

Planning Commission Regular Meeting Agenda

June 24, 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/81231621441>

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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
Chief Asst. City Attorney
Planning Manager
Recording Secretary**

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR ITEMS

- a. Minutes

Recommended Action: Approve Minutes from June 10, 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 June 14, 2024 and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2024-05 FOR THE PROPERTY LOCATED AT 1430 EAST EDINGER AVENUE LOCATED WITHIN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT.

Project Applicant: Darian Radac with Novum Architecture, Inc. (Applicant) on behalf of Spiros Politis (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit No. 2024-05 to develop a new eating establishment (Tom's Jr.) with drive-through window service, at an existing commercial site developed with a standalone pad building and previously occupied by an eating establishment. The overall project would include a reduction in the gross floor area of the existing building, a new drive-through lane, and various onsite improvements.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-32, will be filed for this project.

Recommended Action:

- Adopt a resolution approving Conditional Use Permit No. 2024-05, as conditioned.

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

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on July 08, 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 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.

Planning Commission Regular Meeting Agenda Minutes

June 10, 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

MANUEL J. ESCAMILLA

Ward 2 Representative

CARL BENNINGER

Ward 4 Representative

ISURI S. RAMOS

Ward 3 Representative

ALAN WOO

Ward 5 Representative

Minh Thai

Executive Director

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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
Chief Asst. City Attorney
Planning Manager
Recording Secretary**

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

ROLL CALL

Minutes: *Quorum was reached at 5:38 PM.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *Resident, Kristin Peters, spoke in favor of Related Bristol Development.
Resident, Lawna Mulholland, spoke in favor of the Related Bristol Development.
Executive Director, Minh Thai, gave a brief update on the Related Bristol Development.*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from May 13, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

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

YES: 5 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Jennifer Oliva

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 May 31, 2024 and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2023-05 FOR THE PROPERTY LOCATED AT 719 EAST FIRST STREET, UNIT A, LOCATED WITHIN THE TRANSIT ZONING CODE (SD-84)

Project Applicant: Rudy Lopez & Raul Cueva Jr, representing Las Brisas Restaurant, LLC., on behalf of Liquor License Agents (Applicant)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing 1,575-square-foot eating establishment within an existing multi-tenant commercial center.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-14, will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Conditional Use Permit No. 2023-05 as conditioned.

Minutes: *Commission had questions for staff regarding the property and surrounding conditions.*

Staff answered questions from the Commission.

Applicant, Fanny Chaparro, answered questions from the Commission.

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

YES: 5 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Jennifer Oliva

Status: 5 – 0 – 0 – 2 – **Pass**

2. TENTATIVE TRACT MAP NO. 2023-05 AND DENSITY BONUS AGREEMENT NO. 2024-01 FOR THE PROPERTY LOCATED AT 1921 WEST WASHINGTON AVENUE

LOCATED WITHIN THE TWO-FAMILY RESIDENCE (R2) ZONING DISTRICT.

Project Applicant: Habitat for Humanity of Orange County (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for a density bonus to allow up to 16.22 dwelling units per acre (du/ac).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

Recommended Actions:

1. Adopt a resolution approving Tentative Tract Map No. 2023-05 as conditioned; and
2. Adopt a resolution approving Density Bonus Agreement No. 2024-01 as conditioned.

Minutes: *Commission had questions for staff regarding concessions, density, and affordability.*

Staff answered questions from the Commission.

Commissioner Leo had questions regarding occupancy per unit.

Housing Division Manager, Judson Brown, answered questions from the Commission,

Applicant, Velma De la Rosa, spoke in favor of this project and answered questions from the Commission.

Applicant, Michael Valentine, answered questions from the Commission.

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

YES: 5 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Jennifer Oliva

Status: 5 – 0 – 0 – 2 – **Pass**

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

STAFF COMMENTS

- Presentation on Planning Commission Bylaws (Ali Pezeshkpour & Jose Montoya)

Minutes: *Ali Pezeshkpour, Planning Manager, and Jose Montoya, Assistant City Attorney, gave a brief presentation on the Commissions bylaws.*

COMMISSIONER COMMENTS

Minutes: *Commission had questions for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on June 24, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 7:19 PM*

APPEAL INFORMATION

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
June 24, 2024

Topic: Conditional Use Permit (CUP) No. 2024-05 - Tom's Jr. (1430 East Edinger Avenue)

RECOMMENDED ACTION

Adopt a resolution approving Conditional Use Permit No. 2024-05, as conditioned.

EXECUTIVE SUMMARY

Darian Radac with Novum Architecture, Inc. (applicant), on behalf of Spiros Politis (property owner), is requesting approval of Conditional Use Permit (CUP) No. 2024-05, to develop an eating establishment (Tom's Jr.) with a drive-through window service at an existing building located 1430 East Edinger Avenue. The applicant is making the request pursuant to Section 41-472.5(g) of the Santa Ana Municipal Code (SAMC), which permits eating establishments with drive-through window service subject to discretionary review and approval of a CUP by the Planning Commission. Staff is recommending approval of the request as the proposed project will reintroduce business activity on a lot with a vacant building, 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 adjacent land uses.

DISCUSSION

Project Description

The applicant is proposing to establish a Tom's Jr., a new eating establishment offering drive-through window services, at an existing commercial site previously developed with a standalone pad building occupied by an eating establishment, and situated adjacent to an existing commercial center. As part of the request, the applicant is also proposing to make various site improvements to bring the property into compliance with all applicable zoning code standards. The improvements include reduction in gross floor area of the existing commercial building from 3,060 square feet to 2,450 square feet (610-square-

foot difference), to accommodate the proposed drive-through lane; construction of a new trash enclosure; expansion of the walkway surrounding the building to accommodate a new 195 square foot outdoor patio area; reconfiguring of the parking lot to accommodate new landscape planters; new signage; removal of a non-conforming pole sign; as well as restriping of parking stalls. Additionally, the landscape planters along Grand Avenue and Edinger Avenue are to be increased in size to accommodate a ten- and eight-foot irrevocable dedication, respectively, and to provide for the minimum required yard area and ten-foot landscape strip, adjacent to the street.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	1430 East Edinger Avenue – Ward 6	
Nearest Intersection	East Edinger Avenue and South Grand Avenue	
General Plan Designation	Light Industrial (M1)	
Existing Zoning Designation	General Commercial (GC)	
Surrounding Land Uses	North	Eating establishment with drive-thru service
	East	Service station
	South	Commercial center
	West	Commercial center
Property Size	0.51-acres (22,364 square feet)	
Existing Site Development	The subject site is developed with a 3,060-square foot commercial building previously occupied by an eating establishment.	
Proposed Building Size	2,450 square feet.	
Use Permissions	Allowed with a conditional use permit (CUP).	
Zoning Code Sections Affected	Uses	SAMC Section 41-472.5(g)
	Operational Standards	SAMC Section 41-473

The project site is located on an independent parcel adjacent within an integrated commercial center with a shared driveway along Edinger Avenue, and a second driveway entrance along Grand Avenue. As proposed, the drive-through would be accessed primarily through the Edinger Avenue driveway entrance and would wrap around the building, parallel to Grand Avenue, starting at the south elevation and exiting back onto Edinger Avenue. Any vehicle traffic entering from the Grand Avenue driveway entrance will be deterred from entering the drive-through, through the installation of signage as well as a landscape planter that would provide a buffer between the drive-through lane and southern drive aisle. The site plan has been designed with these measures in place to ensure that there is no vehicle congestion, queuing, or circulation concerns. The drive-through lane would provide the minimum required eighty feet from the entry to the order point and eighty feet from the order point to the pickup window, pursuant to the SAMC stacking/queuing requirements.

In addition to the site improvements, the applicant is also proposing to remodel the existing commercial building due to the reduction in square footage required to accommodate the proposed drive-through. The proposed floor plan would relocate the dining room along to

the west elevation, which would establish connectivity with the outdoor patio; and relocate the ordering counter, cooking line, kitchen and back of house area, storage/freezers and restrooms. The dining room would accommodate 47 customers. As part, of the remodel the building would be redesigned to feature a more contemporary architectural style and color palette, and would be painted grey, white, and black, with an orange accent color. In line with the contemporary design, the exterior would incorporate materials such as hardie board panels and metal finishes. The proposed restaurant and drive-through hours of operation would be Monday through Sunday from 7:00 a.m. to 11:00 p.m. At this time, the applicant is not requesting after-hours (late night) operation, live entertainment, or alcohol sales for onsite consumption.

