

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
2 Hutton Center Dr

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):

04/04/2025

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| Publication | \$139.40 |
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OR# 3911033

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: 2 Hutton Center Drive, Unit 202 located within the Specific Development No. 76 (SD-76) zoning district.

Project Applicant: Jiayi Liu with Food Trace Management, LLC dba Little Pan (Applicant) on behalf of KRB Investments Management, LLC (Property Owner)

Proposed Project: Applicant is seeking approval for Conditional Use Permit (CUP) Nos. 2025-05 and 2025-06 to allow the sale of beer and wine for on-premises consumption through a Type-41 license from the Department of Alcoholic Beverage Control and to allow for after-hours operations at an existing eating establishment. Per Sec. 41-196 of the Santa Ana Municipal Code and Section 5 of SD-76, establishments wishing to sell alcoholic beverages for on-premises consumption require approval of a CUP. Additionally, Section 5 of SD-76 requires approval of a CUP for uses open between 12:00 a.m. midnight and 5:00 a.m.

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 (Class 1 - Existing Facilities) of the CEQA Guidelines. Categorical Exemption ER No. 2025-18 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 14, 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 Pedro Gomez with the Planning Division by phone at (714)

667-2790 or by email at PGomez@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.

4/4/25

OR-3911033#



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

1000' RADIUS NOTIFICATION MAP



2 E. Hutton Center Drive, Unit 202
1,000 Ft. Buffer Map



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

202



**PUBLIC NOTICE OF APPLICATION
TO SELL ALCOHOLIC BEVERAGES**

APPLICANT: LITTLE PAN SUSHI BAR
TYPE OF LICENSE: ON-SALE BEER AND WINE EATING PLACE
PROPOSED NAME: 9449 GRILL LOUNGE
ADDRESS OF PREMISES: L HUTTON CENTRE DR. STE 202, SAN ANTONIO, TX 78202
APPLICANT HAS FILED FOR: (SEE 200801) (SEE 200801) (SEE 200801)
IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED AT ANY OFFICE OF THE ALCOHOLIC BEVERAGE COMMISSION, 1001 E. BURNETT AVENUE, SUITE 100, SAN ANTONIO, TEXAS 78202, ON OR BEFORE 5:00 P.M. ON THE 15TH DAY OF THE MONTH OF MAY, 2018. THE PROTEST MUST BE IN WRITING AND MUST BE ACCOMPANIED BY A VERIFICATION FORM THAT MAY BE OBTAINED AT: (SEE 200801) (SEE 200801) (SEE 200801)
PREMISES ARE NOT NOW LICENSED TO SELL ALCOHOLIC BEVERAGES

BUSINESS HOURS

| | |
|-----------|---------------------|
| MONDAY | 11:00 AM - 10:00 PM |
| TUESDAY | 11:00 AM - 10:00 PM |
| WEDNESDAY | 11:00 AM - 10:00 PM |
| THURSDAY | 11:00 AM - 10:00 PM |
| FRIDAY | 11:00 AM - 11:00 PM |
| SATURDAY | 11:00 AM - 11:00 PM |
| SUNDAY | 11:00 AM - 10:00 PM |

EMERGENCY PHONE: (214) 223-1111



LITTLE PAN
GOURMET JUICY PAN-FRIED BUN

招牌生煎
House Special
Pan-Fried Pork Bun



芝士松饼生煎
Corn & Cheese Pan-Fried Bun



24K金黑松露生煎
24K Gold Black Truffle Pan-Fried
Pork Bun



五彩饺子
Rainbow Dumpling



玉米排骨汤
Pork Rib Soup with Corn



牛肉煎饼
Beef Pancake



鸭架羊肉粉汤
Lamb Soup with Vermicelli