as well as along commercial corridors. This location is neither.

That side of Santa Clara is already very busy with the traffic right turning and left turning in and out of the driveway at the Stater Bros shopping center. Across the street, there is a day care that is busy certain times of the day making left and right turns in and out on to Santa Clara, along with condo and apartment housing which also generates trip traffic during the high peak morning and evening hours.

Importantly, there isn't enough separation from the Stater Bros driveway (next to the Del Taco) from the proposed McDonald's. The Stater Bros' driveway is too close to the proposed access for the McDonald's. Also, a traffic nightmare would develop with cars accessing McDonald's from left turns in and left turns out onto Santa Clara. Next door, you already have that exact situation at the Stater Bros' driveway which barely works, especially during high peak traffic hours. Lastly, the street is not wide enough to accommodate such traffic in that location and in fact, very near the proposed location it becomes one lane on each side.

Adding the proposed McDonald's would only make for a very dangerous and potentially lethal traffic pattern.

I urge you to vote NO on the proposed McDonald's and work towards a more compatible use for the redevelopment of those 2 residential lots.

Thank you for your service and for supporting the citizens of Santa Ana.

Sincerely,
Diane Fradkin
32-year Santa Ana resident

Ocampo, Nuvia

From: Gomez, Pedro
Sent: Thursday, February 1, 2024 11:12 AM
To: eComments, PBA
Subject: FW: McDonald's drive-through restaurant at Santa Clara project

Follow Up Flag: Follow up
Flag Status: Flagged

Nuvia – Can you please make sure this comment is included in the public record for the McDonald's project schedule for the February 26th Planning Commission meeting?

The project address is 2101 and 2109 E. Santa Clara Avenue:

- AA-2024-1
- CUP-2024-1; and
- CUP-2024-2

Let me know if you have any questions.

Best,

Pedro

From: Debra Frederickson <debbiefred@sbcglobal.net>
Sent: Thursday, February 1, 2024 11:02 AM
To: Gomez, Pedro <PGomez@santa-ana.org>
Cc: Denise Hundt <dhundt@sbcglobal.net>
Subject: McDonald's drive-through restaurant at Santa Clara project

To Mr. Pedro Gomez, senior planner
City of Santa Ana, planning division
20 Civic Center Plaza,
Ross annex M – 20
Santa Ana, CA 92701

As a property owner of 2026 East Ave., D4, Santa Ana, I would like to express my **strong opposition** to adopt and approve the construction of a 24 hour drive-through restaurant, namely, McDonald's at Santa Clara and Tustin Avenue. This is a detriment to the quality of life of all residents at the Woodland North condominium complex. A fast food, 24 hour operation would bring vehicle traffic, truck deliveries, trash pick up, increased traffic, and night lighting, that would negatively impact the residence of the area.

First and foremost, many new commercial food service businesses have opened on 17th St. and Tustin Avenue along with E. Santa Clara and Tustin Avenues. Those businesses have negatively impacted the traffic on E. Santa Clara Ave. This will lead to even more congestion, traffic hazards, significant environmental issues for the local residents and pedestrians that currently use the streets and crosswalks. The traffic is horrendous!

Additionally, this type of commercial project will negatively affect the property values to the homeowners in the area! This would be absolutely unfair! Santa Ana's sanctuary city status has already brought unwanted crime, vagrants, and drug trafficking to our quiet community. A 24 hour operation would give those people along with other homeless or indigent people a location to loiter! We have children in our community! We have

elderly in our community! We have NO protective gates, because the City won't approve them, to keep out the kind of people that this operation, and others like it, invite into a peaceful neighborhood.

This is our home! This is our privacy! This is our peace of mind!

Please help us protect ourselves... Think about how you would feel if this were in your backyard.

Sincerely,

Debra Frederickson,

Trustee, Jessie Pearson trust

2026 E. Santa Clara Ave., D 4

Santa Ana, CA 92705

Sent via email 2-1-24

Ocampo, Nuvia

From: George Kris <gk92705@hotmail.com>
Sent: Saturday, February 24, 2024 10:21 AM
To: eComments, PBA
Subject: Mcdonald's

I'm extremely concerned about the proposal to build a McDonald with a double wide drive -through west of the intersection of Tustin Avenue and Danta Clara in Santa Ana. The chief issue at stake is traffic safety for the entire community. including the large Woodlyn North Condominium complex where I reside, the Plumfield Preschool, and two apartment complexes. The second concern is increase in noise pollution and loitering that often takes place with late-night fast food establishments.

George Kyriakidis
2030 E.Santa Clara Avenue, Unit H1, Santa Ana, CA 92705

Ocampo, Nuvia

From: Robert Guevara <guevara_robert@yahoo.com>
Sent: Thursday, February 22, 2024 12:05 PM
To: eComments, PBA
Subject: McDonalds - Traffic SAFETY is the primary issue - 2101 and 2109 E. Santa Clara

Hello,

I am a resident of the condominiums that are across from this project, we would like to not have this move forward with as the streets are one lane on each side and will drive the already pressing issues of homeless members around the neighboring preschool.