The site would provide approximately 2,500 square feet of landscaping throughout the site and the proposed plant palette would consist of a high quality plant materials including trees, shrubs, palms, 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 Light Industrial (M1) Zone	Provided
Front yard	10 feet minimum	Complies; 10 feet (after dedications)
Side yard (interior)	0 feet minimum	Complies; 67 feet, 5 inches
Rear yard	0 feet minimum	Complies; 61 feet, 10 inches
Lot Size & Frontage	12,000 square feet and 100 feet	Complies; 22,364 square feet and approximately 257 feet
Building height	35 feet maximum	Complies; 19 feet
Parking	20 spaces minimum (8 spaces per 1,000 sq. ft. restaurant)	Complies; 21 spaces
Floor Area Ratio (F.A.R.)	0.50 FAR maximum	Complies; 0.22 FAR (2,450 square feet)
Stacking Distance	160 feet; 80 feet to menu board and 80 feet to pick-up window	Complies; 80 feet from the order point/ menu board to beginning of drive-through lane, 80 feet from pick-up window/pay window to the menu board

Project Background

The subject property was developed with a Yellow Basket restaurant in 1976, which remained in operation until December of 2022, when a new owner acquired the site. Since then, the property has been vacant and has been secured with temporary fencing, and is regularly maintained by the new owner.

On February 1, 2023, the applicant on behalf of the property owner submitted Development Project (DP) application No. 2023-04 for review and consideration by the City's Development Review Committee (DRC). The applicant worked with City staff to address various concerns related to onsite circulation, the required landscape strip, and land dedication. In response to City concerns, the applicant ultimately made several site plan changes, with the final site plan design presented as part of this CUP request. Subsequently, the DP application was deemed complete on May 2, 2024, and the required entitlement applications were submitted May 6, 2024.

The property owner is an experienced restaurant owner that owns five (5) other Tom's Jr. locations in the City of Los Angeles, Lynwood, South Gate, Compton, and Norco. The proposed location would be the first location in Santa Ana and Orange County.

Project Analysis

Conditional Use Permit for Drive-Through Window Service

Although eating establishments are permitted by right in the M1 zoning district, those with drive-through window service require approval of a Conditional Use Permit (CUP) by the Planning Commission, pursuant to Section 41-472.5 (g) of the SAMC. The M1 zoning district designation enables the applicant to submit the required CUP application for consideration by the Planning Commission to conditionally permit the proposed drive-through service.

Staff recommends approval of the applicant's request for a CUP to allow drive-through window service, as it would provide an additional service to both workers in the vicinity and residents of the area. Additionally, the proposed Tom's Jr. would generate new and permanent employment opportunities, contributing to the economic growth and stability of the City. By activating a previously underutilized property, the project would result in increased property and sales tax revenue, benefiting the City as a whole. Furthermore, the project site is located in a predominantly commercial area, making the proposed use compatible and non-conflicting with surrounding land uses.

The proposed project includes site modifications to ensure compliance with all applicable development standards. These modifications include reintroducing landscaping in the parking lot and reducing the size of the existing commercial building to accommodate an eight- and ten-foot dedication, a 10-foot landscape planter, and a drive-through lane. Additionally, the drive through lane is designed in a manner that not only meets minimum stacking requirements but that would also minimize onsite circulation disruption and avoid creating off-site impacts to the community. Moreover, staff has determined that the proposed site plan provides adequate spaces for vehicles to maneuver through the project site and drive-through, with sufficient capacity to accommodate vehicle demands for the proposed 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 Grand Avenue (east elevation). Any potential noise generated from the idling of vehicles or the drive-through speakers is not anticipated to impact sensitive uses, as the nearest residences are approximately 1,080 feet away to the east. Moreover, the site design will include 24-inch box trees throughout the site, palms, and shrubs planted along the eastern property line to create a visual buffer between the drive-through lane. Lastly, in the event that the drive-through lane experiences an influx of customers during peak hours, the recommended conditions of approval would ensure that the applicant establishes measures to facilitate taking orders and facilitates queuing circulation.

General Plan Consistency

The approval of the proposed project is consistent with the General Plan land use designation of General Commercial (GC), as the proposed project is a commercial use in nature and will be situated in an established commercial area in which the proposed use would be compatible. Additionally, the proposed project would also be consistent with several goals and policies of the General Plan. Specifically, the project aligns with Land Use Element (LU) Goal LU-2 and Policies LU-2.2 and LU-2.6, which aims to provide a balance mix of land uses that meet the City's diverse needs, capture local spending, offer a range of employment opportunities, and promote rehabilitation. The proposed project would provide for a new dining opportunity in the local area that would include an additional service to Santa Ana residents and visitors, which would promote local spending and offer employment opportunities. Furthermore, the applicant's investment to rehabilitate the property would promote reinvestment in the surrounding area.

The proposed improvements as part of the project would also be consistent with Goal LU-3 and Policies LU-3.4 and 3.7, which seek to preserve and enhance the character of the existing commercial area, foster a safe and clean environment for the community and ensure that the scale and massing of the new development is compatible and harmonious. The applicant is proposing extensive site improvements that include reducing the size of the building, resulting in a building more compatible with City standards, mass, scale, and a building featuring a more enhanced design. Moreover, the project proposes landscaping improvements, which will feature a variety of plant materials including trees, palms, shrubs, and groundcover, which would further help enhanced the viability of the commercial site, would create a harmonious environment, and would help promote a clean and safe environment for Santa Ana's residents, workers, and visitors.

The project would also be consistent with the Economic Prosperity Element (EP), Goal EP-1 and Policy EP-1.2, which seeks to foster a dynamic local economy that provides and creates employment opportunities and expand the City's efforts in achieving its full employment potential. The proposed request would allow the owner to establish a business and make improvements that would result in fostering a dynamic local economy,

by creating new employment opportunities through activating an underutilized property. This would in turn promote the fiscal stability and growth of the sales tax of the City as a whole. This would also be consistent with Policy EP-1.8, which promotes fiscal stability and growth of sales tax. Lastly, the project would be consistent with Goal EP-3 and Policies EP-3.7 and EP-3.8, which promotes a business friendly environment where businesses thrive, promotes a solution-based customer focus in order to facilitate additional development, and promotes a balance of community benefits. The project would provide for redevelopment of an existing underutilized vacant parcel, which would deter any illicit activity and encourage business operations at neighboring properties. Additionally, it would provide services to the community and additional dining options in a manner that is not anticipated to create on-site or off-site impacts to customers or the community, through careful site planning and operation practices. Moreover, the site improvements would help create a friendly business environment and help the overall commercial area enhance their business offerings and compete with nearby commercial centers, thus consistent with the general plan goals and policies.

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 8. The site is not located within an established Neighborhood Association. At the time this report was printed, no issues of concern were raised.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities). 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. The project proposes to establish an eating establishment with drive-through on a site previously utilized by an eating establishment. As such, a Notice of Exemption, Environmental Review No. 2023-32 will be filed for this project.

ECONOMIC AND FISCAL IMPACTS

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Conditional Use Permit Resolution – Drive-Through Facility
2. Vicinity Zoning and Aerial Map
3. Site Photos
4. Project Site Plan
5. Project Floor Plan
6. Project Elevations
7. Conceptual Landscape Plan
8. Copy of Public Notices

Submitted By:
Heidi Jacinto, Assistant Planner II

Approved By:
Minh Thai, Executive Director, 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. 2024-05 AS CONDITIONED TO ALLOW DRIVE-THROUGH SERVICES FOR THE PROPERTY LOCATED AT 1430 EAST EDINGER AVENUE (APN: 403-111-06)

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. Darian Radac with Novum Architecture, Inc. (Applicant), on behalf of Spiros Politis (Property Owner) is requesting approval of Conditional Use Permit (CUP) No. 2024-05 to allow drive-through window service for an eating establishment in the Light Industrial (M1) zoning district at 1430 East Edinger Avenue.
- B. In 1976, the site was developed with a standalone commercial building occupied by an eating establishment without drive-thru operations, which remained in operation until December 2022.
- C. In December 2022, the Property Owner purchased the property and subsequently submitted Development Project (DP) application No. 2023-04 to the City on February 1, 2023. The DP application was deemed complete on May 2, 2024, and the required Conditional Use Permit application was submitted on May 6, 2024.
- D. Santa Ana Municipal Code (SAMC) Section 41-472.5(g) requires approval of a CUP for eating establishments with drive-through window service.
- E. 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.
- F. On June 24, 2024, the Planning Commission held a duly noticed public hearing for CUP No. 2024-05.
- G. 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. 2024-05, 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, which will contribute to the general wellbeing of the neighborhood or community as the additional drive-through window service would enable peoples working or residing in the surrounding area additional dining options that would be convenient and meet their needs. Additionally, as part of the request to establish a drive-through window service, the Applicant will remodel a currently vacant building, enhancing it with a contemporary design featuring hardie panels, black, gray, white, and orange accent paint colors, along with metal finishes. The remodel will include reducing the building's size from 3,060 square feet to 2,450 square feet to accommodate the required landscaping adjacent to the street (a minimum of ten feet) and an both an eight- and ten-foot dedication. The landscaped area will be improved with a variety of plants to create a buffer from the intersection, this contributing to the character of the surrounding area and promoting the general well-being of the 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 proposed use would not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, but rather the intent of the proposed use is to provide an additional services to the community and to provide a convenient method for customers to enjoy takeout food. Additionally, the drive-through layout was designed in a manner that ensures safe onsite circulation by separating the southern drive aisle and drive-through lane. Signage would also be placed at the Grand Avenue entrance to discourage any drive-through access off Grand Avenue to ensure safety at the establishment, thus promoting the general wellbeing of persons visiting the site and the community. Moreover, the nearest residential uses are located approximately 1,080 feet to the east of the project site.

