

Ocampo, Nuvia

From: Angela Vera <veraa1@uci.edu>
Sent: Monday, November 25, 2024 2:19 PM
To: Kilroy, Matthew; eComments, PBA
Cc: Vera, Angela
Subject: 2235 S Bristol- Project Starbucks

Attention: This email originated from outside of City of Santa Ana. Use caution when opening attachments or links.

Good morning,

To the planning commission, I hope this email finds you well. My name is Angela Vera and I, along with my sister and brother in law, own the residence located at 2110 Magnolia Avenue in the city of Santa Ana. I was born and raised in the beautiful city of Santa Ana and was raised in this home for over 25 years. Throughout these years, I have been a witness to different city plans that the city has implemented. Some of these plans have changed the city for better, and some for worse. I received through mail a city letter by the Planning and Building Agency informing the residents living approximately 1,000 feet from a potential Starbucks location being built at the empty lot of 2235 S. Bristol Street. I felt very disappointed after reading that a meeting was scheduled for today on Monday, November 25th, 2024 due to being a holiday week and most people travel out of the city. Therefore, I am emailing my concerns and thoughts about this project.

After reading articles about the “Starbucks Effect” and how it increases home and property value, I am also concerned for the well being of my family and my neighbors.

My residence is located on the west side of Magnolia Avenue. A few years ago, the city knocked down the business located on the east side of Bristol Street with a prosperous plan that the

city was going to plant trees and make it a green area. It's been years that the city has not built anything and has only caused transients to break into the wire fence facing Bristol Street and loiter around at night, subjects tagging, along with other issues.

After this occurred, the amount of traffic in Magnolia Avenue has increased tremendously. As a resident, I've seen the amount of traffic that happens on Magnolia Avenue on a daily basis by countless vehicles who enter off of Magnolia Avenue and exit either onto Warner Street or St. Gertrude Street. The frequent number of vehicles that travel on Magnolia Avenue create heavy traffic, unsafe hazards, and visibility for the residents living on this street especially during traffic hours. Another issue the residents of Magnolia have to deal with is parking. After this Starbucks is finalized, I could only imagine the amount of additional vehicles that will be parking on Magnolia Avenue due to the Starbucks parking lot being at its full capacity. In addition, another issue the residents of Magnolia have to deal with is the amount of transients who walk and travel on foot and on bicycles on Magnolia Avenue. With the addition of a Starbucks location on the corner lot, as I have seen on the Starbucks located 2302 S. Bristol Street, it has attracted a number of transients. I've seen transients being verbally aggressive with customers, security guards, loitering in the patio area refusing to leave the property. Transients who are under the influence and refuse to accept help. I've seen subjects overdose on substances sitting on the same tables and benches that our children and families sit in making it unsafe for them. I fear for transient encampments being built near the area just like they did on the empty lots on Bristol Street. I am concerned for the children, our elders living on Magnolia Avenue who will no longer feel safe riding their bicycles on the

block, walking their dogs, or going for a walk due to the amount of transients this Starbucks might attract.

I don't discourage this project from happening but I am curious to know how the city of Santa Ana, and the Building and Planning Agency will work with the residents of Magnolia Avenue referencing the concerns I expressed.

Thank you for your time. I look forward to hearing from you soon.

Angela Vera

avera5@santa-ana.org

Sent from my iPhone

Ocampo, Nuvia

From: JACLYN GAMBARO <qbnprincessjax@icloud.com>
Sent: Monday, November 25, 2024 3:25 PM
To: eComments, PBA
Subject: Reference to 2235 S. Bristol

Attention: This email originated from outside of City of Santa Ana. Use caution when opening attachments or links.

To whom it may concern this email is in reference to the property on 2235 South Bristol St., Santa Ana, CA. I am a homeowner on Magnolia Avenue specifically 2231 S. Magnolia Ave. and I am very disappointed about this move Just pointing out, there's a Starbucks right across the street that is open All night is already causing excessive noise at night, and excessive traffic as well. Not to mention, you are encouraging and bringing littering and unnecessary loitering to a residential area.

For instance, if the driveway exits to our residential street, it will also cause traffic in a residential area where there are children present. This will also attract homeless people. The parking is a problem as well. This move will have a negative impact on the value of my property and will make it much more difficult to market in the event of making it a rental or wanting to sell my home. I am not in favor of this whatsoever and hope you will take these points into consideration. You will be turning my neighborhood into a cesspool.

I don't want

-Unnecessary noise that will make my property unlivable -the Starbucks will attract people at all hours of the night -the Starbucks will attract unnecessary loitering -the Starbucks will make it impossible for our children to play in the streets due to all these factors -the Starbucks will bring patrons to park in our neighborhood -the Starbucks would bring unnecessary trash and encourage littering -the drive-through is loud and makes a lot of noise for a residential area I am completely opposed. And furthermore, if the owners of said property were to live on my street, I assure you they wouldn't want it either.

Thank you for your time

JACLYN GAMBARO
Resident, and property owner

Sent from my iPhone