There are lot of elderly people in the vicinity as the roads will be congested and unable to drive through if this project is moved forward with.

Please take this email into consideration of the community to not move forward with this project.

Thank you
Robert Guevara

Ocampo, Nuvia

From: Rhonda Hain <rhain@pacbell.net>
Sent: Sunday, February 25, 2024 8:59 PM
To: eComments, PBA
Subject: McDonalds NO! NO! NO!

NO!!!! NO!!!!!! Please!

Santa Clara Street CANNOT Handle the additional traffic! The high majority of Santa Clara between Grand and Tustin Ave is only 2 lanes wide (Total).

Not to mention the addition of very late night & early AM traffic which will certainly impact the theft and burglary problems we already have in all the open carports directly across the street and a private community swimming pool frequently used by the homeless.

All these problems will be magnified by this MacDonalDs being allowed to operate in this residential community!

Current Santa Clara traffic issues and concerns include:

1. Access to and from Plumfield Daycare
2. Access to Stater Brother shopping center
3. CA Fire department access to get to Tustin Ave.
4. Cemetary accesses.
5. Numerous condo and apartment complexes access.

No parking is allowed on the majority of Santa Clara as there is not enough room for fire and emergency equipment to pass safely.

This project is NOT safe for this location.

Thanks for your time to listen.

Rhonda Hain
2030 E Santa Clara Ave., N3
Santa Ana, CA
714-360-3479

Ocampo, Nuvia

From: Brittany Hills <bhills12@yahoo.com>
Sent: Wednesday, February 21, 2024 1:39 PM
To: eComments, PBA
Subject: No to McDonald's

Hello,

I'm writing this is regards to the idea of building a McDonald's on the corner of Tustin and Santa Clara in Santa Ana. This is NOT a safe idea! It would make this street/intersection very busy and dangerous to the community. Preschool across the street, young kids in the condos right next to these houses. I vote NO on McDonald's!

Respectfully,
Brittany

Ocampo, Nuvia

From: Denise Hundt <dhundt@sbcglobal.net>
Sent: Tuesday, February 20, 2024 7:31 PM
To: eComments, PBA
Subject: McDonald's

We live on Santa Clara. The traffic is a problem already. Why on earth would we need a fast food drive through restaurant that would jamb up traffic more than it is now. The food is horrible and bad for your health and children growing up on that junk food is the worst way for them to eat. Teach them to eat healthy food that's good for their well being. We love our city and instead of wasting money on a fast food restaurant is completely wrong. We need to get the homeless off the streets, sidewalks ,and bus stops. Every day becomes worse and unsafe for people to live here. No McDonald's! We don't want you near our neighborhood! Stay out!
we certainly don't need another fast food place here.
Very concerned resident for the future of our city Santa Ana.
Sent from my iPad

Ocampo, Nuvia

From: Gomez, Pedro
Sent: Monday, February 5, 2024 8:50 AM
To: eComments, PBA
Cc: Ocampo, Nuvia
Subject: FW: McDonald's Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Nuvia,

Please make sure this comment is included in the public hearing record for the 2/26 PC Meeting.

Best,

Pedro

-----Original Message-----

From: Doris Idbayeh <idbayeh.doris@yahoo.com>
Sent: Friday, February 2, 2024 8:04 AM
To: Gomez, Pedro <PGomez@santa-ana.org>
Subject: McDonald's Project

Hello, I'm a homeowner at Woodlyn North. My husband and I are against this proposal for a McDonald's to be built in our neighborhood. This would have a high impact of traffic in this area. It already has enough traffic, trying to get into our complex at peak hours can be very difficult. So I'm extremely opposing this project.

Best Regards,
Doris Idbayeh

Ocampo, Nuvia

From: Johnson, Erin <Erin.Johnson@anixter.com>
Sent: Tuesday, February 20, 2024 9:04 PM
To: eComments, PBA
Subject: McDonalds

Hello,

I'm writing to oppose a new McDonalds being built on Santa Clara/Tustin next to the CHP. Santa Clara is a small street with a preschool right across from the proposed location. The last thing that area needs is a restaurant where homeless people will be hanging out across from a preschool.

Thank you for your consideration.