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, as the site is currently vacant and closed off with temporary construction fencing. Approval of the subject request would allow the Property Owner to establish a new eating establishment in the city and reintroduce activity to the site. Additionally, the services offered and dinning opportunity stimulate commercial business that generates sales tax revenue for the City as well as and would 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. Moreover, a separate condition of approval has been added to ensure that all landscaping is maintained evergreen, throughout the lifetime of the CUP.

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 proposed project is consistent with the General Plan land use designation of General Commercial (GC), as the proposed project is a commercial use in nature and will be situated in an established commercial area in which the proposed use would be compatible. Additionally, the proposed project would also be consistent with several goals and policies of the General Plan. Specifically, the project aligns with Land Use Element (LU) Goal LU-2 and Policies LU-2.2 and LU-2.6, which aims to provide a balance mix of land uses that meet the City's diverse needs, capture local spending, offer a range of employment opportunities, and promote rehabilitation. The proposed project would provide for a new dining opportunity in the local area that would include an additional service to Santa Ana residents and visitors, which would promote local spending and offer employment opportunities. Furthermore, the Applicant's investment to rehabilitate the property would promote reinvestment in the surrounding area.

The proposed improvements as part of the project would also be consistent with Goal LU-3 and Policies LU-3.4 and 3.7, which seek to preserve and enhance the character of the existing commercial area, foster a safe and clean environment for the community and ensure that the scale and massing of the new development is compatible and harmonious. The Applicant is proposing extensive site improvements that include reducing the size of the building, resulting in a building more compatible with City standards, mass, scale, and a building featuring a more enhanced design. Moreover, the project proposes landscaping improvements, which will feature a variety of plant materials including trees, palms, shrubs, and groundcover, which would further help enhanced the viability of the commercial site, would create a harmonious environment, and would help promote a clean and safe environment for Santa Ana's residents, workers, and visitors.

The project would also be consistent with the Economic Prosperity Element (EP), Goal EP-1 and Policy EP-1.2, which seeks to foster a dynamic local economy that provides and creates employment opportunities and expand the City's efforts in achieving its full employment potential. The proposed request would allow the owner

to establish a business and make improvements that would result in fostering a dynamic local economy, by creating new employment opportunities through activating an underutilized property. This would in turn promote the fiscal stability and growth of the sales tax of the City as a whole. This would also be consistent with Policy EP-1.8, which promotes fiscal stability and growth of sales tax. Lastly, the project would be consistent with Goal EP-3 and Policies EP-3.7 and EP-3.8, which promotes a business friendly environment where businesses thrive, promotes a solution-based customer focus in order to facilitate additional development, and promotes a balance of community benefits. The project would provide for redevelopment of an existing underutilized vacant parcel, which would deter any illicit activity and encourage business operations at neighboring properties. Additionally, it would provide services to the community and additional dining options in a manner that is not anticipated to create on-site or off-site impacts to customers or the community, through careful site planning and operation practices. Moreover, the site improvements would help create a friendly business environment and help the overall commercial area enhance their business offerings and compete with nearby commercial centers, thus consistent with the general plan goals and policies.

Section 2. Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities). 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. The project proposes to establish an eating establishment with drive-through on a site previously utilized by an eating establishment. As such, a Notice of Exemption, Environmental Review No. 2023-32 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 the public hearing, hereby approves Conditional Use Permit No. 2024-05, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 1430 East Edinger 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 June 24, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 24th day of June 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: Jose Montoya
Jose Montoya
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 June 24, 2024.

Date: _____

Nuvia Ocampo
Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2024-05

Conditional Use Permit (“CUP”) No. 2024-05 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. 2023-04.
2. Any amendment to this CUP 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. 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, sidewalks and bicycle lanes, and/or queuing onto public roadways. A stacking plan illustrating vehicle stacking management in parking areas shall be reviewed and approved by Planning Staff and shall be posted and maintained onsite.
6. 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.
7. 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.

8. Site illumination levels must remain in compliance with Section 8-211 (Special Commercial Building Provisions) of the Santa Ana Municipal Code at all times.
9. 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 2024-05 for Tom's Jr.
1430 East Edinger Avenue**



Exhibit 3 – Site Photo

BUILDING SIGNAGE LEGEND AND NOTES:

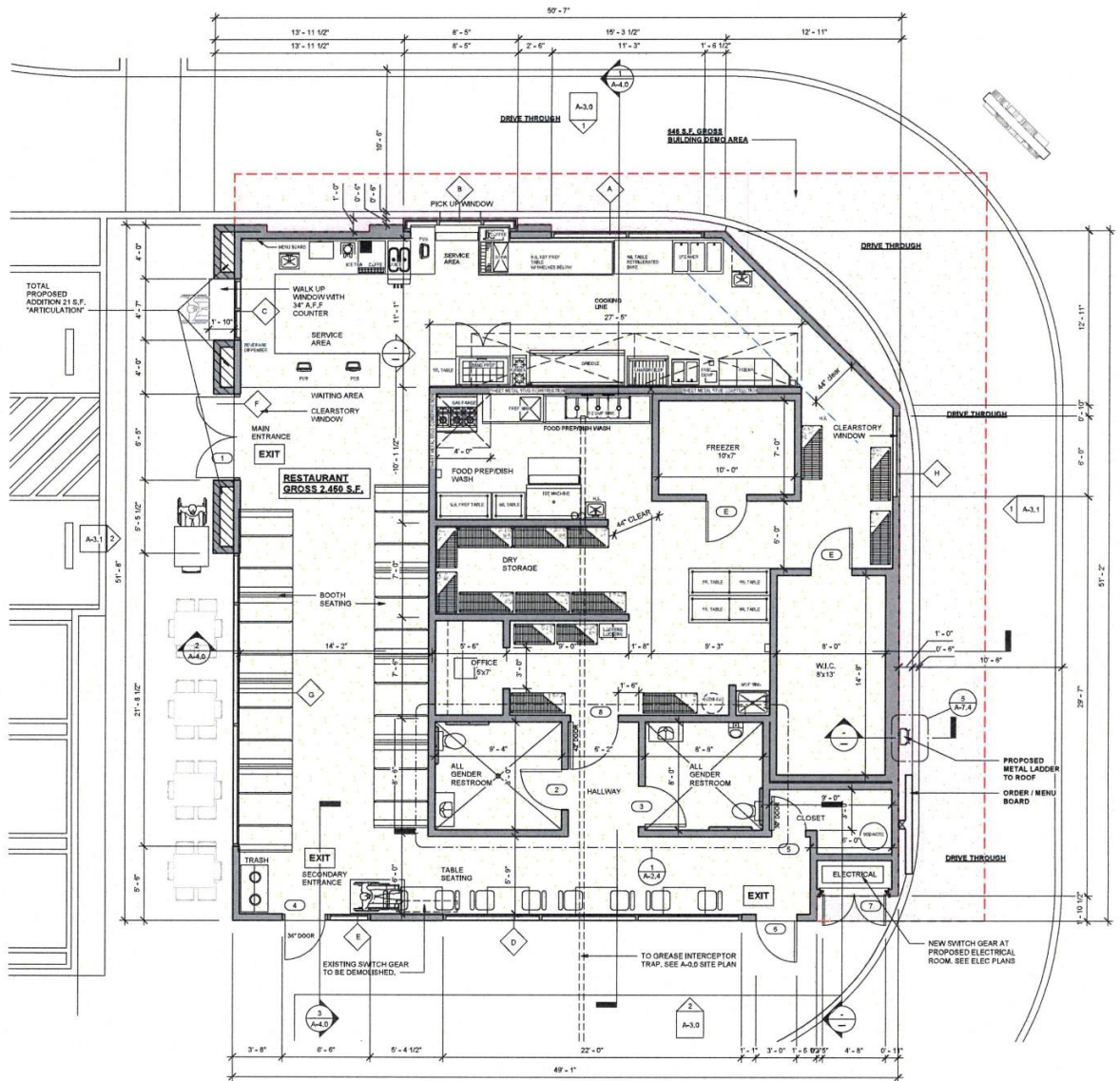
- ① = TACTILE EXIT SIGN (VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, (SEE 120A-0.9))
- ② = ACCESSIBLE ENTRANCE SIGN (SEE 68A-0.6)
- ③ = OCCUPANCY SIGNAGE TO BE POSTED PER (CIBC 100A.4)
- EXIT = EXIT LIGHT W/ EMERGENCY LIGHTING AND BATTERY 90 MINUTE BACKUP (REFER TO PERMITTED ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING REQUIREMENTS)

