



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
September 26, 2022

Topic: Density Bonus Agreement No. 2022-03 and Vesting Tentative Tract Map No. 2022-03 – Warmington Residential (717 S. Lyon Street)

RECOMMENDED ACTION

1. Adopt a resolution approving Density Bonus Agreement No. 2022-03 as conditioned.
2. Adopt a resolution approving Vesting Tentative Tract Map No. 2022-03 as conditioned,

EXECUTIVE SUMMARY

Greg Ocasek, representing Warmington Residential California, Inc. (applicant), on behalf of Wesley T. Geller, trustee of the Orange County Electrical Joint Apprenticeship Trust (property owner), is requesting approval of density bonus agreement (DBA) No. 2022-03 and vesting tentative tract map (VTTM) No. 2022-03 (County Map No. 19195) to allow the construction of a residential townhouse development, consisting of 51 townhouse units with eight units proposed as affordable to low-income households earning less than 50-80 percent of the area median income (AMI) at 717 S. Lyon Street.

As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. Moreover, the project requires approval by the Planning Commission and City Council for a density bonus to allow up to 22.16 dwelling units per acre (du/ac). Staff is recommending approval of the applicant's request due to the project's satisfying the intent of the General Plan to promote a pedestrian-oriented environment, and because the project will provide additional affordable and market-rate ownership housing stock to the community.

DISCUSSION

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	717 S. Lyon Street – Ward 3	
Nearest Intersection	Warren and Lyon streets	
General Plan Designation	Medium Density Residential (MR-15)	
Zoning Designation	General Agriculture (A-1); SB330 – Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2)	
Surrounding Land Uses	North	Multi-Family Residences (Saddleback Park Villas)
	East	Multi-Family Residences (Tustin Parc Apartments)
	South	Multi-Family Residences (Las Fuentes Apartments)
	West	Multi-Family Residences (Warwick Square Apartments)
Property Size	2.3 acres	
Existing Site Development	Two existing structures and asphalt parking lot. Structures include a one-story structure in the northwest corner and one-story commercial structure on the southwest corner.	
Use Permissions	Multi-Family Residential (permitted under Harbor Mixed Use Transit Corridor Plan, as part of SB330 request)	
Zoning Code Sections Affected	Uses	Article XVI.I (Density Bonus); Corridor District within the Harbor Mixed Use Transit Corridor Plan (SP-2); and Chapter 34 (Subdivisions)

Background and Context

Based on available permit history and historic aerial photographs, the subject site appears to have been used for agricultural purposes between circa 1938 and the mid-1960s. In the early 1970s, the Santa Ana Moose Lodge and parking lot were constructed and used through the 1990s. In 2015, the Orange County Electrical Joint Apprenticeship Trust began its use of the site as a vocational training building and associated parking lot.

The applicant is proposing the subject development pursuant to California Senate Bill 330, known as the Housing Crisis Act of 2019 or the HCA. More information on the HCA is provided in subsequent sections of this report.

California Senate Bill 330

The California Senate Bill (SB) 330, the Housing Crisis Act of 2019, (HCA) became effective on January 1, 2020, and established a statewide “housing emergency” until January 1, 2025. The senate bill amended Government Code Section 65941.1 with the broad goals of facilitating increased production of new residential units, protecting existing units, and

providing for an expedited review and approval process for housing development projects through submittal of a “preliminary application.” On January 1, 2022, the HCA was extended until January 1, 2030, with the passage of Senate Bill 8.

Among other stipulations, SB 330 requires the following for applicable housing development projects:

- New, non-objective development standards established after January 1, 2020, cannot be imposed or enforced.
- Applicable housing development projects must receive a decision in no more than five (5) public hearings - whether the item is being heard by a Design Review Board, Planning Commission or City Council, and including any appeals (save for those related to a legislative action).
- Prohibits any moratorium, project or action that would result in a net downzoning, limit the number of permits to be issued, or otherwise reduce housing or limit overall population.

The application is being submitted pursuant SB 330/the HCA. As such, the proposed development site will not be required to be rezoned, if found consistent with the objective General Plan standards for the property. Moreover, the development is required to comply with the objective zoning code standards applicable to the property, but only to the extent that they facilitate the development at the density allowed by the general plan, 15 du/ac per the Medium Density Residential (MR-15) General Plan land use designation. In consultation with City Staff, Warmington Residential California, Inc. has selected the Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2), as the proposed zoning for the project (per SB 330), an option afforded to the developer by Appendix A of the General Plan Land Use Element.

Project Description

The project includes the construction of a new residential development consisting of 51 townhouse units, 17,790 square feet of open space, and 105 parking spaces, including 102 covered parking spaces and three open/guest parking spaces. The development will consist of twelve residential buildings with three-story townhouse units and will provide onsite bicycle storage. The structures will each contain a two-car garage at ground level (Tuck-under building design) with residential units above, some with balconies/decks and others with den/fourth flex room. The project will include eight (8) two-bedroom units, eight (8) three-bedroom units, twenty-two (22) three-bedroom plus den units, and thirteen (13) three-bedroom units plus den or an optional fourth bedroom.

Of the total units in the development, eight units are proposed to be affordable to households earning less than 50-80 percent of the AMI, which is currently set at \$108,400, adjusted for

a four-person household size, as published by California Department of Housing and Community Development (HCD). Seven of the affordable units will be three-bedroom units while the last unit will be a two-bedroom unit. The proposed units will range in size between 1,300 to 1,992 square feet in size and will contain full kitchens, bedrooms, bathrooms, in-unit storage, and open/common (living) areas.

Open space will be provided through several private exterior areas approximately 6,100 square feet in size, or 7 percent of the total site area. One area will be a courtyard approximately 2,016 square feet in size, located on the west side of the property, adjacent to entrance and buildings 10 and 11. A second courtyard approximately 2,178 square feet in size is proposed to be located on the east side of the property, between buildings 6 and 7. The remainder of the open space locations will be provided as courtyards between buildings and would range from 792 and 1131 square feet. The design and layout of the proposed open spaces would create a unique outdoor area within the development, which function as a passive outdoor space and provide functional amenities to residents (e.g., picnic lounges, fire pits, BBQ, etc.). Moreover, the open space would feature a landscape palette with seating options and a variety of hardscaping materials, trees, and shrubs. The proposed landscaping include, but are not limited to, olive, strawberry, and oak trees, as well as Japanese privet, blue agave, flax lily, dwarf nandina, and rosemary shrubs. Lastly, each unit will also contain decks/private balconies for the use of each unit's owners.

The project features a contemporary architectural style similar to many multiple-family or mixed-use residential communities under construction in Santa Ana and the region. The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the existing multi-family neighborhood. The contemporary architectural style would include fiber cement lap siding, a light sand finish stucco exterior, fiber cement building trim, metal awnings and decorative columns, and high quality architectural detailing (e.g., exterior lighting, entry doors, fenestration, etc.). Moreover, the residential structures are designed to fully screen all mechanical equipment within the structure and parapet walls. Overall, the project will include a design and solid construction materials that will ensure that the project ages well for the duration of the building's lifetime.

As part of the current entitlement, the applicant has submitted a vesting tentative parcel map application to subdivide the project site into condominium lot with fifty-one condominium units, which would allow each unit to be sold for individual ownership. The applicant has prepared the required vesting tentative parcel map, which clarifies the proposed subdivision for the proposed condominiums.

Density Bonus

The California Density Bonus law allows developers proposing five or more residential units to seek increases in base density for providing on-site housing units in exchange for providing affordable units on site. To help make constructing on-site affordable units

feasible, the law allows developers to seek up to three incentives/concessions and an unlimited number of waivers, which are essentially variances from development standards that would help the project be built without significant burden and without detriment to public health. The first version of the Density Bonus Law was adopted in 1979 and has since been amended at various times. In early 2017, the law was amended to restrict the ability of local jurisdictions to require studies to “justify” the density bonus and requested incentives/waivers and places the onus on local jurisdictions to prove that the incentives/concessions or waivers are not financially warranted.

Pursuant to the California Density Bonus law, a project’s affordability level is determined by dividing the number of proposed affordable units by the allowable “base” density (i.e., 15 du/ac). Moreover, the State density bonus law states that units added by a density bonus are excluded from the calculations. As outlined by Table 2 below, the base density for the 2.3-acre site at 15 du/ac is 35 units. Of the total units in the development, eight units are proposed to be affordable. Therefore, the project would have a 23-percent affordability rate. As such, State density bonus law allows the developer to request a maximum density bonus of 46.25-percent (46.25%).

Due to the project’s 23-percent affordability rate, the developer can seek one density bonus concession and unlimited waivers, pursuant to Section 65915 et al. of the California Government Code (Density Bonuses and Other Incentives). In addition, California Assembly Bill No. 2345, approved September 28, 2020, revised the State Density Bonus Law originally adopted in 1979 to provide additional benefits for projects that include qualifying affordable housing. Pursuant to Section 65915 et al. of the California Government Code, the developer is requesting a 46.25-percent (46.25%) state density bonus. As such, the maximum unit yield for the 2.3-acre site using the MR-15 general plan density and the State density bonus is 52 units, as outlined in Table 2. However, the applicant is only proposing to develop 51 units on the site.

Table 2: Density Bonus Calculation

Affordable Unit – 23% (8 units – Low Income)*	Density Bonus Calculation	Units Allowed
Base Density – Medium Density Residential (MR-15)	2.3 acres x 15 du/ac	35 Units
46.25-Percent State Density Bonus	(35 units x 0.4625)	+17 units
Total Units		52 units allowed, 51 proposed
*Affordable unit percentage is calculated excluding units added by a density bonus.		

The purpose of the State Density Bonus Law is to encourage the development and availability of affordable housing by requiring the inclusion of affordable housing units within new developments. Pursuant to California Government Code sections 65915 (d)(1) and 65915 (e)(1), a local jurisdiction is limited in its ability to deny requested concessions and waivers and is preempted from denying the Density Bonus Agreement application. Although the City has analyzed the project and has identified several areas of potential impacts, the

conditions of approval proposed for the project are intended to address any of the project's potential impacts.

Pursuant to SB 330 and the General Plan Land Use Element, the developer has selected the Harbor Mixed Use Transit Corridor Specific Plan (SP-2) development standards for a tuck-under building type to design the projects. However, pursuant to the Density Bonus Law, the developer is seeking specific concessions and waivers from certain SP-2 standards to facilitate development of the project. Table 3 outlines the incentives/concessions and waivers requested by the applicant.

Table 3: Requested Incentives/Concessions

Standard	Required by the SP-2 or SAMC	Provided
Open Space (Tuck-Under building type)	<ul style="list-style-type: none"> Common Open Space - 15% of lot (15,028 square feet) Private Open Space - 90 square feet per dwelling unit (4,590 square feet) Total – 19,618 square feet <i>SP-2, Table 3-9. Onsite Open Space Requirements</i>	<ul style="list-style-type: none"> Common Open Space - 7% of lot (6,949 square feet) Private Open Space – Average of 213 square feet per dwelling unit (10,841 square feet) – some units providing 0-82 sq. ft. Total – 17,790 square feet <i>Requires Concession (1 of 1), Cal. Gov't Code Sec. 65915 (d)(2)(A)</i>
Maximum Building Setback	Maximum building setback from the public street right-of-way and/or easement is 8'-0" <i>SP2, Table 3-5. Building Placement</i>	Building 1 is located 9'-7" from the utilities easement line and Building 2 is located 11'-4" from the same easement line. <i>Requires Waivers, Cal. Gov't Code Sec. 65915 (e)(1)</i>
Fencing Height	Fencing height within the front yard setback is limited to 3'-0" <i>Sec. 41-610 of SAMC</i>	6'-0" tall tubular fencing proposed within the front yard setback <i>Requires Waivers, Cal. Gov't Code Sec. 65915 (e)(1)</i>
Building Frontage and Minimum Ground Floor Height	<ul style="list-style-type: none"> Building frontage type required to be identified in the elevations/design Minimum floor heights required pursuant to chosen frontage type <i>SP2, Table 3-4. Frontage Floor Height Minimums and Districts</i>	<ul style="list-style-type: none"> Design does not provide a frontage type Ground floor heights below minimum required of 10'-0" to 15'-0". As designed, ground floor types designed as 9'-1" <i>Requires Waivers, Cal. Gov't Code Sec. 65915 (e)(1)</i>

Onsite Parking

In addition, the site is parked in compliance with California Government Code Section 65915 (p)(1)(B)(C) and provides 2.1 spaces per unit. The California Density Bonus Law allows 1.5 parking spaces per two to three bedroom units, inclusive of handicapped and guest parking. The site is also parked in compliance with the Corridor District subsection of the Harbor Mixed Use Transit Corridor Plan (SP-2), which requires 1.75 parking spaces, inclusive of guest parking. The site provides 105 total parking spaces or 2.1 spaces per unit, which

includes two covered parking spaces for each townhouse unit and three open/guest parking stalls.

To proactively address any neighborhood parking impacts that could result from the project, the conditions of approval for the VTTM and terms of the DBA include provisions requiring the following parking management practices, to be incorporated into the final, recorded CC&Rs, and applicable throughout the life of the project:

- Requiring onsite parking permits (such as stickers or hang-tags) for any parking in the surface guest parking spaces;
- Policies for maximum time vehicles may be parked in the surface guest spaces;
- Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parking in surface guest parking without a sticker, hang-tag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed; and
- Routine garage inspections to ensure garages are available for vehicle parking.

Analysis of the Issues

Pursuant to Section 41-1607 of the SAMC, an application for a density bonus agreement is required to be approved by the Planning Commission for any project containing “deviations” (incentives/concessions and/or waivers). The Planning Commission’s review of the density bonus agreement is based on the following findings:

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city.
2. The development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element.
3. The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

The project does not require a Site Plan Review Application pursuant to Table 3-2 (Permitted Uses) as part of the Harbor Mixed Use Transit Corridor Plan (SP-2). Accordingly, the Planning Commission’s review and determination for this request are limited to the provisions of the Density Bonus Agreement application only.

Table 4: Analysis of the Requested Incentives/Concessions (1) and Waivers (3)

Standard	Analysis
Open Space (Incentive/Concession)	<p>The total common open space required for the project site is equal to 15 percent of the lot, or approximately 15,028 square feet. Instead, the project provides a 6,949-square-foot of common open space (7 percent), which is a difference of 8,079 square feet or 8 percent.</p> <p>Providing the required open space standard would lead to the elimination of three or more units, which would affect the feasibility to construct the project. In order to maintain the current proposed unit count, the developer would be required to construct additional floor levels, which would exceed the maximum allowable height as part of the Harbor Mixed Use Transit Corridor Plan (SP-2), and would further increase development costs. To help alleviate the open space deficiency, the project proposes an average of 213 square feet of private open space per unit, through use of private balconies/decks. This would exceed the minimum required private open space of 90 square feet per unit.</p>
Maximum Building Setback (Waiver)	<p>Pursuant to SP-2, the maximum building setback from the public right-of-way and/or easement is 8'-0". As proposed, the project is designed to exceed the maximum allowed setback, as two of the proposed buildings would be located 9'-7" and 11'-4" from a utilities easement line.</p> <p>The maximum setback outlined in SP-2 was originally intended for a more urban corridor of Santa Ana (Harbor Boulevard), as a means of regulating land development to achieve a specific urban form and which envisioned a more multi-modal boulevard. The proposed project is located in a suburban area of the City, with multi-family low- to medium-density developments. The existing multi-family residential developments immediately adjacent to the project site provide average front setbacks that exceed 10'-0" and extend to 20'-0". Although exceeding the maximum allowable setback, the proposed development is consistent with the existing multi-family residences. Moreover, the design is focused on the placement of the proposed buildings as a way to continue the existing character and overall neighborhood pattern along Lyon Street.</p>
Fencing Height (Waiver)	<p>For residentially zoned properties, the fencing height within the front yard setback is limited to 3'-0" in height. The development proposes a 6'-0" tall tubular fencing proposed within the front yard setback.</p> <p>Maintaining the fencing height limit of 3'-0" would affect the feasibility of the proposed units to be sold to prospective buyers, and would therefore affect the feasibility of the project to be constructed. The proposed fence provides security for the proposed townhouse community, which provides a sense of comfort and safety to prospective homebuyers. In addition, the fencing would be in keeping with the existing character and overall neighborhood pattern along Lyon Street, specifically the multi-family developments to the north and south of the project site. Las Fuentes multi-family community to the south has existing fencing and gates, while the Saddleback Park Villas have existing perimeter block walls. Moreover, the proposed design is further improved with additional small hedges and/or shrubs that will be between the public right-of-way and the proposed fencing, to soften the transition of the future sidewalk.</p>

Standard	Analysis
Building Frontage and Minimum Ground Floor Height (Waiver)	<p>The development standards in SP-2 require a specific building frontage (e.g., forecourt, shop front, stoop, etc.) and minimum floor heights, based on a frontage type. As proposed, the project design does not provide a frontage type and the ground floor heights are proposed below the minimum required of 10'-0" to 15'-0". The ground floor height is designed at a minimum of 9'-1"</p> <p>Maintaining the required frontage type minimum floor heights would result in a complete site and architectural redesign, involving more of the site area dedicated the frontages designs. In order to maintain the current proposed unit count, the developer would be required to redesign the site and elevation design construct, further increasing development costs and potentially leading to a loss of residential units, and a loss of further open space.</p> <p>Moreover, SP-2 was originally intended to achieve a specific urban form. The existing multi-family residential developments immediately adjacent to the project site do not provide a frontage type, nor do they maintain a minimum building floor height. Therefore, the proposed design is consistent with the existing multi-family residences.</p>

When analyzed cumulatively, the requested concessions and waivers could be avoided if the project were designed on a different site or using a different site plan. If the project were designed with a multi-level parking and/or subterranean parking structure, or if the applicant used different building materials to construct a taller project, additional area on site would become available to provide the minimum required open space and the required frontage and ground floor heights. However, these changes would increase development costs and result in a project that would exceed the maximum permitted building height, resulting in the housing project becoming financially infeasible due to the significantly increased financial implications of an alternative construction type compared to the relatively smaller scale of the project. Moreover, the changes would result in the loss of the eight affordable townhouse units.

Based on the analysis provided within this report, the proposed development will materially assist in accomplishing the goal of providing additional affordable and market-rate ownership housing stock in the city and will consistent with the applicable designation in the general plan land use element. In addition, the proposed deviations are necessary to make the project economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

Vesting Tentative Tract Map

Subdivision requests are governed by Chapter 34 and Chapter 41 of the SAMC. Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act, applications for vesting tentative tract maps are approved when it can be shown that findings can be made in support of the request.

Specifically, findings related to the proposal need to be made that find the project is consistent with the General Plan, the site is physically suitable for the type and density of the proposed project, the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat, the proposed project will not cause serious public health problems, or the proposed project will not conflict with easements necessary for public access through or use of the property must be made. Using this information staff has prepared the following analysis, which, in turn forms the basis for the recommendation contained in this report. In analyzing the applicant's request, staff believes that the following analysis warrants approval of the vesting tentative tract map.

The applicant is seeking approval of a vesting tentative tract map to subdivide for condominium purposes, as the proposed development consists of fifty-one townhome units. The request would vest the right to proceed with development in substantial compliance with the ordinances, policies and standards in effect at the time the vesting map is deemed complete. Upon completion of the subdivision, the lots will continue to be utilized for residential use in the form of attached tuck-under unit type structures. In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the City's General Plan. As an SB 330 application, the proposed development site is not be required to be rezoned, as it has been found to be consistent with the objective general plan standards for the property. Moreover, the proposal is consistent with the various provisions of the selected zoning designation (SP-2), including lot size, lot coverage, and parking. Lastly, the applicant has requested a concessions and waivers for those development standards that require deviations, as previously analyzed.

Further conditions of approval have been included to bring the site's landscaping, architectural design, and Covenants, Conditions and Restrictions (CC&Rs) to be in compliance with all applicable standards of the SAMC and the Harbor Mixed Use Transit Corridor Plan (SP-2). Further, no adverse environmental impacts to fish or wildlife populations were identified as the project site is located in a built-out, urbanized area. The project will also maintain all required easements. Finally, the tentative tract map was found to be consistent with the California Subdivision Map Act and Chapter 34 of the Municipal Code.

The overall project site provides an opportunity for additional housing and development that would otherwise continue to remain as a vacant, under-utilized parcel. These improvements will help to enhance the quality of life in the surrounding community by providing fifty-one units of for-sale, market-rate and affordable housing, with eight onsite units. Finally, the project has been designed to be compatible with the scale of other residences in the area will be consistent with several goals and policies of the General Plan as follow:

- Goal LU-1: Growing Responsibly – Provide a land use plan that improves quality of life and respects our existing community.

- Policy LU-1.1 Compatible Uses – Foster compatibility between land uses to enhance livability and promote healthy lifestyles.
- Policy LU-1.2 Homeownership Opportunities – Support innovative development policies to expand homeownership opportunities at all income levels.
- Policy LU-1.5 Diverse Housing Types – Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.
- Goal LU-4: Complete Communities – Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.
 - Policy LU-4.7 Diverse Communities – Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods.
- Lastly, the project is consistent with the General Plan Appendix A, Table LU-A-1. Interim Industrial Development Standards for development projects.

Affordable Housing Opportunity and Creation Ordinance

The project exceeds the affordable housing goal for the ownership category of the City's Affordable Housing Opportunity and Creation Ordinance (AHOCO) by providing eight (8) onsite units in place of three (3) for sale units, which will target low-income (50-80%) in place of moderate-income households. These two factors significantly enhance the opportunity for income eligible Santa Ana households to own a home in the City at a lower cost. The units will be dispersed throughout the community. Seven of the affordable units will be three-bedroom units while the last unit will be a two-bedroom unit. The proposed units will range in size between 1,300 to 1,992 square feet in size and will contain full kitchens, bedrooms, bathrooms, in-unit storage, and open/common (living) areas. The developer's Inclusionary Housing Plan has been reviewed and approved by the City's Housing Division.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 14. In addition, staff contacted the provided contacts for the Lyon Street Neighborhood Association to ensure they were aware of the project and public hearing. At the time this report was printed, no issues of concern were raised regarding the proposed development.

The applicant also held two community meetings in conformance to the Sunshine Ordinance notification requirements in place at the time the application was submitted, January 5, 2022. The first meeting was a virtual community meeting on March 2, 2022. This meeting was publicly noticed in the OC Register, posted on the City's website, and invitation mailers were sent to all addresses within a 500-foot radius of the project site, as

well as local community organizations. The meeting included a presentation on the project as well as a question and answer period to address concerns and collect feedback. Participants asked questions about the cost and site security. However, no issues of concern were raised regarding the proposed development. Approximately 10-15 individuals attended the meeting.

On June 1, 2022, the applicant held a second virtual Sunshine Ordinance community meeting. This meeting was also publicly noticed in the OC Register, posted on the City's website, and invitation mailers were sent to all addresses within a 1000-foot radius of the project site, as well as local community organizations. The meeting included a brief presentation and summary on the project, a summary of the HRC public hearing and actions, as well as a question and answer period to address concerns and collect feedback. Participants asked questions about the project timing and construction impacts, affordability levels, project density, and about potential traffic and parking impacts to the community. Approximately 12-15 individuals attended the meeting. Materials from both the March 2nd and June 1st meetings were posted to the project's City webpage.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). This exemption applies to projects or sites that:

1. Meet the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.
2. Meet both of the following size criteria:
 - A. The site of the project is not more than four acres in total area.
 - B. The project does not include any single level building that exceeds 100,000 square feet.
3. Meet both of the following requirements regarding location:
 - A. The project is a residential project on an infill site.
 - B. The project is within one-half mile of a major transit stop.
4. Meet both of the following requirements regarding number of units:
 - A. The project does not contain more than 100 residential units.
 - B. The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
 - 1) A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.

- 2) A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.
5. Meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low, or very low income families as set forth in either A or B below:
 - A. The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
 - 1) At least 10-percent of the housing is sold to families of moderate income, or
 - 2) Not less than 10-percent of the housing is rented to families of low income, or
 - 3) Not less than 5-percent of the housing is rented families of very low income.
 - B. If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).

The project site is not more than four acres in area, the project does not include any single level building exceeding 100,000 square feet, and the project is an infill development within one-half mile of a major transit stop. Moreover, the development promotes higher density infill housing, does not contain more than 100 residential units, and results in housing units made available to low income families. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution Approving DBA No. 2022-03 as conditioned
2. Resolution Approving VTTM No. 2022-03 as conditioned
3. Vicinity Zoning and Aerial View
4. Site Photos
5. Site Plan
6. Unit Floor Plans

7. Building Elevations
8. Building Perspectives
9. Color and Material Board
10. Preliminary Landscape Plans
11. Vesting Tentative Tract Map
12. Sunshine Ordinance Community Meeting Materials
13. Draft Density Bonus Agreement
14. Copy of Public Notice

Submitted By:
Pedro Gomez, AICP Senior Planner

Approved By:
Minh Thai, Executive Director, Planning and Building Agency

RESOLUTION NO. 2022-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING DENSITY BONUS AGREEMENT NO. 2022-03 AS CONDITIONED TO ALLOW A FIFTY-ONE UNIT SINGLE-FAMILY ATTACHED TOWNHOME DEVELOPMENT FOR THE PROPERTY LOCATED AT 717 SOUTH LYON STREET

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Greg Ocasek, representing Warmington Residential California, Inc. (applicant), on behalf of Wesley T. Geller, trustee of the Orange County Electrical Joint Apprenticeship Trust (property owner), is requesting approval of Density Bonus Agreement Application No. 2022-03 and a vesting tentative tract map (TTM) to allow the construction of a fifty-one unit attached townhome development, eight of which are proposed as onsite low-income affordable units.
- B. California Senate Bill 330, the Housing Crisis Act of 2019 (HCA), became effective on January 1, 2020, and established a statewide “housing emergency” until January 1, 2025.
- C. On January 1, 2022, the HCA was extended until January 1, 2030, with the passage of Senate Bill 8.
- D. The proposed development is being submitted as a Senate Bill No. 330 (SB 330) application and in consultation with City Staff and pursuant to Appendix A of the General Plan Land Use Element, the applicant has selected the Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2), as the proposed zoning for the project.
- E. The Harbor Mixed Use Transit Corridor Plan (SP-2) was adopted in 2014 as a result of interest in developing mixed-use residential and commercial projects in its project area. The regulating plan, which establishes land uses and development standards, allows a variety of housing projects, including multi-family and mixed-use residential communities, as well as live/work units. The selection of the SP-2 development standards for this project is consistent with the overall character of the surrounding community.
- F. The California Density Bonus law allows developers to seek increases in base density for providing on-site housing units in exchange for providing affordable

units on site. To help make constructing on-site affordable units feasible, the law allows developers to seek incentives/concessions or waivers that would help the project be built without significant burden and without detriment to public health.

- G. The Applicant's request has been thoroughly evaluated by the City's Development Review Committee (DRC) through Development Project No. 2021-38. Through this review, the DRC has considered the subject site, proposed development, and the applicant's requests for incentives/concessions and waivers pursuant to the State's Density Bonus Law.
- H. On September 26, 2022, the Planning Commission of the City of Santa Ana held a duly noticed public hearing and at that time considered all testimony, written and oral.
- I. Section 41-1607 of the Santa Ana Municipal Code (SAMC) requires an application for a density bonus agreement containing deviations (incentives/concessions and/or waivers) to be approved by the Planning Commission.
- J. The Planning Commission determines that the following findings, which must be established in order to grant this Density Bonus Agreement application pursuant to SAMC Section 41-1607, have been established for Density Bonus Agreement No. 2020-03 to allow construction of the proposed project:
 - 1. That the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city.

The proposed development will provide a fifty-one-unit single-family attached townhome development, eight of which are proposed as low-income affordable units, contributing toward the City's ownership housing stock to serve the needs of diverse and underserved populations. The area in which the project is proposed currently contains multiple low- to medium-density, multi-family residential communities. The construction of this project will contribute toward an economically balanced community by providing housing for different demographic and income levels in an area rich with employment opportunities, commercial development, and market-rate housing.

- 2. That the development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element.

The application is being submitted as a Senate Bill No. 330 application. As such, the proposed development site will not be required to be rezoned since it has been found to be consistent with the objective general plan standards for the property. The project site is in an area already identified in the general plan (the Land Use and Housing elements) for new residential communities, with a density of 15 dwelling units per acre (du/ac). Moreover, the City's General Plan land use designation for the project site is Medium Density Residential (MR-15), which applies to residential areas characterized by a mix of single-family and multifamily housing. Residential building types include apartments, townhomes, live-work units, and small-lot subdivisions, typically resulting in neighborhoods with a mix of low- and medium-rise buildings. Lastly, the proposed density of 22.16 du/ac is below the density bonus provisions in the California Density Bonus Law for low-income rental projects (46.25-percent density bonus) which allows 22.6 du/ac on the project site.

3. That the deviation is necessary to make it economically feasible for the Applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

The proposed project requires one deviation through incentives/concessions: open space; as well as three deviations through a waiver in (1) maximum building setback; (2) fencing height; and (3) stoop frontage and minimum ground floor height requirements. The four deviations are described as follows:

Open Space (Incentive/Concession)

The total common open space required for the project site is equal to 15 percent of the lot, or approximately 15,028 square feet. Instead, the project provides a 6,949-square-foot of common open space (7 percent), which is a difference of 8,079 square feet or 8 percent.

Providing the required open space standard would lead to the elimination of three or more units, which would affect the feasibility to construct the project. In order to maintain the current proposed unit count, the developer would be required to construct additional floor levels, which would exceed the maximum allowable height as part of the Harbor Mixed Use Transit Corridor Plan (SP-2), and would further increase development costs. To help alleviate the open space deficiency, the project proposes an average of 213 square

feet of private open space per unit, through use of private balconies/decks. This would exceed the minimum required private open space of 90 square feet per unit.

Maximum Building Setback (Waiver)

Pursuant to SP-2, the maximum building setback from the public right-of-way and/or easement is 8'-0". As proposed, the project is designed to exceed the maximum allowed setback, as two of the proposed buildings would be located 9'-7" and 11'-4" from a utilities easement line.

The maximum setback outlined in SP-2 was originally intended for a more urban corridor of Santa Ana (Harbor Boulevard), as a means of regulating land development to achieve a specific urban form and which envisioned a more multi-modal boulevard. The proposed project is located in a suburban area of the City, with multi-family low- to medium-density developments. The existing multi-family residential developments immediately adjacent to the project site provide average front setbacks that exceed 10'-0" and extend to 20'-0". Although exceeding the maximum allowable setback, the proposed development is consistent with the existing multi-family residences. Moreover, the design is focused on the placement of the proposed buildings as a way to continue the existing character and overall neighborhood pattern along Lyon Street.

Fencing Height (Waiver)

For residentially zoned properties, the fencing height within the front yard setback is limited to 3'-0" in height. The development proposes a 6'-0" tall tubular fencing proposed within the front yard setback.

Maintaining the fencing height limit of 3'-0" would affect the feasibility of the proposed units to be sold to prospective buyers, and would therefore affect the feasibility of the project to be constructed. The proposed fence provides security for the proposed townhouse community, which provides a sense of comfort and safety to prospective homebuyers. In addition, the fencing would be in keeping with the existing character and overall neighborhood pattern along Lyon Street, specifically the multi-family developments to the north and south of the project site. Las Fuentes multi-family community to the south has existing fencing and gates, while the Saddleback Park Villas have existing perimeter block walls.

Moreover, the proposed design is further improved with additional small hedges and/or shrubs that will be between the public right-of-way and the proposed fencing, to soften the transition of the future sidewalk.

Stoop Frontage and Minimum Ground Floor Height (Waiver)

The development standards in SP-2 require a specific building frontage (e.g., forecourt, shop front, stoop, etc.) and minimum floor heights, based on a frontage type. As proposed, the project design does not provide a frontage type and the ground floor heights are proposed below the minimum required of 10'-0" to 15'-0". The ground floor height is designed at a minimum of 9'-1"

Maintaining the required frontage type minimum floor heights would result in a complete site and architectural redesign, involving more of the site area dedicated to the frontage designs. In order to maintain the current proposed unit count, the developer would be required to redesign the site and elevation design construct, further increasing development costs and potentially leading to a loss of residential units, and a loss of further open space.

Moreover, SP-2 was originally intended to achieve a specific urban form. The existing multi-family residential developments immediately adjacent to the project site do not provide a frontage type, nor do they maintain a minimum building floor height. Therefore, the proposed design is consistent with the existing multi-family residences.

Section 2. In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). This exemption applies to projects or sites that:

1. Meet the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.
2. Meet both of the following size criteria:
 - A. The site of the project is not more than four acres in total area.
 - B. The project does not include any single level building that exceeds 100,000 square feet.
3. Meet both of the following requirements regarding location:
 - A. The project is a residential project on an infill site.

- B. The project is within one-half mile of a major transit stop.
- 4. Meet both of the following requirements regarding number of units:
 - A. The project does not contain more than 100 residential units.
 - B. The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
 - 1) A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.
 - 2) A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.
- 5. Meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low, or very low income families as set forth in either A or B below:
 - A. The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
 - 1) At least 10-percent of the housing is sold to families of moderate income, or
 - 2) Not less than 10-percent of the housing is rented to families of low income, or
 - 3) Not less than 5-percent of the housing is rented families of very low income.
 - B. If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).