Erin Johnson
Representative - Outside Sales/OEM Division

office 714-779-0500 | cell 714-277-9531 | Erin.Johnson@anixter.com
5055 East Landon Drive, Anaheim, CA 92807-1945

Ocampo, Nuvia

From: garden4me@email.com
Sent: Wednesday, February 21, 2024 5:49 PM
To: eComments, PBA
Subject: : MacDonalds

Sent using the mobile mail app

On 2/21/24 at 5:45 PM, garden4me@email.com wrote:

>> Please do not approve MacDonalds on Santa Clara and Tustin.
>> We strongly oppose the proposed zone change and building on MacDonalds on East Santa Clara and Tustin Av.
>> Traffic is our main objection. Please listen to the residents and voters of Santa Ana
>>
>> Thank you
>> Jane Johnson
>> Sent using the mobile mail app
>

Ocampo, Nuvia

From: Alyssa Jones <grasshopper_1331@yahoo.com>
Sent: Wednesday, February 21, 2024 2:43 PM
To: eComments, PBA
Subject: McDonalds

Good morning I am a homeowner at 2030 E. Santa Clara unit F2, and I firmly oppose the building of the proposed new McDonald's on the lots currently at 2101 and 2109 E. Santa Clara Avenue in Santa Ana.

That point of Santa Clara is primarily residential. To put a 2472 Lane Dr. through restaurant across the street from a preschool a condo complex and next to an apartment complex is a safety and nuisance issue.

The completion of this project will devalue all of the condos and surrounding home and put the residences at greater risk of petty theft, burglary, traffic accidents, congestion, and light pollution.

That area of the block is too close to the intersectThat area of the block is too close to the intersection of Tustin and Santa Clara in order not to cause a giant back up trying to access the drive-through.

Not only will this project, destroy home values and put children at risk, it will create traffic back ups, increased litter, and an overall decline in the area.

Do not allow these currently residential lots to be destroyed by a mega project better suited for a main commercial/retail area.

Thank you,
Alyssa Jones and Richie Walsh
949-903-6013

Ocampo, Nuvia

From: Patricia Kane <j1pkane@pacbell.net>
Sent: Wednesday, February 21, 2024 5:16 PM
To: eComments, PBA
Subject: No Mac Donald's on E Santa Clara Santa Ana

It is unfair to all the residents in the area.

1. The two lane road with bike lanes can not accommodate all egress traffic turning West on Santa Clara then making U turns at the tiny intersections. Not to mention how difficult it will be for residents to turn west onto Santa Clara from the condos and Meredith homes.

2. The left turn from Tustin Av to Santa Clara will be stacked up waiting to get into the parking lot 3. Turning into Stater Brothers from Santa Clara will be difficult 4. The City just spent millions on the bike lanes, new disability curbing, narrowing the entrances to the neighborhood, this project would not work safely with the new bike lanes.

5. I also oppose changing the zoning to accommodate a corporation.

6. The preschool has been there for many years. More traffic will affect parents picking up their kids safely.

It not a safe project from a traffic standpoint The neighborhood is against it.

James and Patricia Kane

Sent from my iPhone

Ocampo, Nuvia

From: Sean Keegan <seank_iphone@yahoo.com>
Sent: Wednesday, February 21, 2024 7:24 PM
To: eComments, PBA
Subject: Support for the planned McDonalds

I have seen a movement on Next Door to protest the planned McDonalds being proposed just West of the intersection of Tustin Ave. & Santa Clara in North / East Santa Ana because of "traffic safety" concerns.

I just wanted to voice my support for this plan. A McDonald's in this area would be a great thing! Just my two cents. Reading the comments it is more a protest because of some people's rabid McDonald's hatred rather than any rational reasoning, in my opinion.

Thank you for listening.

Sent from my iPhone

Ocampo, Nuvia

From: Nicole Komanapalli <nicole@komanapalli.com>
Sent: Wednesday, February 21, 2024 9:03 PM
To: eComments, PBA
Subject: Proposed McDonald's project on E. Santa Clara- NO! Safety issue!

To whom it may concern-

The McDonald's project- being proposed on East Santa Ana. IS a ** Traffic SAFETY issue **

This projects location where the two historical homes (2101 and 2109 E. Santa Clara) and next to the easement that is behind Del Taco is too compacted. There us too much congestion where Santa Clara going West from Tustin Ave. turns from 2 lanes down to 1 lane. In addition, there are too many pedestrians crossing Santa Clara and Tustin Avenue, which is unsafe.

** This is a very dangerous proposal considering that Plumfield Preschool and a large condo complex is directly across the street from this site.

* Both In and Out along with Chick Fil-A have double wide drive through lanes and the traffic jams trying to get in and out of these restaurants is very challenging..

The traffic safety impact that a large McDonalds will have on a 2 lane street that is directly across the street from a busy Preschool and a large Condominium complex is an unsafe and ridiculous proposal.

In addition, with the Apartments next door and the single family homes next to that. The high traffic location of Santa Clara between Grand and Tustin Ave is only 2 lanes wide (Total).

This project is NOT a safe location and we do not need another fast food restaurant in our community.

Please do not place this restaurant in that location!