- 1. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. (11B-703.1)
- 2. WHERE TACTILE SIGN IS PROVIDED AT DOOR, THE SIGN SHALL BE LOCATED ALONG THE DOOR AT THE LATCH SIDE. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND A 90" MAX. ABOVE FINISH FLOOR, MEASURED FROM THE BASE LINE OF THE HIGHEST LINE OF THE RAISED CHARACTERS. (11B-703.4) (FIG 11B-703.4.1)

② Building Signage
1/8" = 1'-0"

BUILDING NOTES:

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WASTE OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULLBOXES, TRANSFORMERS, VALVES, PUMPS, METERS, APPLIANCE, ETC.) OR TO THE LOCATION OF THE HOUSING. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- 3. EXIT SIGNS SHALL BE ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELS (SAI).
- 4. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION AND SECTION 2702.
- 5. EXIST SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- 6. EXIST SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.1 (011 E.3)
- 7. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 100B.1.3. FOR EXCEPTIONS.
- 8. DOOR HANDLES, LOCK AND OTHER OPERATION DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- 9. LABEL PLACED DIRECTLY ABOVE EGRESS DOORS. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- 10. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 100B.1.8-100B.1.8.12.
- 11. AN EGRESS DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 200 FORCE. THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 15 POUNDS IS APPLIED TO THE LATCH SIDE. (CIBC 100B.1.2)
- 12. THE OPENING FORCE FOR INTERIOR SIDE SWING DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. (CIBC 100B.1.2)
- 11. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 lux) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 lux) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 lux) AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 lux) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.
- 12. ADDITIONAL DIRECTIONAL EXIT SIGNAGE MAY BE REQUIRED BY THE CITY AT THE TIME OF FINAL INSPECTION.
- 13. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CIBC TABLE 603.9.
- 14. A COMPLETE LISTING OF HAZARDOUS MATERIAL SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE THE FOLLOWING INFORMATION (4.4.1.2) (CSC):
 - a) MATERIAL CLASSIFICATION AS SHOWN IN TABLE 307.1(1) AND TABLE 307.1(2).
 - b) THE QUANTITIES OF EACH HAZARDOUS MATERIAL.
 - c) CLOSED OR OPEN SYSTEMS FOR EACH HAZARDOUS MATERIAL.
 - d) GROUP H OCCUPANCY CLASSIFICATION OF THE AREA OF BUILDING.
- 15. PLANS FOR MODIFICATIONS TO EXISTING FIRE PROTECTION EQUIPMENT SUCH AS STANDBY, SPRINKLER SYSTEMS AND FIRE ALARMS SYSTEMS, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVE BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS ALTERED OR MODIFIED.
- 16. WHERE COMBUSTIBLE CONSTRUCTION OCCURS, FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
 - a) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES.
 - b) AT 160-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - c) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND TOVE CEILING.
 - d) IN OPENING AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIRE PLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- 17. CURTAINS, DRAPERIES, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILING SHALL COMPLY WITH SECTION 907.4 AND SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED.
- 18. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 101.1.9
- 19. A TYPE II HOOD SHALL BE INSTALLED AT OR ABOVE ALL COMMERCIAL COOKING APPLIANCES AND DOMESTIC COOKING APPLIANCES USED FOR COMMERCIAL PURPOSES THAT PRODUCE GREASE VAPORS. FIRE CODE 602.2 AND BUILDING CODE 904.2.3
- 20. STORAGE OF COOKING OIL OR GREASE IN COMMERCIAL COOKING OPERATIONS UTILIZING ABOVE-GROUND TANKS WITH A CAPACITY GREATER THAN 40 GAL (227 L) INSTALLED WITHIN A BUILDING SHALL COMPLY WITH SECTIONS 910.2 THROUGH 910.7 AND MEPA 30. FOR PURPOSES OF THIS SECTION, COOKING OIL SHALL BE CLASSIFIED AS CLASS B8 LIQUID UNLESS OTHERWISE DETERMINED BY TESTING.
- 21. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPACED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 mm). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MOUNTAIN POLE, OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.



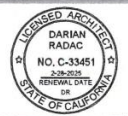
① First Floor
1/4" = 1'-0"

NOVUM
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REDONDO BEACH, CA 90277
TEL: 310-383-1827 / 310-709-4474
www.novumarchitecture.com

TOM'S JR
1430 E EDINGER AVE, SANTA ANA, CA 92705
Mr. Spiros Politis

No.	Description	Date

Proposed Floor Plan



Project Name tom's2023
Date 2-13-2024
Drawn By Author
Checked By Checker

A-2.1
Scale As indicated

OMEGA ColorTek SmoothCoat Exterior Stucco

Primer

ColorTek SmoothCoat Exterior Stucco

Application Instructions

1. PREPARE SURFACE: Remove all loose material, dirt, oil, and grease. Repair damaged areas with a compatible repair mortar. The surface must be clean, sound, and free of laitance.

2. PRIMER: Apply a coat of primer to the prepared surface. Allow to dry completely before applying the stucco.

3. MIXING: Mix the stucco in a clean bucket or mixer. The mix should be uniform in color and consistency. Use a trowel to apply the stucco to the surface.

4. APPLICATION: Apply the stucco in a thin, even coat. Use a trowel to smooth the surface. Allow the stucco to cure for a minimum of 24 hours before finishing.

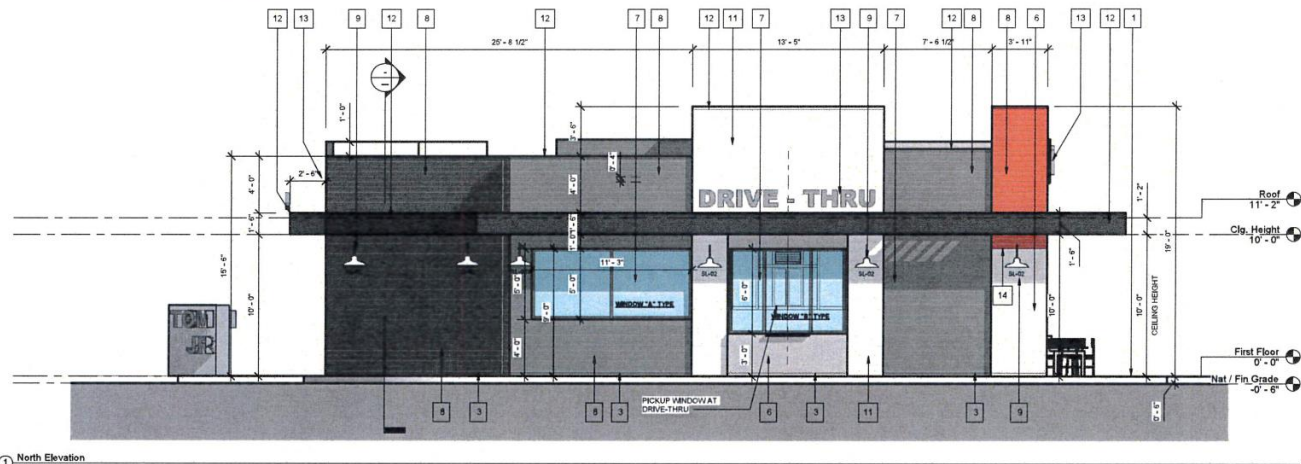
5. FINISHING: Apply a second coat of stucco if required. Use a trowel to create the desired finish. Allow the stucco to cure for a minimum of 24 hours before painting.