The project site is not more than four acres in area, the project does not include any single level building exceeding 100,000 square feet, and the project is an infill development within one-half mile of a major transit stop. Moreover, the development promotes higher density infill housing, does not contain more than 100 residential units, and results in housing units made available to low income families. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively “Actions”), brought

against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

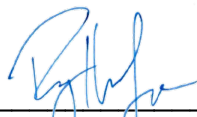
Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Density Bonus Agreement No. 2022-03 as conditioned in Exhibit A attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated September 26, 2022, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 26th day of September 2022, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: 
Ryan O. Hodge
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Kelly Arcadio-Tajonar, Acting Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on September 26, 2022.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A
Conditions for Approval for Density Bonus Agreement Application No. 2020-03

Density Bonus Agreement Application No. 2020-03 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, it shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Density Bonus Agreement.

The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation/termination of the Density Bonus Agreement.

1. All proposed site improvements must conform to the Development Project (DP) approval of DP No. 2021-38.
2. Any amendment to the DP No. 2021-38, including modifications to approved materials, finishes, architecture, site plan, landscaping, unit count, mix, and square footages must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the Development Project Review must be amended.
3. Walls and Fencing.
 - a. The applicant shall construct a minimum six-foot (6') tall perimeter wall, as measured from nearest adjacent finished sidewalk, surrounding the project site. The perimeter wall shall conform to all applicable Citywide Design Guidelines, including a split-face or painted design with regularly-spaced pilasters and decorative cap. The applicant is responsible for coordination with any adjacent property owners to avoid double-walls or gaps between walls where possible.
 - b. Climbing vines shall be planted at regularly-spaced intervals along all exposed walls and wrought-iron fencing to deter graffiti. All solid walls shall be finished with anti-graffiti coating.
4. All mechanical equipment shall be screened from view from public and courtyard areas.
5. Prior to issuance of building permits, the Applicant shall submit a construction schedule and staging plan to the Planning Division for review and approval. The

plan shall include construction hours, staging areas, parking and site security/screening during project construction.

6. A final detailed amenity plan must be reviewed and approved prior to issuance of any building permits. The plan shall include details on the hardscape design, lighting concepts and outdoor furniture for amenity, plaza, or courtyard areas as well as an installation plan. The exact specifications for these items are subject to the review and approval by the Planning Division.
7. Prior to installation of landscaping, the Applicant shall submit photos and specifications of all trees to be installed on the project site for review and approval by the Planning Division. Specifications shall include, at a minimum, the species, box size (24 inches minimum), brown trunk height (10-foot minimum), and name and location of the supplier.
8. After project occupancy, landscaping and hardscape materials must be maintained as shown on the approved landscape plans.
9. Property Maintenance Agreement. Subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement or incorporate the form of this condition within the Project's CC&R's with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);

- c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.
- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the final map being recorded.

RESOLUTION NO. 2022-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VESTING TENTATIVE TRACT MAP NO. 2022-03 (COUNTY MAP NO. 19195) AS CONDITIONED TO ALLOW A FIFTY-ONE UNIT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR THE PROPERTY LOCATED AT 717 SOUTH LYON STREET

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Greg Ocasek, representing Warmington Residential California, Inc. (applicant), on behalf of Wesley T. Geller, trustee of the Orange County Electrical Joint Apprenticeship Trust (property owner), is requesting approval of Vesting Tentative Tract Map No. 2022-03 (County Map No. 19195) and a density bonus agreement (DBA) to allow the construction of a fifty-one unit attached townhome development, eight of which are proposed as onsite low-income affordable units.
- B. California Senate Bill 330, the Housing Crisis Act of 2019 (HCA), became effective on January 1, 2020, and established a statewide “housing emergency” until January 1, 2025.
- C. On January 1, 2022, the HCA was extended until January 1, 2030, with the passage of Senate Bill 8 (SB8).
- D. The proposed development is being submitted as a Senate Bill No. 330 (SB 330) application and in consultation with City Staff and pursuant to Appendix A of the General Plan Land Use Element, the applicant has selected the Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2), as the proposed zoning for the project.
- E. Pursuant to Santa Ana Municipal Code (“SAMC”) Section 34-127, the Planning Commission is authorized to review and approve tentative tract maps.
- F. Vesting Tentative Tract Map No. 2022-03 came before the Planning Commission of the City of Santa Ana on September 26, 2022, for a duly noticed public hearing.
- G. The Planning Commission of the City of Santa Ana determines that following findings, which must be established in order to approve Vesting

Tentative Tract Map No. 2022-03, have been established as required by SAMC Section 34-127 and the California Subdivision Map Act:

1. The proposed project and its design and improvements are consistent with the Medium Density Residential (MR-15) designation of the General Plan and are otherwise consistent with all other Elements of the General Plan.

The proposed project and its design and improvements will be consistent with the Medium Density Residential (MR-15) designation of the General Plan and are otherwise consistent with all other elements of the General Plan and any applicable specific plans. The proposed subdivision of land will create fifty-one condominium air-right units and will be consistent with the various provisions of the General Plan. As proposed, the development is permitted pursuant to SB330 and SB 8. Moreover, the development is permitted subject to a separate approval of a density bonus agreement, where the developer is requesting a 46.25-percent (46.25%) state density bonus. The maximum unit yield for the 2.3-acre site using the MR-15 general plan density and the State density bonus is 52 units, and the applicant is proposing to development 51 units on the site.

Finally, the project has been designed to be compatible with the scale of other residences in the area will be consistent with several goals and policies of the General Plan as follow:

- Goal LU-1: Growing Responsibly – Provide a land use plan that improves quality of life and respects our existing community.
 - Policy LU-1.1 Compatible Uses – Foster compatibility between land uses to enhance livability and promote healthy lifestyles.
 - Policy LU-1.2 Homeownership Opportunities – Support innovative development policies to expand homeownership opportunities at all income levels.
 - Policy LU-1.5 Diverse Housing Types – Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.

- Goal LU-4: Complete Communities – Support a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.
 - Policy LU-4.7 Diverse Communities – Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods.
- Lastly, the project is consistent with the General Plan Appendix A, Table LU-A-1. Interim Industrial Development Standards for development projects.

2. The proposed project conforms to all applicable requirements of the zoning and subdivision codes as well as other applicable City ordinances.

The proposed development is being submitted as an SB 330 application and in consultation with City Staff and pursuant to Appendix A of the General Plan Land Use Element, the applicant has selected the Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2), as the proposed zoning for the project. The proposed project will conform to all of the requirements of the Santa Ana Municipal Code (SAMC) and development standards as specified by the Harbor Mixed Use Transit Corridor Plan (SP-2), with the exception of open space, maximum building setbacks, fencing height, and building frontage and minimum ground floor heights, which are subject of a separate density bonus agreement application. Lastly, all subdivision codes will be met as well as other applicable City ordinances.

3. The project site is physically suitable for the type and density of the proposed project.

The project site is physically suitable for the type and density of the proposed project. The proposed site consists of approximately 2.3 acres of land and is physically suitable for the proposed development, where access to the site will be from Lyon Street. The current general plan land use designation for the project site is MR-15, which applies to residential areas characterized by a mix of single-family and multifamily housing. Residential building types include apartments, townhomes, live-work units, and small-lot subdivisions, typically resulting in neighborhoods with a mix of low- and medium-rise buildings. The general plan density would allow up to 15 dwelling units per acre (du/ac). The

proposed density is 22.16 du/ac, which would be permitted through density bonus through a separate density bonus agreement application. The proposed density is below the density bonus provisions in the California Density Bonus Law for low-income rental projects (46.25-percent density bonus) which allows 22.6 du/ac on the project site.

4. The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Since the project is located in an urbanized area, there are no known fish or wildlife populations existing on the project site. Therefore, the proposed subdivision will not cause any substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat. Additionally, the development of the property as proposed, has been determined to be exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). The project site is not more than four acres in area, the project does not include any single level building exceeding 100,000 square feet, and the project is an infill development within one-half mile of a major transit stop. Moreover, the development promotes higher density infill housing, does not contain more than 100 residential units, and results in housing units made available to low income families.

5. The design or improvements of the proposed project will not cause serious public health problems.

The design or improvements of the proposed project will not cause serious health problems, with the proposed subdivision not having any detrimental effects upon the general public. The property will include necessary utilities and infrastructure improvements as required under Development Project Review No. 2021-38.

6. The design or improvements of the proposed project will not conflict with easements necessary for public access through or use of, property within the proposed project.

The design or improvements of the proposed project will not conflict with easements necessary for public access through or use of the property within the proposed project since the existing and recorded easements for the property have been considered as part of the review. An existing easement for electric lines, conduits, and incidental purposes in the document recorded September 23, 1963 as book 6728, page 662 of official records is proposed to remain. An easement for either or both underground lines, conduits, including above-ground appurtenant fixtures and incidental purposes in the document recorded as book 9812, page 266 of official records is proposed to be removed. A new emergency vehicle, trash collection, and public utility easement will be recorded under the new subdivision. The subdivision consists of fifty-one condominium air-right units along Lyon Street. The installation of all utilities will conform with the requirements stated in Section 41-626 of the Santa Ana Municipal Code. The conceptual design of all proposed construction for the property will not affect the right-of-way for road purposes.

Section 2. In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). This exemption applies to projects or sites that:

1. Meet the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.
2. Meet both of the following size criteria:
 - A. The site of the project is not more than four acres in total area.
 - B. The project does not include any single level building that exceeds 100,000 square feet.
3. Meet both of the following requirements regarding location:
 - A. The project is a residential project on an infill site.
 - B. The project is within one-half mile of a major transit stop.
4. Meet both of the following requirements regarding number of units:
 - A. The project does not contain more than 100 residential units.
 - B. The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
 - 1) A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.

- 2) A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.
5. Meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low, or very low income families as set forth in either A or B below:
 - A. The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
 - 1) At least 10-percent of the housing is sold to families of moderate income, or
 - 2) Not less than 10-percent of the housing is rented to families of low income, or
 - 3) Not less than 5-percent of the housing is rented families of very low income.
 - B. If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).

The project site is not more than four acres in area, the project does not include any single level building exceeding 100,000 square feet, and the project is an infill development within one-half mile of a major transit stop. Moreover, the development promotes higher density infill housing, does not contain more than 100 residential units, and results in housing units made available to low income families. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or

local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.


Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Vesting Tentative Tract Map No. 2022-03 as conditioned in "Exhibit A", attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated September 26, 2022, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 26th day of September 2022, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: 
Ryan O. Hodge
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Kelly Arcadio-Tajonar, Acting Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on September 26, 2022.

Date: _____

Recording Secretary

EXHIBIT A
Conditions for Approval for Vesting Tentative Tract Map No. 2022-03

Vesting Tentative Tract Map No. 2022-03 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, Applicant shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this tentative tract map.

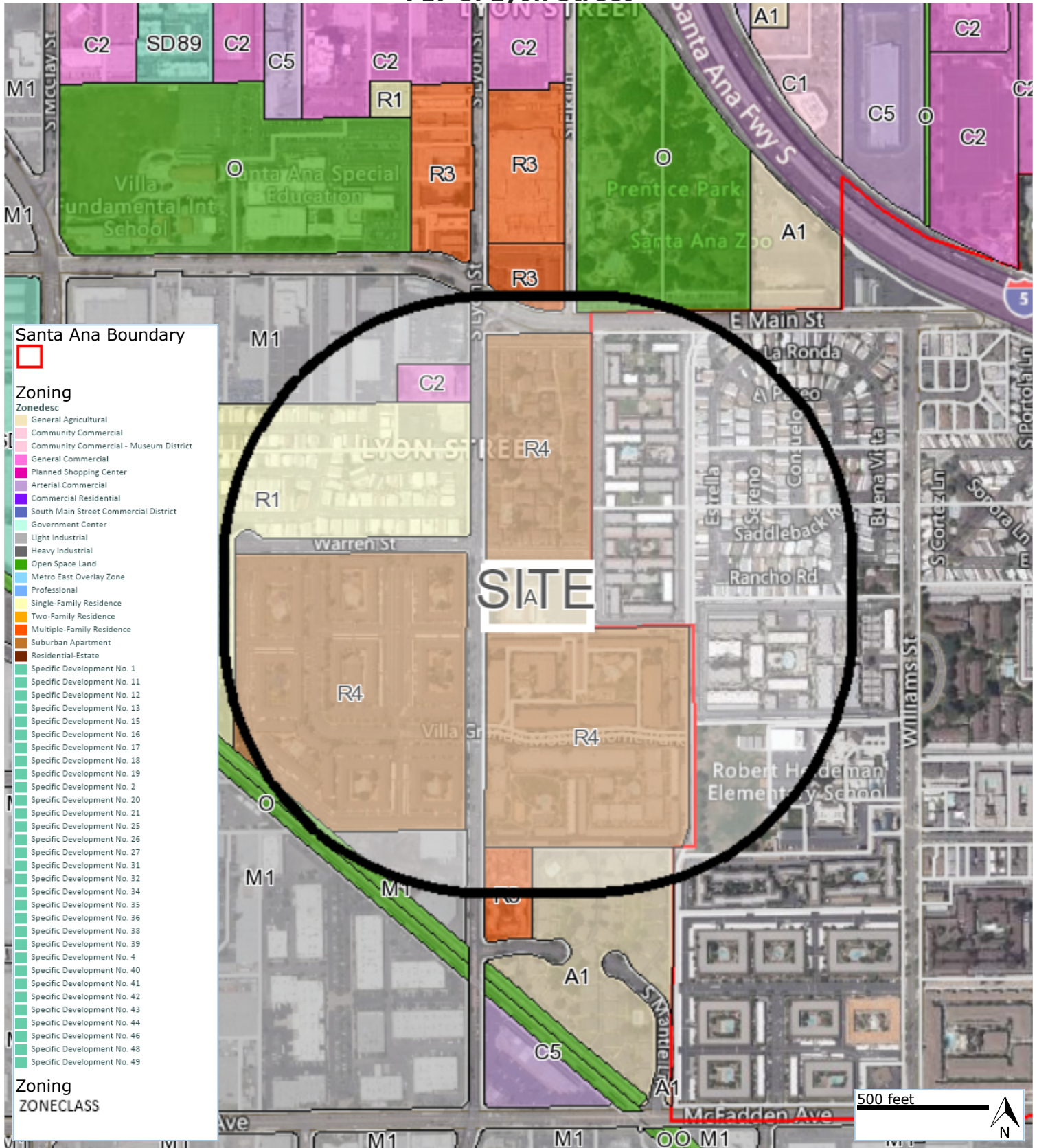
The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation of the vesting tentative tract map.

1. All proposed site improvements must conform to the Development Project (DP) approval of DP No. 2021-38.
2. Any amendment to this Vesting Tentative Tract Map No. 2022-03, including modifications to approved materials, finishes, architecture, site plan, landscaping, parking, and square footages, must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the Vesting Tentative Tract Map must be amended.
3. Applicant must submit Covenants, Conditions and Restrictions (CC&Rs) for the project to the case planner for review and approval prior to the final map being recorded.
4. Walls and Fencing.
 - a. The applicant shall be construct a minimum six-foot (6') tall perimeter wall, as measured from nearest adjacent finished sidewalk, surrounding the project site. The perimeter wall shall conform to all applicable Citywide Design Guidelines, including a split-face or painted design with regularly-spaced pilasters and decorative cap. The applicant is responsible for coordination with any adjacent property owners to avoid double-walls or gaps between walls where possible.
 - b. Climbing vines shall be planted at regularly-spaced intervals along all exposed walls and wrought-iron fencing to deter graffiti. All solid walls shall be finished with anti-graffiti coating.
5. The following parking management practices shall be incorporated into the final, recorded CC&Rs and shall apply through the life of the project:

- a. Requiring onsite parking permits (such as stickers or hang-tags) for any parking in the surface guest parking spaces;
 - b. Policies for maximum time vehicles may be parked in the surface guest spaces;
 - c. Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parking in surface guest parking without a sticker, hang-tag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed; and
 - d. Routine garage inspections to ensure garages are available for vehicle parking.
6. The final map must be approved and recorded prior to issuance of a certificate of occupancy or final sign-offs of building permits for the townhome buildings, whichever is first.
7. The final map and all improvements required to be made or installed by the subdivider must be in accordance with the design standards and specifications of the Santa Ana Municipal Code and the requirements of the State Subdivision Map Act.
8. Two copies of the recorded final map and CC&Rs shall be submitted each to the Planning Division, Fire Authority, Building Division, and Public Works Agency within 10 days of recordation.
9. Property Maintenance Agreement. Subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement or incorporate the form of this condition within the Project's CC&R's with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);

- b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
- c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.
- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the final map being recorded.

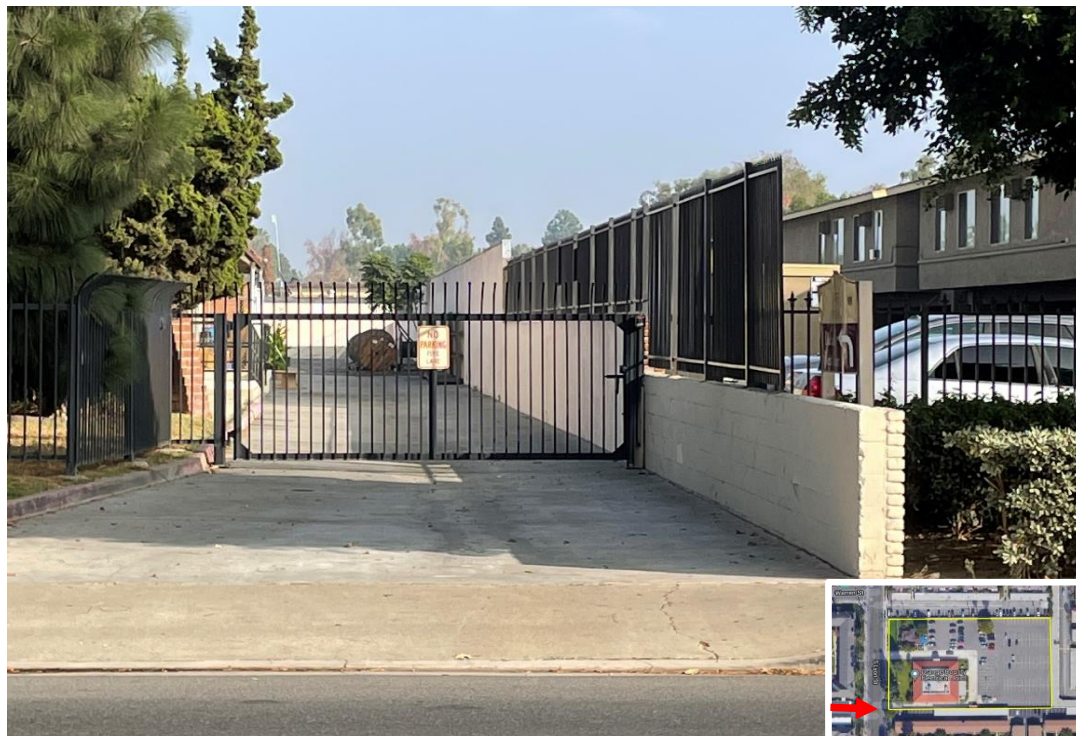
DBA No. 2022-03 and TTM No. 2022-3, Warmington Residential Development 717 S. Lyon Street



Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Site Photos



Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Site Photos



Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Site Photos

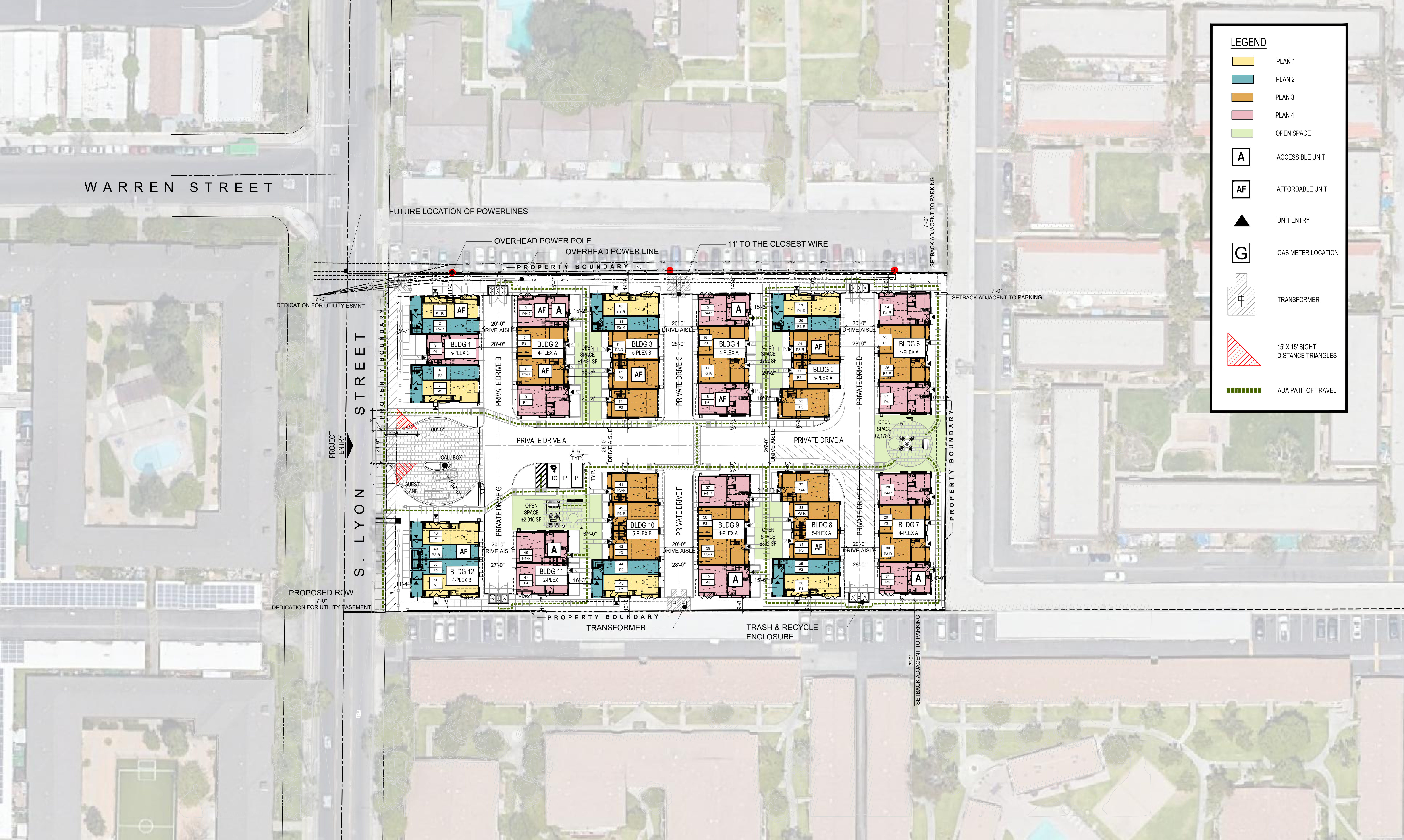


Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Site Photos



Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Site Photos





LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- OPEN SPACE
- A ACCESSIBLE UNIT
- AF AFFORDABLE UNIT
- ▲ UNIT ENTRY
- G GAS METER LOCATION
- TRANSFORMER
- 15' X 15' SIGHT DISTANCE TRIANGLES
- ADA PATH OF TRAVEL



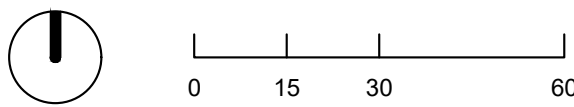
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

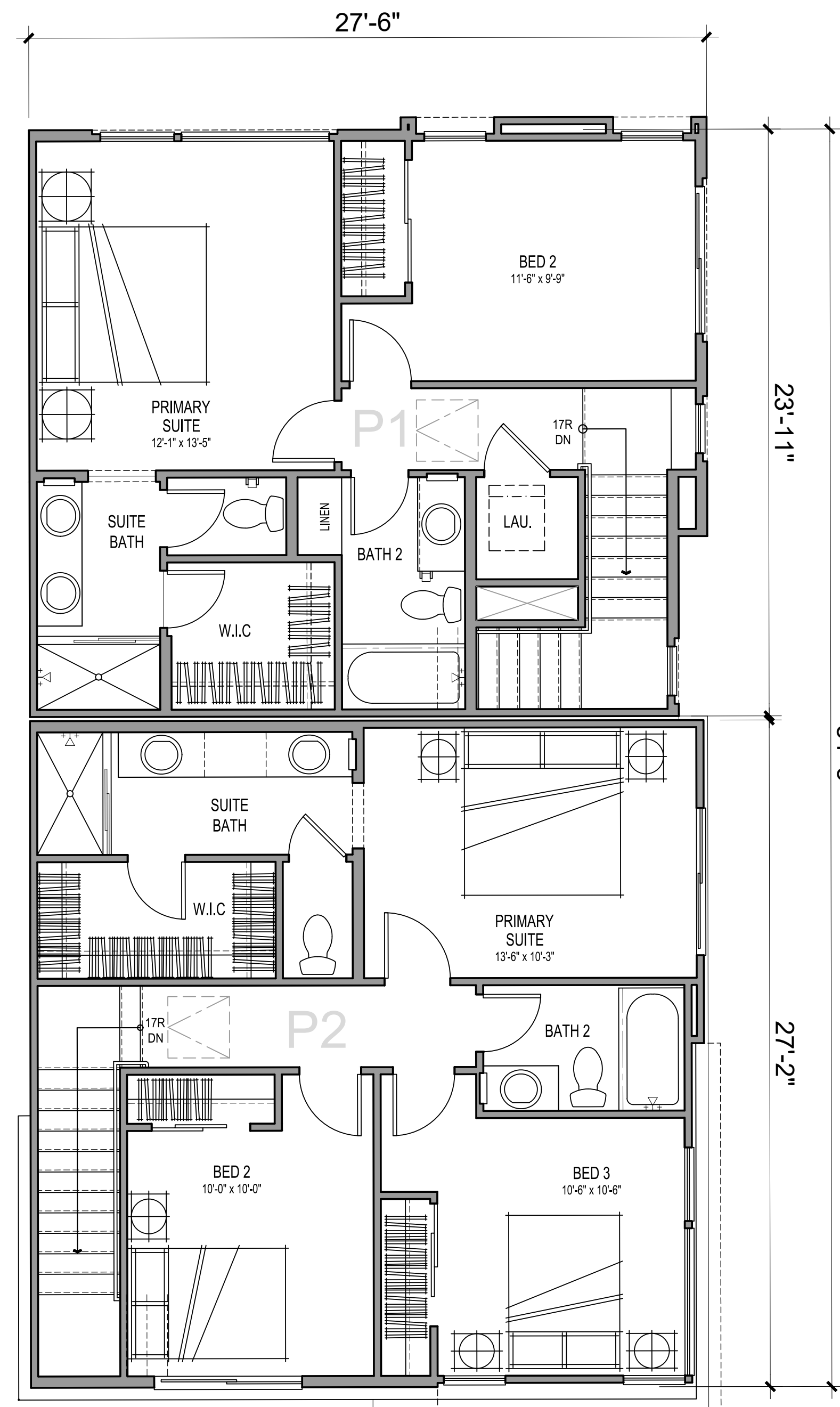
717 S. LYON STREET
SANTA ANA, CA KTG # 2021-0430

Plot Date: 6/6/2022
1st Submittal: 12-16-2021
2nd Submittal: 04-13-2022
3rd Submittal: 06-06-2022

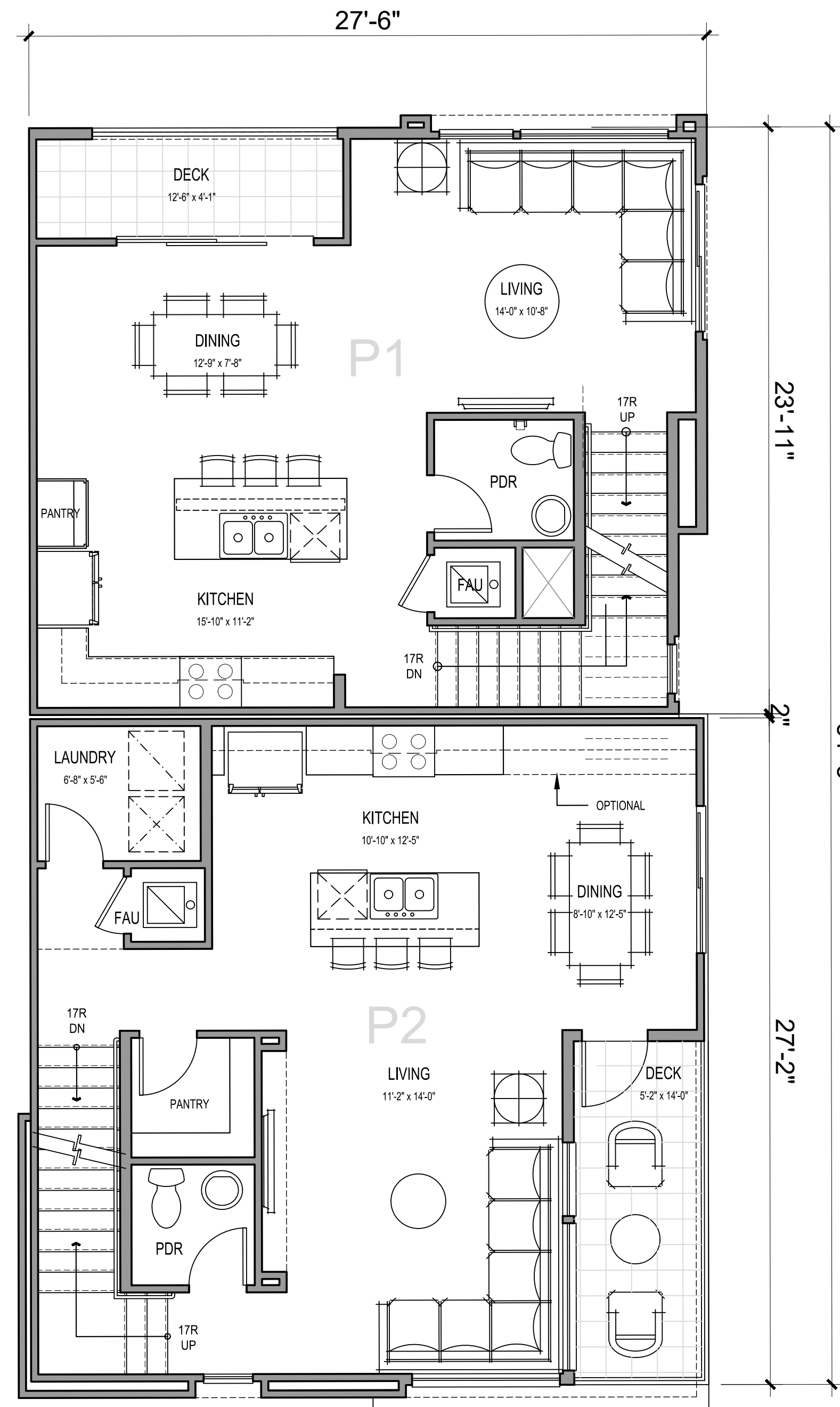


SITE PLAN

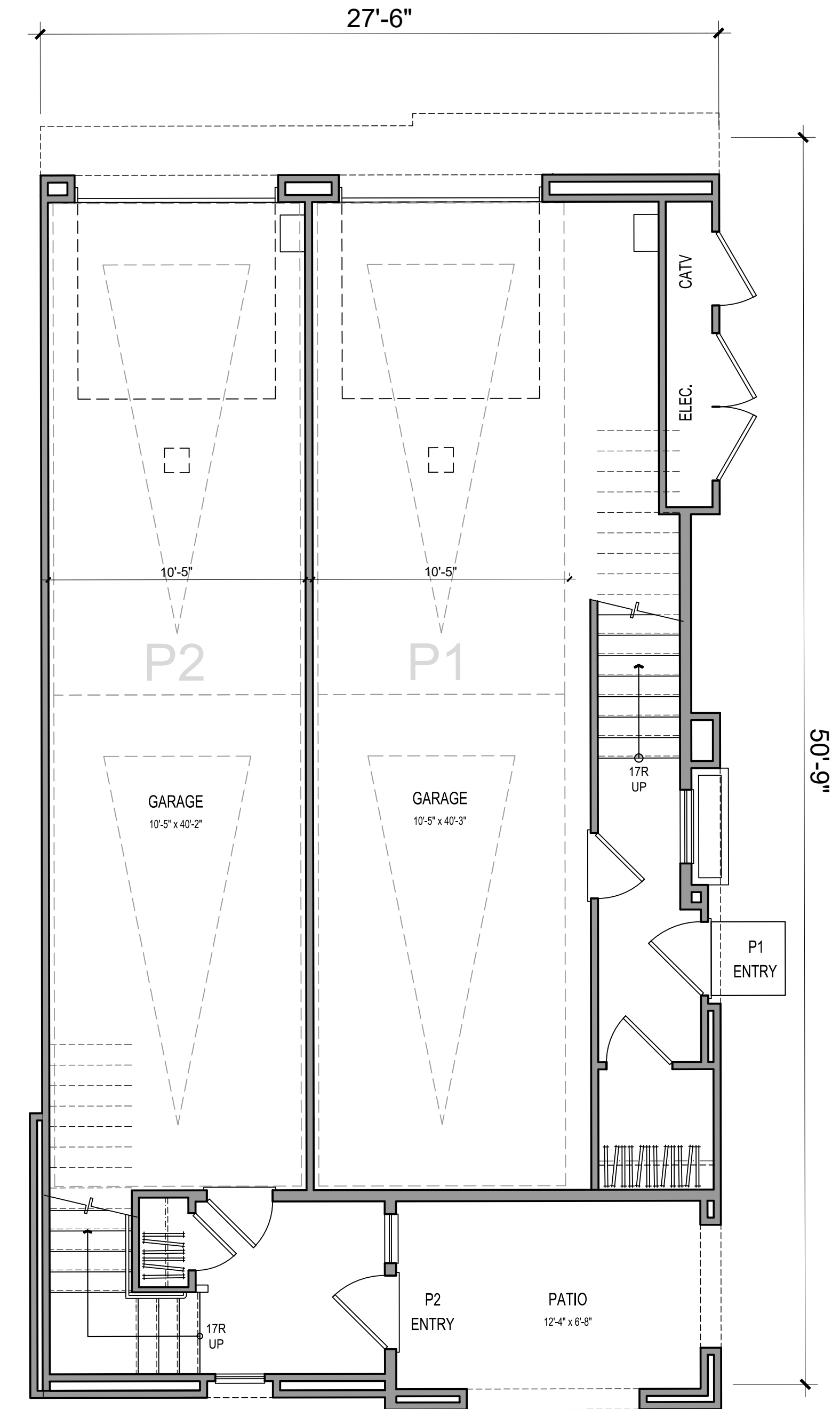
A1.00



THIRD FLOOR, P1X OPTION 1



SECOND FLOOR



FIRST FLOOR

2 BEDS / 2.5 BATHS

P1 - GROSS SF	
1ST FLOOR	139 SQ. FT.
2ND FLOOR	579 SQ. FT.
3RD FLOOR	591 SQ. FT.
TOTAL LIVING	1309 SQ. FT.
DECK	57 SQ. FT.
GARAGE	529 SQ. FT.