Nicole Komanapalli
949-635-9965

Sent from my iPhone

Ocampo, Nuvia

From: George Kris <gk92705@hotmail.com>
Sent: Thursday, February 22, 2024 12:53 PM
To: eComments, PBA
Subject: McDonald Project Safety Concern

I'm strongly opposed to McDonald's Project in our neighborhood for multiple well known safety reasons.

George Kyriakidis

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Ocampo, Nuvia

From: Richard Larriva <rplarriva@gmail.com>
Sent: Thursday, February 22, 2024 9:20 AM
To: eComments, PBA
Subject: Opposition to Proposed McDonalds Restaurant at 2101 & 2109 Santa Clara

The plan to build a McDonald's restaurant at the above location will result in traffic congestion for the preschool immediately across the street, the condominiums and houses in close proximity to the restaurant. Recognizing that this project is a Stater Brothers joint venture, nevertheless access to the Stater Brothers market that is poor at best will be all the more difficult with a fast food restaurant with force through immediately adjacent to the only other market access and egress.

Additionally, the proposed 24/7 operation will expose the preschoolers and adjacent condo residents to noxious odors from frying meat and other deep fried food cooking exhaust 24 hours a day.

Rick Larriva
Sent from my iPhone

Ocampo, Nuvia

From: Maurita Lavy <maurita33@yahoo.com>
Sent: Saturday, February 24, 2024 3:21 PM
To: eComments, PBA
Subject: McDonald's on Santa Clara proposed - No

Please do not allow zoning change to commercial. The drive way, parking and traffic are already an issue. There is a preschool across the street and school bus stop on Santa Clara. Children's safety should be top priority. How about allowing a four plex or leave existing houses. There is a shortage of housing. There is no shortage of fast food.
Sent from my iPhone

Ocampo, Nuvia

From: M Gay Leja <mgleja@hotmail.com>
Sent: Thursday, February 22, 2024 4:41 PM
To: eComments, PBA
Subject: MCDONALDS

Please don't build a MCDONALD'S at that location. Traffic is bad enough already, the preschool is right across the street, there is a Senior community nearby and many of the residents shop at the nearby Stater Bros, the cemetery is just down the street and Santa Clara has only one lane in each direction from Tustin to Grand. PLEASE reconsider and put it somewhere else.

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Ocampo, Nuvia

From: ARACELI Madrid <aracelm@aol.com>
Sent: Tuesday, February 20, 2024 9:06 PM
To: eComments, PBA
Subject: Stop Macdonalds

Terrible idea Santa Clara is narrow street. Traffic is bad now I can't imagine a McDonalds. So many options on 17th why Santa Clara.

Araceli Casate

Sent from my iPhone

Ocampo, Nuvia

From: Mary Maduena <irishmary2033@yahoo.com>
Sent: Tuesday, February 20, 2024 8:05 PM
To: eComments, PBA
Subject: McDonald

As a resident of Santa Ana, I oppose the the construction of the McDonald's on Santa Clara. That land is not zone for commercial purposes and two homes that are there, are at least 100 years old, should be preserved and not torn down. The intersection of Santa Clara and Tustin Ave is already a busy intersection, adding a fast food restaurant will only compound the problem.

Thank you,
Mary Maduena

Sent from my iPhone

Ocampo, Nuvia

From: Malissa R <m.m.rathbone9@gmail.com>
Sent: Friday, February 23, 2024 8:41 AM
To: eComments, PBA
Subject: McDonald's project/ Santa Clara

McDonald's project/ Santa Clara

As a resident I am not looking forward to this project, if all approved. I live directly across the street, I love where I live and our neighborhood. My patio balcony looks over exactly right into where that McDonald's is suppose to go. I can't really say I would be pleased with that sort of view every single day. Having my morning coffee having to look out and see a fast food restaurant.

At night it would no longer be peaceful and dark, it would be loud and bright. Just a big glow of a McDonald's arch.

If I didn't live directly across the street, I wouldn't be as concerned. Getting into my drive way to my complex will be a nightmare on a 1 lane each way street. nits busy enough as it is.

Turning left on Santa Clara from Tustin to go home would be way too much of this McDonald's is approved. I would seriously consider having to move out of the area.

Thank you for your time in reading my concerns, Malissa

Ocampo, Nuvia

From: Skip Van Der Marliere <gvande6576@aol.com>
Sent: Wednesday, February 21, 2024 5:39 PM
To: eComments, PBA
Subject: Support McDonalds on Santa Clara

Count me in as local resident and supporters of the McDonald's on Santa Clara, near Tustin Ave

Gil Van Der Marliere

Ocampo, Nuvia

From: elizabeth marr <mae85002000@yahoo.com>
Sent: Wednesday, February 21, 2024 7:54 PM
To: eComments, PBA
Subject: McDonald's

Hello,

I'm a resident located on Santa Clara and Tustin. Please note, I'm opposed to the McDonald's intended to be put in.