6. CLEANUP: Clean all tools and equipment with water immediately after use. Dispose of any excess stucco properly.

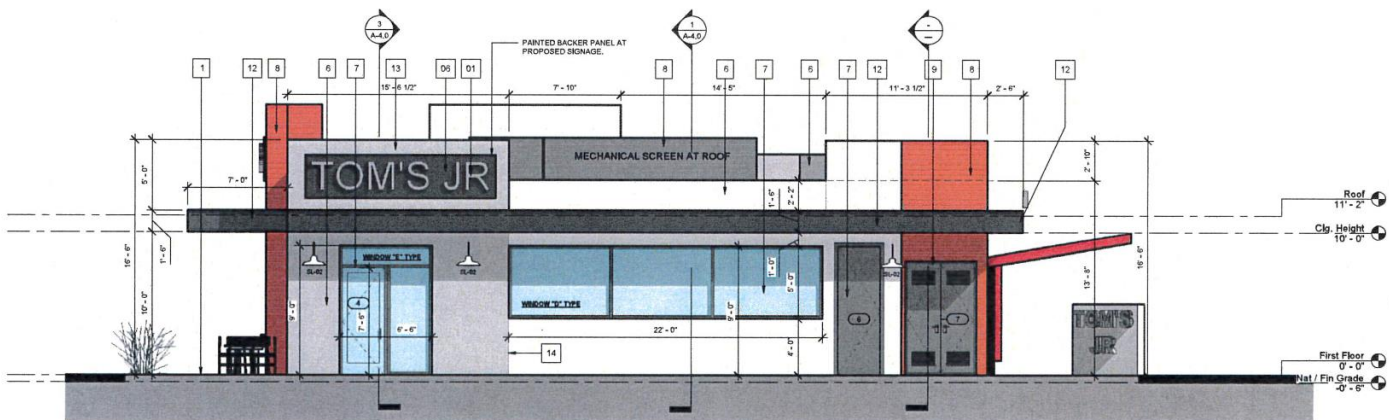
7. MAINTENANCE: Regular cleaning and maintenance are required to keep the stucco in good condition. Avoid harsh cleaning agents and abrasive materials.

EXTERIOR ELEVATION NOTES:

- CONCRETE SLAB BASE MATERIAL AND MEMBRANE SHALL BE PROPERLY LAPPED AND SEALED TO PREVENT MOISTURE INFILTRATION PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. UNDER-SLAB WATERPROOFING PER SPECIFICATIONS & SOils REPORT INSTALL MANUFACTURER'S RECOMMENDATIONS.
- FINISHED GRADE. ALL SITE WORK TO BE COMPACTED IN STRICT ACCORDANCE WITH THE SOils ENGINEER'S RECOMMENDATIONS AND SPECIFICATIONS.
- CONTINUOUS G.I. WEEP SCREED. LOCATE WEEP SCREED AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE JUNCTURE.
- WALL CONSTRUCTION: 2x STUDS AT PLATE WALL BEARINGS. AT THICKENED CONDITIONS FURR WALL WITH 2x4 STUDS TO THICKNESS SHOWN IN PLANS. SEE STRUCTURAL ENGINEER'S PLANS FOR SPACING AND SPECIFICATIONS.
- PROVIDE DRAFT STOPS WITHIN ATTICS (IF APPLICABLE), MANSARDS, OVERHANDS, AND SIMILAR CONCEALED SPACE FORMED OR COMBUSTIBLE CONSTRUCTION PER CBC REQUIREMENTS, (3,000 SQ FT. OR 90' MAX).
- SMOOTH EXTERIOR PLASTER WITH INTEGRAL COLOR HAND-TROWELED FINISH OVER EXPANDED METAL LATH OVER (2) LAYERS OF "GRADE D" BUILDING PAPER BACKING. OWNERS AND ARCHITECT TO APPROVE 5"X5" MINIMUM MOCKUP OF TEXTURE, COLOR, AND SHEEN. PROVIDE AS MANY MOCKUPS AS REQUIRED TO GAIN APPROVED EFFECT. ALL OUTSIDE CORNERS TO BE BEADED.
- METAL WINDOW AND DOORS. SEE DOOR AND WINDOW SCHEDULES. GLASS ON ALL SWINGING DOORS WITHIN 18" OF THE ADJACENT WALKING SURFACE SHALL BE FULLY TEMPERED.
- EXTERIOR GRADE VERTICAL OR HORIZONTAL SMOOTH 4" HARDIE PANEL SYSTEM IN CONCEALED HARDWARE WITH (2) LAYERS OF BUILDING PAPER UNDER VERTICAL WALLS. SEE ELEVATIONS FOR FINISH. VERIFY WITH CLIENT WOOD PANEL SYSTEM AND COLOR. CONTRACTOR SHALL VERIFY WITH PANEL MANUFACTURER INSTALLATION AND WATERPROOFING REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO INSTALLATION.
- LIGHT FIXTURE LOCATION. OWNER APPROVED FEATURE.
- G.I. & PAINTED SHEET METAL PARAPET COPING AND METAL CANOPY SYSTEM SHALL BE PREFABRICATED AND SHALL BE WARP FREE SYSTEM. SHOP APPLIED SEMI-GLOSS POWDER COATED PAINT. PAINT PER OWNER DIRECTION. PROVIDE SHOP DRAWINGS AND SAMPLES OF METAL PANEL INCLUDING THICKNESS OF PANELS AND WARRANTY INFORMATION AGAINST WARPING.
- EXTERIOR GRADE TILE FINISH. INSTALL PER MANUFACTURER SPECS OVER MORTAR. WATERPROOFING SYSTEM AND DENS GLASS GOLD SHEATHING.
- METAL PARAPET COPING G.I. PAINTED FINISH TO MATCH WALL.
- EXTERIOR SIGNAGE PER SEPARATE DEFERRED SUBMITTAL.
- 1/2" G.I. OR ALUMINUM METAL REVEAL. PAINT TO MATCH WALL.



1 North Elevation
1/4" = 1'-0"



2 South
1/4" = 1'-0"

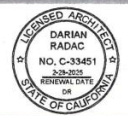
NOVUM

OFFICE SOUTH BAY / ORANGE COUNTY
114 S CATALINA AVE, STE. 122,
PERDIDO BEACH, CA 90277
TEL: 310-383-1827 / 310-709-4476
www.novumarchitecture.com