P1 - NET SF	
1ST FLOOR	115 SQ. FT.
2ND FLOOR	543 SQ. FT.
3RD FLOOR	549 SQ. FT.
TOTAL LIVING	1208 SQ. FT.

3 BEDS / 2.5 BATHS

P2 - GROSS SF	
1ST FLOOR	135 SQ. FT.
2ND FLOOR	671 SQ. FT.
3RD FLOOR	685 SQ. FT.
TOTAL LIVING	1491 SQ. FT.
DECK + PATIO	158 SQ. FT.
GARAGE	458 SQ. FT.

P2 - NET SF	
1ST FLOOR	119 SQ. FT.
2ND FLOOR	630 SQ. FT.
3RD FLOOR	643 SQ. FT.
TOTAL LIVING	1393 SQ. FT.



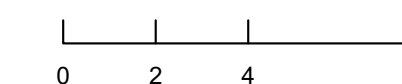
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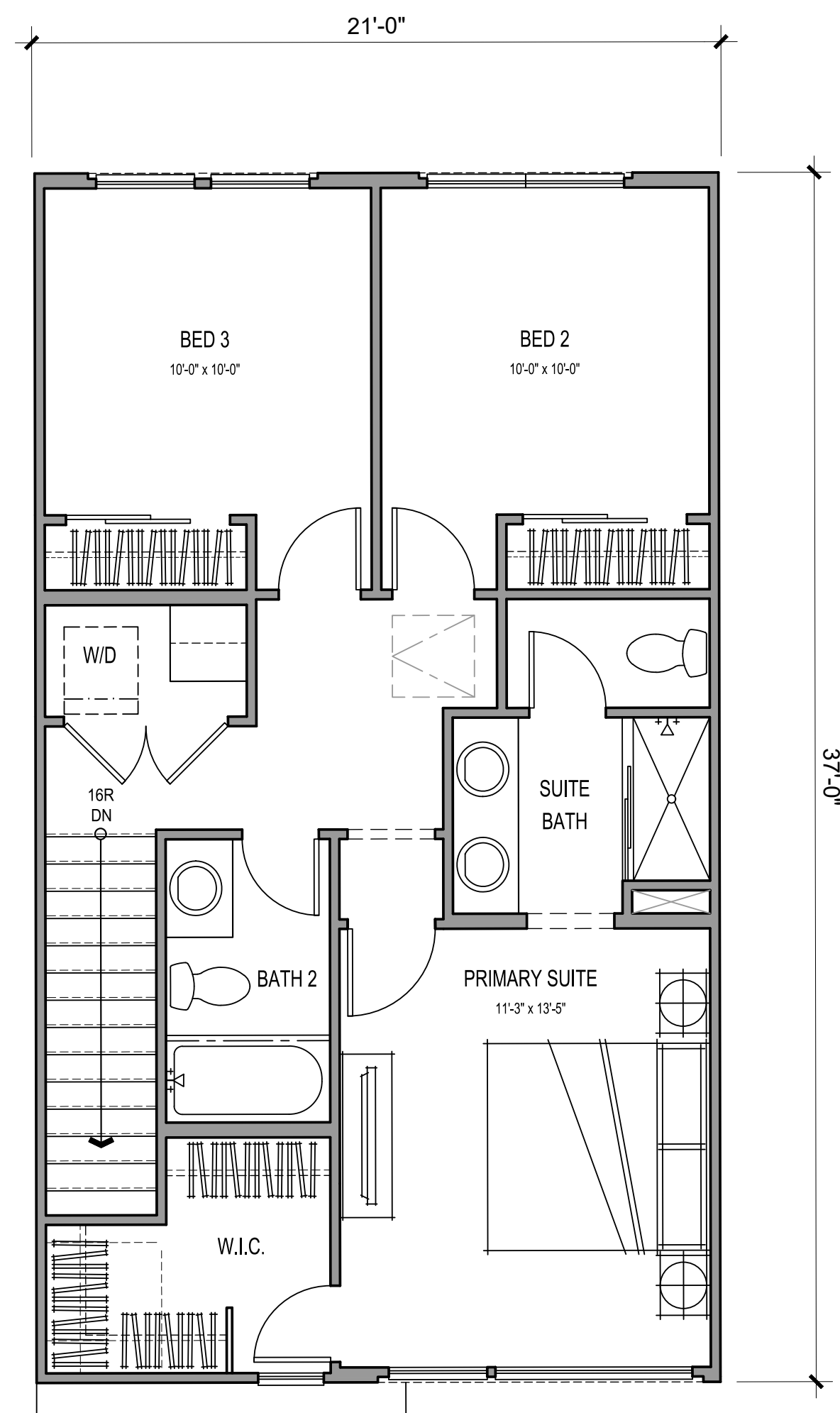
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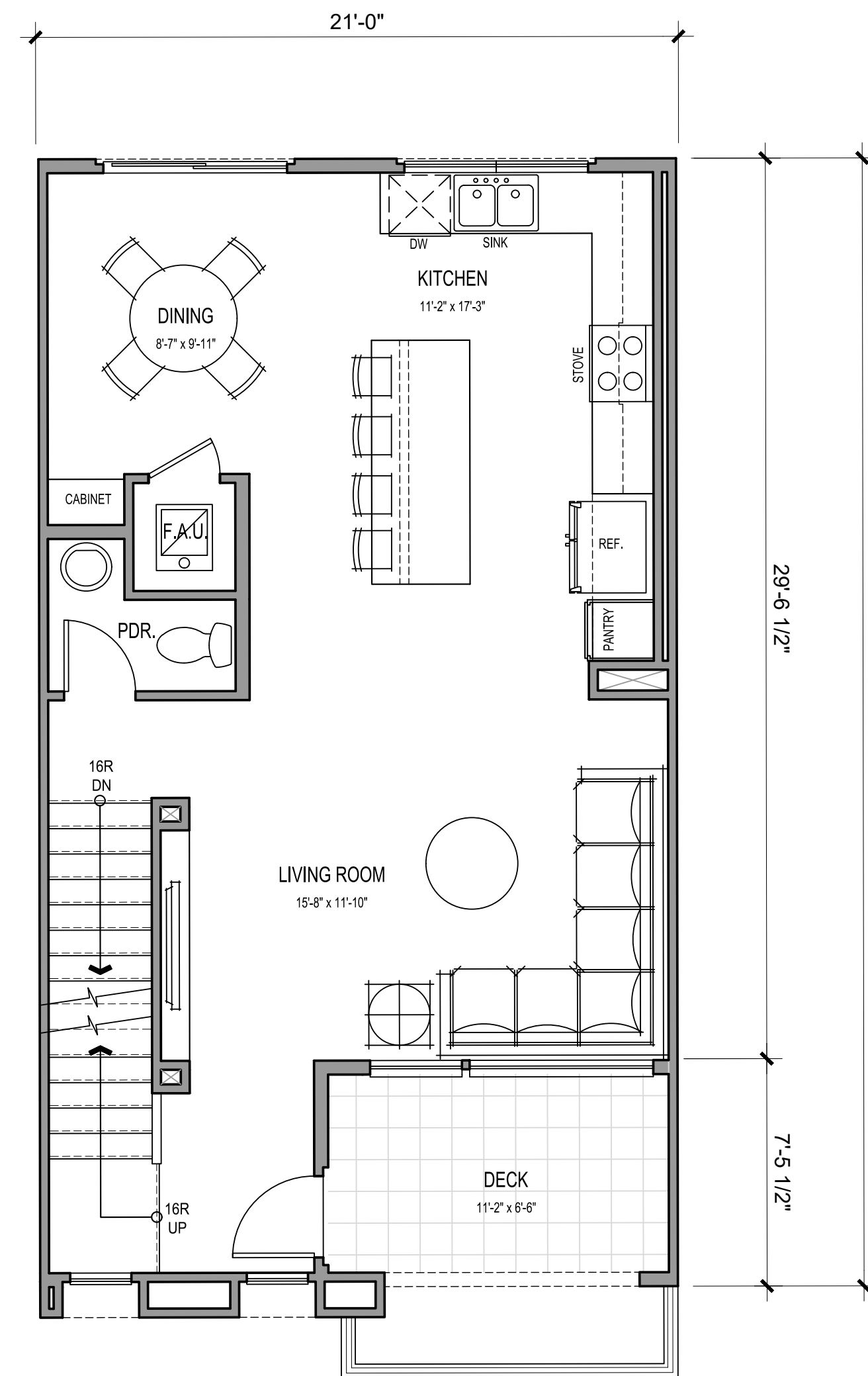


PLAN 1 & 2
UNIT PLANS

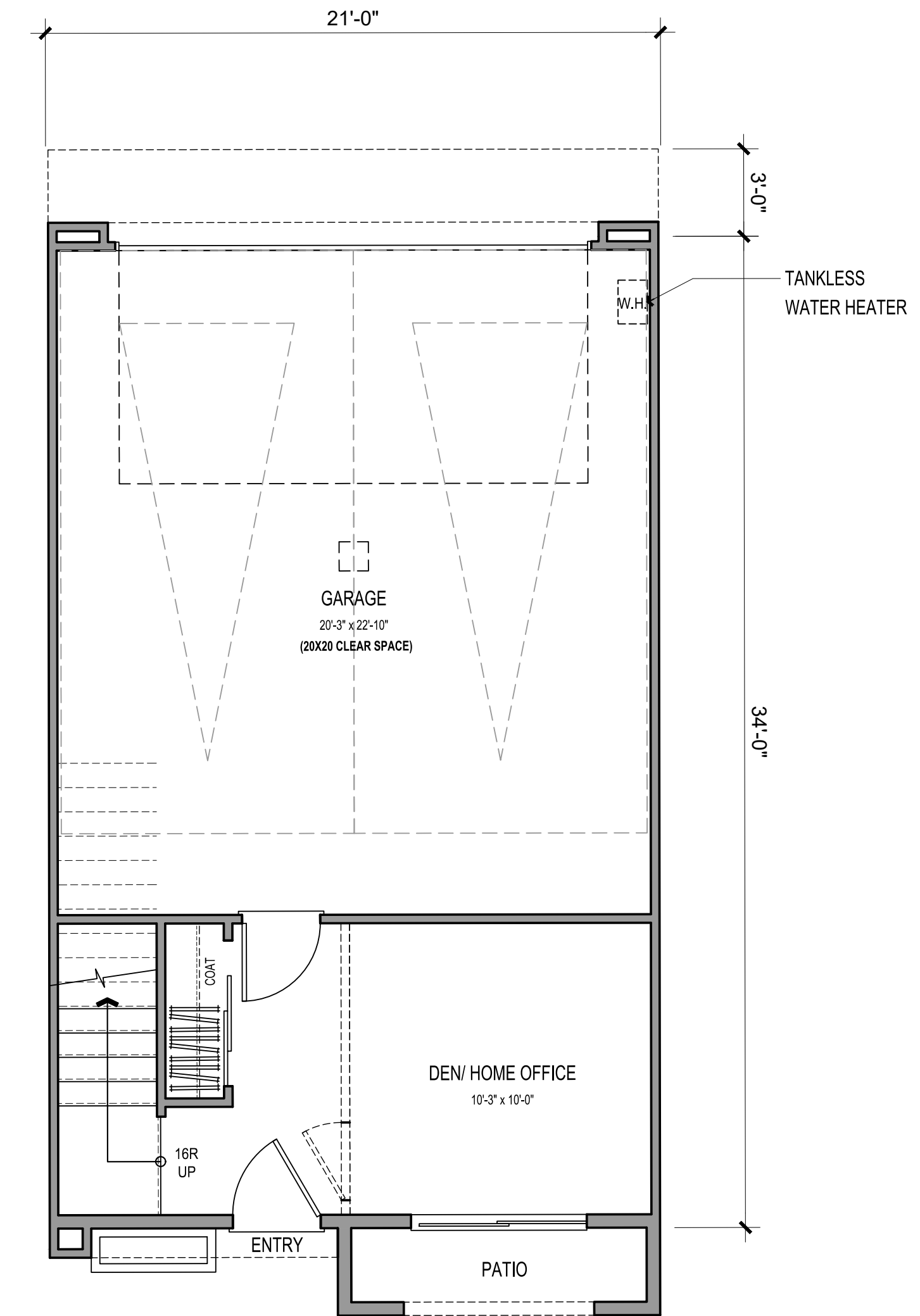
A3.00



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS + DEN/ 2.5 BATHS

GROSS SF	
1ST FLOOR	249 SQ. FT.
2ND FLOOR	691 SQ. FT.
3RD FLOOR	728 SQ. FT.
TOTAL LIVING	1669 SQ. FT.
GARAGE	484 SQ. FT.
PATIO	0 - 140 SQ. FT.
DECK	72 SQ. FT.

NET SF	
1ST FLOOR	206 SQ. FT.
2ND FLOOR	639 SQ. FT.
3RD FLOOR	684 SQ. FT.
TOTAL LIVING	1530 SQ. FT.



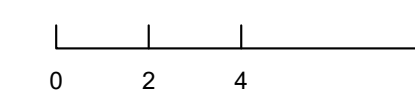
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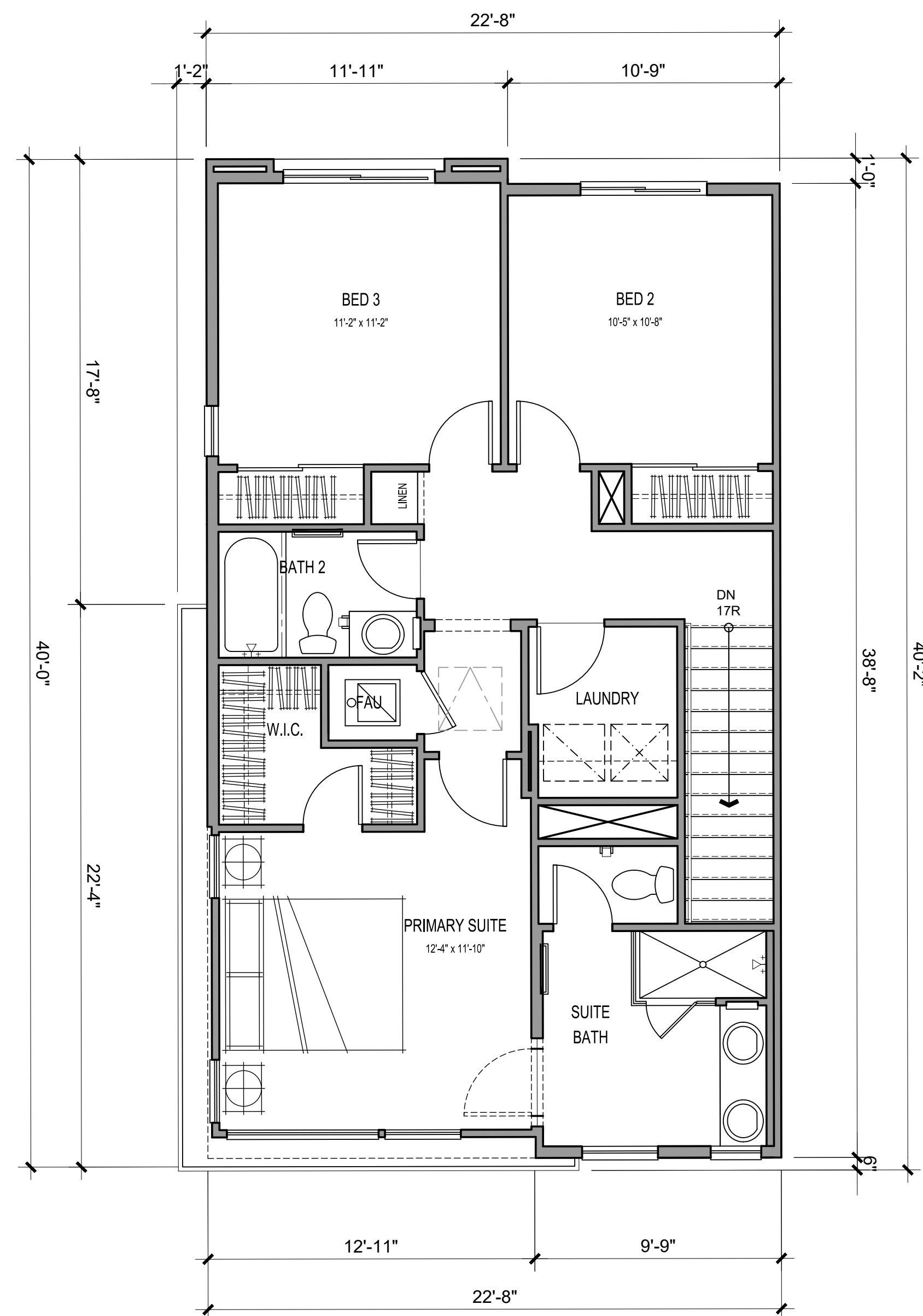
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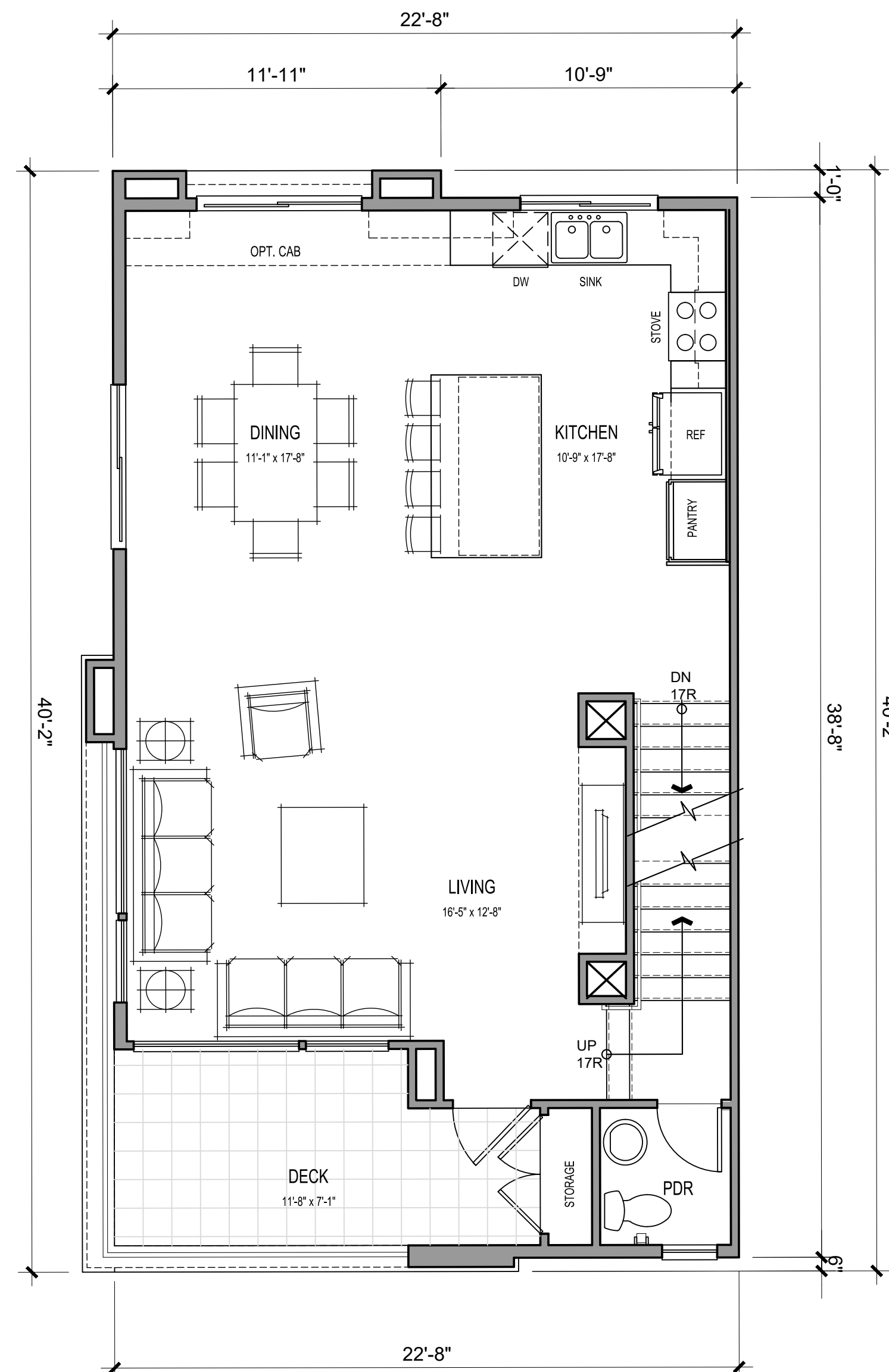


PLAN 3
UNIT PLANS

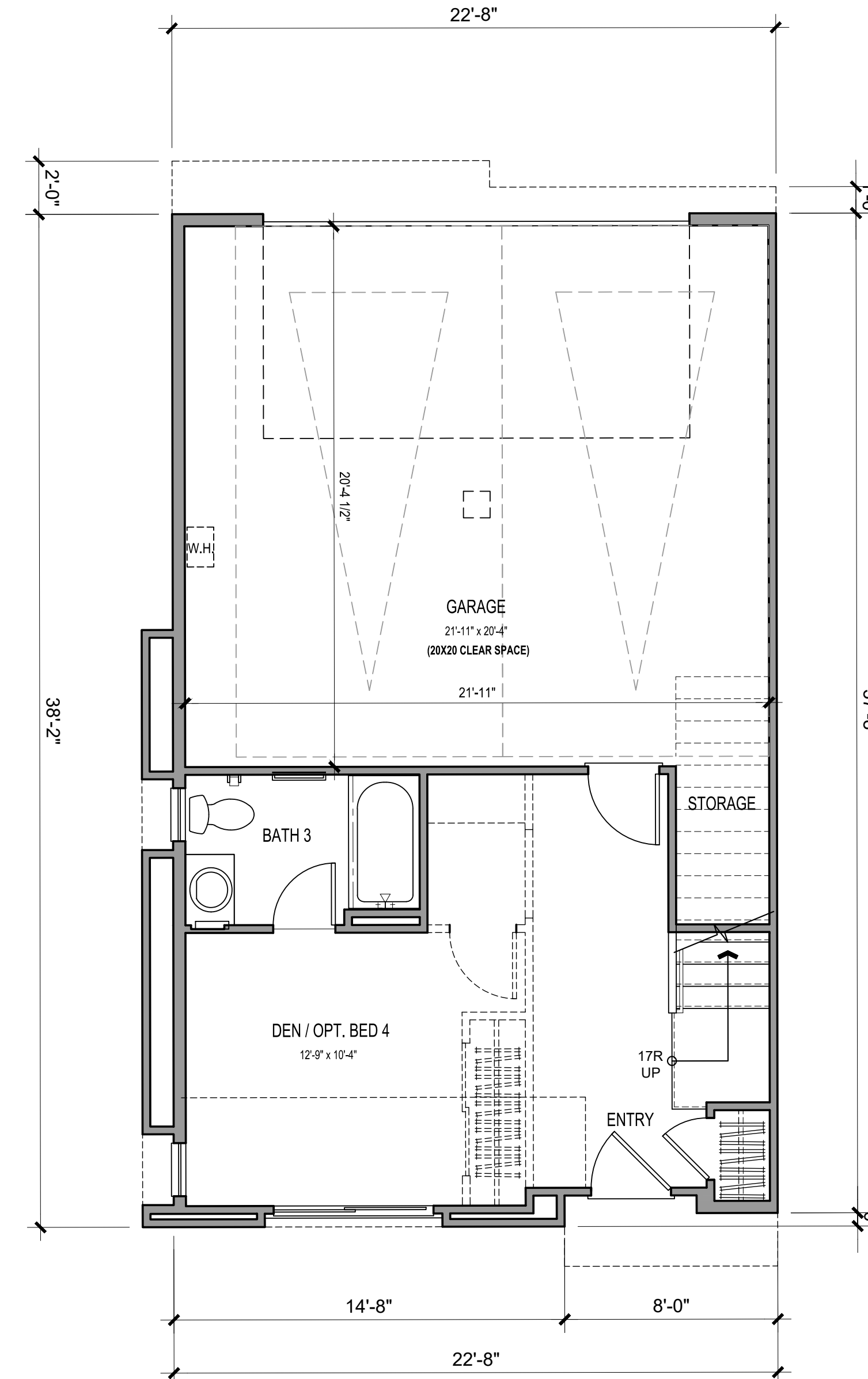
A3.10



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS + DEN/OPT. BED 4 / 3.5 BATHS

GROSS SF	
1ST FLOOR	398 SQ. FT.
2ND FLOOR	767 SQ. FT.
3RD FLOOR	827 SQ. FT.
TOTAL LIVING	1992 SQ. FT.
GARAGE	472 SQ. FT.
DECK	101 SQ. FT.
PATIO	0-140 SQ. FT.

NET SF	
1ST FLOOR	364 SQ. FT.
2ND FLOOR	720 SQ. FT.
3RD FLOOR	761 SQ. FT.
TOTAL LIVING	1845 SQ. FT.



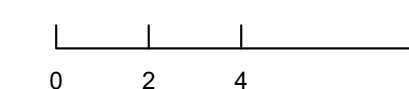
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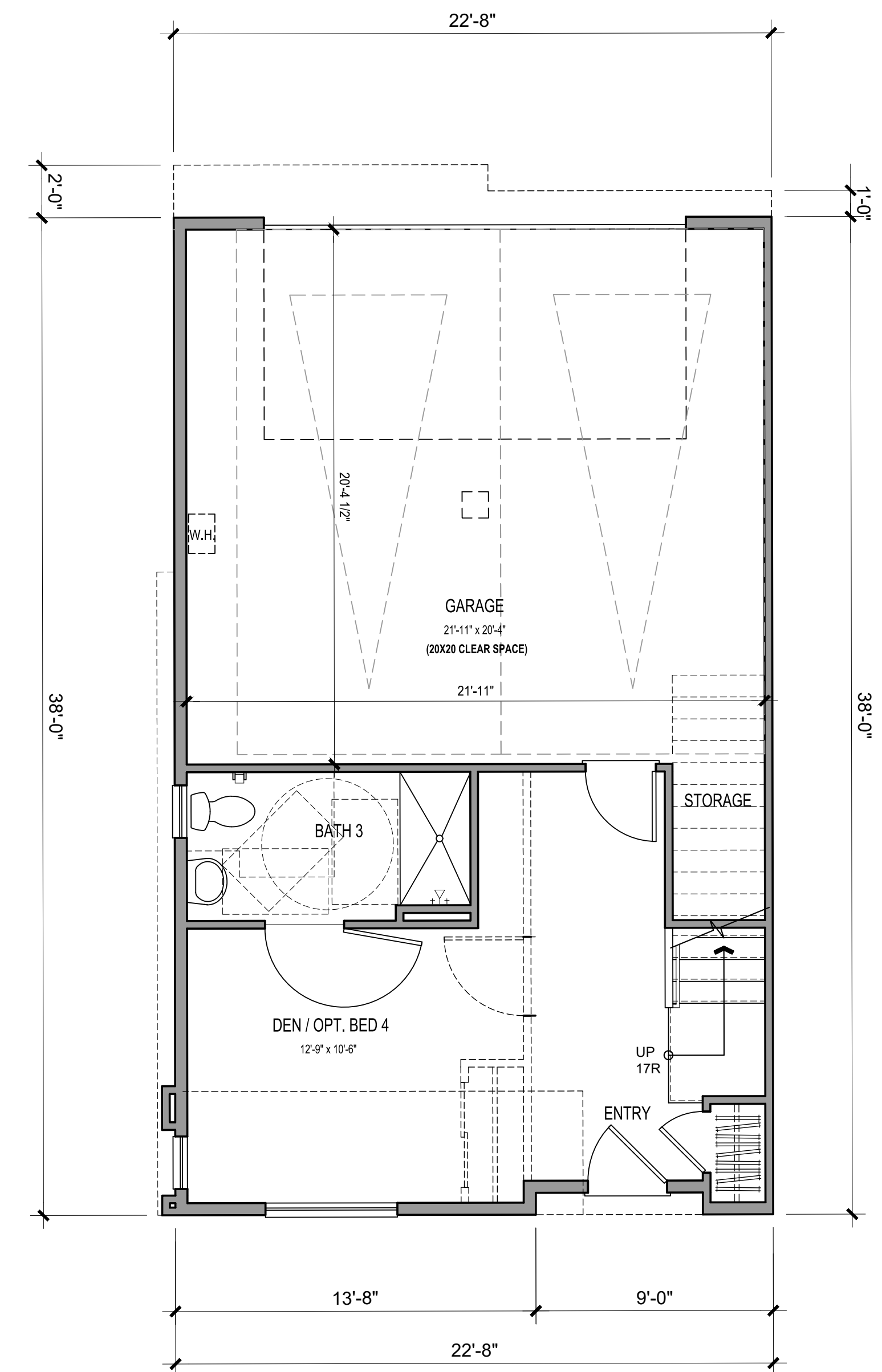
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PLAN 4
UNIT PLANS

A3.20



FIRST FLOOR (ACCESSIBLE)



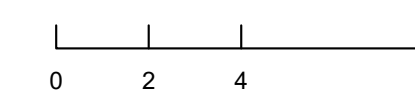
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PLAN 4 - ACCESSIBLE
UNIT PLANS

A3.21



1 - FRONT



2 - RIGHT



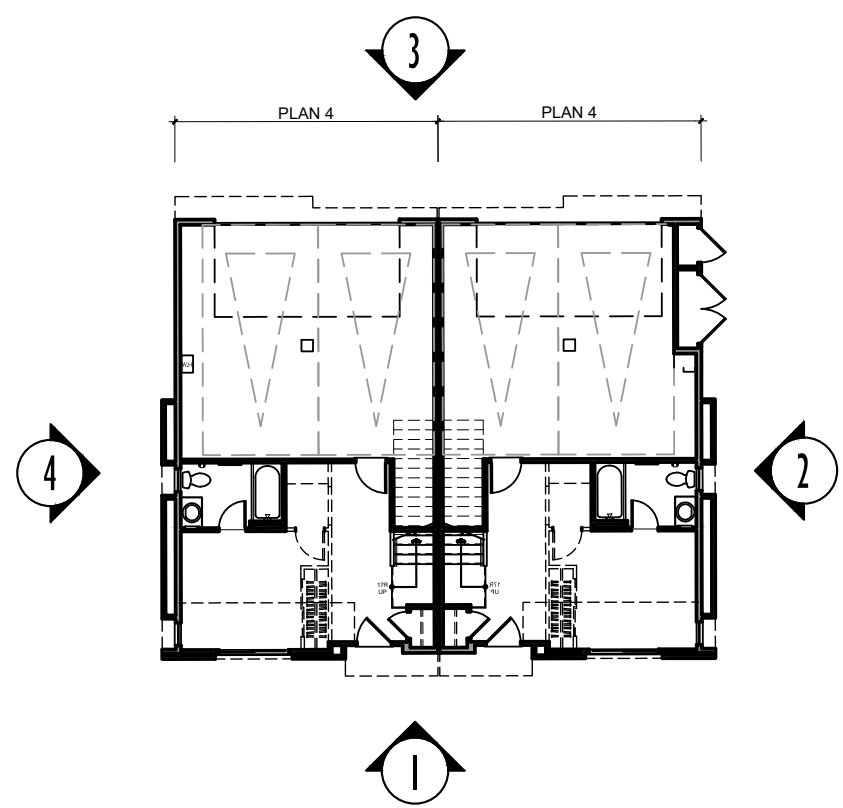
3 - REAR



4 - LEFT

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE
3. VINYL WINDOWS
4. METAL AWNING
5. FLAT BAR METAL RAILING
6. FIBERGLASS ENTRY DOOR
7. FIBER CEMENT BUILDING TRIM
8. DECORATIVE EXTERIOR LIGHT
9. ILLUMINATED ADDRESS SIGN
10. METAL DECORATIVE COLUMNS
11. SECTIONAL METAL GARAGE DOOR
12. ROOF MOUNTED AC UNITS
13. DECK SCUPPERS