Best,
Elizabeth
Phone: 9496146851

[Sent from Yahoo Mail on Android](#)

Ocampo, Nuvia

From: Carol Mastro <CMastro@mastromortgages.com>
Sent: Monday, February 26, 2024 11:19 AM
To: eComments, PBA
Subject: McDonalds

I strongly OPPOSE this McDonalds project proposed for just west of Tustin Ave and Santa Clara in Santa Ana.

This is a HORRIBLE location for a McDonalds, as the road narrows from two lanes to one. There is a preschool and a large condo complex directly across from this site. Also apartments and single family homes. The traffic congestion is already bad during commuting times, but will be unbearable if this project goes through. Add to the traffic issues the safety concerns. There have been numerous accidents, including fatalities, on Tustin north of 17th where people enter and exit the new Chick-Fil-a and In & Out. And that location is on multiple lane major roads!!! People continually make illegal left turns out of those businesses onto Tustin, creating a terrible hazard. I can only imagine the things people will do in trying to enter and exit a McDonalds on a very congested two lane road.

PLEASE, for the safety and well being of our residents, and especially our children, STOP this project!!!!

Respectfully,
Carol Mastro
Go Mortgage, Inc
(714) 585-9295
Cmastro@mastromortgages.com

Sent from my iPhone

Ocampo, Nuvia

From: Nancy <nnc.mejia@gmail.com>
Sent: Sunday, February 25, 2024 9:35 PM
To: eComments, PBA; Gomez, Pedro
Subject: Agenda Item 2: McDonald's on Santa Clara

Dear Planning Commissioners,

I am writing to urge that you deny the Conditional Use Permit for the proposed McDonald's project on 2101 and 2109 E Santa Clara St. I am a property owner across the street at 2030 E Santa Clara Ave, and I am very concerned about this project due to the nuisance it will create in the neighborhood in terms of traffic, smell, and noise. This is a fairly peaceful and quiet area, and adding a McDonald's would go against the residential fabric of the neighborhood. This would create a different scenario than the Del Taco, given the Del Taco is across from the vacant lot on the Southwest corner and on the corner of the arterial (Tustin), not to mention within the shopping center. The McDonald's would be directly across from a condominium complex and a preschool, and would cause unwanted disturbances to both. It is not technically on an arterial street, and should not be allowed a C5 (Arterial Commercial) designation. Furthermore, the land use would eliminate agricultural land, which could be developed as a community garden or micro-farm that would bring more public benefit to the area, which has many families and children in the condos and apartment complexes. We do not want another fast food establishment in this area - there are already many with the newer ones that went up on 17th and Tustin. Please don't turn our neighborhood into an unhealthy one by design. Our families deserve access to healthy food and air free of the strong smells that come with fast food joints.

I am highly opposed to this project. Please do not approve the McDonald's in this location.

Sincerely,
Nancy Mejia

Ocampo, Nuvia

From: Malissa R <m.m.rathbone9@gmail.com>
Sent: Friday, February 23, 2024 8:41 AM
To: eComments, PBA
Subject: McDonald's project/ Santa Clara

McDonald's project/ Santa Clara

As a resident I am not looking forward to this project, if all approved. I live directly across the street, I love where I live and our neighborhood. My patio balcony looks over exactly right into where that McDonald's is suppose to go. I can't really say I would be pleased with that sort of view every single day. Having my morning coffee having to look out and see a fast food restaurant.

At night it would no longer be peaceful and dark, it would be loud and bright. Just a big glow of a McDonald's arch.

If I didn't live directly across the street, I wouldn't be as concerned. Getting into my drive way to my complex will be a nightmare on a 1 lane each way street. nits busy enough as it is.

Turning left on Santa Clara from Tustin to go home would be way too much of this McDonald's is approved. I would seriously consider having to move out of the area.

Thank you for your time in reading my concerns, Malissa

Ocampo, Nuvia

From: Marisela Montoya <mariselarealestate@hotmail.com>
Sent: Friday, February 23, 2024 5:41 PM
To: eComments, PBA
Subject: McDonald's proposal on Santa Clara and Tustin - I OPPOSE!

Hello.

My name is Marisela Montoya. I have been living at Woodlyn North Condominiums since 2004.

As a resident of Woodlyn North, I absolutely oppose the McDonald's being proposed just West of the intersection of Tustin Ave. & Santa Clara in North / East Santa Ana. Traffic SAFETY is the primary issue but, not the only issue. This is a very dangerous proposal considering that Plumfield Preschool and our condo complex are directly across the street from this site.