TOM'S JR
1430 E EDINGER AVE, SANTA ANA, CA 92705
Mr. Spiros Politis

No.	Description	Date

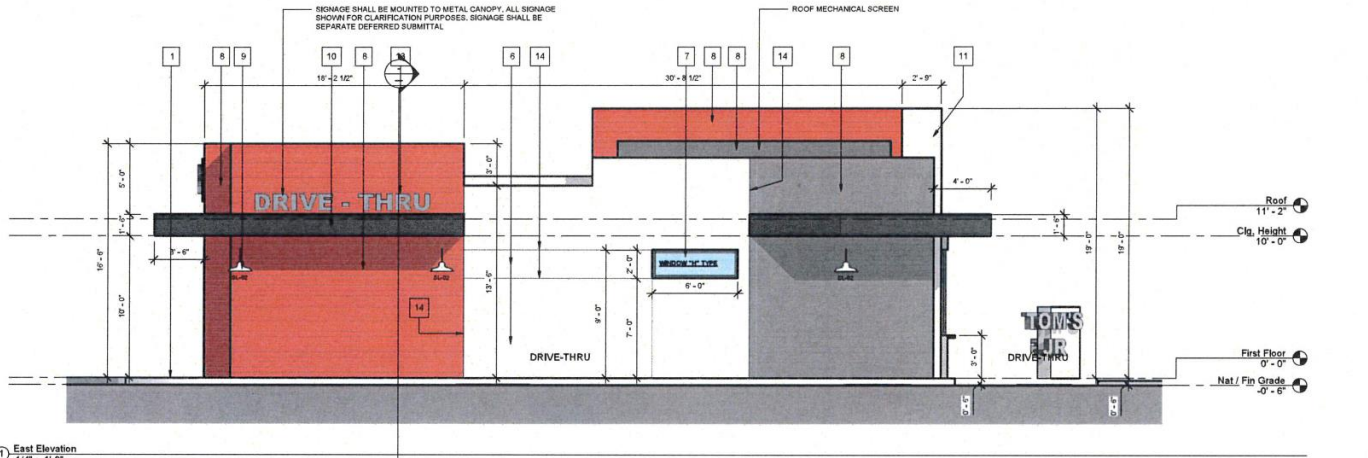
Elevations



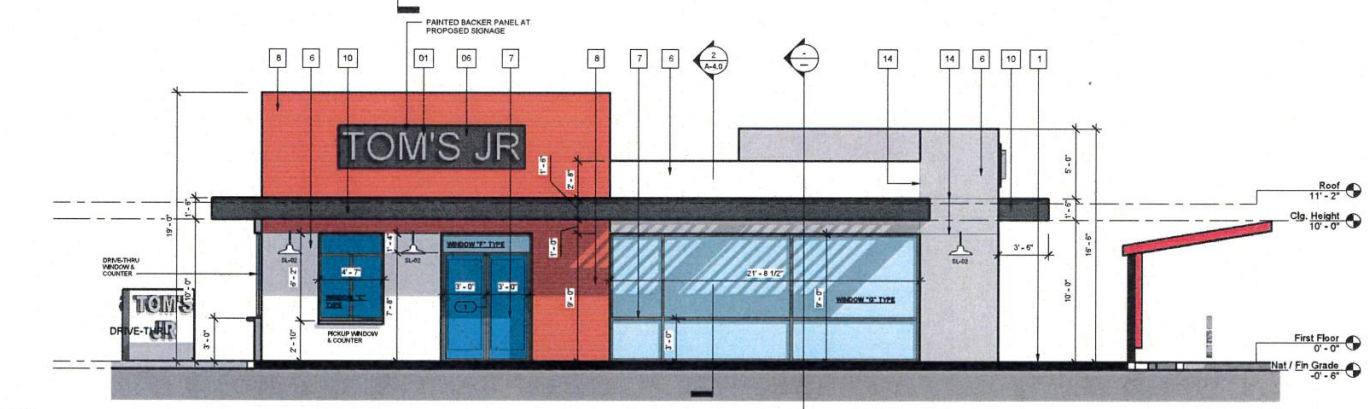
Project Number tom's2023
Date 2-13-2024
Drawn By Author
Checked By Checker

A-3.0
Scale 1/4" = 1'-0"

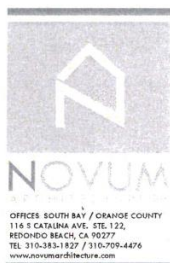
- EXTERIOR ELEVATION NOTES:**
1. CONCRETE SLAB BASE MATERIAL AND MEMBRANE SHALL BE PROPERLY LAPPED AND SEALED TO PREVENT MOISTURE INFILTRATION PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. UNDER-SLAB WATERPROOFING PER SPECIFICATIONS & SOILS REPORT INSTALL MANUFACTURER'S RECOMMENDATIONS.
 2. FINISHED GRADE: ALL SITE WORK TO BE COMPACTED IN STRICT ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND SPECIFICATIONS.
 3. CONTINUOUS G.I. WEEP SCREED. LOCATE WEEP SCREED AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE JUNCTURE.
 4. WALL CONSTRUCTION: 2x STUDS AT PLATE WALL BEARING. AT THICKENED CONDITIONS FURNISH WALL WITH 2"x4" STUDS TO THICKNESS SHOWN IN PLANS. SEE STRUCTURAL ENGINEER'S PLANS FOR SPACING AND SPECIFICATIONS.
 5. PROVIDE DRAFT STOPS WITHIN ATTICS (IF APPLICABLE), MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACE FORMED OF COMBUSTIBLE CONSTRUCTION PER CBC REQUIREMENTS (1,000 SQ. FT. OR 80' MAX).
 6. SMOOTH EXTERIOR PLASTER WITH INTEGRAL COLOR HAND-TROWELED FINISH OVER EXPANDED METAL LATH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER BACKING. OWNER AND ARCHITECT TO APPROVE 5-GUS-0" MINIMUM MOCK-UP OF TEXTURE, COLOR, AND SHEEN. PROVIDE AS MANY MOCK-UPS AS REQUIRED TO GAIN APPROVED EFFECT. ALL OUTSIDE CORNERS TO BE BEADED.
 7. METAL WINDOW AND DOORS. SEE DOOR AND WINDOW SCHEDULES. GLASS ON ALL SWINGING DOORS WITHIN 10" OF THE ADJACENT WALKING SURFACE SHALL BE FULLY TEMPERED.
 8. EXTERIOR GRADE VERTICAL OR HORIZONTAL SMOOTH 4" HARDE PANEL SYSTEM W/ CONCEALED HARDWARE W/ (2) LAYERS OF BUILDING PAPER UNDER VERTICAL WALLS. SEE ELEVATIONS FOR FINISH. VERIFY WITH CLIENT WOOD PANEL SYSTEM AND COLOR. CONTRACTOR SHALL VERIFY WITH PANEL MANUFACTURER INSTALLATION AND WATERPROOFING REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO INSTALLATION.
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 11. EXTERIOR GRADE TILE FINISH INSTALL PER MANUFACTURER SPECS OVER MORTAR. WATERPROOFING SYSTEM AND DENS GLASS GOLD SHEATHING.
 12. METAL PARAPET COPING G.I. PAINTED FINISH TO MATCH WALL.
 13. EXTERIOR SIGNAGE PER SEPARATE DEFERRED SUBMITTAL.
 14. 1/2" G.I. OR ALUMINUM METAL REVEAL. PAINT TO MATCH WALL.



1 East Elevation
1/4" = 1'-0"



2 West
1/4" = 1'-0"



TOM'S JR
1439 E EDINGER AVE, SANTA ANA, CA 92705
Mr. Spiros Politis

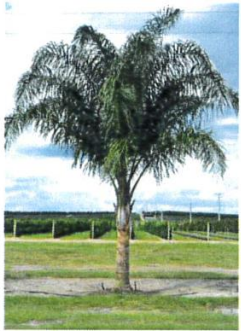
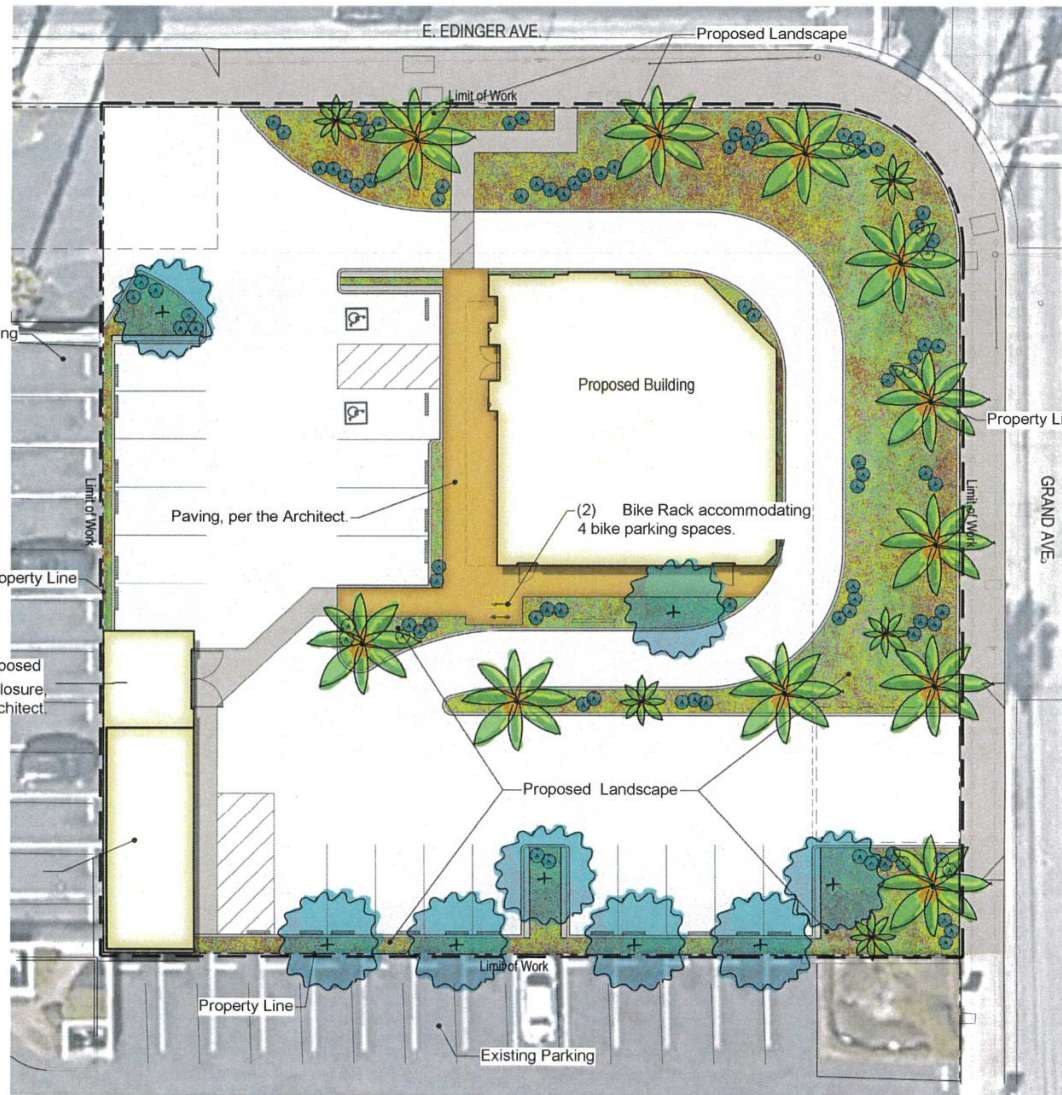
No.	Description	Date