KEY PLAN - SCALE: 1/16"=1'-0"

NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



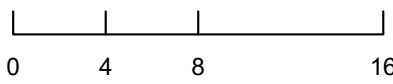
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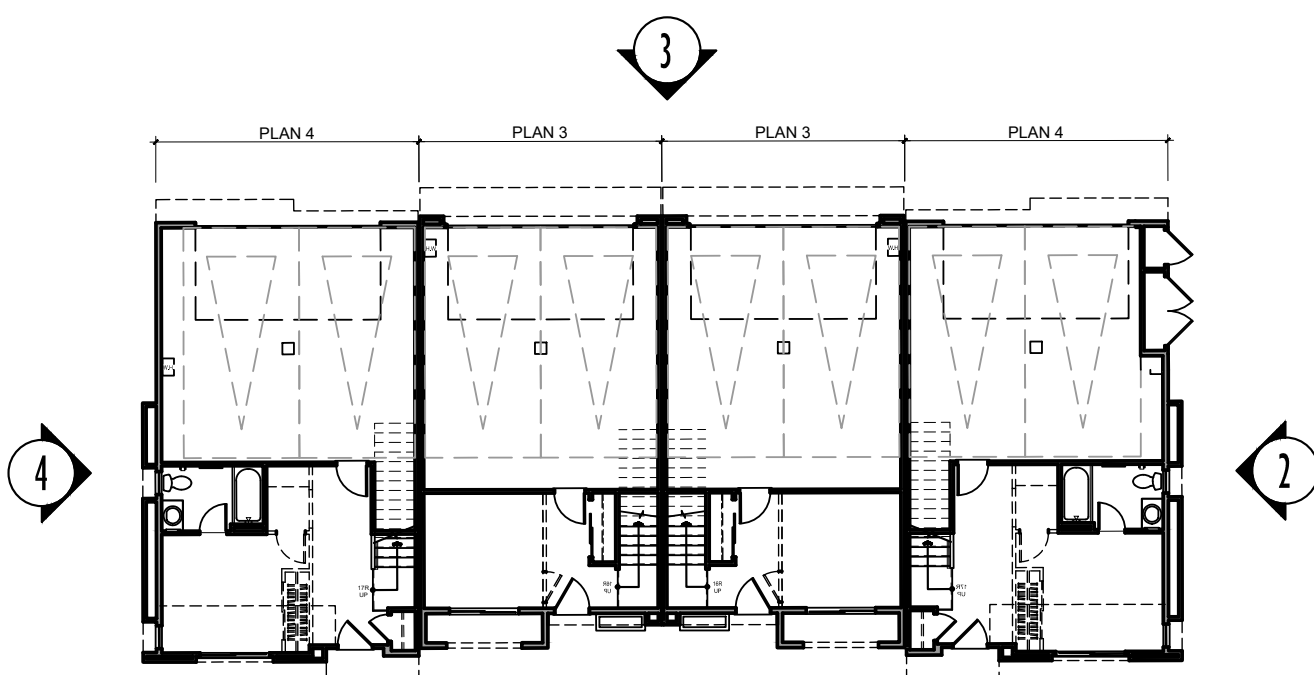


2-PLEX
ELEVATIONS

A2.01



- MATERIAL LEGEND**
1. STUCCO, LIGHT SAND FINISH
 2. FIBER CEMENT LAP SIDING, 6" EXPOSURE
 3. VINYL WINDOWS
 4. METAL AWNING
 5. FLAT BAR METAL RAILING
 6. FIBERGLASS ENTRY DOOR
 7. FIBER CEMENT BUILDING TRIM
 8. DECORATIVE EXTERIOR LIGHT
 9. ILLUMINATED ADDRESS SIGN
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 13. DECK SCUPPERS



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



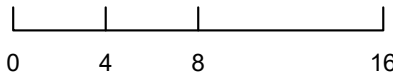
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**4-PLEX-A
ELEVATIONS**

A2.11



1 - FRONT



2 - RIGHT



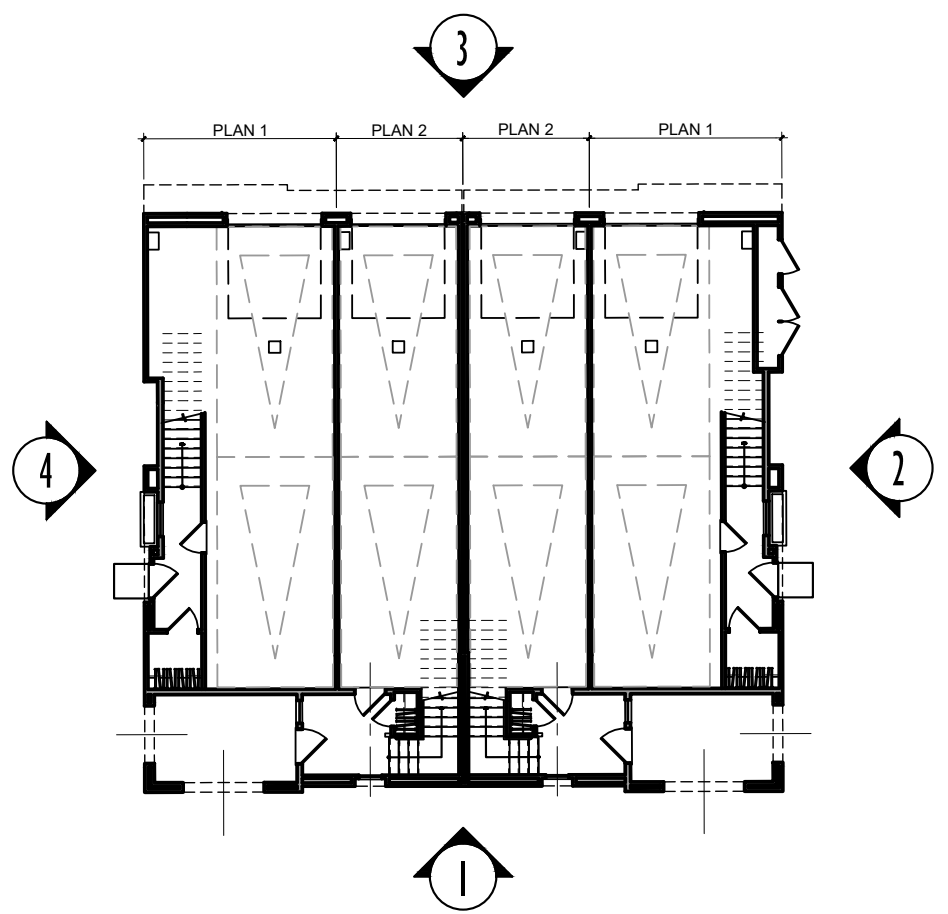
3 - REAR



4 - LEFT

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE
3. VINYL WINDOWS
4. METAL AWNING
5. FLAT BAR METAL RAILING
6. FIBERGLASS ENTRY DOOR
7. FIBER CEMENT BUILDING TRIM
8. DECORATIVE EXTERIOR LIGHT
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10. METAL DECORATIVE COLUMNS
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13. DECK SCUPPERS



KEY PLAN - SCALE: 1/16"=1'-0"

NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



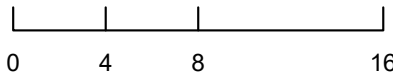
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4-PLEX-B
ELEVATIONS

A2.21



1 - FRONT



2 - RIGHT

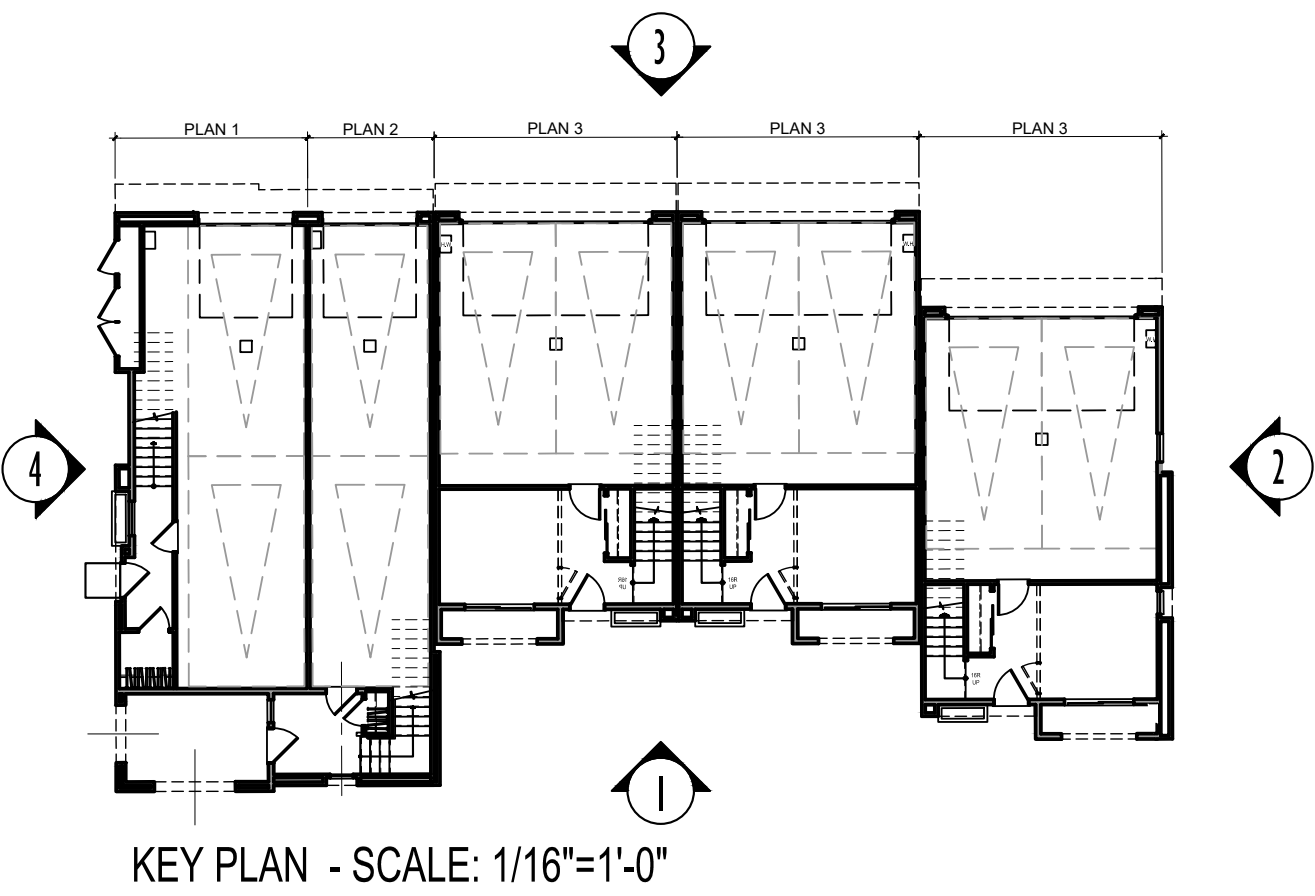
- MATERIAL LEGEND**
- 1. STUCCO, LIGHT SAND FINISH
 - 2. FIBER CEMENT LAP SIDING, 6" EXPOSURE
 - 3. VINYL WINDOWS
 - 4. METAL AWNING
 - 5. FLAT BAR METAL RAILING
 - 6. FIBERGLASS ENTRY DOOR
 - 7. FIBER CEMENT BUILDING TRIM
 - 8. DECORATIVE EXTERIOR LIGHT
 - 9. ILLUMINATED ADDRESS SIGN
 - 10. METAL DECORATIVE COLUMNS
 - 11. SECTIONAL METAL GARAGE DOOR
 - 12. ROOF MOUNTED AC UNITS
 - 13. DECK SCUPPERS



3 - REAR



4 - LEFT



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



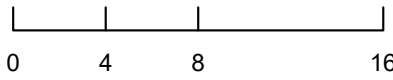
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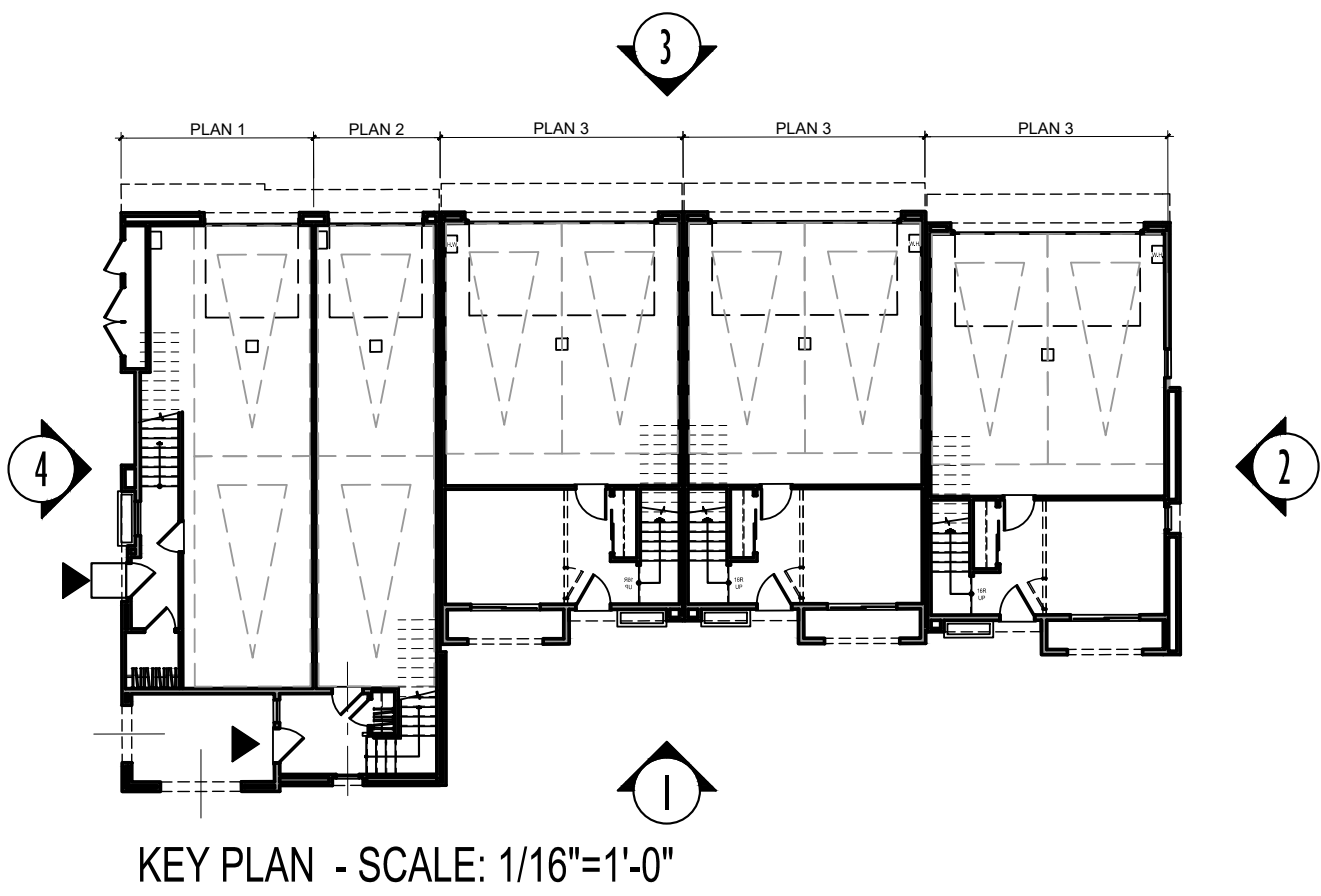


5-PLEX-A
ELEVATIONS

A2.31



- MATERIAL LEGEND**
- 1. STUCCO, LIGHT SAND FINISH
 - 2. FIBER CEMENT LAP SIDING, 6" EXPOSURE
 - 3. VINYL WINDOWS
 - 4. METAL AWNING
 - 5. FLAT BAR METAL RAILING
 - 6. FIBERGLASS ENTRY DOOR
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 - 8. DECORATIVE EXTERIOR LIGHT
 - 9. ILLUMINATED ADDRESS SIGN
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NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



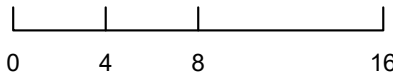
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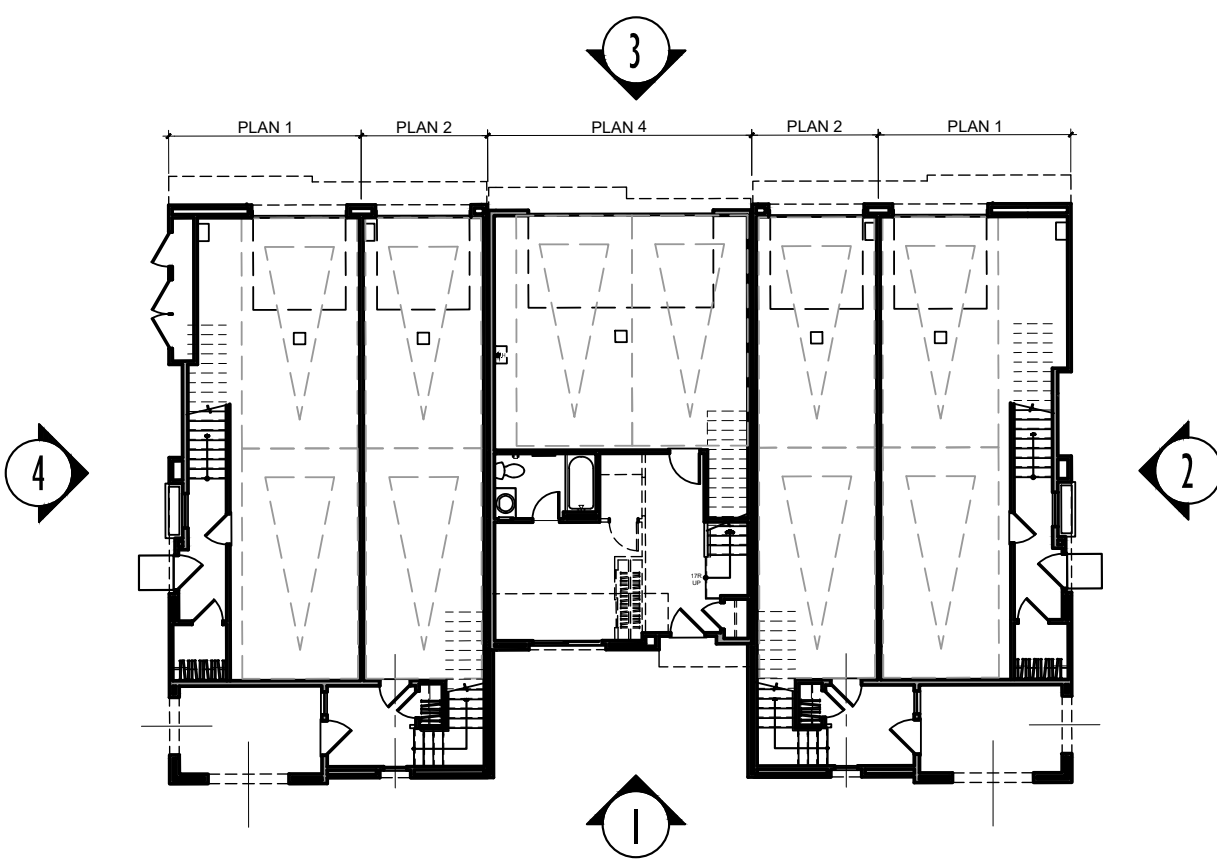


**5-PLEX-B
ELEVATIONS**

A2.41



- MATERIAL LEGEND**
1. STUCCO, LIGHT SAND FINISH
 2. FIBER CEMENT LAP SIDING, 6" EXPOSURE
 3. VINYL WINDOWS
 4. METAL AWNING
 5. FLAT BAR METAL RAILING
 6. FIBERGLASS ENTRY DOOR
 7. FIBER CEMENT BUILDING TRIM
 8. DECORATIVE EXTERIOR LIGHT
 9. ILLUMINATED ADDRESS SIGN
 10. METAL DECORATIVE COLUMNS
 11. SECTIONAL METAL GARAGE DOOR
 12. ROOF MOUNTED AC UNITS
 13. DECK SCUPPERS



NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



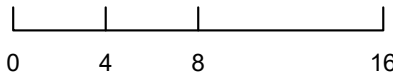
Architecture + Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

717 S. LYON STREET
SANTA ANA, CA KTGY # 2021-0430

Plot Date: 6/6/2022
1st Submittal: 12-16-2021
2nd Submittal: 04-13-2022
3rd Submittal: 06-06-2022



5-PLEX-C
ELEVATIONS

A2.51



STREET VIEW LOOKING EASTWARD FROM LYON STREET



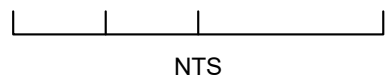
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PERSPECTIVE RENDERING

A1.30



VIEW LOOKING DOWN PRIVATE DRIVE A TOWARDS BUILDING 10



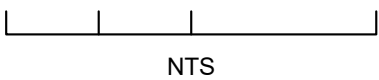
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PERSPECTIVE RENDERING

A1.31

COLOR SCHEME 1

BODY COLOR 1
SW 7077
ORIGINAL WHITE

1.

BODY COLOR 2
SW 0023
PEWTER TANKARD

2.

BODY COLOR 3
SW 9182
ROJO MARRON

3.

FIBER CEMENT
LAP SIDING
SW 9182
ROJO MARRON

4.

ENTRY 1
SW 2837
AURORA BROWN

5.

ENTRY 2
SW 2861
AVOCADO

6.

WINDOW FRAME
WHITE

7.

AWNING, METAL
RAILING,
FIBERCEMENT TRIM
SW 7645
THUNDER GRAY

8.

GARAGE DOOR 1
SW 7645
THUNDER GRAY

9.

GARAGE DOOR 2
SW 6076
TURKISH COFFEE

10.

COLOR SCHEME 2

BODY COLOR 1
240 JET GREY
OMEGA STUCCO

1.

BODY COLOR 2
SW 7077
ORIGINAL WHITE

2.

BODY COLOR 3
SW 2807
ROOKWOOD
MEDIUM BROWN

3.

FIBER CEMENT
LAP SIDING
SW 2807
ROOKWOOD
MEDIUM BROWN

4.

ENTRY 1
SW 7604
SMOKY BLUE

5.

ENTRY 2
SW 2861
AVOCADO

6.

WINDOW FRAME
WHITE

7.

AWNING, METAL
RAILING,
FIBERCEMENT TRIM
SW 7645
THUNDER GRAY

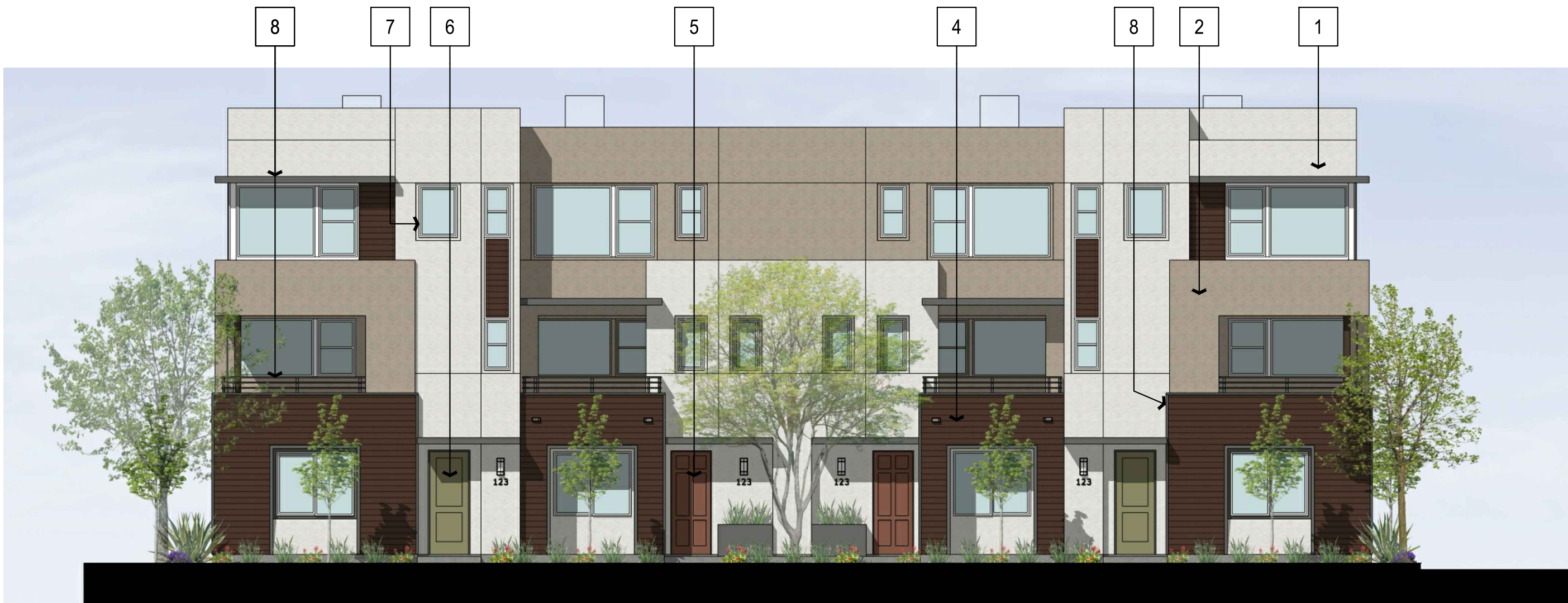
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GARAGE DOOR 1
SW 7645
THUNDER GRAY

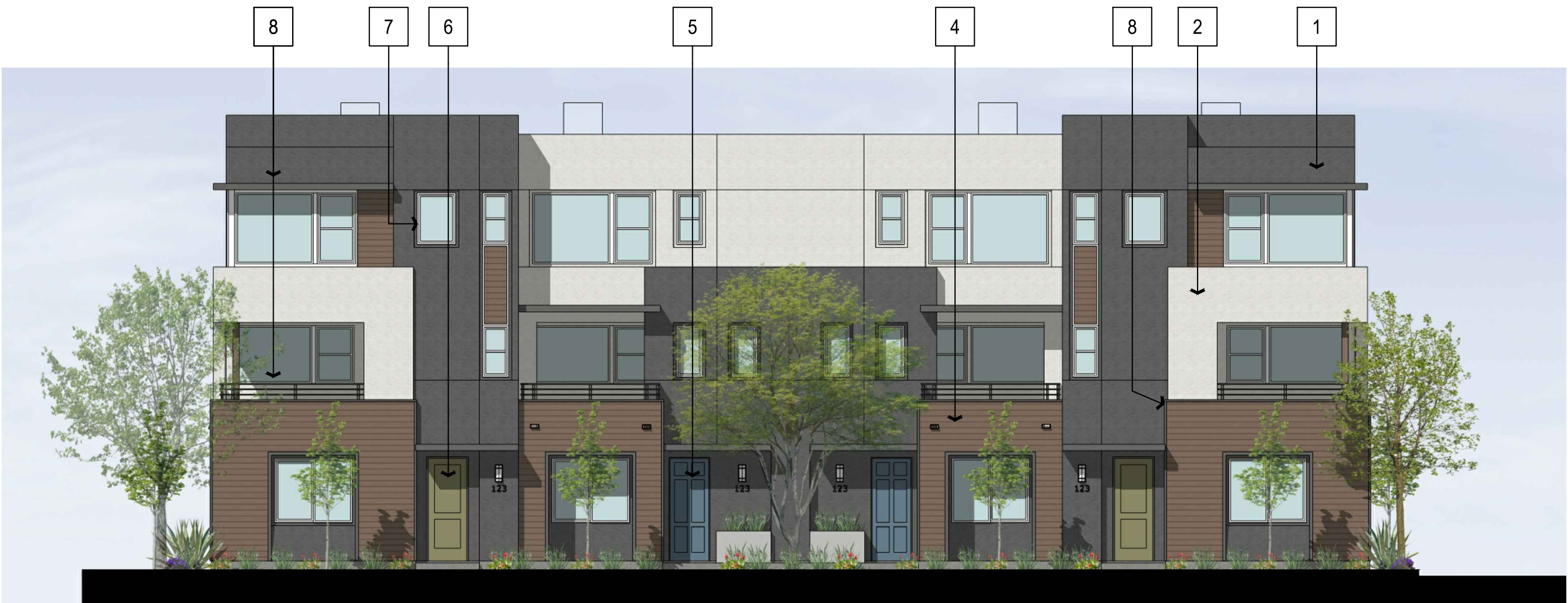
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GARAGE DOOR 2
SW 6076
TURKISH COFFEE

10.



COMPOSITE TYPE 4-PLEX A



COMPOSITE TYPE 4-PLEX A



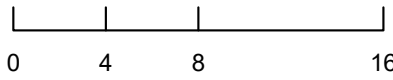
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COLOR AND MATERIAL BOARD

A4.00


































LEGEND

- | | |
|---|--|
| 1. ENHANCED PAVING DRIVEWAY | 11. ADA PARKING |
| 2. CROSS WALK | 12. SLIDING ENTRY GATE |
| 3. ASPHALT DRIVE | 13. MONUMENT SIGN WALL |
| 4. 5' CONCRETE WALK | 14. PICNIC LOUNGE PAVILION |
| 5. PRIVATE PATIO | 15. FOCAL PARK TREE |
| 6. TRASH ENCLOSURE | 16. CLUSTER MAIL BOX UNITS |
| 7. RESIDENCE | 17. FIRE PIT LOUNGE AREA |
| 8. PASEO | 18. LAWN AREA |
| 9. EXISTING BLOCK PERIMETER WALLS TO REMAIN | 19. PICNIC TABLE WITH BBQ |
| 10. GUEST PARKING | 20. COMMUNITY TUBE STEEL FENCE |
| | 21. EXISTING PERIMETER WALL TO BE REMOVED AND REPLACED WITH 6' HIGH SOLID MASONRY WALL |

TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX STD. 20' - 25' H	L	-
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG LARGE 15' X 20'	VL	-
	PODOCARPUS GRACILIOR FERN PINE	36" BOX STD. 30' HIGH	M	-
	PRUNUS CAROLINIANA CHERRY LAUREL	36" BOX STD. 20' HIGH	M	-
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX STD. 30' HIGH	M	-
	TRISTANIA CONFERTA BRISBANE BOX	36" BOX STD. 30' - 45' H	M	-

SHRUB PLANTING LEGEND

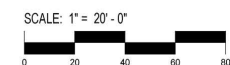
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	ABELIA GRANDIFLORA 'PROSTRATE' PROSTRATE GLOSSY ABELIA	1 GAL.	4' O.C.	M	-
	AEONIUM 'SALAD BOWL' SALAD BOWL AEONIUM	1 GAL.	18" O.C.	VL	-
	AEONIUM 'ATROPURPUREUM' PURPLE AEONIUM	1 GAL.	18" O.C.	VL	-
	AGAVE 'BLUE GLOW' AGAVE	5 GAL.	24" O.C.	VL	-
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	36" O.C.	VL	-
	ALOE STIADA CORAL ALOE	1 GAL.	24" O.C.	L	-
	ALOE LITTLE RED RIDING HOOD' ALOE RUDIKOPPE	1 GAL.	18" O.C.	L	-
	BOUGAINVILLEA G. 'LA JOLLA' LA JOLLA BOUGAINVILLEA	5 GAL.	36" O.C.	L	-
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	-
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	L	-
	CARISSA M. 'GREEN CARPET' NATAL PLUM	5 GAL.	30" O.C.	M	-
	CASSULA ARBORESCENS SILVER JADE PLANT	5 GAL.	24" O.C.	M	-
	DIANELLA TASMANICA FLAX LILY	5 GAL.	24" O.C.	M	-
	DODONEA VISCOSA 'PURPUREA' HOPSEED BUSH	24" BOX 5' O.C.	L	-	
	GREVILLEA LANIGERA 'PROSTRATE' PROSTRATE WOOLLY GREVILLEA	1 GAL.	30" O.C.	L	-
	LANTANA CAMARA 'NEW GOLD' LANTANA	1 GAL.	36" O.C.	L	-
	LIGUSTRUM J. 'TEXANUM' JAPANESE PRIVET	5 GAL.	18" O.C.	M	-
	MYOPORUM PARVIFOLIUM MYOPORUM	1 GAL.	36" O.C.	L	-
	NANDINA DOMESTICA 'NANA PURPUREA' DWARF NANDINA	5 GAL.	36" O.C.	M	-
	PITTOSPORUM T. 'VARIEGATA' VARIEGATED TOBIRA	15 GAL.	36" O.C.	M	-
	PRUNUS CAROLINIANA 'COMPACTA' 24" BOX 30" O.C. COMPACT CAROLINA CHERRY	24" BOX 30" O.C.	L	-	
	RHAPHOILEPIS UMBELLATA YEDDA HAWTHORN	5 GAL.	36" O.C.	L	-
	RHAPHOILEPIS CLARA CLARA HAWTHORN	5 GAL.	36" O.C.	L	-
	ROSMARINUS O. 'PROSTRATUS' ROSEMARY	1 GAL.	18" O.C.	L	-
	ROSMARINUS O. 'TUSCAN BLUE' ROSEMARY	5 GAL.	18" O.C.	L	-
	SENECIO MANDRALISCAE CHALK STICKS	1 GAL.	12" O.C.	L	-
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL.	24" O.C.	L	-
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.	24" O.C.	M	-
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.	24" O.C.	M	-
	WESTRINGIA FRUTICOSA COAST ROSEMARY	1 GAL.	4' O.C.	L	-
	FESTUCA ELATOR MARATHON II	SOD	SOD	H	-

PERCENTAGE OF LANDSCAPE AREA CALCULATION

ON SITE AREA	
PROPERTY BOUNDARY	100,487 SQ. FT.
LANDSCAPE AREA	
PLANTING AREA	14,917 SQ. FT.
TURF AREA	568 SQ. FT.