For years we at Woodlyn North Condominiums, right across the street from this proposal, have been trying to get gates and the city has ALWAYS denied our request, claiming that we are going to cause traffic issues. How is it that a McDonald's is not? I can assure you that McDonald's would cause a gigantic problem with traffic in our residential area. I'm sure that the city of Santa Ana is aware of both In-N-Out and Chick Filet located on the corner of Tustin Avenue and 17th Street which have double wide drive through lanes cause tremendous traffic jams every day, and it is a challenge trying to get in and out of these restaurants. It is also common to see private security directing the traffic into these restaurants. Imagine the traffic safety impact that a large McDonalds will have on a 2-lane street that is directly across the street from a busy Preschool and a large Condominium complex? Then add the Apartments next door and the single-family homes next to that. The high majority of Santa Clara between Grand and Tustin Ave is only 2 lanes wide (Total). This project is NOT safe for this location and your help is needed to decline/cancel it forever.

The investors applying for a McDonald's in our community don't care about us dealing with issues a McDonald's will cause, they don't live in our community. We are people that can only afford living in this area, unlike them. We take pride of our community and a McDonald's across the street is not safe.

Please confirm receipt of this email.

Best Regards,

Marisela Montoya
562-397-7040 Mobile

Ocampo, Nuvia

From: Andrea Nishihara <andrenishi1@gmail.com>
Sent: Sunday, February 25, 2024 6:41 PM
To: eComments, PBA
Subject: McDonalds

I OPPOSE the McDonalds proposal to construct a large McDonalds. Our neighborhoods will be negatively impacted with congestion and quality of life, including noise pollution, and potentially attracting unsavory activities that often come with late-night fast food food establishments. With respect from the neighborhood please listen to us and tell McDonalds to find a location that would not harm our neighborhood with excessive traffic, congestion, and noise.

Andrea Nishihara
andrenishi@yahoo.com

Ocampo, Nuvia

From: Sharon Pearson <stogiepearson@gmail.com>
Sent: Sunday, February 25, 2024 3:25 PM
To: eComments, PBA
Subject: McDonalds

To whom it may concern,

As a 10 year resident of Merrideth Terrace and 26 year resident of Santa Ana near Santa Clara, I oppose the McDonald's project being discussed on 2/26/24. The roads have just recently been altered to be safe for cyclists, pedestrians and drivers alike (thank you for that) ... but adding a business like McDonald's to the mix is a safety hazard.

Please help keep our neighborhood safe ... vote against this project!!!!!! A McDonald's is better suited away from the residential area!!!

Thank you for listening!
Sharon Pearson
Catalina Ave, Santa Ana

Ocampo, Nuvia

From: Petra Petry <petrapetry@yahoo.com>
Sent: Wednesday, February 21, 2024 9:10 PM
To: eComments, PBA
Subject: Opposed to the McDonalds Project on Santa Clara Ave in Santa Ana

Hello,

I live on this street. This project is absolutely NOT SUSTAINABLE for this Location, so I am writing to you to oppose a 4,000 sq. ft. McDonalds with a double wide drive through being proposed just West of the intersection of Tustin Ave. & Santa Clara in North / East Santa Ana. **** Traffic SAFETY is the primary issue ****

This is where Santa Clara Ave. where I live going West from Tustin Ave. turns from 2 lanes **down to 1 lane**. The traffic in this area is already bad.

**** This is a very dangerous proposal considering that Plumfield Preschool and a large condo complex is directly across the street from this site. * Note * Both In and Out along with Chick Filet have double wide drive through lanes and I'm sure that most of you have seen the traffic jams trying to get in and out of these restaurants. It is also common to see private security directing the traffic into these restaurants. Imagine the traffic safety impact that a large McDonalds will have on a 2 lane street that is directly across the street from a busy Preschool and a large Condominium complex ? Then add the Apartments next door and the single family homes next to that. The high majority of Santa Clara between Grand and Tustin Ave is only 2 lanes wide (Total). This project is NOT safe for this location and the fast food location with high traffic should NOT build.**

I hope you understand the concerns of people that live here and take this in consideration, because this project is NOT SUSTAINABLE - Santa Ana Board should **not support it**.

Please, reach out to me if you have any additional questions.
Thank you for your time, and have a great day!

Petra Petry, Ph.D.
World Languages Instructor
949-351-0347

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Ocampo, Nuvia

From: Daniel and Guadalupe Ramirez <danlupramirez@yahoo.com>
Sent: Wednesday, February 21, 2024 10:10 AM
To: eComments, PBA
Subject: Tustin and Santa Clara McDonald

Hello

I oppose the proposal of building a McDonald on the Santa Clara / Tustin site. It's already a congested corner with people trying to turn left into Stater Bros Two beautiful properties, too bad they will be torn down.

I oppose!

Sent from my iPhone

Ocampo, Nuvia

From: Mike Richman <m3richman@aol.com>
Sent: Wednesday, February 21, 2024 2:16 AM
To: eComments, PBA
Subject: McDonald's on Santa Clara west of Tustin

I don't approve of this location because of the high traffic increase. The cars leaving the Stater Bros parking lot that have to turn left or right onto Santa Clara have a problem now from the high traffic coming off of Tustin.