Elevations



Project Number tom's2023
Date 2-13-2024
Drawn By Author
Checked By Checker

A-3.1
Scale 1/4" = 1'-0"

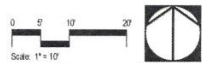


*Conceptual images (provided herein are conceptual and subject to change)



Trash Staging Area

Schematic Landscape Plan



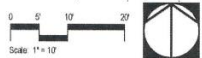
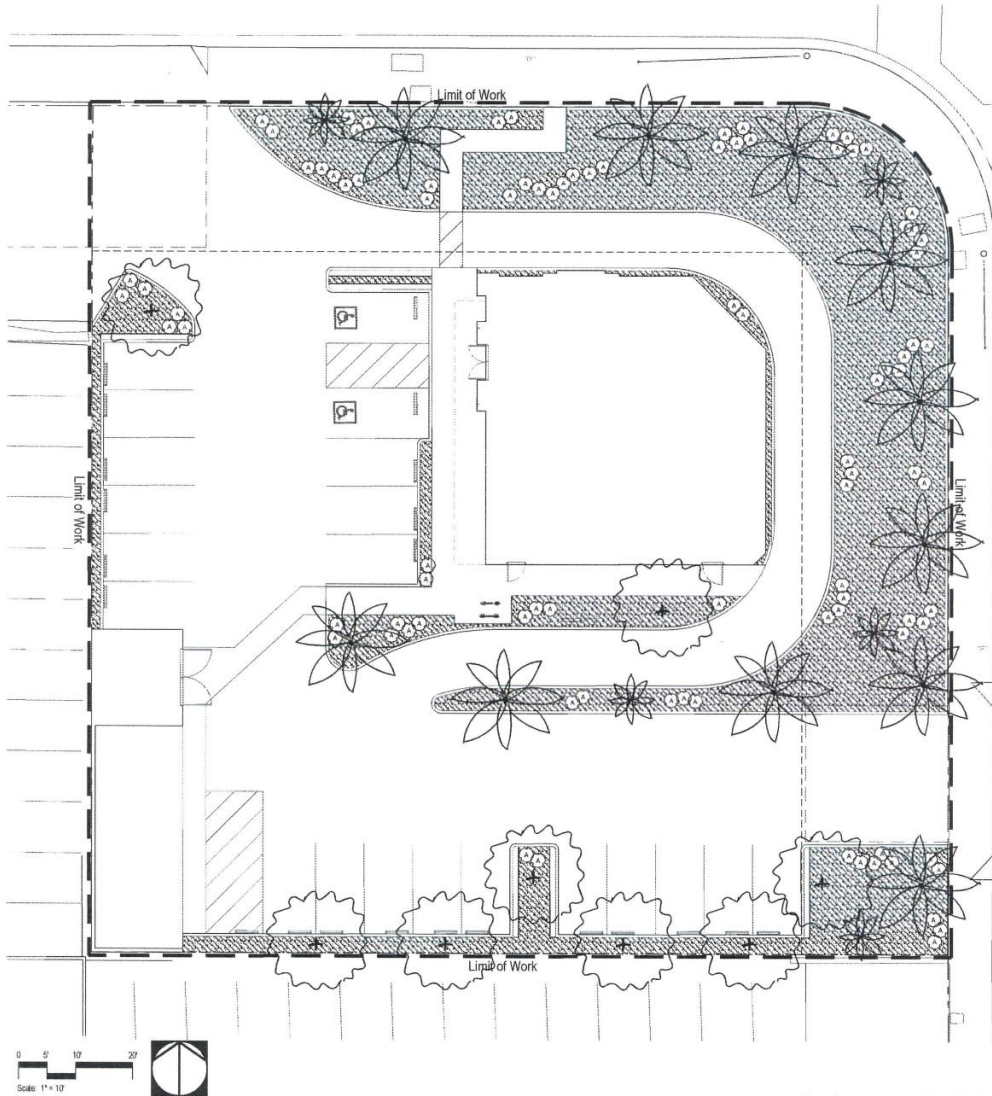
Novum Architecture

2nd City Submittal | Project No: 19A08
Date: Aug 11, 2023

L-1

Tom Jr. Burger - Santa Ana PAD





PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
PALMS						
	Vertical	<i>Syagrus romanzoffiana</i> (Queen Palm)	Single	10' BT	Med	11
	Accent	<i>Phoenix roebelenii</i> (Pigmy Date Palm)	Multi	15 Gal	Low	5
TREES						
	Street	<i>Tristania conferta</i> (Brisbane Box)	Single	24" Box	Med	8
						Total = 24
*Trees to be spaced in accordance with City of Santa Ana's Municipal Code (SAMC) Section 41-447, see this sheet for code reference.						
SHRUBS						
	Accent Shrubs	<i>Agave x 'Blue Glow'</i> (Blue Glow Agave) <i>Aloe striata</i> (Coral Aloe) <i>Hesperaloe parviflora</i> (Red Yucca)	Single	5 Gal	Low	
	Groundcover	<i>Callistemon viminalis</i> 'Little John' (Dwarf Bottlebrush) <i>Carex divulsa</i> (Berkeley Sedge) <i>Dianella revoluta</i> 'Little Rev' (Little Rev Flax Lily) <i>Lantana x 'New Gold'</i> (New Gold Lantana) <i>Westringia</i> spp. (Westringia)	Single	1 Gal	Low	
*Shrubs and groundcover to be spaced in accordance with City of Santa Ana's Municipal Code (SAMC) Section 41-447, see this sheet for code reference.						

- NOTES:**
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 3. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
 4. All trees within 5' of hardscape to be installed with deep root barriers.

City of Santa Ana - Municipal Code - Sec. 41-477 - Landscaping.
Front yard:

- a. One (1) 24-inch box canopy tree shall be provided for each twenty-five (25) linear feet of front yard (exclusive of driveways). Such trees may be placed in clusters.
- b. Six (6) five-gallon size shrubs shall be provided per twenty-five (25) linear feet of front yard (exclusive of driveways). As an alternative, the use of three (3) five-gallon size shrubs and ten (10) one-gallon shrubs is acceptable provided the plant material adds color and variety to the design.
- c. The front yard shall be planted in turf or acceptable dry climate ground cover. A ground cover is required in shrub areas and as accents in small pockets. Redwood header boards or similar barriers shall be placed between turf and other plant materials.
- d. Berms in the front yard having more than a 4:1 slope shall be planted in ground cover. Turf is not acceptable.
- e. When parkway trees are required by the city, they shall be integrated with the onsite landscape plan to ensure proper spacing and species selection.
- f. A minimum five-foot wide landscape strip shall be planted and maintained where the off-street parking area abuts any public street, except at approved driveways.

Parking area:

- g. In parking areas available to parking by the general public, a landscape planter shall be provided for every ten (10) parking spaces. Each planter shall have minimum dimensions of six (6) feet in width and eighteen (18) feet in length including concrete curbing. Each planter shall be bordered on two (2) sides minimum by parking area. The planter strips shall run parallel to the parking spaces and be consistently spaced throughout the parking area. Each planter shall require one (1) 15-gallon size tree, five (5) five-gallon shrubs plus ground cover.
- h. (h) In lots that are solely used by employees of the company, a landscape planter shall be provided for every five (5) consecutive parking spaces. Each planter shall have minimal dimension of four (4) feet by four (4) feet, including concrete curb. Each planter shall require one (1) 15-gallon size tree and a suitable ground cover or low growing shrubs. These planters may be located between parking spaces so as to maximize the amount of available space for parking. Planters may also be consistent with general parking landscape requirements. Each parking area shall be enclosed by perimeter planters abutting the lot or parking spaces, except for the driveways.
- i. (i) The choice of plant material shall be trees and/or shrubs, with a ground cover in keeping with the size and limitations of the area. Ground covers alone are not acceptable. A minimum of one (1) 15-gallon tree shall be provided for each ten (10) parking spaces, or portion thereof.
- j. (j) Parking areas shall be designed so that parked vehicles shall not encroach into landscape areas.

