

# ORANGE COUNTY REPORTER

~ SINCE 1921 ~

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

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

## PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of ORANGE ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:  
601 E Santa Ana Blvd

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

05/02/2025

Executed on: 05/02/2025  
At Los Angeles, California

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



Signature



\* A 0 0 0 0 0 7 0 9 1 7 7 3 \*

This space for filing stamp only

OR #: 3920683

### 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:** 601 E. Santa Ana Boulevard, located within the Transit Zoning Code (SD84) zoning district.

**Project Applicant:** Jeff Coffman (Applicant) representing Benchmark SA (Property Owner).

**Proposed Project:** Applicant is requesting approval for a modification to Conditional Use Permit No. 2015-19 to upgrade to a Type-47 license from the Department of Alcoholic Beverage Control and to allow the sale of beer, wine, and distilled spirits for on-premise consumption. The applicant is also requesting a modification to expand operations to a neighboring suite.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Class 1, Section 15301 (Existing Facilities) of the CEQA Guidelines. Categorical Exemption ER No. 2015-109 will be filed for this project.

**Meeting Details:** This matter will be heard on **Monday, May 12, 2025, at 5:30 p.m.** in the City Council Chamber, 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](mailto: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](mailto: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 điện thoại cho Kristie Ha (714) 667-2206.**

5/2/25

OR-3920683#



## 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](http://www.santa-ana.org/pba)

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

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Planning Commission Action:** The Planning Commission will hold a Public Hearing to receive public testimony and will take action on the item described below. Decision on this matter will be final unless appealed 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.

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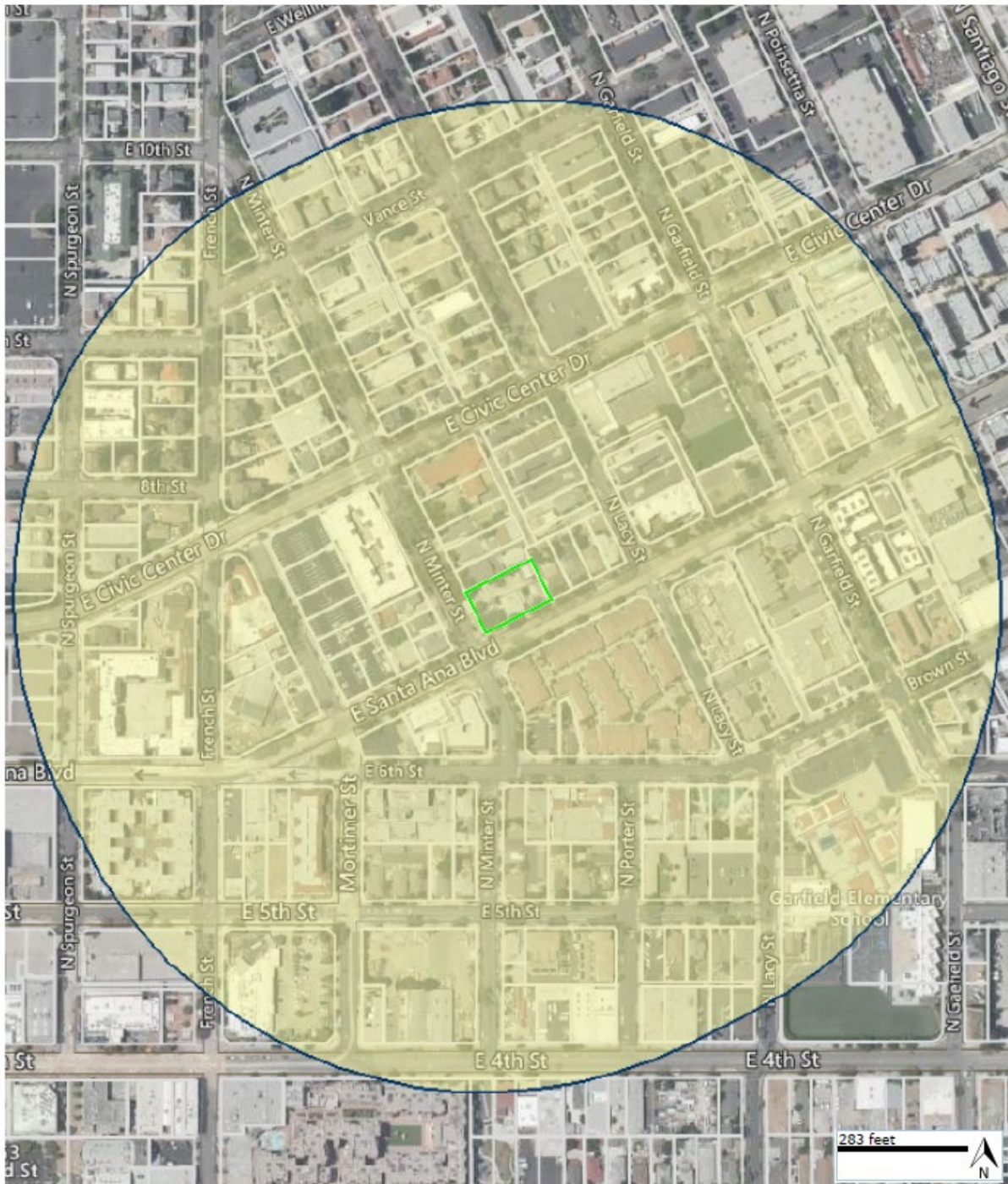
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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Kristie Ha (714) 667-2206.**

**1000' RADIUS NOTIFICATION MAP**



**601 E Santa Ana Boulevard  
1,000 Sq. Ft. Buffer Map**

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**NOTICE OF PUBLIC HEARINGS**  
REGARDING THE LATEST AND  
PLANNING COMMISSION

The Planning Commission will hold a public hearing on the proposed project at the following time and location:

**DATE:** [illegible]  
**TIME:** [illegible]  
**LOCATION:** [illegible]

The purpose of the hearing is to receive comments from the public on the proposed project. The public is invited to attend the hearing and provide input on the project. The Planning Commission will consider all comments received at the hearing.

For more information, please contact the Planning Commission at [illegible].