Cars leaving the parking lot on the Tustin Ave. side can now turn left onto Tustin causing problems because of the traffic light at Tustin and Santa Clara.

If the parking at the proposed McDonald's is too small, the customers will have to park at Del Taco or Stater Bros.

Thanks,

Mike Richman
Woodlyn North HOA
2030 E. Santa Clara

2030 E. Santa Ana

Ocampo, Nuvia

From: timrush@bhhsprop.com
Sent: Monday, February 26, 2024 11:34 AM
To: eComments, PBA
Subject: Proposed Mc Donalds Restaurant on Santa Clara

Dear Honorable Chair and members of the Planning Commission;

Tonight you will decide whether to reinforce the “quiet enjoyment of hearth and home” or the commercial interests of a party who believes that the local neighborhood isn’t deserving of this quiet enjoyment.

This parcel could be refurbished as the historic farmstead that it is, perhaps even adding one or two ADU’s and it would not have the effect upon the surrounding neighborhoods like this fast food restaurant. Just because it abuts the backside of the Stater Bros. shopping center is not grounds for foisting this type of commercial activity on these surrounding neighborhoods. Podocarpus trees could be planted along that eastern property border and in three years you would have a 50’ tall green wall. The car traffic, the deliveries at all hours of the night and day the constant squawking of “do you want fries with that order?” It is simply unfair to do this to this area. The incursion of commercial activity further west on Santa Clara I believe is not wise in the long term. One exception begets another and pretty soon our good intentions have paved the way to hell in terms of the quality of life.

Keep the commercial activity along Tustin where it belongs. Ask yourselves, “If I lived nearby is this what I would want to experience”? I think you each know the answer. Please vote NO on this request.

Sincerely,

Tim Rush
Chairman G-7 Neighborhood Leaders Alliance
Former President Washington Square and Wilshire Square NA’s
38 year resident

Tim Rush
Chief People Connector
Berkshire Hathaway HomeServices California Properties
The Maple Building, Corporate Offices
16911 South Bellflower Boulevard
Bellflower, CA 90706-5903
(714) 299-4455
17 Branch Sales Offices, Serving 6 Southern California Counties



Ocampo, Nuvia

From: Alicia Sabillon <ali_sabihon92@yahoo.com>
Sent: Monday, February 26, 2024 11:03 AM
To: eComments, PBA
Subject: McDonalds

I write this email to oppose a proposal to build a McDonalds at 2101 and 2109 E Santa Clara Ave. I live in Woodlyn North, the condominium complex across the street from that address. I am very concerned about the the potential increase in traffic on a street that is already very congested. We already have difficulty getting in or getting out of our condominium complex due to the amount of traffic on this part of the street. Sometimes it's impossible to get in our driveways due to all the cars in line waiting for the light at the intersection of Santa Clara Ave and Tustin Ave. This is a two lane street and the cars also make a line in the center-divided to either get into the Stater Bros parking lot or to make a left turn on Tustin Ave. The construction of the Mcdonalds not only going to create more traffic, it is going to create more noise and pollution. In addition, a 24 hour drive through is going to bring more homeless to our neighborhood, we already have homeless problems, we do not need more.

I oppose to the construction of McDonalds at 2101 and 2109 E Santa Clara Ave.

Thank you for listening to my concerns.

Alicia Sabillon

Ocampo, Nuvia

From: ROGER SHORTALL <rogershortall@sbcglobal.net>
Sent: Sunday, February 25, 2024 4:21 PM
To: eComments, PBA
Cc: Roger Shortall; winston Covington
Subject: McDonalds

I am absolutely against having McDonalds on that small corner causing many traffic problems. It is a safety problem for the school across the street, condos & apartments.

This is insane on a 2 lane neighborhood, cemetery street & I will oppose strongly.

I will be at the HEARING!

Roger Shortall
Meredith Terrace Home Owner
rogershortall@sbcglobal.com

Sent from my iPhone

Ocampo, Nuvia

From: Paola Silva <pao.silva@live.com>
Sent: Monday, February 26, 2024 9:09 AM
To: eComments, PBA
Subject: Stop MCdonalds

We oppose to McDonalds Project on Santa Clara and tustin!

All the best,
Paola Silva
Local resident

Ocampo, Nuvia

From: Sally Sison <sisonsa@hotmail.com>
Sent: Wednesday, February 21, 2024 6:57 AM
To: eComments, PBA
Subject: McDonalds on Santa Clara

Please, we DO NOT need another fast food place on Tustin Ave.

The traffic is already congested from the preschool, condos and apartments, not to mention Starbucks and Del Taco at the same intersection.