PERCENTAGE OF SITE AREA
TOTAL LANDSCAPE AREA = 15,485 SQ. FT.

LANDSCAPE AREA PROPOSED = 16%





LEGEND

1. ENHANCED PAVING DRIVEWAY
2. CROSS WALK
3. ASPHALT DRIVE
4. 5' CONCRETE WALK
5. PRIVATE PATIO
6. TRASH ENCLOSURE
7. RESIDENCE
8. PASEO
9. EXISTING BLOCK PERIMETER WALLS TO REMAIN
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717 S. LYON STREET | Preliminary Landscape Plan | Entry Park Enlargement

Warmington Homes | Santa Ana, CA | December 16, 2021



SCALE: 1" = 10' - 0"





LEGEND

1. ENHANCED PAVING DRIVEWAY
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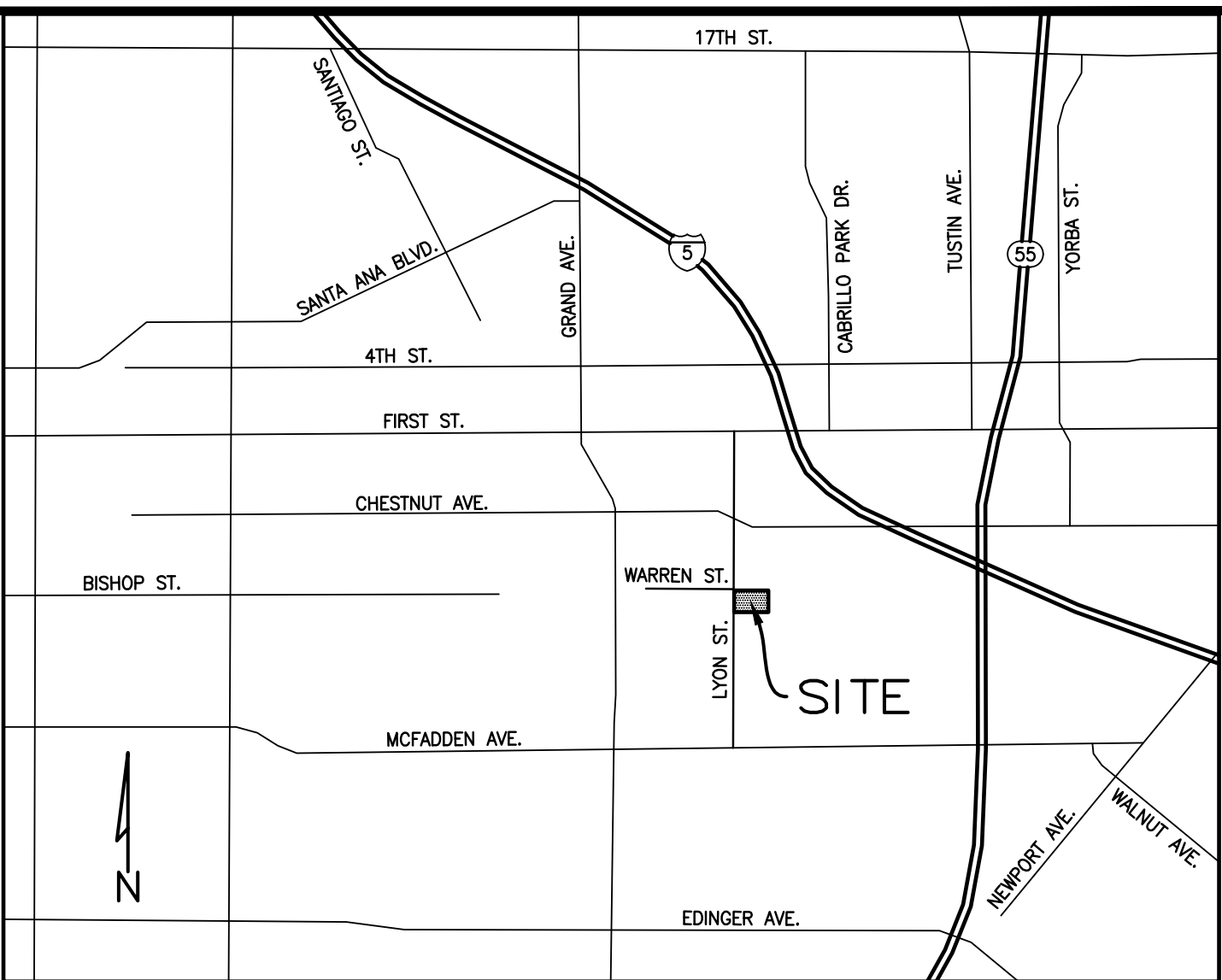
Warmington Homes | Santa Ana, CA | December 16, 2021



SCALE: 1" = 10' - 0"



VESTING TENTATIVE TRACT MAP NO. 19195
LOT 1 FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE
STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: NHSC-6629630 (29) DATED JUNE 24, 2021.

- ① DENOTES PLOTTED ITEM.
- ② AN EASEMENT FOR ELECTRIC LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 23, 1963 AS BOOK 6726, PAGE 662 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9812, PAGE 266 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°43'39"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSTRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "SACY" AND "OEOC".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCSR3, ZONE VI, NORTH AMERICAN DATUM OF 1983, 2017.50 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.9999789205 WAS USED FOR THIS PROJECT AT NORTHING 2216299.472, EASTING 6077135.441. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

OC PUBLIC WORKS BENCHMARK NO. SA-257-70
ELEV: 116.849' (NAVD88)
DESCRIBED AS: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-257-70", SET IN THE TOP OF A 6 IN. CONCRETE POST. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF LYON STREET, 0.4 MILES SOUTHERLY OF THE CENTERLINE OF FIRST STREET, 42 FT. EASTERLY OF THE CENTERLINE OF LYON STREET AND 7.6 FT. SOUTHERLY OF A FIRE HYDRANT. MONUMENT IS SET 0.1 FT. LOWER THAN THE GROUND.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 08050C0276A, NOT PRINTED, EFFECTIVE DECEMBER 3, 2009.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "1" OF THE STAFFORD AND TUSTIN TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 618 AND 619 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT "1" OF THE "STAFFORD AND TUSTIN TRACT" AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 618 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING 862.54 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT "1", BEING ALSO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY BY DEED RECORDED JANUARY 29, 1918 IN BOOK 317, PAGE 340 OF DEEDS; RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, 398.43 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ALSO IN THE EAST LINE OF LANDS CONVEYED TO J. J. VAN WYK BY DEED RECORDED APRIL 28, 1918 IN BOOK 273, PAGE 137 OF DEEDS; RUNNING THENCE SOUTH ALONG SAID EAST LINE, 245.275 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE WEST 398.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE NORTH 247.085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

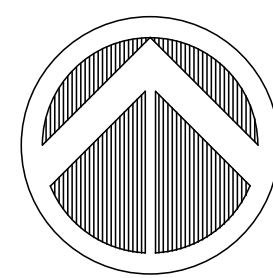
EXCEPTING THEREFROM, THAT PORTION OF SAID LOT "1" AS DESCRIBED IN DEED TO THE CITY OF SANTA ANA, RECORDED SEPTEMBER 28, 1971 IN BOOK 9822, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PROPOSED EASEMENT

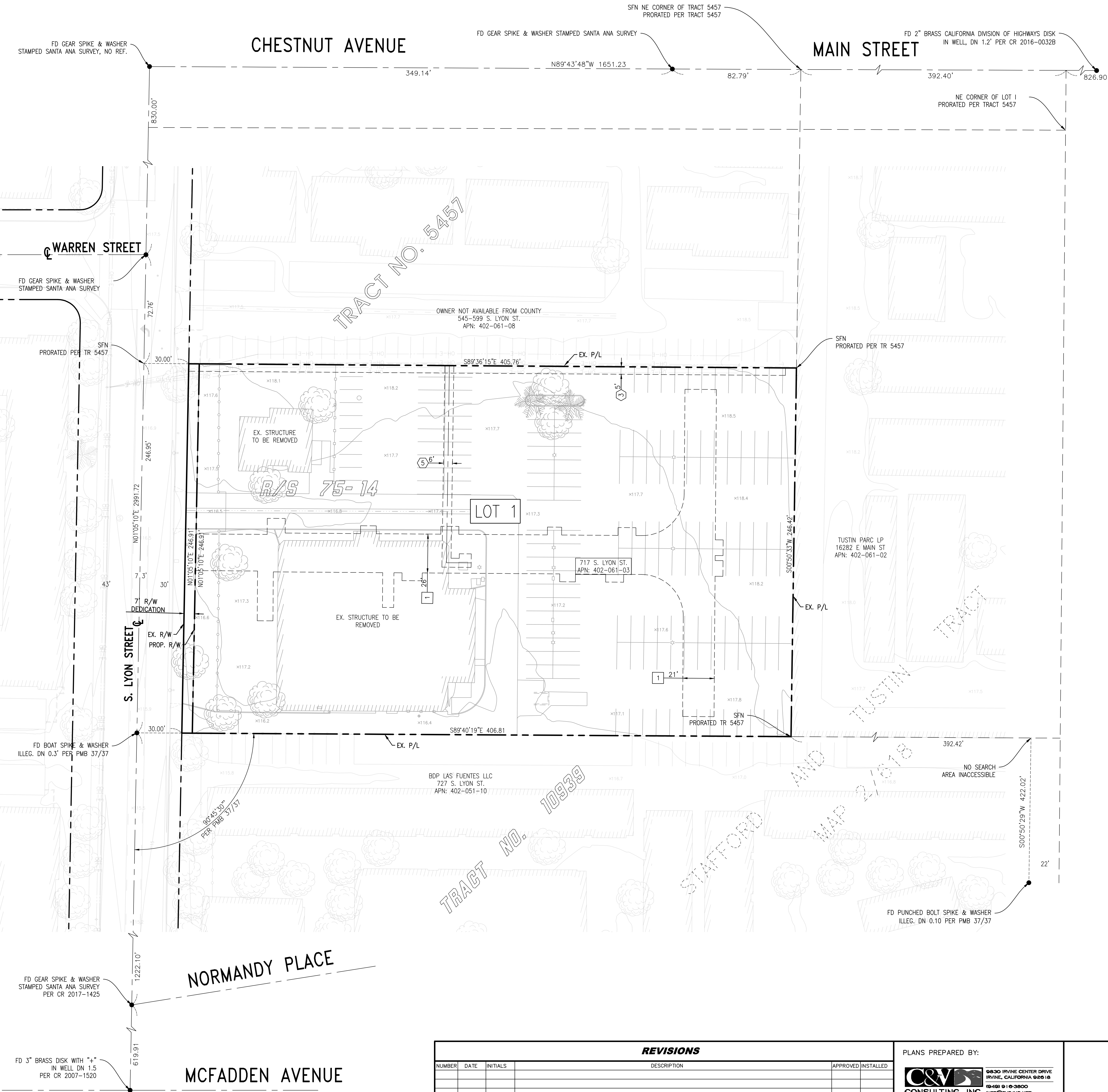
- 1 EMERGENCY VEHICLE, TRASH COLLECTION, AND PUBLIC UTILITY EASEMENT

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	NLY	NORTHERLY
CL	CATCH BASIN	NAP	NOT A PART
CB	CATCH BASIN	NTS	NOT TO SCALE
CF	CURB FACE	PCC	PORTLAND CEMENT CONCRETE
C&G	CURB & GUTTER	PL	PROPERTY LINE
CLF	CHAINLINK FENCE	PP	POWER POLE
DW	DOMESTIC WATER	PROP	PROPOSED
EA	EACH	R	RADIUS
ELY	EASTERLY	RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT	R/W	RIGHT OF WAY
EX	EXISTING	S	SOUTH
FF	FINISHED FLOOR ELEVATION	SD	STORM DRAIN
FG	FINISHED GRADE	SF	SQUARE FEET
FL	FLOW LINE	SLY	SOUTHERLY
FW	FIRE WATER	SS	SANITARY SEWER
FS	FINISHED SURFACE	S/W	SIDEWALK
GFF	GARAGE FINISHED FLOOR	TC	TOP OF CURB
HP	HIGH POINT	TC	TOP OF GRATE
INV	INVERT	TW	TOP OF WALL
MH	MANHOLE	TYP	TYPICAL
MN	MINIMUM	WLY	WESTERLY
MISC	MISCELLANEOUS	WM	WATER METER



SCALE: 1" = 30'



VESTED OWNER:

ORANGE COUNTY ELECTRICAL JOINT APPRENTICESHIP TRUST, STEPHEN BROWN, TRUSTEE, SUBJECT TO EXCEPTION NO. 6.

ADDRESS:

717 SOUTH LYON STREET
SANTA ANA, CA 92705

DEVELOPER/SUBDIVIDER:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626

LAND AREA:

GROSS: 2.30 AC (100,231 SF)
NET: 2.26 AC (98,482 SF)

ARCHITECT:

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
(949) 851-2133

ASSESSOR PARCEL NO.:

402-061-03

PROPOSED NO. OF LOTS:

1 LOT FOR CONDOMINIUM PURPOSES

UTILITY PURVEYORS & SERVICES:

WATER: CITY OF SANTA ANA WATER DEPARTMENT
PH. (714) 647-3341

SEWER: CITY OF SANTA ANA PUBLIC WORKS
PH. (714) 647-5690

ELECTRIC: SOUTHERN CALIFORNIA EDISON
PH. (800) 655-4555

GAS: THE SOUTHERN CALIFORNIA GAS COMPANY
PH. (800) 427-2200

TELEPHONE: AT&T
PH. (800) 255-5288

CABLE TV: TIME WARNER CABLE
PH. (800) 961-9941

SCHOOL DISTRICT: SANTA ANA UNIFIED SCHOOL DISTRICT
PH. (714) 558-5501

FIRE PROTECTION: ORANGE COUNTY FIRE DEPARTMENT
PH. (714) 573-6100

SHEET INDEX:

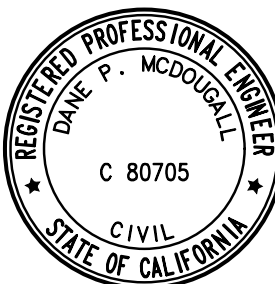
- SHEET 1 - TENTATIVE TRACT MAP TITLE SHEET
SHEET 2 - PRELIMINARY SITE PLAN
SHEET 3 - PRELIMINARY GRADING & UTILITY

CIVIL ENGINEER:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
T: 949.916.3800
F: 949.916.3805
CVC-INC.NET

PREPARED UNDER THE SUPERVISION OF:

DANE P. McDOUGALL, P.E. 80705
DMCDUGALL@CVC-INC.NET



REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION

PLANS PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
T: 949.916.3800
F: 949.916.3805
WWW.CVCINC.NET

VESTING TENTATIVE TRACT MAP NO. 19195

TITLE SHEET

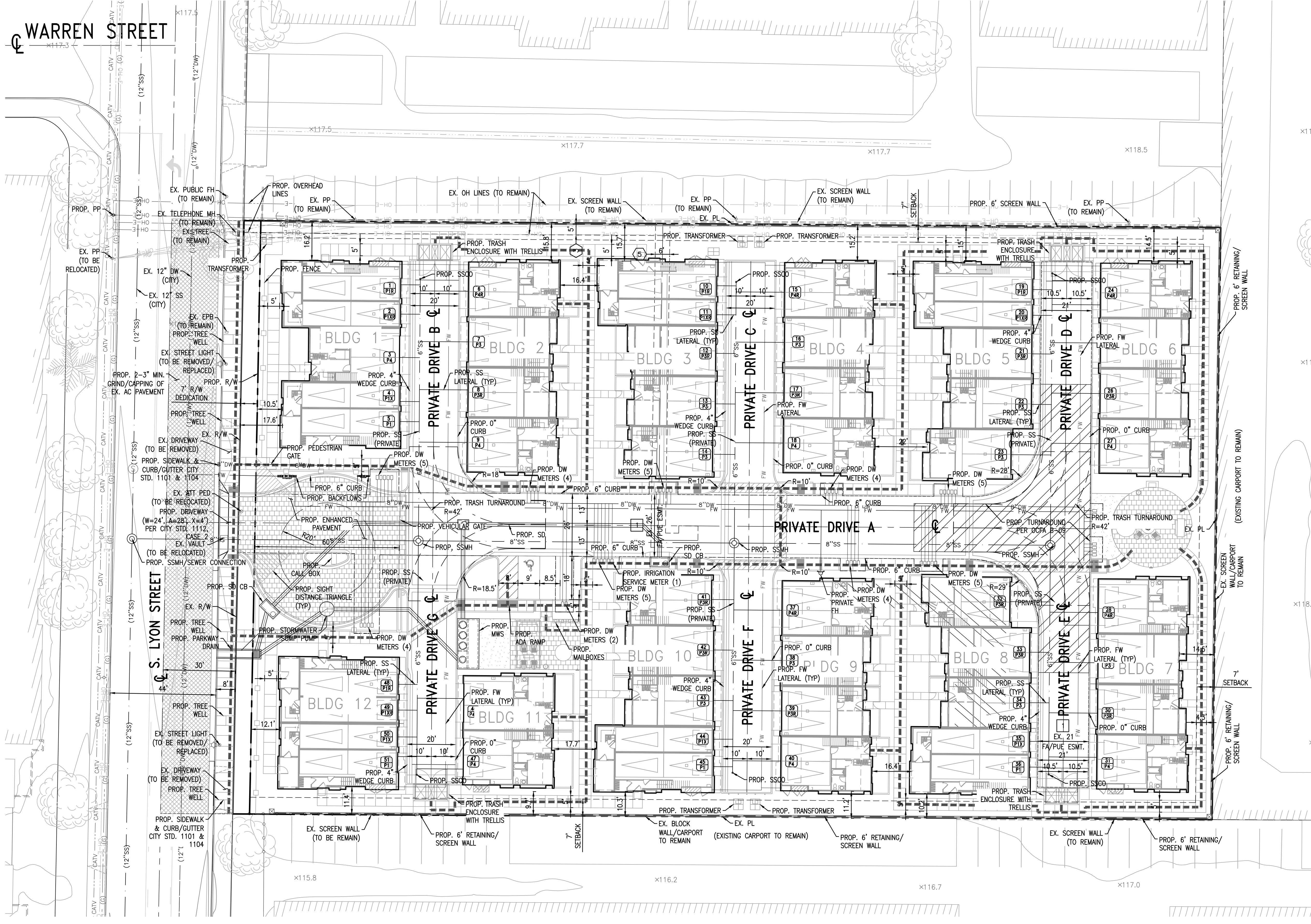
717 SOUTH LYON STREET

PUBLIC WORKS AGENCY
CITY OF SANTA ANA

PRELIMINARY SITE PLAN
VTTM 19195, LOT 1
FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGEND:

- CENTERLINE
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SETBACK
- EXISTING LOT LINE
- EXISTING WALL
- PROPOSED WALL
- SIGHT DISTANCE TRIANGLE
- PROPOSED TURF
- PROPOSED PCC PAVEMENT
- PROPOSED DECORATIVE PAVEMENT
- ADA PATH OF TRAVEL
- UNIT NUMBER
- UNIT TYPE



- GENERAL INFORMATION:**
- DATE OF PREPARATION: DECEMBER 15, 2021
 - DATE OF SURVEY: AUGUST 08, 2021
 - GROSS LOT AREA: 2.3 ACRES/100,231 SQUARE FEET
NET LOT AREA: 2.26 ACRES/98,482 SQUARE FEET
 - EXISTING ZONING: (A1) GENERAL AGRICULTURAL
 - PROPOSED LAND USE: HARBOR MIXED USE TRANSIT CORRIDOR PLAN
 - CONTOUR INTERVAL IS 1 FOOT
 - ALL DIMENSIONS ARE APPROXIMATE
 - ALL IMPROVEMENTS REQUIRED BY THE CITY OF SANTA ANA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER
 - ON-SITE SANITARY SEWER SYSTEM SHALL BE PRIVATE. ALL PROPOSED PUBLIC AND PRIVATE SEWER PIPE MATERIAL SHALL CONSIST OF PVC (SDR 26) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS
 - ON-SITE PROPOSED DOMESTIC WATER SHALL BE PRIVATE WITH PUBLIC INDIVIDUAL WATER METERS. WATER METER VAULTS AND CITY OWNED WATER METERS WILL BE PLACED WITHIN A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA. ALL PROPOSED PUBLIC AND PRIVATE WATER PIPE MATERIAL SHALL CONSIST OF PVC C-900 (DR 14) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS
 - ON-SITE STORM DRAIN SYSTEM SHALL BE PRIVATE. ALL PROPOSED PRIVATE STORM DRAIN PIPE MATERIAL SHALL CONSIST OF HDPE (ADS N-12WT) AND PVC (SCH 40) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS AND MANUFACTURER'S SPECIFICATIONS
 - ON-SITE DRIVEWAYS/ALLEYS SHALL BE PRIVATE WITH PUBLIC NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN, OVER, ACROSS UPON AND THROUGH SAID TRACT IN FAVOR OF CITY OF SANTA ANA
 - THE PROJECT IS LOCATED IN FLOOD ZONE X PER FEMA COMMUNITY PANEL NO. PANEL 256 OF 539 MAP NO. 06059C0276L
 - THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. RB-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT)
 - THIS PROJECT WILL REQUIRE FILING, PROCESS, AND RECORDING OF CC&R'S FOR THE MAINTENANCE AND THE COST SHARING RESPONSIBILITY OF THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, AND SEWER SYSTEMS
 - ANY STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL & TRANSPORTATION ADVISORY COMMITTEE (ETAC), THEREFORE, PROVIDE TO THE CITY OF SANTA ANA A LETTER REQUESTING THE REMOVAL OF EXISTING TREE(S) THAT CONFLICTS WITH THE PROPOSED IMPROVEMENTS. THE CITY WILL PRESENT THE INFORMATION TO THE ETAC COMMITTEE FOR ACTION
 - DEDICATION REQUIRED TO THE CITY OF SANTA ANA FOR AN EXCLUSIVE SUB-SURFACE, NON-EXCLUSIVE SURFACE UTILITY EASEMENT FOR WATER PURPOSES
 - ON-SITE WATER SYSTEM TO BE SIZED PER CITY ORDINANCE AND PLUMBING CODE
 - THE BMPs, SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WOMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs
 - ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY SUBDIVIDER/DEVELOPER, AND/OR AT THE SUBDIVIDER/DEVELOPER'S EXPENSE, IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE, APPROVED STREET IMPROVEMENT PLANS AND REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT
 - APPROPRIATE PRIVATE BACKFLOW PREVENTER REQUIRED FOR ALL FIRE SERVICE, DOMESTIC, AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS
 - INSTALL 24" BOX TREES PER THE CITY STANDARDS AND APPROVED PLAN, AS NEEDED
 - THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. RB-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT)
 - THE BMPs, SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WOMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/ UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs

RESIDENTIAL PROJECT SUMMARY

TOTAL SITE AREA
GROSS: 2.30 AC (100,231 SF)
NET: 2.26 AC (98,482 SF)

PLAN SUMMARY

8	PL 1	1,208 SF	2 BEDS/ 2.5 BATH
8	PL 2	1,393 SF	3 BEDS/ 2.5 BATH
2	PL 3	1,530 SF	3 BEDS+DEN/ 2.5 BATH
13	PL 4	1,895 SF	3 BEDS+DEN (OPT. BED 4)/ 3.5 BATH
51	UNITS TOTAL		

*10% ACCESSIBLE UNITS: 5 UNITS

REQUIRED PARKING SUMMARY (PER STATE DENSITY BONUS REQUIREMENTS)

38	U	0	1.5 STALLS	57.0
13	U	0	2.5 STALLS	32.5
				90 STALLS REQUIRED

PROVIDED PARKING SUMMARY (PER STATE DENSITY BONUS REQUIREMENTS)

102	GARAGES	
3	GUEST	
105	TOTAL STALLS PROVIDED	
*1 ADA STALL INCLUDED		
(2.1 STALLS/UNIT PROVIDED)		

PROVIDED COMMUNAL BICYCLE SPACES
51 UNITS/ 5 = 11 SPACES

REQUIRED OPEN SPACE

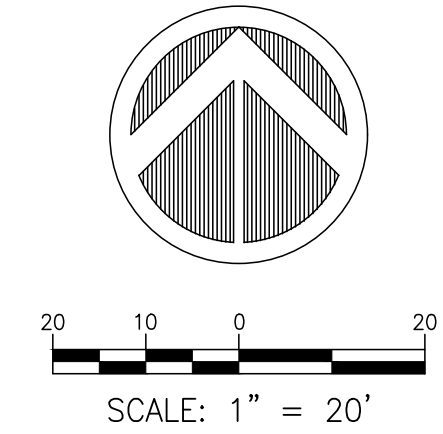
COMMON	15K X 2.3AC	15,028 SF
PRIVATE	51 X 30SF/UNIT	4,590 SF
TOTAL		19,618 SF

PROVIDED OPEN SPACE

COMMON	6,949 SF
PRIVATE	10,841 SF
TOTAL	17,790 SF

BUILDING SETBACKS
FRONT: 0' MAX.
SIDE YARD: 7' MIN.
REAR YARD: 7' MIN.

- PROPOSED EASEMENT**
- EMERGENCY VEHICLE, TRASH COLLECTION, AND PUBLIC UTILITY EASEMENT
- EXISTING EASEMENTS**
- AN EASEMENT FOR ELECTRIC LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 23, 1963 AS BOOK 6728, PAGE 662 OF OFFICIAL RECORDS
 - AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9812, PAGE 266 OF OFFICIAL RECORDS. (TO BE REMOVED)



REVISIONS				PLANS PREPARED BY:	
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
949 610-3800
HUB@CVCINC.NET
WWW.CVCINC.NET

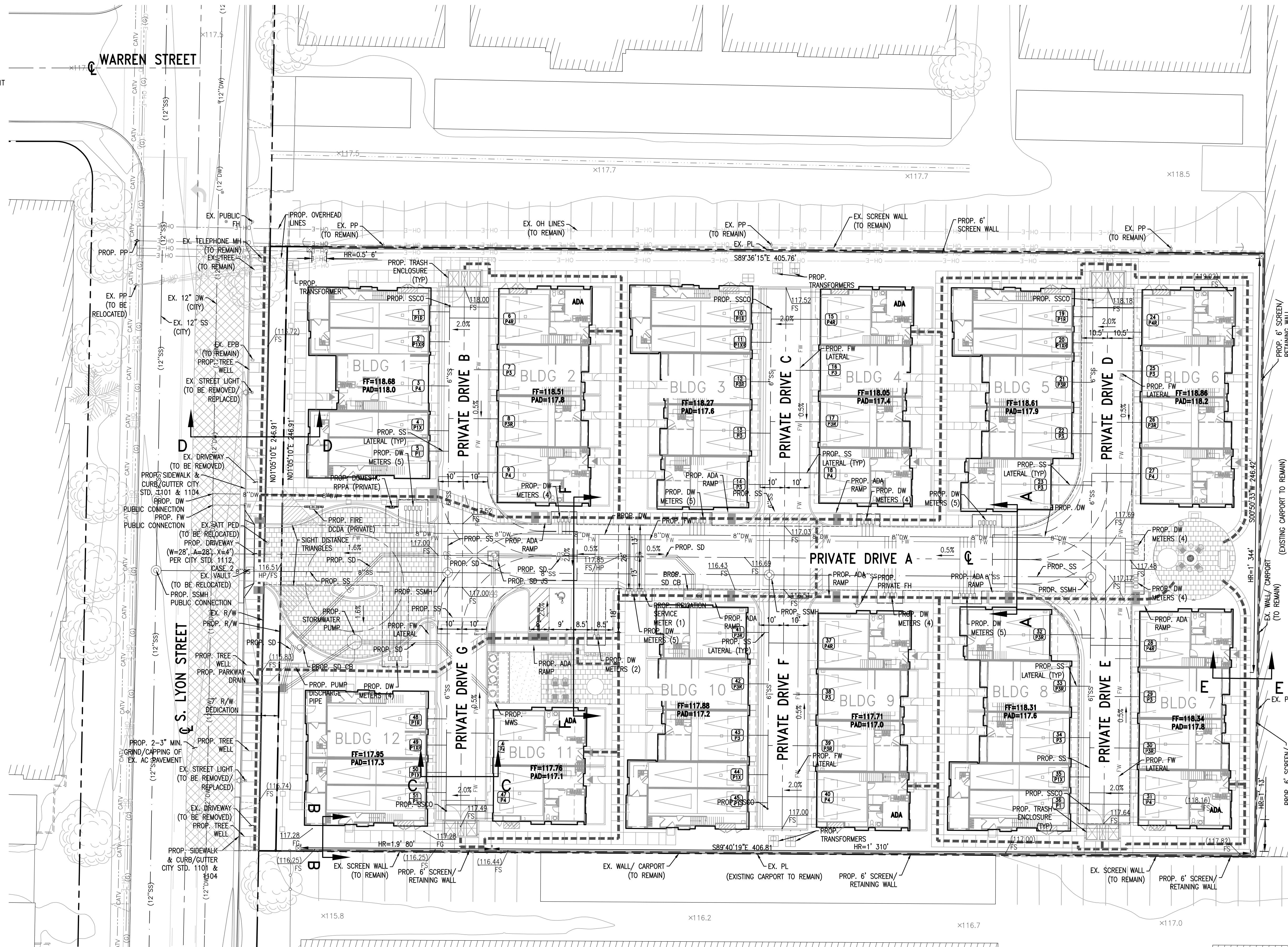
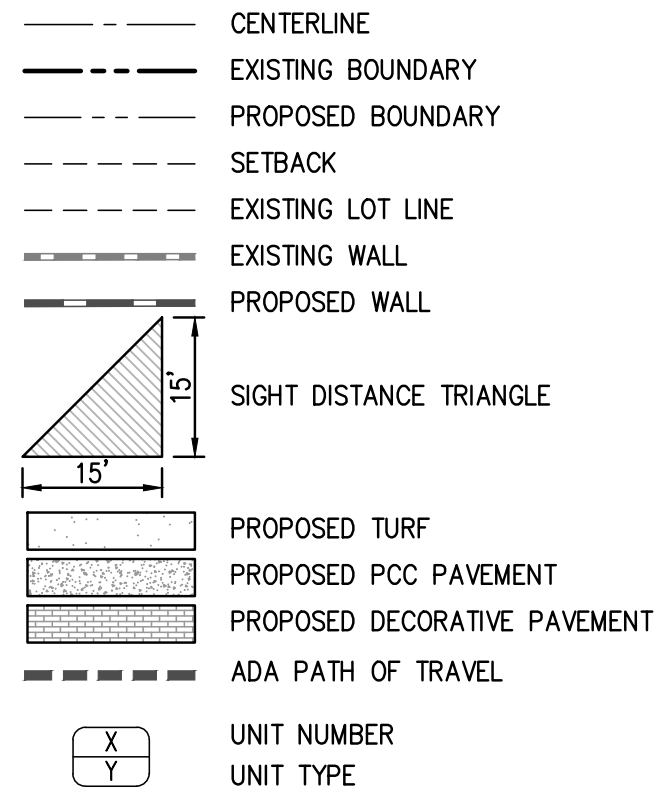
VESTING TENTATIVE TRACT MAP NO. 19195
PRELIMINARY SITE PLAN
717 SOUTH LYON STREET
PUBLIC WORKS AGENCY
CITY OF SANTA ANA

