

Ocampo, Nuvia

From: Vic M <vicrealtygroup@gmail.com>
Sent: Sunday, April 13, 2025 3:08 PM
To: eComments, PBA
Subject: AGENDA ITEM #1 - CONDITIONAL USE PERMIT NO. 2025-02

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

Dear City Staff or Planning Commission,

Below are my questions, concerns, and recommendations regarding the subject project:

General Questions & Comments

1. Will the proposed grocery store be subject to local sales tax requirements?
2. What Capital Improvement Projects (CIP) are currently planned or contemplated for W. 17th Street adjacent to this site?
3. Why was only one community outreach meeting held? How many members of the public were in attendance?
4. Regarding the proposed building colors—can alternatives be considered? The current palette lacks character and visual appeal. I recommend lighter, warmer tones that feel more inviting and reflective of the neighborhood.
5. Has the City conducted any background research on how this grocery chain has operated in other jurisdictions? Specifically, have police reports, code enforcement violations, or service calls been reviewed?
6. If so, what has been the most frequent type of service call at similar locations?

Parking

1. How many ADA-compliant parking stalls are proposed?
2. Where will Electric Vehicle (EV) charging stations be located?
3. How many EV parking stalls are included in the plan?
4. Where will employee parking be located?
5. Along the south side of the building, will safety features such as bollards, guardrails, or raised curbs be installed at the front edge of parking spaces adjacent to sidewalks or walkways? A condition should be added to prevent vehicle overhang from encroaching into project walkways and public sidewalks. These features must comply with all accessibility standards and be compatible with the overall architectural design.

Circulation

1. Will left turns out of the site onto College Avenue be permitted?
2. What street improvements are planned along College Avenue and W. 17th Street? Will these improvements be completed by the applicant?
3. The proposed driveway approaches on College Avenue appear to be non-compliant with current City standards. The applicant should be conditioned to reconstruct both approaches per City of Santa Ana specifications. Additionally, all driveway entrances should feature enhancements such as pervious pavers, colored concrete, or similar materials, subject to the approval of the Planning Director.

Bicycle Parking

1. The existing bicycle rack design is not pedestrian- or cyclist-friendly, as it encroaches into the walkway when bikes are parked. A condition should be added requiring the replacement of the current rack with a new one located fully on-site. The new design should ensure that parked bicycles do not obstruct vehicle circulation or any ADA-compliant pedestrian paths.

Trees and Shade

1. The existing parking lot lacks adequate shade for both vehicles and pedestrians. A condition should be added requiring the use of canopy trees throughout the site and in the public right-of-way. Palm trees should not be used for this purpose.
2. Has the City considered planting additional large canopy trees along W. 17th Street to enhance the streetscape and provide shade?

Thank you for your attention to these items. I look forward to your response and further updates on this project.

Best,

VRG

Ocampo, Nuvia

From: Marthamolinaaviles <marthamolinaaviles@gmail.com>
Sent: Monday, April 14, 2025 2:35 PM
To: eComments, PBA
Subject: Item #1-Ole City Market (Support)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Commissioners and Planning Staff,

Thank you for the time allowed to have our neighbors obtain more information about the Ole City Market.

We greatly appreciate the community meeting held by Mr. Jimmy Oh and his staff. Our Board was able to personally meet Mr. Oh, who addressed our concerns.

Therefore, we are now in support of the new proposed market. We trust the new business will add value to our neighborhood.

I am sorry I am unable to attend the meeting in person, however I have notified Planning staff and Mr. Oh about our support.

Sincerely,

Martha Molina
President, Riverview Neighborhood Association

Sent from my iPhone