Isn't there another location for your McDonalds, that is not near a residential neighborhood?

What a nightmare a McDonalds would bring to this area but we all know that corporations like you don't give a crap about traffic, it's all about profits.

Please consider another location.

Sent from my Verizon, Samsung Galaxy smartphone

Ocampo, Nuvia

From: Joyce Smith <nanaofthree45@gmail.com>
Sent: Tuesday, February 20, 2024 9:19 PM
To: eComments, PBA
Subject: McDonald's Project

I'm not sure who is completing the EIR for this project, but with the two lanes going west on Santa Clara and merging into one lane, and people making left turns out of Stater Bros. parking lot there have been multiple accidents and back up of traffic without another fast food restaurant. Also, the City of Santa Ana just added the In-&-Out and Chik-A-Filet just down the street. Do we really need more fast food restaurants? Please reconsider.

Sent from my iPhone

Ocampo, Nuvia

From: tafeuer (null) <tafeuer@aol.com>
Sent: Friday, February 23, 2024 1:54 PM
To: eComments, PBA
Subject: No McDonalds on Santa Clara!!!

I DO NOT support the new McDonalds location on Santa Clara - it is unsafe and will snarl traffic on the narrow road.

There is also NO NEED for one since the one on Lincoln and 17th is a mile away.

Since the new Chick Fil A, In n Out, and Cane's went in nearby I have been cleaning up food bags and litter left by people who park in my neighborhood to eat, and then leave their trash in the gutter. This will only get worse as the McDonalds would be even closer to my neighborhood.

Please do not allow this development to progress!

Tom Feuerborn

Ocampo, Nuvia

From: Diego Teran <diegoteran@yahoo.com>
Sent: Wednesday, February 21, 2024 8:43 PM
To: eComments, PBA
Subject: McDonalds on Santa Clara Ave

Dear City Officials,

As a neighbor in Meredith Terrace, I strongly oppose the McDonalds project on Santa Clara Ave.

There's a McDonalds at 17th & Lincoln and traffic is terrible when I drive my kids to school. We don't need another fast-food restaurant in the neighborhood.

Thanks,
Diego Teran

Ocampo, Nuvia

From: Mike Thaete <thaetem@gmail.com>
Sent: Monday, February 26, 2024 9:39 AM
To: eComments, PBA
Subject: McDonalds

Hello Planning Committee,

This email is to **oppose** the building of McDonalds at the corner of Tustin/Santa Clara in Santa Ana. I believe this building will cause a dangerous traffic situation.

Please **do not allow** this proposal to move forward.

Mike Thaete
1809 Catalina Ave.
Santa Ana, CA 92705

Ocampo, Nuvia

From: The Paw Spa <mypawspa@hotmail.com>
Sent: Friday, February 23, 2024 11:24 AM
To: eComments, PBA
Subject: Stop McDonald's on Tustin in Orange

We don't need a fast food company that microwaves paper thin patties and charges \$18 for a Big Mac Meal !!!

Put a Lazy Dog restaurant or some other restaurant we all can enjoy for breakfast lunch and dinner . There's barely any restaurant chains here .

Get [Outlook for iOS](#)

Ocampo, Nuvia

From: jeanne Troup <jtroup35@gmail.com>
Sent: Wednesday, February 21, 2024 6:14 AM
To: eComments, PBA
Subject: McDonald's

I am against building another giant fast food at Tustin and Santa Clara. It will not be safe, traffic-wise and will cause a lot of congestion.

Thank you.
Jeanne Troup

Sent from my iPhone

Ocampo, Nuvia

From: Cynthea Vaglienty <cyntheav@sbcglobal.net>
Sent: Wednesday, February 21, 2024 7:16 AM
To: eComments, PBA
Subject: McDonald's proposal Tustin Ave and Santa Clara

Putting a McDonald's at this location , would bring more traffic and homeless to the area.

This is a residential area has enough going on. How do I know this, I live here.

This would not benefit the area. We have all we need in this area on Tustin Ave.

Cynthea Vaglienty

Sent from my iPhone

Ocampo, Nuvia

From: Richie Walsh <kildare1847@yahoo.com>
Sent: Wednesday, February 21, 2024 5:21 PM
To: eComments, PBA
Subject: Macdonalds

To whom it may concern

I am very concerned about the potential negative impacts a McDonald's could have on my neighborhood, such as increased traffic and issues related to homelessness.

I have two teenage kids that reside here, I believe having a MacDonalDs across the street would impact their sense of safety while walking in our complex and while enjoying the pool in the summer time.

Already the intersection of Santa Clara and Tustin is an extremely busy traffic intersection with a del Taco on the corner and a very busy Stater brothers grocery store. Adding a Macdonalds would create a nightmare senario with regards to traffic congestion

Respectfully

A Resident of Woodland North community

[Sent from Yahoo Mail for iPhone](#)