

ORANGE COUNTY REPORTER

~SINCE 1921~

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

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04/18/2025

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OR# 3915538

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: 1819 North Tustin Avenue located within the Community Commercial (C1) zoning district.

Project Applicant: John Caglia representing Dutch Bros, Inc. (Applicant) on behalf of Hall John C Trust (Property Owner)

Proposed Project: The applicant is seeking approval for Conditional Use Permit (CUP) No. 2025-11 to construct a new eating establishment, Dutch Bros, which will feature a drive-through window service. Pursuant to Santa Ana Municipal Code Section 41-365.5, eating establishments with drive-through window service require Planning Commission review and approval of a CUP. The project involves the construction of a new single-story commercial building measuring 1,025 square feet, along with additional site improvements such as a new parking lot, landscaping upgrades, and ADA accessibility enhancements.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Categorical Exemption ER No. 2024-36 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 28, 2025, 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 Cristian Santana with the Planning Division by phone at

(714) 667-2728 or by email at CSantana@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 đi điện thoại cho Kristie Ha (714) 667-2206.

4/18/25

OR-3915538#



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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

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.

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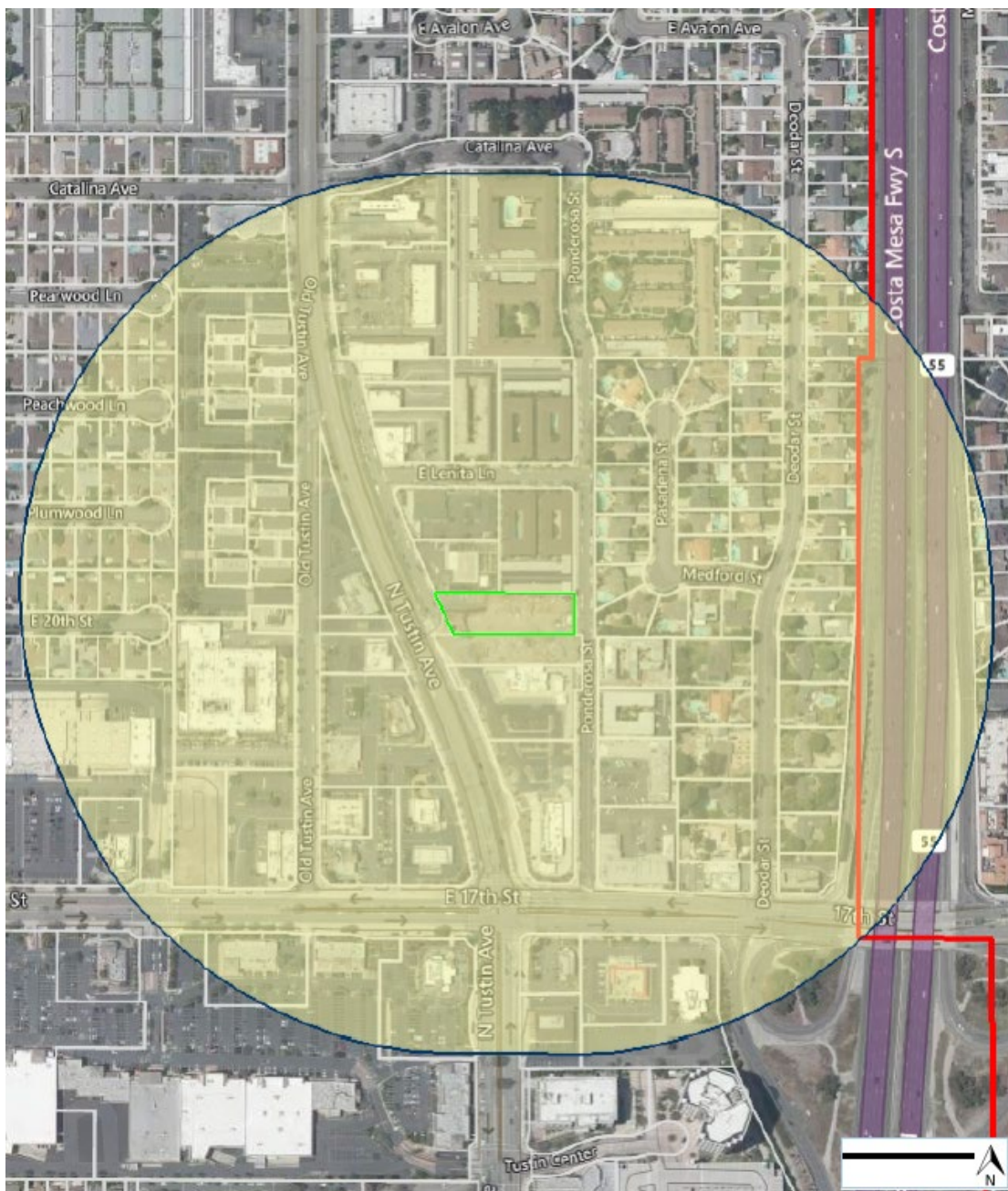
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**Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Kristie Ha (714) 667-2206.**

1000' RADIUS NOTIFICATION MAP



1819 North Tustin Avenue
1,000 Sq. Ft. Buffer Map



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