Buffer:

- k. (k) A landscaped planter of a width not less than ten (10) feet is required along any interior lot line to the extent such lot line abuts any property which is neither zoned for industrial uses, nor indicated on the general plan of the city as planned for industrial purposes.

General:

- l. A plant list shall be shown on the required plot plan to obtain a building permit for the building for which the parking area is provided. The list shall include the botanical and common names of the plant to be used, the sizes to be planted, and the quantity of each. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan.
- m. All required yards shall be landscaped and maintained at all times.
- n. Redwood chips, decorative stone and other inorganic materials are not acceptable substitutes for ground cover or turf.
- o. All trees in parking areas shall be placed in root barriers.
- p. All planting areas must be designed with an automatic irrigation system. Modifications shall be allowed for dry climate landscapes. Pop-up sprinklers shall be used in all areas other than installations against foundations for the sake of public safety. Drip, bubbler, or other low gallonage systems may be used in buffer areas and narrow strips. Sleeving must be called out wherever irrigation pipes are installed under hardscape.
- q. The landscaping shall be contained in planting areas that are enclosed by minimum six-inch high concrete curbs.
- r. Landscaping shall be installed and maintained in compliance with article XVI of this chapter, pertaining to water conservation.
- s. Compliance with all provisions of this section shall be required except for minor modifications approved by the planning division.
- t. All appurtenances, such as transformers, backflow preventers, trash enclosures, signage, meters, and lights, shall be shown on landscape plans and screened with plant materials.

Schematic Planting Plan

Novum Architecture

2nd City Submittal | Project No: N408
Date: Aug 11, 2023

Tom Jr. Burger - Santa Ana PAD



ORANGE COUNTY REPORTER

~SINCE 1921~

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

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
1430 E Edinger Ave

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/14/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$122.10
Total	\$122.10

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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3821554

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: 1430 East Edinger Avenue located within the Light Industrial (M1) zoning district.

Project Applicant: Darian Radac with Novum Architecture, Inc. (Applicant) on behalf of Spiros Politis (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit No. 2024-05 to develop a new eating establishment (Tom's Jr.) with drive-through window service, at an existing commercial site developed with a standalone pad building and previously occupied by an eating establishment. The overall project would include a reduction in the gross floor area of the existing building, a new drive-through lane, and various onsite improvements.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class - Existing Facilities) Environmental Review No. 2023-32, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 24, 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 Heidi Jacinto with the Planning Division by phone at (714) 667-2725 or by email at HJacinto@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 ề u c ả n liên l ậ c b ằ ng ti ề ng Vi ệ t, xin đ ị ệ n tho ả i cho Tony Lai s ố (714) 565-2627.

6/14/24

OR-3821554#



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CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

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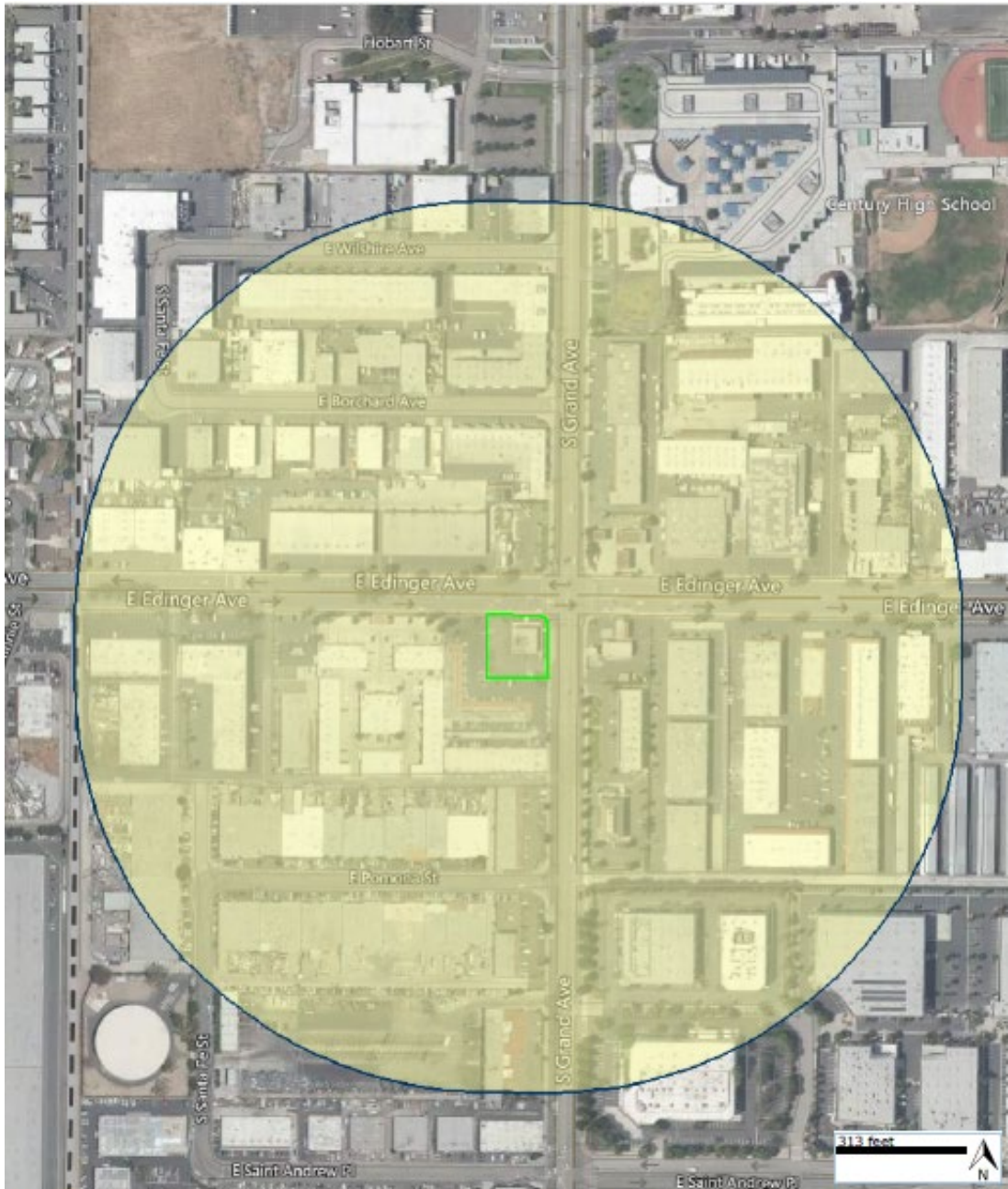
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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



**1430 East Edinger Avenue
1,000 Sq Ft. Buffer Map**

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BEFORE THE SANTA ANA
PLANNING COMMISSION**

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

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

The City of Santa Ana is conducting a public hearing on the application for a Conditional Use Permit (CUP) for the proposed development of a 10,000 square foot building for use as a community center. The project is located at 1000 East Street, Santa Ana, CA 92701. The project is subject to the Santa Ana Municipal Code, specifically the provisions relating to Conditional Use Permits. The project is being proposed by the Santa Ana Community Center, Inc. The project is being proposed for use as a community center. The project is being proposed for use as a community center. The project is being proposed for use as a community center.

Public Hearing: The public hearing will be held on Monday, June 15, 2015, at 6:00 p.m. in the Board Room of the Santa Ana Planning Commission, 1000 East Street, Santa Ana, CA 92701. The public hearing will be held in the Board Room of the Santa Ana Planning Commission, 1000 East Street, Santa Ana, CA 92701. The public hearing will be held in the Board Room of the Santa Ana Planning Commission, 1000 East Street, Santa Ana, CA 92701.

Comments: Comments may be submitted to the Commission at the public hearing, or by mail to the Santa Ana Planning Commission, 1000 East Street, Santa Ana, CA 92701. Comments may be submitted to the Commission at the public hearing, or by mail to the Santa Ana Planning Commission, 1000 East Street, Santa Ana, CA 92701. Comments may be submitted to the Commission at the public hearing, or by mail to the Santa Ana Planning Commission, 1000 East Street, Santa Ana, CA 92701.

Decision: The Commission will make a decision on the application for a Conditional Use Permit at the public hearing. The Commission will make a decision on the application for a Conditional Use Permit at the public hearing. The Commission will make a decision on the application for a Conditional Use Permit at the public hearing.

City of Santa Ana
Santa Ana Planning Commission
1000 East Street, Santa Ana, CA 92701
Phone: (714) 835-5500, Fax: (714) 835-5501, Email: planning@cityofsa.com