SHEET 2 of 3

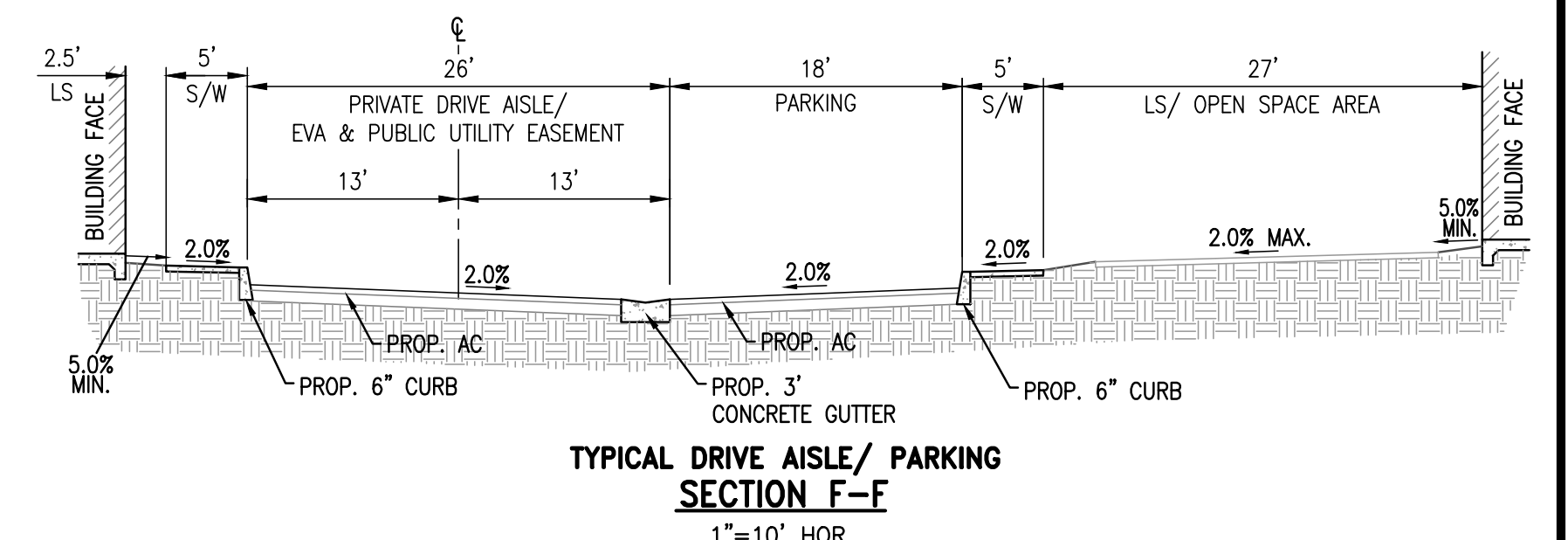
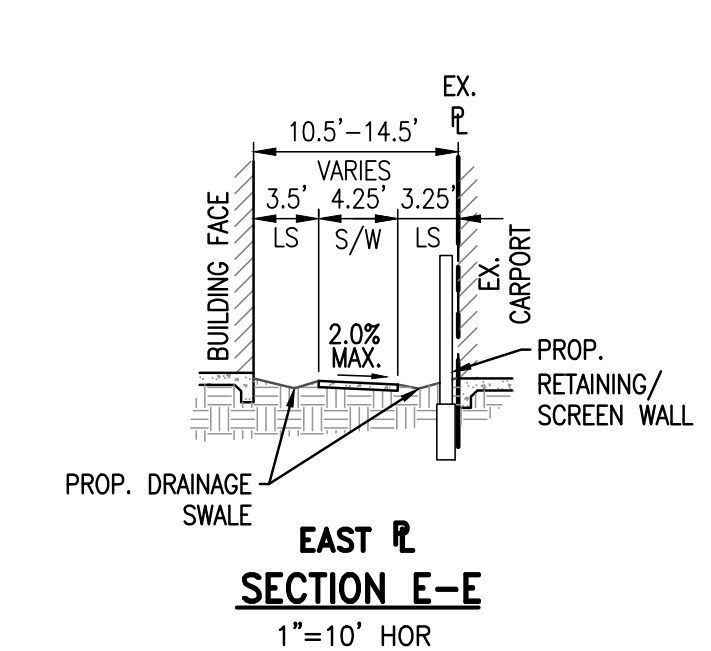
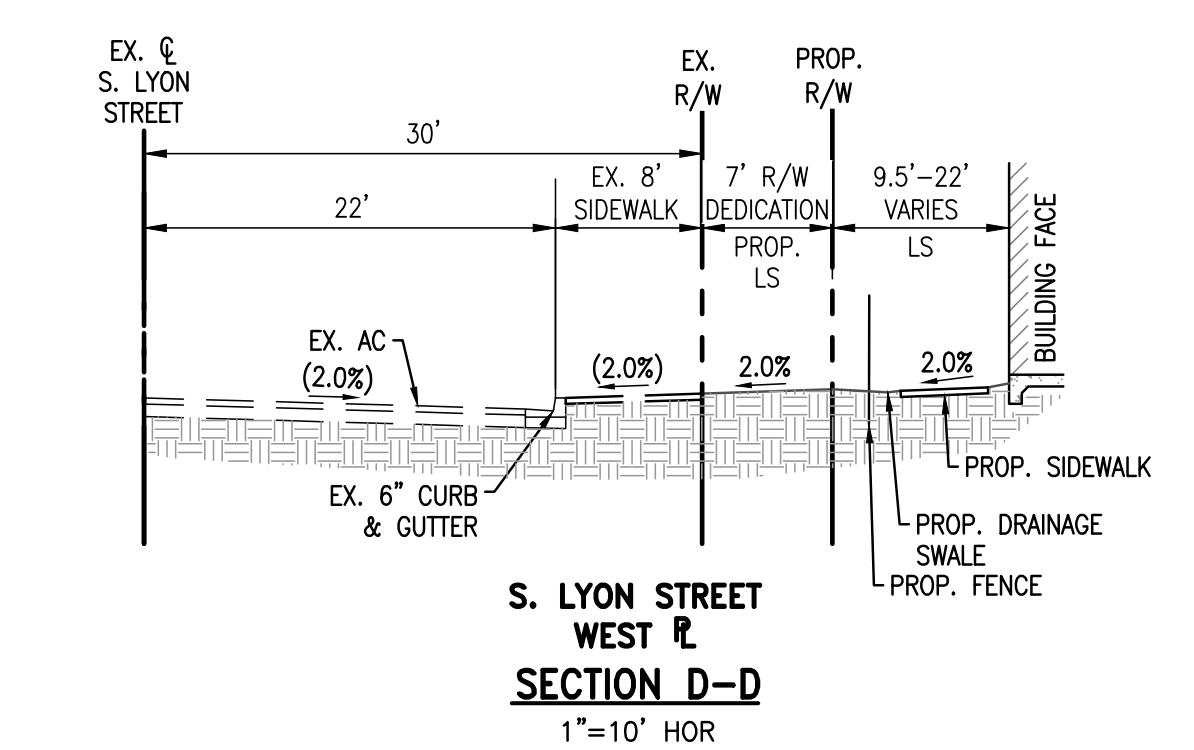
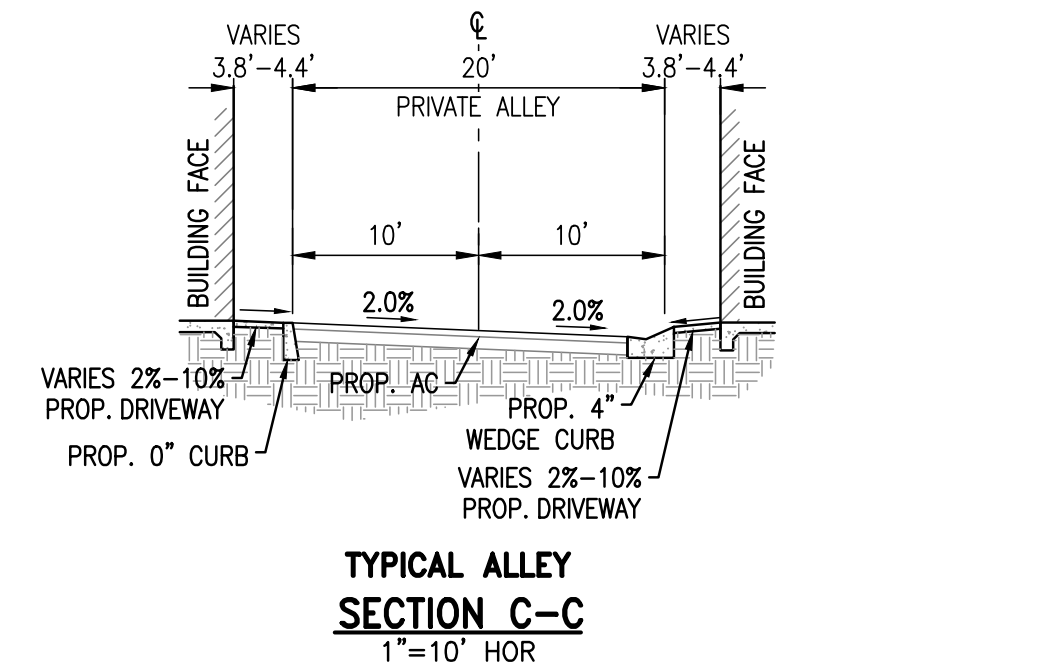
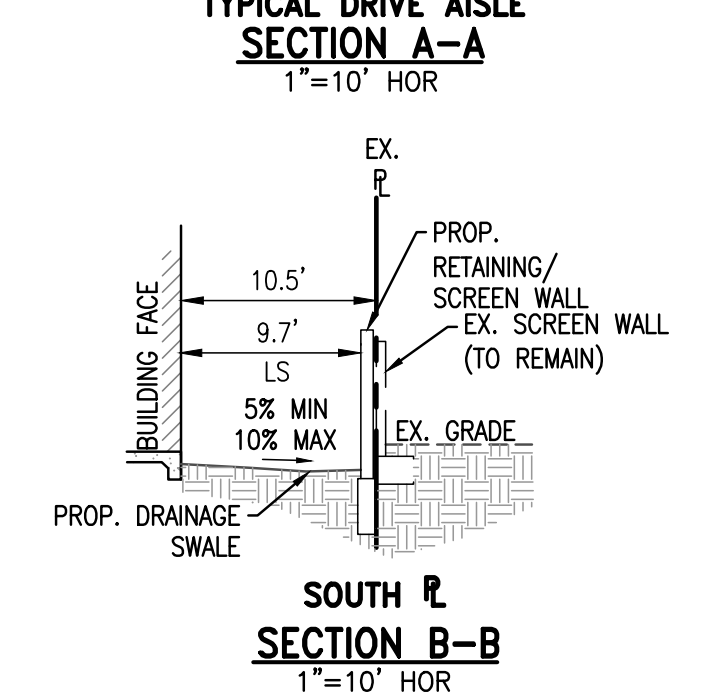
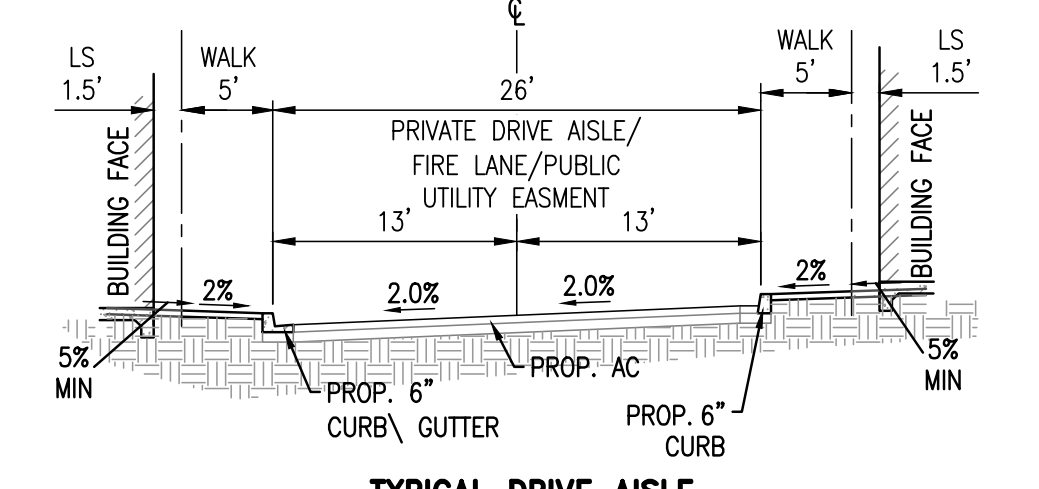
DWG: P:\V\19195-000\dwg\000\000\19195-000-02-SP.dwg Jul 21, 2022 8:23:35am BY: jhmedina PLOT: 19195-000

PRELIMINARY GRADING & UTILITY PLAN
VTTM 19195, LOT 1
FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGEND:



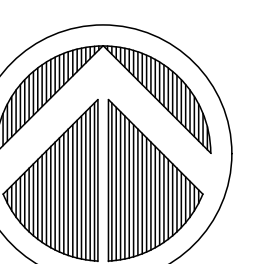
PROPOSED IMPROVEMENTS:
ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY SUBDIVIDER/DEVELOPER, AND/OR AT THE SUBDIVIDER/DEVELOPER'S EXPENSE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE, APPROVED STREET IMPROVEMENT PLANS AND REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.



REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION

PLANS PREPARED BY:
CVI
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
949 610-3800
HIRE@CVINC.NET
WWW.CVINC.NET

VESTING TENTATIVE TRACT MAP NO. 19195
PRELIMINARY GRADING & UTILITY PLAN
717 SOUTH LYON STREET
PUBLIC WORKS AGENCY
CITY OF SANTA ANA



SCALE: 1" = 20'



Warmington
RESIDENTIAL

March 4, 2022

Pedro Gomez
City of Santa Ana, Planning Division
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92702

Re: Community Meeting for Warmington Residential Project (717 S. Lyon Street)
Meeting Date March 2, 2022

Dear Pedro,

Per the requirements of the Sunshine Ordinance, please find attached the following items of compliance for the community meeting that was held on March 2nd, 2022 for the proposed project referenced above:

1. Express Mapping Mailer Labels & 500-foot Radius Map Package
 - a. Prepared for submittal to the City by Susan Case, Inc. and Express Mapping
2. Community Meeting Flyer (English & Spanish)
 - a. Mailed February 17th, 2022 to the property owners and occupants, using the labels provided by Susan Case, Inc./Express Mapping
3. Newspaper Notice
 - a. Affidavit/Proof of Publication of the meeting notice on February 18th, 2022 by the Orange County Register
4. On-site Notice (Sign – English & Spanish)
 - a. Posted on-site February 21st, 2022 (photos)
 - b. Per your request, two signs were posted
5. Zoom Webinar Attendee List
 - a. Emails/Names, as well as phone numbers for call-in attendees, for the March 2nd, 2022 Community Meeting Zoom Webinar
6. Meeting Minutes
7. Presentation Slides shown at the meeting
8. Presentation Narrative (presented/read in English and Spanish) used in the meeting

I confirm, under penalty of perjury, that Warmington Residential conducted the above referenced community meeting, as required by the Sunshine Ordinance, except that it was held after the indicated 20 days from the submittal of the site plan review application, and that the attached materials listed above are true, accurate and correct to the best of my knowledge. With the project application submitted to the City of Santa Ana on December 17, 2021, a discussion with City staff and given the Holiday season, Warmington Residential decided to have the community meeting following the required "within the first 20 days of the submittal". City staff indicated the community meeting was required prior to the project advancing to Planning Commission.

Best Regards,

Greg Ocasek
Project Consultant

Cc: Joe Oftelie, Vice President

Express Mapping Mailer Labels & 500-foot Radius Map Package

(Susan Case, Inc. and Express Mapping)



MATERIALS TO SUBMIT TO THE CITY

717 S Lyon St, Santa Ana

APN 402-061-03

INCLUDES:

500' OWNER & OCCUPANT LIST

500' RADIUS MAP

EXCEL SPREADSHEET

CERTIFICATION

PREPARED 12/13/2021

FILE #2024

EXPRESS MAPPING

4000 BARRANCA PKWY #250, IRVINE CA 92604

PHONE OR TEXT (949) 771-0051

orders@expressmapping.com

Certification of Preparation

The attached list includes the names and addresses of all owners & occupants within 500' from the exterior boundaries of the following address/APNs

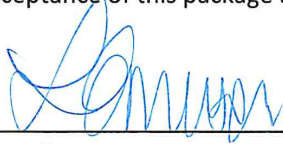
Address: 717 S Lyon St, Santa Ana

APN: 402-061-03

This information was obtained through Parcel Quest, a data source utilizing the county assessor rolls and other available sources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service is, therefore, a possibility.

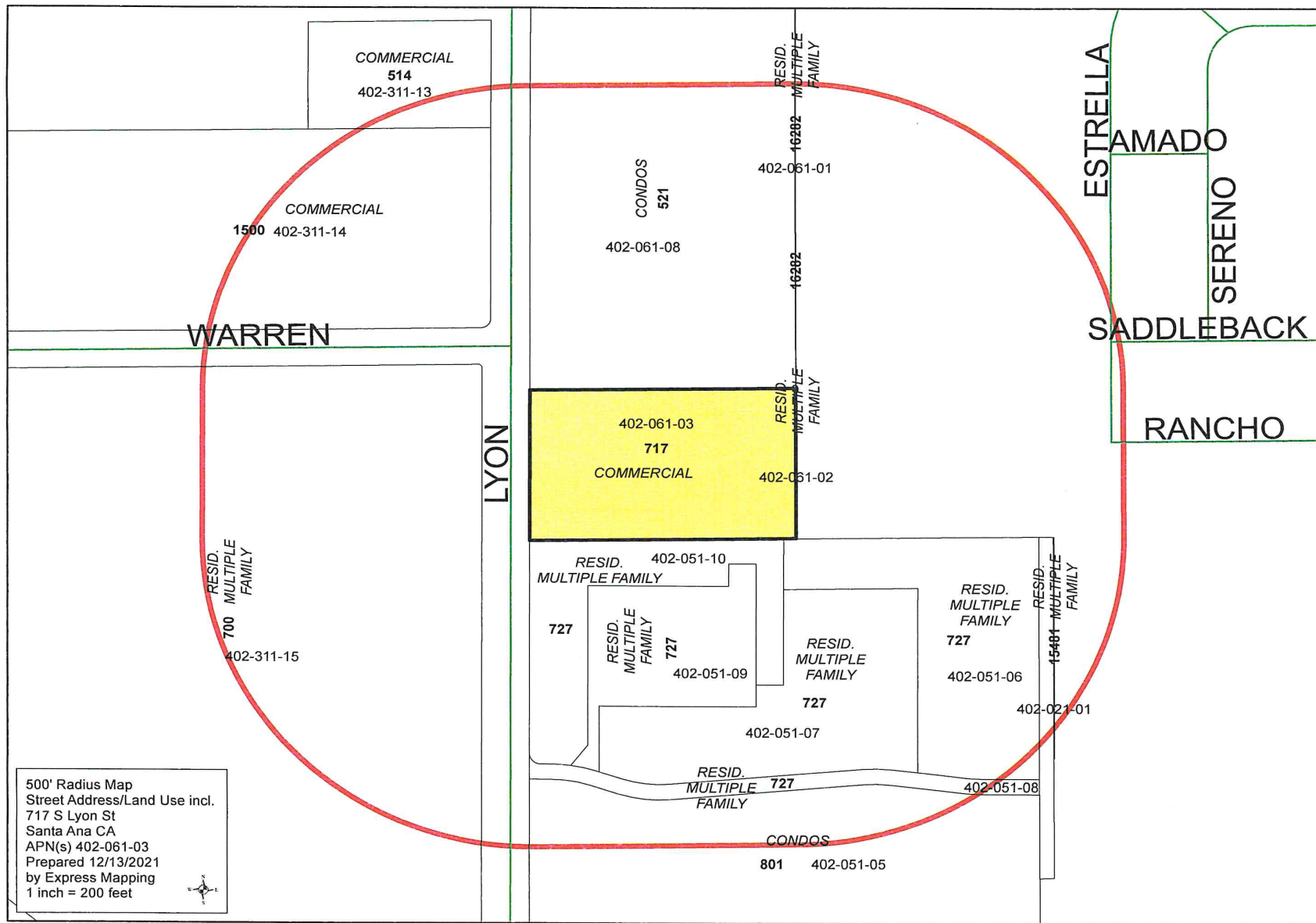
Express Mapping is not responsible for providing further investigation of said labels.

Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 12/13/2021



402-011-02
Meurs Co
15401 Williams St
Tustin CA 92780

402-011-03
Meurs Co
15401 Williams St
Tustin CA 92780

402-021-01
Monterey Pines Cadigan
440 W First St #201
Tustin CA 92780

402-051-06
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-07
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-08
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-09
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-10
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-061-01
Parc Tustin
2727 Lbj Freeway #806
Dallas TX 75234

402-061-02
Parc Tustin
2727 Lbj Freeway #806
Dallas TX 75234

402-061-03
Stephen Brown
717 S Lyon St
Santa Ana CA 92705

402-061-07
Orange County Flood Control
300 N Flower St 6th Floor
Santa Ana CA 92703

402-311-13
Cardinal Investment Properties-lyon
375 Bristol St #50
Costa Mesa CA 92626

402-311-14
Santa Ana Warren
11611 San Vicente Bl #640
Los Angeles CA 90049

402-311-15
Chelwood L P
5295 Commerce Dr #175
Murray UT 84107

935-33-001
David & Christina Lonn
521 S Lyon St #1
Santa Ana CA 92701

935-33-002
Adela Serrato
521 S Lyon St #2
Santa Ana CA 92701

935-33-003
Phong Van Nguyen
521 S Lyon St #3
Santa Ana CA 92701

935-33-004
Francisco Resendiz
521 S Lyon St #4
Santa Ana CA 92701

935-33-005
Craig Palter
521 S Lyon St #5
Santa Ana CA 92701

935-33-006
Delia Margarita Sanchez
521 S Lyon St #6
Santa Ana CA 92701

935-33-007
Kim Q Le
Po Box 11-555
Costa Mesa CA 92627

935-33-008
Alberto & Esparanza Jimenez
521 S Lyon St #8
Santa Ana CA 92701

935-33-009
Li Qiang Qiao
11770 Warner Ave #113
Fountain Valley CA 92708

935-33-010
Chhoeut Nguon
1105 E Griffith Pl
Santa Ana CA 92707

935-33-011
Aalam & Mitra Sadeghi
9392 Brewer Way
Villa Park CA 92861

935-33-012
Xiaoyan Lao
26 Iowa
Irvine CA 92606

935-33-013
Alix Soriano Salvador
521 S Lyon St #13
Santa Ana CA 92701

935-33-014
Teodoro Jasso Reyes
521 S Lyon St #14
Santa Ana CA 92701

935-33-015
Ruperto Solis
1633 S Greenville Sq
Santa Ana CA 92704

935-33-016
Jose Arturo De La Cruz
12025 Dolan Ave
Downey CA 90242

935-33-017
Jie Li
521 S Lyon St #17
Santa Ana CA 92701

935-33-018
Fernando & Lidia Cervantes
521 S Lyon #18
Santa Ana CA 92701

935-33-019
Dora L Davis
521 S Lyon St #19
Santa Ana CA 90701

935-33-020
Davinder Singh
1024 N Ridgeline Rd
Orange CA 92869

935-33-021
Xiao Yan Lao
20 Juneberry
Irvine CA 92606

935-33-022
Aladenika Bisola Abimbola
521 S Lyon St #22
Santa Ana CA 92701

935-33-023
Jose Guadalupe Amezcua
521 S Lyon St #23
Santa Ana CA 92701

935-33-024
Claudio A Moreno
521 S Lyon St #24
Santa Ana CA 92701

935-33-025
Francisco J Onofre
521 S Lyon St #25
Santa Ana CA 92710

935-33-026
Lourdes Lopez
521 S Lyon St #26
Santa Ana CA 92701

935-33-027
Keith Olson
19071 Mathew Cir
Huntington Beach CA 92646

935-33-028
Mario Rodriguez
521 S Lyon St #28
Santa Ana CA 92701

935-33-029
Adan Pompa
521 S Lyon St #29
Santa Ana CA 92701

935-33-030
Reza Shaghaghi
26635 Cadenas
Mission Viejo CA 92691

935-33-031
Silveria Serrato
521 S Lyon St #31
Santa Ana CA 92701

935-33-032
Agustin & Graciela Sanchez
521 S Lyon St #32
Santa Ana CA 92701

935-33-033
Phat Bui
10071 Trask Ave
Garden Grove CA 92708

935-33-034
Gilberto & Guadalupe R Hernandez
521 S Lyon St #34
Santa Ana CA 92701

935-33-035
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

935-33-036
Rafael & Delia Romero
521 S Lyon St #36
Santa Ana CA 92701

935-33-037
Jose Luuis Campos
521 S Lyon St #37
Santa Ana CA 92701

935-33-038
Randy Lee Smith
521 S Lyon St #38
Santa Ana CA 92701

935-33-039
Fermin Chavez
521 S Lyon St #39
Santa Ana CA 92701

935-33-040
Equity Trust
1105 W Park Ave
Anaheim CA 92801

935-33-041
Ruben & Paula Cardenas
521 S Lyon #41
Santa Ana CA 92701

935-33-042
Juan Rivera Rocha
521 S Lyon St #42
Santa Ana CA 92701

935-33-043
Antonio & Maria Guadalupe Zambrano
521 S Lyon #43
Santa Ana CA 92701

935-33-044
Sergio A & Lourdes Zepeda
521 S Lyon St #44
Santa Ana CA 92701

935-33-045
Jonathan & Megan Robles
521 S Lyon St #45
Santa Ana CA 92701

935-33-046
Helen Seetao
16033 Villa Floes Dr
Hacienda Heights CA 91745

935-33-047
Manuel A Guzman
521 S Lyon St #47
Santa Ana CA 92701

935-33-048
Alejandro Cruz
521 S Lyon St #48
Santa Ana CA 92701

935-33-049
Arturo P & Reyna Olga Carrion
521 S Lyon St #49
Santa Ana CA 92701

935-33-050
Jose A & Maria B Nuno
521 S Lyon St #50
Santa Ana CA 92701

935-33-051
Mauricio Mercado Sosa
521 S Lyon St #51
Santa Ana CA 92701

935-33-052
Brisa Estrella Vaca Serrato
521 S Lyon St #52
Santa Ana CA 92701

935-33-053
Hai Hong Khoan
P O Box 734
Westminster CA 92684

935-33-054
Armanda Benitez Plascencia
521 S Lyon St #54
Santa Ana CA 92701

935-33-055
Luan & Kim Anh Nguyen
13621 Charloma Dr
Tustin CA 92780

935-33-056
Diane Luona Sun
521 S Lyon St #56
Santa Ana CA 92701

935-33-057
Allen P Liou
12823 Moorshire Dr
Cerritos CA 90703

935-33-058
Daniel Padilla
521 S Lyon St #58
Santa Ana CA 92701

935-33-059
Gabriela Velasco
521 S Lyon St
Santa Ana CA 92701

935-33-060
Amir Momtaz
464 Monroe
Irvine CA 92620

935-33-061
Leonor Arreguin Vega
521 S Lyon St Un #61
Santa Ana CA 92701

935-33-062
Holdings Fti
16808 Marquardt Ave
Cerritos CA 90703

935-33-063
Helen Seetao
16033 Villa Floes Dr
Hacienda Heights CA 91745

935-33-064
Tuong Q Le
Po Box 11555
Costa Mesa CA 92627

935-33-065
Daniel Alpay
142 Compass
Irvine CA 92618

935-33-066
Terry M & Fernando Cortes
521 S Lyon St #66
Santa Ana CA 92701

935-33-067
Alonso Buenaventura
521 S Lyon St #67
Santa Ana CA 92701

935-33-068
Mai Luong
10071 Trask Ave
Garden Grove CA 92843

935-33-069
In Motion Synergy
Po Box 52912
Irvine CA 92619

935-33-070
Jesus & Eva Rivera
521 S Lyon St #70
Santa Ana CA 92701

935-33-071
Froylan & Maria Karina Rodriguez
521 S Lyon St #71
Santa Ana CA 92701

935-33-072
Li Q Qiao
11770 Warner Ave #113
Fountain Valley CA 92708

935-33-073
Chhoeut Nguon
1105 Griffith Pl
Santa Ana CA 92707

935-33-074
Juan Manuel Rodriguez
521 Lyon St #74
Santa Ana CA 92701

935-33-075
David P Gomez
521 S Lyon St #75
Santa Ana CA 92701

935-33-076
Benjamin & Marina Posada
2852 Jackson St
Riverside CA 92503

935-33-077
Byron Jia-bao Chan
10890 Phillips St
Tustin CA 92872

935-33-078
Hoang Bui
521 S Lyon St #78
Santa Ana CA 92701

935-33-079
Adriana Dominguez
521 S Lyon St #79
Santa Ana CA 92701

935-33-080
Siu-hang Simon & Li-ing Lynn Chan
10890 Phillips St
Tustin CA 92782

935-33-081
De Ortega Magdalena Castelan
521 S Lyon St #81
Santa Ana CA 92701

935-33-082
Juan M Sanchez
521 S Lyon #82
Santa Ana CA 92701

935-33-083
Lyriss Ceja
11193 Hamal Ave
Mira Loma CA 91752

935-33-084
Carlos & Maria D Alba
521 S Lyon St #84
Santa Ana CA 92701

935-33-085
Salvador Romero
521 S Lyon St #85
Santa Ana CA 92701

935-33-086
Raul Barrera
521 S Lyon St #86
Santa Ana CA 92701

935-33-087
Dela Cruz Concepcion S
1417 E 14th St
Santa Ana CA 92701

935-33-088
Juan M Montejano
16629 Townhouse Dr
Tustin CA 92780

935-33-089
Alfredo & Olga De La Cruz
521 S Lyon St #89
Santa Ana CA 92701

935-33-090
Juan A Del Cid
521 S Lyon St #90
Santa Ana CA 92701

935-33-091
Estela L Serrato
521 S Lyon St #91
Santa Ana CA 92701

935-33-092
Diana Nguyen
521 S Lyon St #92
Santa Ana CA 92701

935-33-093
Rosendo P Ramirez
1068 Cabrillo Park #B
Santa Ana CA 92701

935-33-094
Tomorrowland Llc
18 E State St #205
Redlands CA 92373

935-33-095
Nancy Sandoval
521 S Lyon St #95
Santa Ana CA 92701

935-33-096
La Torre Martha De
521 S Lyon St #96
Santa Ana CA 92701

935-33-097
Cipriano & Bertha Martinez
521 S Lyon St #97
Santa Ana CA 92701

935-33-098
Rosalio Morales
521 S Lyon St #98
Santa Ana CA 92701

935-33-099
Odelimipa Gomez
521 S Lyon #99
Santa Ana CA 92701

935-33-100
Xiao Yan Lao
20 Juneberry
Irvine CA 92606

935-33-101
Froilan & Emma Zuniga
1203 Goldenvue Dr
Corona CA 92882

935-33-102
Suong Ngoc Ly
2522 W Central
Santa Ana CA 92704

935-33-103
Holdings Fti
16808 Marquardt Ave
Cerritos CA 90703

935-33-104
Sandy Wong
521 S Lyon St #104
Santa Ana CA 92701

935-33-105
Neuon Chhoeut
1105 Griffith Pl
Santa Ana CA 92707

935-33-106
Irma Rodriguez
521 S Lyon St #106
Santa Ana CA 92701

935-33-107
Tsu hai & Yu Fen Wang
2535 Ironbark St
Fullerton CA 92835

935-33-108
Rodolfo Moreno
521 S Lyon St #108
Santa Ana CA 92701

935-33-109
Jesus Ochoa
521 S Lyon St #109
Santa Ana CA 92701

935-33-110
Guillermina Corona
521 S Lyon St #110
Santa Ana CA 92701

935-33-111
Juan Jorge Velazquez
521 S Lyon St #111
Santa Ana CA 92701

935-33-112
Miguel Navarro
521 S Lyon St #112
Santa Ana CA 92701

935-33-113
Li Q Qiao
428 S Ramona Ave #B
Monterey Park CA 91754

935-33-114
Jose D Valencia
521 S Lyon St #114
Santa Ana CA 92701

935-33-115
Thi & Crystal Nguyen
521 S Lyon St #115
Santa Ana CA 92701

935-33-116
Phat T Bui
10071 Trask Ave
Garden Grove CA 92843

935-33-117
Tsu hai & Yu Fen Wang
2535 Ironbark St
Fullerton CA 92835

935-33-118
Juan M Montejano
16629 Townhouse Dr
Tustin CA 92780

935-33-119
Jose Mondragon
521 S Lyon St #119
Santa Ana CA 92701

935-33-120
Olga Padilla
521 S Lyon St #120
Santa Ana CA 92701

935-33-121
Rocio & Apolinar Sanchez
521 S Lyon St #121
Santa Ana CA 92701

935-33-122
Garcia J Gavino Arellano
521 S Lyon St #122
Santa Ana CA 92705

935-33-123
Yurii & Lyudmila Kukhtin
801 Gallery Ct
Costa Mesa CA 92626

935-33-124
Fonsee Henry
521 S Lyon St #124
Santa Ana CA 92701

935-33-125
Victor Vasquez
521 S Lyon St #125
Santa Ana CA 92701

935-33-126
Dane Speakman
17791 Carranza Ln
Huntington Beach CA 92647

935-33-127
Fouad R Houalla
30 N Vista De Catalina
Laguna Beach CA 92651

935-33-128
Boren Ren
17516 De Oro Ct
Cerritos CA 90703

935-33-129
Ezco Llc
1807 W St Anne Pl
Santa Ana CA 92804

935-33-130
Alicia Franco
2706 W St Andrews Pl
Santa Ana CA 92708

935-33-131
Froilan & Emma Zuniga
1203 Goldenview Dr
Corona CA 92882

935-33-132
Teodoro Morales
521 S Lyon St #132
Santa Ana CA 92701

935-33-133
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

935-33-134
Ramon Zambrano
521 S Lyon St #134
Santa Ana CA 92701

935-33-135
Olivia Contrers
521 S Lyon St #135
Santa Ana CA 92701

935-33-136
Mai Luong
10071 Trask Ave
Garden Grove CA 92843

935-33-137
Miguel Fonseca Martinez
521 S Lyon St #137
Santa Ana CA 92701

935-33-138
Thomas Le
Po Box 8334
Fountain Valley CA 92728

935-33-139
Margarita Arteaga
521 S Lyon St #139
Santa Ana CA 92701

935-33-140
Narain & Pramila Tekchandani
30019 Via Rivera
Rancho Palos Verd CA 90275

