

ORANGE COUNTY REPORTER

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CITY OF SANTA ANA/PLANNING & BUILDING AGENCY
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SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2 Hutton Center Dr

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04/04/2025

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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



DEPARTMENT OF ALCOHOLIC BEVERAGES CONTROL
PUBLIC NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES
 JURISDICTION: LITTLE PAN SUSHI BAR
 TYPE OF LICENSE: HI-ON-SALE BEER AND WINE-EATING PLACE
 BUSINESS NAME: 944 GRIFFIN LOUNGE
 ADDRESS OF PREMISES: 2 HUTTON CENTRE DR. STE 202, SAVAANNA, CA 92662
 APPLICANT HAS PAID FOR: (SEE SCHEDULE)
 IF A VESSELS PROHIBITION IS TO BE MADE AGAINST THIS APPLICATION, IT SHALL BE REVIEWED AT ANY OFFICE OF THE DEPARTMENT OR DEPARTMENT HEADQUARTERS, THAT LICENSEE MUST APPEAR AND BE SUBJECT TO CROSS EXAMINATION AND VERIFICATION FORMS MUST BE OBTAINED AT: (SEE SCHEDULE)
 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
 RESERVATION PHONES: (949) 451-8888

LITTLE PAN
GOURMET JUICY PAN-FRIED BUN

招牌生煎
House Special
Pan-Fried Pork Bun

芝士焗生煎
Corn & Cheese Pan-Fried Bun

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

五谷饺子
Rainbow Dumpling

韭菜猪肉
Beef Pancake

鸭架萝卜丝汤
Lamb Soup with Vermicelli

玉米排骨汤
Pork Rib Soup with Corn

Red and white A-frame sign with Chinese text, likely a promotional offer or menu highlight.

