

ORANGE COUNTY REPORTER

~ SINCE 1921 ~

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

NUVIA OCAMPO
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:
2235 N Bristol St

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:

11/15/2024

Executed on: 11/15/2024
At Los Angeles, California

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



Signature



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This space for filing stamp only

OR #: 3870037

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: 2235 South Bristol Street located within the Bristol Street Corridor Specific Plan (SP-1) district.

Project Applicant: Amir Houriani with Santana Green Development, LLC. (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of various entitlements to allow the construction and operation of a 1,205-square-foot Starbucks at a vacant property. Entitlements include Conditional Use Permit No. 2024-13 to allow drive-through window service, Variance No. 2024-03 to allow a reduction in required landscaped setbacks, and Minor Exception No. 2024-03 to allow for continuance of overhead electrical feed and on-site power pole to service the site.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15303 (Class 3 - New Construction) of the CEQA Guidelines. A Notice of Exemption, Environmental Review No. 2023-19, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, November 25, 2024, 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 Matthew Kilroy with the Planning Division by phone at (714) 667-2708 or by email at MKilroy@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 u c ả n liên l ậ c b ằ ng ti ể ng Vi ệ t, xin đi ệ n th ọ ậ i cho Tony Lai s ố (714) 565-2627.

11/15/24

OR-3870037#



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.

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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Project Applicant: Amir Houriani with Santana Green Development, LLC. (Applicant & Property Owner)

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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



**2235 South Bristol Street
1,000 Sq. Ft. Buffer Map**



This Property is Managed By
UNITED MANAGEMENT COMPANY
To report any problems, or concerns
call our Manager at 323.833.1300

NOTICE OF PUBLIC HEARING
FOR THE CITY OF LOS ANGELES
PLANNING COMMISSION
The Planning Commission will hold a public hearing on the proposed project at the following time and location:
Date: [Date]
Time: [Time]
Location: [Location]
The purpose of the public hearing is to provide an opportunity for the public to express their views on the proposed project. The Commission will consider the project and make a recommendation to the City Council.
The public is invited to attend the hearing and provide input. The Commission will consider all input received.
For more information, please contact the Planning Commission at [Phone Number].



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Visit us @ www.LegalAdstore.com

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

Notice of Continuance

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):

11/29/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$100.30
Total	\$100.30

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OR# 3874815

NOTICE OF CONTINUANCE PUBLIC HEARING BEFORE THE PLANNING COMMISSION SANTA ANA, CALIFORNIA

PURSUANT TO GOVERNMENT Code § 54955.1, notice is hereby given that the Planning Commission of the City of Santa Ana **continued** the public hearing noticed for November 25, 2024 to **December 9, 2024** to consider Conditional Use Permit No. 2024-13, Variance No. 2024-03, and Minor Exception No. 2024-03 for the property located at 2235 North Bristol Street.

RESOLUTION NO. 2024-XX entitled A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2024-13 AS CONDITIONED TO ALLOW THE OPERATION OF A DRIVE-THROUGH WINDOW SERVICE FOR THE PROPERTY LOCATED AT 2235 SOUTH BRISTOL STREET (APN:015-194-43)

RESOLUTION NO. 2024-XX entitled A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2024-03 AS CONDITIONED TO ALLOW A REDUCED LANDSCAPE AREA FOR THE PROPERTY LOCATED AT 2235 SOUTH BRISTOL STREET

RESOLUTION NO. 2024-XX entitled A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA approving Minor Exception No. 2024-03 as conditioned TO ALLOW THE CONTINUANCE OF AN OVERHEAD ELECTRICAL FEED AND ON-SITE POWER POLE for the property located at 2235 SOUTH BRISTOL STREET

The matter will be considered on **Monday, December 9, 2024 at 5:30 P.M.**, or as soon thereafter as the matter may be heard, in the City Council Chamber, 22 Civic Center Plaza, Santa Ana, California. **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 in this meeting, please visit <https://www.santa-ana.org/agendas-and-minutes/>.

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 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 Tony Lai số (714) 565-2627.

Please contact the Planning and Building Agency at (714) 667-2700 with any questions.

Nuvia Ocampo
Planning Commission Secretary
11/29/24

OR-3874815#



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