937-91-001
Jorge Merodio Guzman
801 S Lyon St #A101
Santa Ana CA 92705

937-91-002
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-003
Jay P Friehling
23052 Alicia Pkwy #H281
Mission Viejo CA 92692

937-91-004
Isabel Alcantara
3050 S Bradford Pl #G
Santa Ana CA 92707

937-91-005
Trekforever Llc
1506 Glenn Cir
Placentia CA 92870

937-91-006
Andrew C De Leon
1505 E Sahuaro Dr #5
Phoenix CA 85020

937-91-007
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-008
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-009
James Johnston
3104 Somoa Pl
Costa Mesa CA 92626

937-91-010
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-011
Raphael Espinoza Orozco
26855 Calle Maria
Mission Viejo CA 92691

937-91-012
Raphael Espinoza Orozco
801 S Lyon St #A112
Santa Ana CA 92705

937-91-013
Hector Carlos Ramirez
2019 W Camden Pl
Santa Ana CA 92704

937-91-014
Andrew C De Leon
1505 E Sahuro Dr #5
Phoenix AZ 85020

937-91-015
Armand Mandy Cruz
Po Box 11124
San Bernadino CA 92423

937-91-016
Thi To
8800 Garden Grove Blvd #34
Garden Grove CA 92844

937-91-017
Damanpreet S Dhillon
801 S Lyon St #17
Santa Ana CA 92705

937-91-018
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-019
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-020
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-021
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-022
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-023
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-024
Yi Hai Jiang
51 Kingsbury
Irvine CA 92620

937-91-025
Bernice Marie Francis
17697 Walnut St
Fountain Valley CA 92708

937-91-026
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-027
Gary Hunter
14052 Matryce Way
Tustin CA 92780

937-91-028
Gary Strawn
2034 Continental Ave
Costa Mesa CA 92627

937-91-029
Patrick A Matsushita
4700 Millenia Blvd #175-90
Orlando FL 32839

937-91-030
Maricarmen Fraga
14261 Shadybrook Dr
Tustin CA 92780

937-91-031
Elham Jafarimojarad
25 Pacific Mist
Newport Coast CA 92657

937-91-032
Steve Tomlin
1930 Port Edward Pl
Newport Beach CA 92660

937-91-033
Lee Nakamura
13141 Sandhurst Pl
Santa Ana CA 92705

937-91-034
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-035
Jay P Friehling
23052 Alicia Pkwy #H281
Mission Viejo CA 92692

937-91-036
Isabel Alcantara
3050 S Bradford Pl #G
Santa Ana CA 92707

937-91-037
Trekforever Llc
1506 Glenn Cir
Placentia CA 92870

937-91-038
George Wei-guo Zheng
18993 Bachelin St
Rowland Heights CA 91748

937-91-039
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-040
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-041
James Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-042
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-043
Vincent Cheng
1675 7th St #24945
Oakland CA 94623

937-91-044
Roberto Hong
1815 Butler Ave #116
Los Angeles CA 90025

937-91-045
Lisandro Ramirez
1642 Murano Pl
Costa Mesa CA 92626

937-91-046
Wayne Uyehara
7266 W 90th St
Los Angeles CA 90045

937-91-047
Armand Mandy Cruz
Po Box 11124
San Bernardino CA 92423

937-91-048
Armand Mandy Cruz
Po Box 11124
San Bernadino CA 92423

937-91-049
Duc Huu Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-050
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-051
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-052
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-053
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-054
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-055
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-056
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-057
Diana Duyen Ngoc Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-058
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-059
Jaime & Anna Marie Carrillo
912 N Jackson St
Santa Ana CA 92703

937-91-060
George Wei-guo Zheng
18993 Bachelin St
Rowland Heights CA 91748

937-91-061
Patrick A Matsushita
4700 Millenia Blvd #175-90
Orlando FL 32839

937-91-062
Gary Strawn
2034 Continental Ave
Costa Mesa CA 92627

937-91-063
Elham Jafarimojarrad
25 Pacific Mist
Newport Coast CA 92657

937-91-064
Roberto Hong
801 Lyon #64
Santa Ana CA 92705

937-91-065
Steve Tomlin
1930 Port Edward Pl
Newport Beach CA 92660

937-91-066
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-067
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-068
Hung Ngo
18402 Warren Ave
Tustin CA 92780

937-91-069
David C Winslow
19800 Macarthur Blvd #1000
Irvine CA 92612

937-91-070
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-071
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-072
Hung Ngo
18402 Warren Ave
Tustin CA 92780

937-91-073
Diana Duyen Ngoc Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-074
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-075
Nien-hwa Ho
19132 Pilario St
Rowland Heights CA 91748

937-91-076
Nancy Y & Naser T Long
470 N Poplar St
Orange CA 92868

937-91-077
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-078
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-079
Eric & Eva Yang
812 Great Bend Dr
Diamond Bar CA 91765

937-91-080
Kevin Ziober
17 Northwind Ct
Newport Beach CA 92663

937-91-081
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-082
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-083
Bahman K Darian
5951 E Marsha Cir
Anaheim CA 92807

937-91-084
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-085
Zoreh Afshar
27821 Barbate
Mission Viejo CA 92692

937-91-086
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-087
Bahman K Darian
5951 E Marsha Cir
Anaheim CA 92807

937-91-088
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-089
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-090
Lake Perry
14052 Matryce Way
Tustin CA 92780

937-91-091
Gary Hunter
14052 Matryce Way
Tustin CA 92780

937-91-092
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-093
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-094
Nam T & Thi T Tran
13824 Paseo Aldebra
San Diego CA 92129

937-91-095
Paul & Susan Lam
922 Kealaolu Ave
Honolulu HI 96816

937-91-096
Danielle Bonfiglio
801 Lyon #96
Santa Ana CA 92704

937-91-097
Azves Llc
7 Brentwood
Irvine CA 92620

937-91-098
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-099
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-100
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-101
Mauricio Carrillo Valdivia
1931 W Cris Ave
Anaheim CA 92804

937-91-102
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-103
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-104
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-105
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-106
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-107
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-108
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-109
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-110
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-111
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-112
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-113
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-114
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-115
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-116
Gary Crowther
2411 Domingo
Fullerton CA 92835

937-91-117
Gang Zhang
15 Foxboro
Irvine CA 92614

937-91-118
Bridget Orozco-martinez
801 S Lyon St #H3
Santa Ana CA 92705

937-91-119
Khamla Hunter
14052 Matryce Way
Tustin CA 92780

937-91-120
Dan Ngo
801 S Lyon St #120
Santa Ana CA 92705

937-91-121
Ella Doka
5 Shire
Coto De Caza CA 92679

937-91-122
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-123
Andrew C De Leon
1505 E Sahuaro Dr #5
Phoenix AZ 85020

937-91-124
Barbara Cdebaca
801 Lyon #124
Santa Ana CA 92704

937-91-125
Gary Louis Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-126
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-127
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-128
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-129
Gang Zhang
15 Foxboro
Irvine CA 92614

937-91-130
Maricarmen Fraga
14261 Shadybrook Dr
Tustin CA 92780

937-91-131
Khamla Hunter
14052 Matryce Way
Tustin CA 92780

937-91-132
William R & Lani J Wakeham
3747 S Vista Campana #36
Oceanside CA 92057

937-91-133
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-134
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-135
Gary Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-136
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-137
Gary Louis Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-138
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-139
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-140
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-141
Johnson J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-142
Johnson J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-143
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-144
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-145
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-146
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-147
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-148
Mei Michael
4790 Irvine Blvd #105
Irvine CA 92620

937-91-149
Steven C Rose
8502 E Chapman Ave #236
Orange CA 92869

937-91-150
Steven C Rose
8502 E Chapman Ave #236
Orange CA 92869

937-91-151
Lan Minh Chu
P O Box 910394
San Diego CA 92191

937-91-152
Clive K A K Peters
49819 Pacino St
Indio CA 92201

937-91-153
Johnston James
3104 Samoa Pl
Costa Mesa CA 92626

937-91-154
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-155
Wen Chen Chang
18540 Stonegate Ln
Rowland Heights CA 91748

937-91-156
Clive K A K Peters
49819 Pacino St
Indio CA 92201

937-91-157
Johnston James
3104 Samoa Pl
Costa Mesa CA 92626

937-91-158
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-159
Mickey L Hui
3207 E Cameron Ave
West Covina CA 91791

937-91-160
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-161
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-162
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-163
Mickey L Hui
610 N Huntington Ave
Monterey Park CA 91754

937-91-164
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-165
Mickey L Hui
3207 E Cameron Ave
West Covina CA 91791

937-91-166
Mo-hwa Ho
19132 Pilario St
Rowland Heights CA 91748

937-91-167
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-168
John E Gyllenhammer
7705 E Strawberry Rdg
Orange CA 92689

937-91-169
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

937-91-170
James H Gan
151 E 19th St
Costa Mesa CA 92627

937-91-171
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-172
Victor M Shaw
801 S Lyon St #172
Santa Ana CA 92705

937-91-173
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-174
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

937-91-175
Joseph Broderick
8 Valley View
Irvine CA 92612

937-91-176
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-177
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-178
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-179
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-180
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-181
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-182
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-183
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-184
Hunter-broderick Properties
14052 Matryce
Tustin CA 92780

402-011-02
Occupant
85 Amado
Tustin CA 92780

402-011-02
Occupant
86 Amado
Tustin CA 92780

402-011-02
Occupant
87 Amado
Tustin CA 92780

402-011-02
Occupant
88 Amado
Tustin CA 92780

402-011-02
Occupant
2 Buena Vis
Tustin CA 92780

402-011-02
Occupant
6 Buena Vis
Tustin CA 92780

402-011-02
Occupant
7 Buena Vis
Tustin CA 92780

402-011-02
Occupant
8 Buena Vis
Tustin CA 92780

402-011-02
Occupant
9 Buena Vis
Tustin CA 92780

402-011-02
Occupant
11 Buena Vis
Tustin CA 92780

402-011-02
Occupant
90 Buena Vis
Tustin CA 92780

402-011-02
Occupant
3 Buena Vis
Tustin CA 92780

402-011-02
Occupant
4 Buena Vis
Tustin CA 92780

402-011-02
Occupant
5 Buena Vis
Tustin CA 92780

402-011-02
Occupant
10 Buena Vis
Tustin CA 92780

402-011-02
Occupant
89 Buena Vis
Tustin CA 92780

402-011-02
Occupant
91 Buena Vis
Tustin CA 92780

402-011-02
Occupant
92 Buena Vis
Tustin CA 92780

402-011-02
Occupant
93 Buena Vis
Tustin CA 92780

402-011-02
Occupant
133 Buena Vis
Tustin CA 92780

402-011-02
Occupant
134 Buena Vis
Tustin CA 92780

402-011-02
Occupant
135 Buena Vis
Tustin CA 92780

402-011-02
Occupant
136 Buena Vis
Tustin CA 92780

402-011-02
Occupant
137 Buena Vis
Tustin CA 92780

402-011-02
Occupant
77 Consuelo
Tustin CA 92780

402-011-02
Occupant
79 Consuelo
Tustin CA 92780

402-011-02
Occupant
82 Consuelo
Tustin CA 92780

402-011-02
Occupant
83 Consuelo
Tustin CA 92780

402-011-02
Occupant
78 Consuelo
Tustin CA 92780

402-011-02
Occupant
80 Consuelo
Tustin CA 92780

402-011-02
Occupant
81 Consuelo
Tustin CA 92780

402-011-02
Occupant
156 Consuelo
Tustin CA 92780

402-011-02
Occupant
157 Consuelo
Tustin CA 92780

402-011-02
Occupant
158 Consuelo
Tustin CA 92780

402-011-02
Occupant
159 Consuelo
Tustin CA 92780

402-011-02
Occupant
142 El Paseo
Tustin CA 92780

402-011-02
Occupant
145 El Paseo
Tustin CA 92780

402-011-02
Occupant
147 El Paseo
Tustin CA 92780

402-011-02
Occupant
160 El Paseo
Tustin CA 92780

402-011-02
Occupant
143 El Paseo
Tustin CA 92780

402-011-02
Occupant
144 El Paseo
Tustin CA 92780

402-011-02
Occupant
146 El Paseo
Tustin CA 92780

402-011-02
Occupant
16 Encanto
Tustin CA 92780

402-011-02
Occupant
17 Encanto
Tustin CA 92780

402-011-02
Occupant
18 Encanto
Tustin CA 92780

402-011-02
Occupant
20 Encanto
Tustin CA 92780

402-011-02
Occupant
56 Encanto
Tustin CA 92780

402-011-02
Occupant
57 Encanto
Tustin CA 92780

402-011-02
Occupant
19 Encanto
Tustin CA 92780

402-011-02
Occupant
138 Encanto
Tustin CA 92780

402-011-02
Occupant
139 Encanto
Tustin CA 92780

402-011-02
Occupant
140 Encanto
Tustin CA 92780

402-011-02
Occupant
141 Encanto
Tustin CA 92780

402-011-02
Occupant
161 Encanto
Tustin CA 92780

402-011-02
Occupant
162 Encanto
Tustin CA 92780

402-011-02
Occupant
163 Encanto
Tustin CA 92780

402-011-02
Occupant
164 Encanto
Tustin CA 92780

402-011-02
Occupant
40 Estrella
Tustin CA 92780

402-011-02
Occupant
41 Estrella
Tustin CA 92780

402-011-02
Occupant
42 Estrella
Tustin CA 92780

402-011-02
Occupant
43 Estrella
Tustin CA 92780

402-011-02
Occupant
44 Estrella
Tustin CA 92780

402-011-02
Occupant
45 Estrella
Tustin CA 92780

402-011-02
Occupant
47 Estrella
Tustin CA 92780

402-011-02
Occupant
32 Estrella
Tustin CA 92780

402-011-02
Occupant
33 Estrella
Tustin CA 92780

402-011-02
Occupant
35 Estrella
Tustin CA 92780

402-011-02
Occupant
36 Estrella
Tustin CA 92780

402-011-02
Occupant
37 Estrella
Tustin CA 92780

402-011-02
Occupant
38 Estrella
Tustin CA 92780

402-011-02
Occupant
39 Estrella
Tustin CA 92780

402-011-02
Occupant
46 Estrella
Tustin CA 92780

402-011-02
Occupant
48 Estrella
Tustin CA 92780

402-011-02
Occupant
114 Estrella
Tustin CA 92780

402-011-02
Occupant
115 Estrella
Tustin CA 92780

402-011-02
Occupant
116 Estrella
Tustin CA 92780

402-011-02
Occupant
118 Estrella
Tustin CA 92780

402-011-02
Occupant
119 Estrella
Tustin CA 92780

402-011-02
Occupant
120 Estrella
Tustin CA 92780

402-011-02
Occupant
121 Estrella
Tustin CA 92780

402-011-02
Occupant
122 Estrella
Tustin CA 92780

402-011-02 Occupant 123 Estrella Tustin CA 92780	402-011-02 Occupant 124 Estrella Tustin CA 92780	402-011-02 Occupant 103 La Ronda Tustin CA 92780
402-011-02 Occupant 106 La Ronda Tustin CA 92780	402-011-02 Occupant 126 La Ronda Tustin CA 92780	402-011-02 Occupant 132 La Ronda Tustin CA 92780
402-011-02 Occupant 99 La Ronda Tustin CA 92780	402-011-02 Occupant 100 La Ronda Tustin CA 92780	402-011-02 Occupant 101 La Ronda Tustin CA 92780
402-011-02 Occupant 102 La Ronda Tustin CA 92780	402-011-02 Occupant 104 La Ronda Tustin CA 92780	402-011-02 Occupant 105 La Ronda Tustin CA 92780
402-011-02 Occupant 107 La Ronda Tustin CA 92780	402-011-02 Occupant 108 La Ronda Tustin CA 92780	402-011-02 Occupant 125 La Ronda Tustin CA 92780
402-011-02 Occupant 127 La Ronda Tustin CA 92780	402-011-02 Occupant 128 La Ronda Tustin CA 92780	402-011-02 Occupant 129 La Ronda Tustin CA 92780
402-011-02 Occupant 130 La Ronda Tustin CA 92780	402-011-02 Occupant 131 La Ronda Tustin CA 92780	402-011-02 Occupant 19 Rancho Rd Tustin CA 92780
402-011-02 Occupant 21 Rancho Rd Tustin CA 92780	402-011-02 Occupant 23 Rancho Rd Tustin CA 92780	402-011-02 Occupant 25 Rancho Rd Tustin CA 92780
402-011-02 Occupant 26 Rancho Rd Tustin CA 92780	402-011-02 Occupant 27 Rancho Rd Tustin CA 92780	402-011-02 Occupant 28 Rancho Rd Tustin CA 92780
402-011-02 Occupant 29 Rancho Rd Tustin CA 92780	402-011-02 Occupant 31 Rancho Rd Tustin CA 92780	402-011-02 Occupant 50 Rancho Rd Tustin CA 92780

402-011-02 Occupant 55 Rancho Rd Tustin CA 92780	402-011-02 Occupant 22 Rancho Rd Tustin CA 92780	402-011-02 Occupant 24 Rancho Rd Tustin CA 92780
402-011-02 Occupant 30 Rancho Rd Tustin CA 92780	402-011-02 Occupant 49 Rancho Rd Tustin CA 92780	402-011-02 Occupant 51 Rancho Rd Tustin CA 92780
402-011-02 Occupant 52 Rancho Rd Tustin CA 92780	402-011-02 Occupant 53 Rancho Rd Tustin CA 92780	402-011-02 Occupant 54 Rancho Rd Tustin CA 92780
402-011-02 Occupant 94 Rincon Tustin CA 92780	402-021-01 Occupant 15481 Williams St Tustin CA 92780	402-051-06 Occupant 727 S Lyon St Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 212 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon Ave Bldg# G Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Bldg# B Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Bldg# E Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# F Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# G Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# I Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# J Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# E Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# F Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# G Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# I Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 10 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 101 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 102 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 103 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 103 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 104 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 105 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 106 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 106 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 107 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 107 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 108 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 108 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 108 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 108 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 11 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 11 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 113 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 113 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 114 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 114 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 115 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 115 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 116 Bldg# A
Santa Ana CA 92705

402-051-06 Occupant 727 S Lyon St Unit# 116 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 117 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 118 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 119 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 12 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 120 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 121 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 122 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 123 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 124 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 125 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 126 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 127 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 128 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 129 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 13 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 130 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 131 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 132 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 133 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 134 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 135 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 136 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 14 Bldg# H Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 15 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 16 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 17 Bldg# H Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 18 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 19 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 2 Bldg# D Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 207 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 207 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 207 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 207 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 208 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 208 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 208 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 208 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 21 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 210 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 210 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 210 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 210 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 211 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 211 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 211 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 211 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 212 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 212 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 212 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 213 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 213 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 214 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 214 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 215 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 215 Bldg# C
Santa Ana CA 92705

402-051-06 Occupant 727 S Lyon St Unit# 216 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 216 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 217 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 218 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 219 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 22 Bldg# H Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 220 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 221 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 222 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 223 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 224 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 225 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 226 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 227 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 228 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 229 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 23 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 230 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 231 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 232 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 233 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 234 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 235 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 236 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 24 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 26 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 27 Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 28 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 3 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 3 Bldg# E Santa Ana CA 92705

402-051-06 Occupant 727 S Lyon St Unit# 3 Bldg# F Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 3 Bldg# G Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 3 Bldg# H Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 3 Bldg# I Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 4 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 4 Bldg# E Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 4 Bldg# F Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 4 Bldg# G Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 4 Bldg# H Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 4 Bldg# I Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 40 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 41 Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 42 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 43 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 44 Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 45 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 46 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 47 Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 48 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 49 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 5 Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 5 Bldg# E Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 5 Bldg# F Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 5 Bldg# G Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 50 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 51 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 52 Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 53 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 54 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 55 Bldg# D Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 56 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 57 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 58 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 59 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 60 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 61 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 62 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 63 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 64 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 7 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 7 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 8 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 8 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 9 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 9 Bldg# G
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyon St #A
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyob St Unit# 212 Bldg# C
Santa Ana CA 92705

402-061-01
Occupant
16282 E Main St # 1A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 1B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 1C
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 1D
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 1E
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 1F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 2A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 2B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 2C
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 2D
Tustin CA 92780

402-061-01
Occupant
16282 E Main St # 2E
Tustin CA 92780

402-061-01
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Tustin CA 92780

402-061-03
Occupant
717 S Lyon St Unit# B
Santa Ana CA 92705

402-071-03
Occupant
1766 E McFadden Ave
Santa Ana CA 92705

402-311-13
Occupant
514 S Lyon St
Santa Ana CA 92701

402-311-14
Occupant
1500 Warren St
Santa Ana CA 92705

402-311-15
Occupant
700 S Lyon St
Santa Ana CA 92705

402-311-15
Occupant
700 S Lyon St Unit# 101
Santa Ana CA 92705

402-311-15
Occupant
700 S Lyon St Unit# 102
Santa Ana CA 92705

402-311-15
Occupant
700 S Lyon St Unit# 103
Santa Ana CA 92705

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700 S Lyon St Unit# 104
Santa Ana CA 92705

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700 S Lyon St Unit# 120
Santa Ana CA 92705

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12 Saddleback Rd
Tustin CA 92780

891-950-13
Occupant
13 Saddleback Rd
Tustin CA 92780

891-950-58
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58 Saddleback Rd
Tustin CA 92780

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Occupant
70 Sereno
Tustin CA 92780

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Occupant
71 Sereno
Tustin CA 92780

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75 Sereno
Tustin CA 92780

891-959-02
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76 Saddleback Rd
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891-959-06
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68 Sereno
Tustin CA 92780

891-959-13
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891-959-16
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66 Sereno
Tustin CA 92780

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Community Meeting Flyer
(English & Spanish)

COMMUNITY NEIGHBORHOOD MEETING



FUTURE DEVELOPMENT:
717 S. LYON STREET,
SANTA ANA

PROPOSING:
51 ATTACHED
3-STORY FOR-SALE
TOWNHOMES

INCLUDING
8 AFFORDABLE
TOWNHOMES

WHEN: **MARCH 2, 2022**
6:00 P.M. TO 7:00 P.M.

WHERE: **ZOOM WEBINAR (ON-LINE)**

LINK: **<https://zoom.us/j/97544513327>**

PHONE (AUDIO): **1 (669) 900-6833**
975 4451 3327 (Phone Meeting ID)

Warmington Residential is proposing 51 for-sale 3-story townhomes at 717 S. Lyon Street, the site of the existing Orange County Electrical Training Center.

You're invited to the meeting to learn more information regarding this proposed development. Warmington Residential will provide general information, answer questions and solicit input on the proposed project.

If you have any questions regarding this event or require language interpretation services in languages other than English, please email us at: 717SouthLyonStreet@warmingtonresidential.com or send your request to the address shown. Your email or written request for interpretation services must be received no later than February 28th at 6:00pm.



WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626

HomesByWarmington.com



Para la versión en Español de este Folleto, vea el otro lado del Folleto

REUNION DE VECINOS DE LA COMUNIDAD



**DESARROLLO FUTURO:
717 S. LYON STREET,
SANTA ANA**

**PROPONIENDO:
51 ADJUNTO
3-PISOS EN VENTA
CASAS ADOSADAS**

**INCLUIDAS
8 CASAS ADOSADAS
ASEQUIBLES**

CUANDO: 2 DE MARZO DE 2022
6:00 P.M. A LAS 7:00 P.M.

DONDE: SEMINARIO WEB DE ZOOM (EN LINEA)

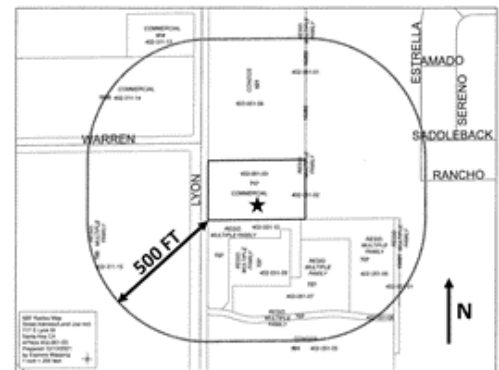
ENLACE: <https://zoom.us/j/97544513327>

TELEFONO (AUDIO): 1 (669) 900-6833
975 4451 3327 (Telefono Reunion ID)

Warmington Residential propone 51 casas adosadas de 3 pisos para la venta en 717 S. Lyons Street, el sitio del actual Centro de Capacitación en Electricidad del Condado de Orange. Está invitado a la reunión para obtener más información sobre este desarrollo propuesto.

Warmington Residential proporcionará información general, responderá preguntas y solicitará información sobre el proyecto propuesto.

Si tiene alguna pregunta con respecto a este evento o necesita servicios de interpretación de idiomas que no sean inglés, envíenos un correo electrónico: 717SouthLyonStreet@warmingtonresidential.com o envíe su solicitud a la dirección que se muestra a continuación. Su solicitud de servicios de interpretación por correo electrónico o por escrito debe recibirse a más tardar el 28 de febrero a las 6:00 p.m.



**WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626**

HomesByWarmington.com



Warmington
RESIDENTIAL

For the English version of this brochure, see other side of brochure

Newspaper Notice
(Affidavit/Proof of Publication)
(English & Spanish)

The Orange County Register

1771 S. Lewis Street
Anaheim, CA 92805
714-796-2209

5281747

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }

SS.

County of Orange

I am a citizen of the United States and a resident of the County aforesaid; 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 Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true 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:

02/18/2022

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: February 18, 2022.



Signature

PROOF OF PUBLICATION

Legal No. **0011518952**

Warmington Residential cordially invites you
to a community information meeting to discuss:

717 S. Lyon Street

A proposed residential development at the site of
the existing Orange County Electrical Training Center
at 717 S. Lyon Street, Santa Ana, CA 92705

The proposed project will be a new residential townhome
community featuring 51 for-sale three story townhomes,
including 8 affordable townhomes.

Meeting Date, Time and Location

Wednesday, March 2, 2022

6:00 p.m. to 7:00 p.m.

Zoom Webinar (on-line)

Link: <https://zoom.us/j/97544513327>

Phone Audio: 1 (669) 900-6833

Meeting ID (Phone): 975 4451 3327

If you have any questions regarding this event or
require language interpretation services in languages
other than English, please email:
717SouthLyonStreet@warmingtonresidential.com
or call 714-557-5511.

Warmington Residential lo invita cordialmente a una
reunión de información comunitaria para discutir:

717 S. Lyon Street

Un desarrollo residencial propuesto en el sitio de Centro de
Capacitación Eléctrica del Condado de Orange existente
at 717 S. Lyon Street, Santa Ana, CA 92705

El proyecto propuesto será una nueva comunidad de casas adosadas
residenciales con 51 casas adosadas de tres pisos a la venta,
incluidas 8 (ocho) casas adosadas asequibles.

Fecha, Hora y Lugar de Reunion

Miércoles, 2 de Marzo de 2022

6:00 p.m. a las 7:00 p.m.

Zoom Webinar (en-línea)

Enlace: <https://zoom.us/j/97544513327>

Audio del teléfono: 1 (669) 900-6833

Identificación de la reunión (teléfono): 975 4451 3327

Si tiene alguna pregunta sobre este evento o necesita servicios
de interpretación de idiomas que no sean Inglés,
 envíe un correo electrónico a:
717SouthLyonStreet@warmingtonresidential.com
o llamar 714-557-5511.

Publish: Orange County Register February 18, 2022

the winning bidder takes possession of the personal property.
Publish: Orange County Register
February 11, 18, 2022 11516927

Notice

Warmington Residential cordially invites you to a community information meeting to discuss:

717 S. Lyon Street

A proposed residential development at the site of the existing Orange County Electrical Training Center at 717 S. Lyon Street, Santa Ana, CA 92705

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717 S. Lyon Street

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717SouthLyonStreet@warmingtonresidential.com o llamar 714-557-5511.

Publish: Orange County Register February 18, 2022

Legal Notice

Legal Notice

Legal Notice

CASE NO: 30-21
To all heirs, be-
gent creditors,
wise be interest
of: PHILLIP R
A PETITION
has been filed b
Superior Court
ORANGE
THE PETITIO
GLORIA BAR
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the decedent.
THE PETITIO
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On-site Notice
(Signs)
(English & Spanish)

MEETING NOTICE

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If you have any questions regarding this event or
require language interpretation services in languages
other than English, please email:

717SouthLyonStreet@warmingtonresidential.com

Warmington Residential lo invita cordialmente a una
reunión de información comunitaria para discutir:

717 S. Lyon Street

Un desarrollo residencial propuesto en el sitio de Centro de
Capacitación Eléctrica del Condado de Orange existente
at 717 S. Lyon Street, Santa Ana, CA 92705

El proyecto propuesto será una nueva comunidad de casas adosadas
residenciales con 51 casas adosadas de tres pisos a la venta,
incluidas 8 (ocho) casas adosadas asequibles.

Fecha, Hora y Lugar de Reunion

Miércoles, 2 de Marzo de 2022

6:00 p.m. a las 7:00 p.m.

Zoom Webinar (en-línea)

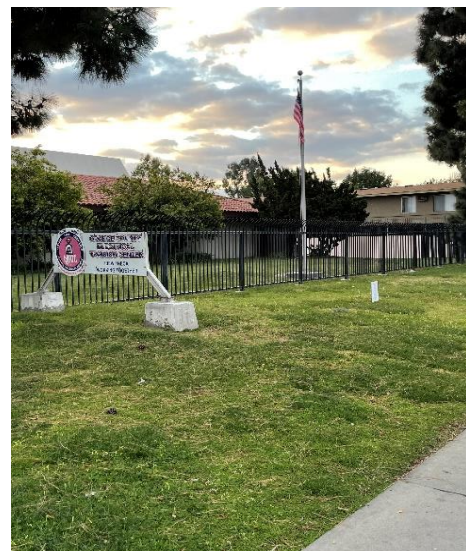
Enlace: <https://zoom.us/j/97544513327>

Audio del teléfono: 1 (669) 900-6833

Identificación de la reunión (teléfono): 975 4451 3327

Si tiene alguna pregunta sobre este evento o necesita servicios
de interpretación de idiomas que no sean Inglés,
envíe un correo electrónico a:

717SouthLyonStreet@warmingtonresidential.com



Zoom Webinar Attendee List

Attendee Report - Zoom Webinar

Report Generated: 3/3/2022 11:02

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled
717 South Lyon Street	975 4451 3327	3/2/2022 17:23	85	12	0

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes	corpvideo@warmingtongroup.com	corpvideo@warmingtongroup.com	3/2/2022 17:36	3/2/2022 18:48	72

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes	Conference_Room*	AF461B7F-4AC4-A42B-79FF-3950B29A21AF@crc.h323	3/2/2022 17:23	3/2/2022 18:48	85
Yes	JosephOftelie	joftelie@gmail.com	3/2/2022 17:39	3/2/2022 18:48	69
Yes	Maribel	maribelm@warmingtongroup.com	3/2/2022 17:43	3/2/2022 18:47	65

* Greg Ocasek

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time
Yes	Alyssa Ventura	Alyssa	Ventura	aventura@santa-ana.org	3/2/2022 13:10
No	Conference_Room	Conference_Room		AF461B7F-4AC4-A42B-79FF-3950B29A21AF@crc.h323	3/2/2022 17:23
Yes	Joseph Oftelie	Joseph	Oftelie	joftelie@gmail.com	3/2/2022 17:38
Yes	Maribel	Maribel		maribelm@warmingtongroup.com	3/2/2022 17:42
Yes	Janet	Janet		92.janetr@gmail.com	3/2/2022 17:57
Yes	Alex G	Alex	G	AlexG_1999@yahoo.com	3/2/2022 17:59
Yes	Pedro Gomez	Pedro	Gomez	pgomez@santa-ana.org	3/2/2022 18:00
Yes	Ali Pezeshkpour	Ali	Pezeshkpour	apezeshkpour@santa-ana.org	3/2/2022 18:02
Yes	Ali Pezeshkpour	Ali	Pezeshkpour	apezeshkpour@santa-ana.org	
Yes	jessie Lopez	jessie	Lopez	jessielopez@santa-ana.org	3/2/2022 18:05
Yes	Evelyn Mani	Evelyn	Mani	evelynmani31@yahoo.com	3/2/2022 18:22
Yes	Natalia	Natalia		nat.rivera3113@gmail.com	3/2/2022 18:41

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
17149557719	3/2/2022 18:25	3/2/2022 18:37	12	United States
17143134174	3/2/2022 18:03	3/2/2022 18:48	45	United States

Meeting Minutes

MEETING MINUTES
717 S. LYON STREET PROJECT
SUNSHINE ORDINANCE COMMUNITY MEETING
(ZOOM WEBINAR)
MARCH 2, 2022, 6:00 P.M.

A Sunshine Ordinance Meeting was held on March 2, 2022 at 6:00 p.m. In consultation with Pedro Gomez, Senior Planner, he recommended the option of holding the meeting on-line. The Applicant, Warmington Residential, conducted the meeting via a Zoom Webinar for the presentation and questions/answers regarding the 717 S. Lyon Street residential project. The project application was submitted to the City of Santa Ana on December 17, 2021. After discussion with City staff and, given the Holiday season, Warmington Residential decided to have the community meeting following the required "within the first 20 days of the submittal". City staff indicated the community meeting was required prior to the project advancing to Planning Commission.

The zoom webinar was conducted in English with Spanish translation. The attendee report data shows 1 host, 11 people registered via on-line and 2 people joined through the phone option.

These minutes reflect major comments only and do not provide a complete transcript of the meeting.

Presenting or in attendance on behalf of Applicant:

Greg Ocasek, Warmington Residential (Project Consultant)

Joe Oftelie, Warmington Residential (Vice President)

Maribel Maciel, Warmington Residential (Assistant Project Manager and Spanish Interpreter)

Mario Santos, Warmington Residential (Information Systems Manager)

In attendance from the City of Santa Ana:

Pedro Gomez, Senior Planner

Ali Pezeshkpour, Principal Planner

Alyssa Ventura, Planning Assistant

Jessie Lopez

In attendance from the Community:

4 Participants via Zoom and 2 via phone (see attached Attendee Report)

Introduction & Presentation

The general format of the zoom webinar was the introduction presented in English, then presented again in Spanish, followed by the project presentation presented in English, then presented again in Spanish, followed by the question and answer portion of the meeting, in which the questions submitted were answered in English and then translated in Spanish.

See attached Presentation Slides & Narrative.

1. Introduction – presented by Greg Ocasek (in English)
2. Introduction – presented by Maribel Maciel (in Spanish)
3. Presentation – presented by Greg Ocasek (in English)
4. Presentation – presented by Maribel Maciel (in Spanish)

Question & Answers

Following the Applicant's presentation, presented in both English and Spanish, questions were submitted on-line. Applicant response is indicated by "RESPONSE".

1. When will we know the cost of the units?
 - a. RESPONSE: Following the current entitlement process and final engineering of the project, the project will move into the demolition and construction stage, which is anticipated to be at least 12 months from now, at which time the pricing/marketing of the project will begin. This response was also translated into Spanish.
2. How many people are in attendance tonight?
 - a. RESPONSE: At this time, there are 4 Panelists from Warmington, 1 attendee from Warmington, 3 attendees from the City of Santa Ana, 3 participants via zoom and 1 participant via phone.
 - b. Note: as listed earlier in the minutes, the final tally included 4 attendees from Warmington, 4 attendees from the City, 4 participants on Zoom and 2 participants via phone.
3. If interested how can we get that (pricing) information?
 - a. RESPONSE: Please send an email to the project email that was provided on the mailed flyer, in the newspaper notice and on the on-site posted notice (717SouthLyonStreet@warmingtonresidential.com) and we will add you to our interest list. Then at the appropriate time in the future, which may be 12 months from now, we will send out an email to everyone on the interest list. This email was also presented on a slide during the Zoom Webinar, as well as spelled out for the phone participants. This response was also translated into Spanish.

4. Do you know if it will be pet friendly?
 - a. RESPONSE: The project, being a for-sale project, you will be able to have pets. And, the project will have a Homeowners Association. This response was also translated into Spanish.
5. I live around the community and I know there's vandalism will there be security?
 - a. RESPONSE: The project is a gated community, which will provide a form of security. No security guards. This response was also translated into Spanish.
6. One more question: is that the only project there is or is there more around the county?
 - a. RESPONSE: To find out about other projects in the County, please reach out to the Planning Department and/or access the Planning Department page and view the new projects link. This response was also translated into Spanish.
 - b. Pedro Gomez (City of Santa Ana) also responded in the Q&A section that they can reach the Planning Division at 714-647-5804 or email at PlanningDepartment@santa-ana.org. This response was also translated into Spanish.
 - c. Alyssa Ventura (City of Santa Ana) also responded in the Q&A section with the link to the major planning projects and monthly development project reports: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>.
 - d. RESPONSE: A PDF of tonight's presentation (slides and narrative) will be provided to the City and it will be posted on the City's website for this project. This response was also translated into Spanish.
 - e. Pedro Gomez (City of Santa Ana) confirmed the materials are posted on the City website.
7. Is there a way for people calling in to ask questions?
 - a. RESPONSE: Not on the Zoom Webinar format, however, the phone number to call to ask you questions is 714-557-5511. For English speaking callers, please ask the receptionist to forward the call to Greg Ocasek regarding the Santa Ana project. For Spanish speaking callers, please ask the receptionist to forward the call to Maribel Maciel regarding the Santa Ana project. This response was also translated into Spanish.
 - b. Pedro Gomez (City of Santa Ana) also responded in the Q&A section that Project specific questions can also be directed to Pedro Gomez at 714-667-2790. This response was also translated into Spanish.

The Q&A portion of the presentation was extended approximately 25 minutes to allow for any additional questions, etc. There were 2-3 participants that joined during this portion of the meeting. They were informed that they could ask questions using the Q&A function. This was also translated into Spanish.

The meeting concluded with the Applicant thanking the attendees for their time and indicating that a PDF of tonight's presentation (slides and narrative), in both English and Spanish, will be provided to the City and it will be posted on the City's website for this project. The City phone numbers previously provided in the presentation were also given again. This was also translated into Spanish.

Presentation Slides

Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

Community Meeting – March 2, 2022



717 S. LYON STREET

S A N T A A N A , C A L I F O R N I A

Warmington Residential

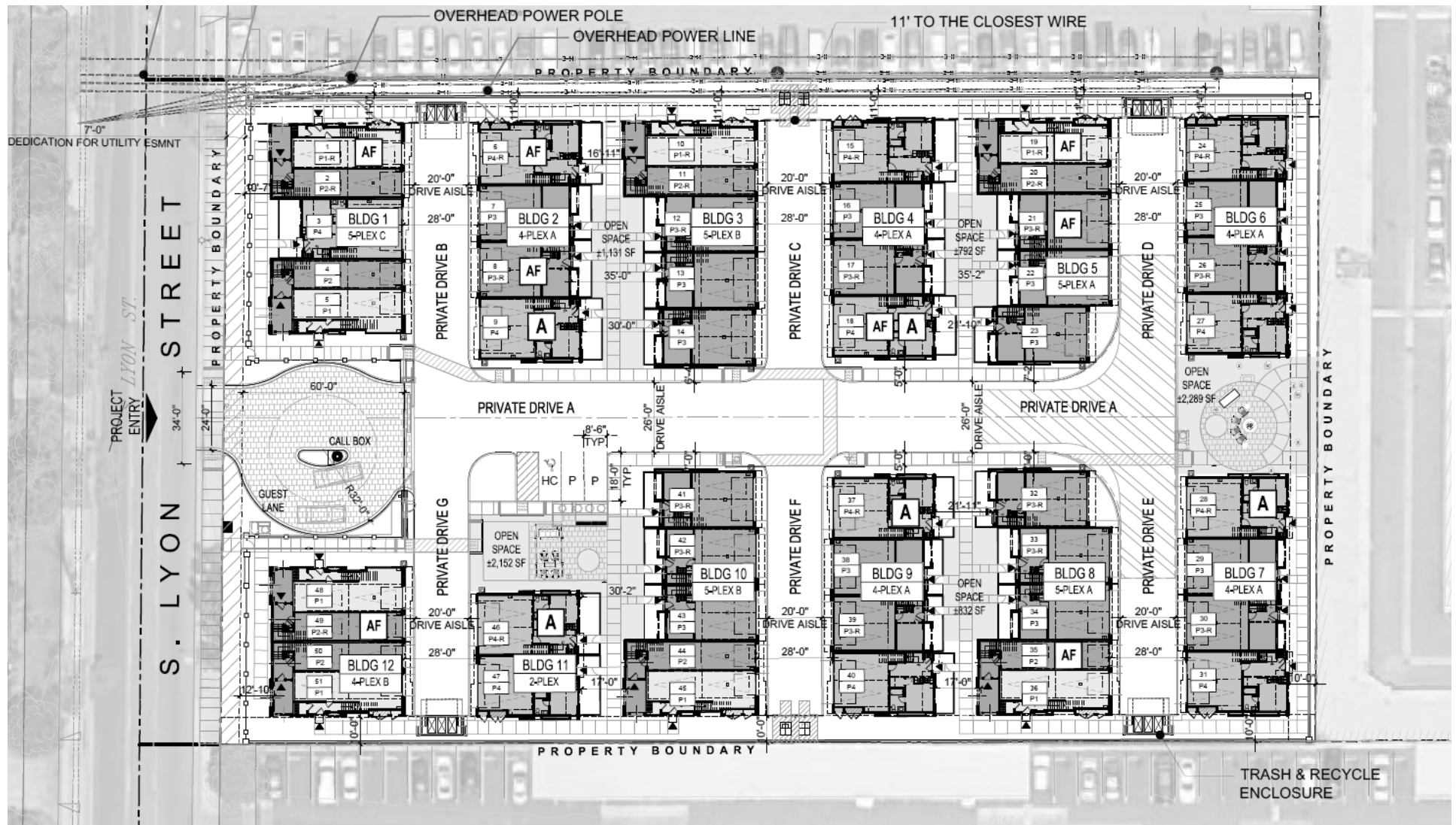
717 S. Lyon St., Santa Ana, CA 92705

Aerial Photo



717 S. Lyon St., Santa Ana, CA 92705

Site Plan



Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

51 For-sale 3-story Townhomes, including 8 Affordable Townhomes



Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

Community Meeting – March 2, 2022



717 S. LYON STREET

SANTA ANA, CALIFORNIA

If you have any questions, please email:

717SouthLyonStreet@warmingtonresidential.com

Presentation Narrative
(English & Spanish)

Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Community Meeting – March 2, 2022

ENGLISH PRESENTATION

1. INTRODUCTION

- a. [Slide – cover slide]
- b. Good evening everyone, welcome to the Community Meeting regarding the proposed residential development of the property located at 717 S. Lyon Street in Santa Ana, California by Warmington Residential.
- c. My name is Greg Ocasek, the Project Consultant managing the entitlement process. Here with me is: Joe Oftelie, Vice President here at Warmington, as well as Maribel Maciel, Assistant Project Manager and our Spanish interpreter.
- d. The format for tonight's meeting will consist of:
 - i. Our presentation in English
 - ii. Followed by a reading of the presentation in Spanish
 - iii. We are using the Zoom Webinar format, which will allow you to type in any questions that you may have, by hitting the Q&A button. And, following the reading of the presentation in Spanish, we will review the comments posted and answer the questions that we can.

2. PRESENTATION

- a. [Slide – aerial photo]
- b. The proposed project will be a new residential townhome community featuring 51 for-sale 3-story townhomes, including 8 affordable townhomes.
- c. The site is 2.3 acres in size and is the home of the existing Orange County Electrical Training Center. There are two (2) structures on site and a large parking lot.
- d. The site's neighbors consist of:
 - i. North - Saddleback Park Villas
 - ii. East - Tustin Parc Apartments
 - iii. South - Las Fuentes Apartments
 - iv. West – Lyon Street (Warwick Square Apartments across street)
- e. [Slide – site plan]
- f. This townhome project will be a gated community made up of 12 residential buildings, consisting of (1) duplex, (6) 4-plex buildings and (5) 5-plex buildings.
- g. There will be 4 plan types that will range between 1,208 SF to 1,845 SF, with a range of 2 bedroom/2.5 bathrooms to 3 bedrooms plus a den (optional 4th bedroom) with 3.5 bathrooms.
- h. 8 of the 51 townhomes will be offered as low income affordable units. We do not have information at this time regarding eligibility, pricing, or qualifications for purchasing any of the homes, including the affordable homes. When construction starts on the project, we will begin marketing all of the homes to the public. We don't expect construction to start for at least 12 months from now.

- i. By providing the affordable townhomes in the community, California State Density Bonus Law:
 - i. Does allow the density which is being proposed, 51 townhomes.
 - ii. Does allow a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105, that is made up of 102 individual garage spaces, and 3 guest spaces (which includes an ADA space).
 - iii. Does allow a reduction in open space, as a provided concession. The community has been designed to have two gathering areas: one just inside the gate, along Private Drive A, and the other located at the end of Private Drive A.
 - j. Community Walls
 - i. North – The existing boundary wall will be replaced with a new 6-foot masonry wall.
 - ii. East – The existing boundary wall, which is part of the carport structure for Tustin Parc Apartments will remain in place.
 - iii. South – Portions of the existing boundary wall, not associated with the existing carport structure for Las Fuentes Apartments, will be replaced with a new 6-foot masonry wall. The portion of the existing wall associated with the carport structure will remain in place.
3. FINAL THOUGHTS
- a. [Slide – ending slide]
 - b. In conclusion, Warmington Residential appreciates this opportunity and is excited to add this community to the existing neighborhood.

SPANISH PRESENTATION

- 1. Reading of the presentation in Spanish

Q&A

- 1. Review questions submitted during the presentation and provide answers

END - Community Meeting

Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
Reunión de la comunidad – 2 de Marzo de 2022

PRESENTACIÓN EN ESPAÑOL

1. INTRODUCCIÓN

- a. [diapositiva – diapositiva de portada]
- b. Buenas noches a todos, bienvenidos a la Reunión Comunitaria sobre el desarrollo residencial propuesto de la propiedad ubicada en 717 S. Lyon Street in Santa Ana, California por Warmington Residencial.
- c. Mi nombre es Greg Ocasek, el Consultor de proyectos que administra el proceso de derechos. Aquí conmigo esta: Joe Oftelie, Vicepresidente de Warmington, así como también Maribel Maciel Asistente del gerente de proyectos y nuestra interprete de español.
- d. El formato para la reunión de esta noche consistirá en:
 - i. Nuestra presentation en ingles
 - ii. Seguido de una lectura de la presentación en español
 - iii. Estamos utilizando el formato Zoom Webinar, que le permitirá escribir cualquier pregunta que pueda tener, presionando el botón Preguntas y respuestas. Y, tras la lectura de la presentación en español, revisaremos los comentarios publicados y resondraremos a las preguntas que podamos.

2. PRESENTACION

- a. [diapositiva – diapositiva de portada]
- b. El Proyecto propuesto será una nueva comunidad de casas residenciales con 51 casa adosadas de 3 pisos a la venta, incluidos ocho (8) casas adosadas asequibles.
- c. El sitio tiene un tamaño de 2.3 acres y es el hogar del Centro de Capacitación en Electricidad del Condado de Orange existente. Hay dos (2) estructura en el lugar y un amplio estacionamiento.
- d. Los vecinos del sitio consisten en:
 - i. Norte – Villas de Saddleback Park
 - ii. Este - Tustin Parc Apartments
 - iii. Sur – Apartamentos Las Fuentes A
 - iv. Oeste: Lyon Street (Apartamentos Warwick Square al otro lado de la calle)
- e. [diapositiva – diapositiva de portada]
- f. Este Proyecto de casa adosada será una comunidad cerrada compuesta por 12 edificios residenciales, que constará de (1) un dúplex (6) seis edificios de 4 plex y (5) cinco edificios de 5 plex.
- g. Habrá 4 tipos de planos que oscilarán entre 1,208 ft y 1,845 ft, con una gama de 2 habitaciones/2.5 baños a 3 habitaciones más una sala de estar (habitación opcional para el cuarto) con 3.5 baños.
- h. 8 (ocho) de las 51 casa adosadas se ofrecerán como unidades asequibles para personas de bajos ingresos. No tenemos información en este momento con respecto a la elegibilidad, el precio o las calificaciones para comprar cualquiera de las viviendas,

incluidas las viviendas asequibles. Cuando comience la construcción del proyecto, comenzaremos a comercializar todas las casas al público. No esperamos que la construcción comience hasta dentro de al menos 12 meses a partir de ahora.

- i. Al proporcionar casas adosadas asequible en la comunidad, la ley de Bonificación de Densidad del Estado de California:
 - i. Si permite la densidad que se propone, 51 casa adosadas.
 - ii. Permite un máximo calculado de 90 plazas de aparcamiento. Y, el proyecto proporciona 15 espacios adicionales, un total de 105, que se componen de 102 espacios de garaje individuales y 3 espacios para invitado (que incluye un espacio ADA)
 - iii. Si permite una reducción en el espacio abierto, como una concesión proporcionada. La comunidad ha sido diseñada para tener dos áreas de reunión: una justo dentro la puerta, a lo largo de Unidad Privada A, y la otra ubicada al final de Unidad Privada A.
- j. Muros comunitarios
 - i. Norte – El muro limítrofe existente se reemplazará con su Nuevo muro de mampostería de 6 pies.
 - ii. Este – El Muro delimitado existente, que forma parte de la estructura del estacionamiento techado de los apartamentos Tustin Parc , permanecerá en su lugar.
 - iii. Sur – Partes del muro delimitador existente, que no están asociadas con la estructura de estacionamiento techado existente para los apartamentos Las Fuentes, se reemplazara con un nuevo muro de mampostería de 6 pies. La porción de la pared existente asociada con la estructura de la cochera permanecerá en su lugar.

3. PENSAMIENTOS FINALES

- a. [diapositiva – diapositiva de portada]
- b. En conclusión, Warmington Residential aprecia esta oportunidad y esta emocionado de agregar esta comunidad al vendimiario existente.

PRESENTACIO EN ESPANOL

- 1. Lectura de la presentación en español

Preguntas y Respuestas

- 1. Revisar las preguntas enviadas durante la presentación y proporcionar respuestas

FIN- Reunion Comunitaria



Warmington
RESIDENTIAL

June 6, 2022

Pedro Gomez
City of Santa Ana, Planning Division
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92702

Re: 2nd Community Meeting for Warmington Residential Project (717 S. Lyon Street)
Meeting Date June 1, 2022

Dear Pedro,

Per the requirements of the Sunshine Ordinance, please find attached the following items of compliance for the 2nd community meeting that was held on June 1st, 2022 for the proposed project referenced above:

1. Express Mapping Mailer Labels & 1,000-foot Radius Map Package (dated May 8th, 2022)
 - a. Prepared for submittal to the City by Susan Case, Inc. and Express Mapping
 - b. Please note that the cover page has a typo, indicating a 500' radius. The Certification indicates a radius of 1,000' and the Radius Map shows the 1,000' radius.
2. Community Meeting Flyer (English & Spanish)
 - a. Mailed May 18th, 2022 to the property owners and occupants, using the labels provided by Susan Case, Inc./Express Mapping
3. Newspaper Notice
 - a. Affidavit/Proof of Publication of the meeting notice on May 18th, 2022 by the Orange County Register
 - b. Photo of Notice
4. On-site Notice (Sign – English & Spanish)
 - a. Posted on-site May 18th, 2022 (photos)
 - b. Two signs were posted
5. Zoom Webinar Attendee List
 - a. Emails/Names, as well as phone numbers for call-in attendees, for the June 1st, 2022 Community Meeting Zoom Webinar
6. Meeting Minutes
7. Presentation Slides shown at the meeting
8. Presentation Narrative (presented/read in English and Spanish) used in the meeting

I confirm, under penalty of perjury, that Warmington Residential conducted the above referenced community meeting, as required by the Sunshine Ordinance. This letter PDF is being submitted within four business days, as you clarified in a phone call on June 3rd.

Best Regards,

Greg Ocasek
Project Consultant

Cc: Joe Oftelie, Vice President

Express Mapping Mailer Labels & 1,000-foot Radius Map Package

(Susan Case, Inc. and Express Mapping)



MATERIALS TO SUBMIT TO THE CITY

717 Lyons St, Santa Ana

APN 402-061-03

INCLUDES:

500' OWNER & OCCUPANT LIST

500' RADIUS MAP

(1) SET OF GUMMED LABELS

EXCEL SPREADSHEET BURNED ONTO CD

CERTIFICATION

PREPARED 05/08/2022

FILE# 2320

EXPRESS MAPPING

4000 BARRANCA PKWY #250, IRVINE CA 92604

PHONE OR TEXT (949) 771-0051

orders@expressmapping.com

Certification of Preparation

The attached list includes the names and addresses of all owners & occupants within 1000' from the exterior boundaries of the following address/APNs.

Address: 717 Lyons St, Santa Ana

APN: 402-061-03

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available sources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service is, therefore, a possibility.

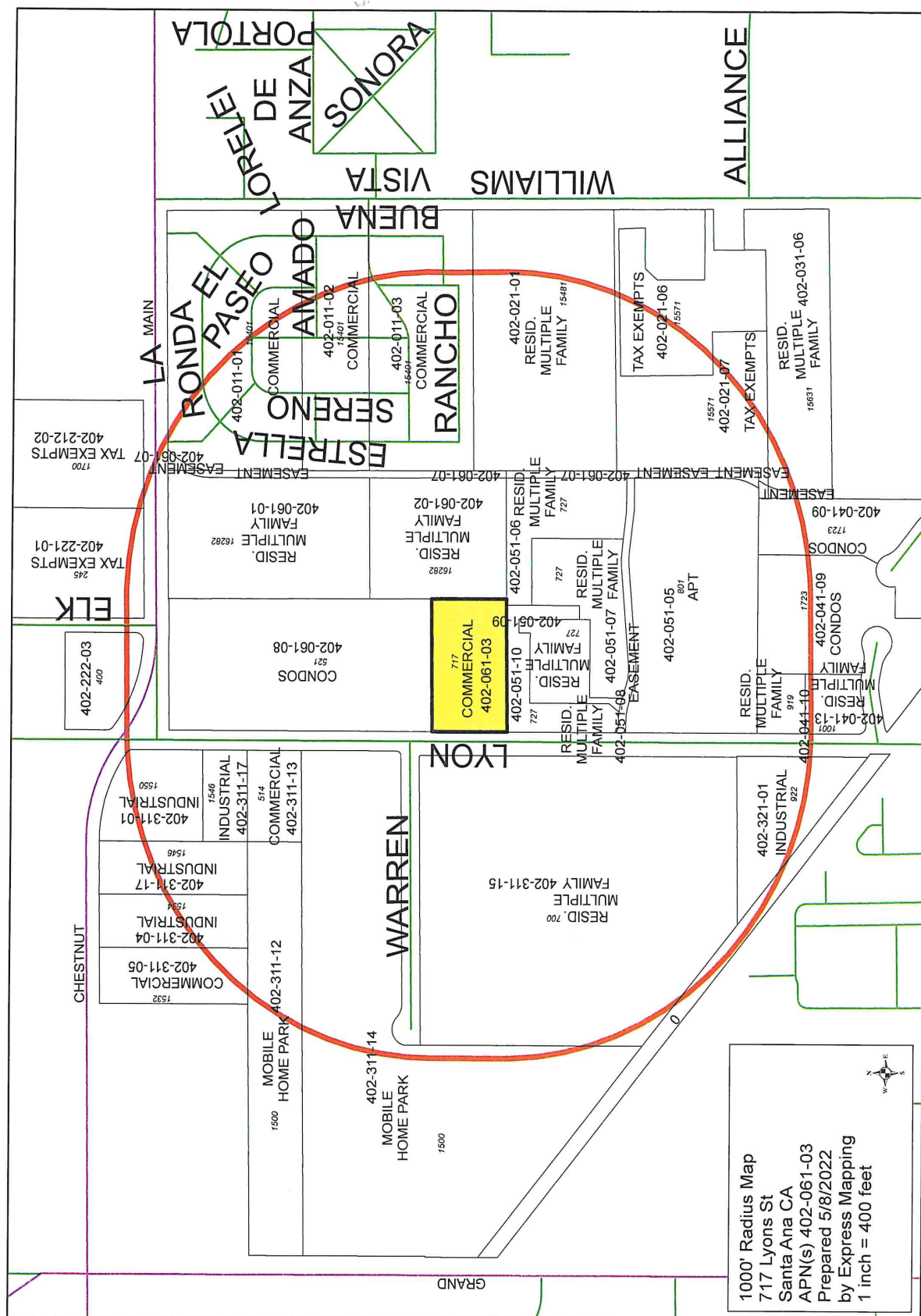
Susan W. Case, Inc. is not responsible for providing further investigation of said labels.

Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 05/08/2022



402-011-01
Meurs Co
15401 Williams St
Tustin CA 92780

402-011-02
Meurs Co
15401 Williams St
Tustin CA 92780

402-011-03
Meurs Co
15401 Williams St
Tustin CA 92780

402-021-01
Monterey Pines Cadigan
440 W First St #201
Tustin CA 92780

402-021-06
Orange County Board Of Education
200 Kalmus Dr
Costa Mesa CA 92626

402-021-07
Tustin Unified School
300 S C St
Tustin CA 92780

402-031-06
Kelsey & Stellar
1200 Newport Center Dr #260
Newport Beach CA 92660

402-041-10
Emerald Terrace Apartments
1300 Monterey Pl
San Marino CA 91108

402-041-13
Emerald Terrace Apartments
1300 Monterey Pl
San Marino CA 91108

402-051-06
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-07
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-08
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-09
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-10
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-061-01
Parc Tustin
2727 Lbj Freeway #806
Dallas TX 75234

402-061-02
Parc Tustin
2727 Lbj Freeway #806
Dallas TX 75234

402-061-03
Stephen Brown
717 S Lyon St
Santa Ana CA 92705

402-061-07
Orange County Flood Control
300 N Flower St 6th Floor
Santa Ana CA 92703

402-212-02
City Of Santa Ana
Po Box 1988 M-17
Santa Ana CA 92702

402-221-01
City Of Santa Ana
Po Box 1988 M-17
Santa Ana CA 92702

402-222-03
Jeanne Ann Woody
17853 Santiago Blvd
Villa Park CA 92861

402-311-01
Pacific-santa Ana Avalon
5100 Birch St #200
Newport Beach CA 92660

402-311-04
Chestnut Properties
26955 Safiro
Mission Viejo CA 92691

402-311-05
Laborers Local Union #652
1532 E Chestnut Ave
Santa Ana CA 92701

402-311-12
Joan Noble Trust
11611 San Vicente Blvd #640
Los Angeles CA 90049

402-311-13
Lyon Cardinal Investment Properties
375 Bristol St #50
Costa Mesa CA 92626

402-311-14
Warren Santa Ana
11611 San Vicente Blvd #640
Los Angeles CA 90049

402-311-15
Chelwood L P
5295 Commerce Dr #175
Murray UT 84107

402-311-17
Woogie Investments
375 Bristol St #50
Costa Mesa CA 92626

402-321-01
Lyon Owner Llc Cref3
11611 San Vicente Blvd #640
Los Angeles CA 90049

932-63-001
Tyler Lawrence Collins
6500 Ambrosia Ln #1713
Carlsbad CA 92011

932-63-002
Dis Inc
8631 E Canyon Vista Dr
Anaheim CA 92808

932-63-003
Pedro Bustamante
1122 S Mantle Ln #3C
Santa Ana CA 92705

932-63-004
Juan C Gonzalez
1122 S Mantle Ln #D
Santa Ana CA 92705

932-63-005
Martha Najera
1120 S Mantle Ln #5A
Santa Ana CA 92705

932-63-006
Antonio Sanchez
1120 S Mantle Ln #B
Santa Ana CA 92705

932-63-007
Cecilia Barcenas
1120 S Mantle Ln #7C
Santa Ana CA 92705

932-63-008
La O Aileen De
1120 S Mantle Ln #8D
Santa Ana CA 92705

932-63-009
Miguel Amezcua
1118 S Mantle Ln #9A
Santa Ana CA 92705

932-63-010
Jose Aleman
1118 S Mantle Ln #10B
Santa Ana CA 92705

932-63-011
Trina Trinh Tran
14322 Harrington Ave
Garden Grove CA 92843

932-63-012
Noe Cruz
14762 Monroe St
Midway City CA 92655

932-63-013
Mario A Juarez
1116 S Mantle Ln #13A
Santa Ana CA 92705

932-63-014
Norma Gonzalez
1116 S Mantle Ln #14B
Santa Ana CA 92705

932-63-015
Peng Yuan
1116 S Mantle Ln #15C
Santa Ana CA 92705

932-63-016
Jose G Sanchez
1116 S Mantle Ln #16D
Santa Ana CA 92706

932-63-017
Eloisa Gallegos
1112 S Mantle Ln #17A
Santa Ana CA 92705

932-63-018
Lisandra Gutierrez
1112 S Mantle Ln #188
Santa Ana CA 92705

932-63-019
Tyler Collins
1112 S Mantle Ln #19C
Santa Ana CA 92705

932-63-020
Linda Rodriguez
1112 S Mantle Ln #20-D
Santa Ana CA 92705

932-63-021
Hilda Fuerte-heraz
1108 S Mantle Ln #21A
Santa Ana CA 92705

932-63-022
Gerardo & Luz Maria Sanchez Reyes
1108 S Mantle Ln #B
Santa Ana CA 92705

932-63-023
Angelo Endoso
4521 Stanton Dr
Los Angeles CA 90065

932-63-024
Santos Najera
1108 S Mantle Ln #24-D
Santa Ana CA 92705

932-63-025
Jaime I Moreno Guzman
1104 S Mantle Ln #25A
Santa Ana CA 92705

932-63-026
Josefina Ocampo
1104 S Mantle Ln #B
Santa Ana CA 92705

932-63-027
Ilana Olguin
15500 Tustin Village Way #34
Tustin CA 92780

932-63-028
Superior Develop
5548 E Vista Del Este
Anaheim CA 92807

932-63-029
Thang Pham
2710 Sullivan
Irvine CA 92614

932-63-030
Blanca E Soltero
1102 S Mantle Ln #30B
Santa Ana CA 92705

932-63-031
Onar A & Josefina B Isip
1103 Tabitha Way
Corona CA 92882

932-63-032
John & Xuanminh Thai
8 Glen Ellen
Irvine CA 92602

932-63-033
Sandra Alvarez Perez
1106 S Mantle Ln #33A
Santa Ana CA 92705

932-63-034
Rosa Rubio
1106 S Mantle Ln #B
Santa Ana CA 92705

932-63-035
Trina Trinh Tran
14322 Harrington Ave
Garden Grove CA 92843

932-63-036
Eduardo Lopez
1106 S Mantle Ln #36D
Santa Ana CA 92705

932-63-037
Javier & Delia G Sandoval
1110 S Mantle Ln #A
Santa Ana CA 92705

932-63-038
Douglas Brian Ward
Po Box 7389
Laguna Niguel CA 92607

932-63-039
Tuan Pham & Van Khanh Nguyen
13632 Taft St
Garden Grove CA 92843

932-63-040
Dale Duncan
1214 N Lindwood Ave
Santa Ana CA 92701

932-63-041
Rodolfo Gutierrez
1114 S Mantle Ave #41A
Santa Ana CA 92705

932-63-042
Javier G & Maria Avila
1114 S Mantle Ln Un D
Santa Ana CA 92705

932-63-043
Luis Manuel Buenrostro
5928 Kings Ranch Rd
Riverside CA 92505

932-63-044
Sandeep Gandhi
7438 Rock Creek Ct
Corona CA 92880

932-63-121
Dale J Duncan
1001 S Mantle Ln #121-A
Santa Ana CA 92705

932-63-122
Robert W Hospodarec
3652 Pine St
Irvine CA 92606

932-63-123
Dis Inc
8631 E Canyon Vista Dr
Anaheim CA 92808

932-63-124
Martha Deyanira Aguilera
1001 S Mantle Ln #D
Santa Ana CA 92705

932-63-125
Victor Bear
1003 S Mantle Ln #A
Santa Ana CA 92705

932-63-126
Atiant S Gill
2868 Sawgrass Dr
Santa Ana CA 92706

932-63-127
Jose Luciano Munoz
18593 Valencia St
Hesperia CA 92345

932-63-128
Eliseo A Lara
1003 S Mantle Ln #128D
Santa Ana CA 92705

932-63-129
Tuan Pham & Van Khanh Nguyen
13632 Taft St
Garden Grove CA 92843

932-63-130
Antonio Marquez
1005 #NAME? Ln
Santa Ana CA 92705

932-63-131
Daniel & Pilar Catherine Chavez
1005 S Mantle Ln #131C
Santa Ana CA 92705

932-63-132
Santi Pattaratornkosohn
3816 E Summitridge
Orange CA 92867

932-63-133
Ta-shyong Lin
Po Box 18530
Irvine CA 92623

932-63-134
Johnson Nguyen
680 Pine Ridge Dr
Plantation FL 33317

932-63-135
Jesus Cruz Oliveros
1007 S Mantle Ln #135C
Santa Ana CA 92705

932-63-136
Robert Maccoll
535 Magnolia Ave #110
Long Beach CA 90802

932-63-137
Guadalupe Granados Ramirez
1009 S Mantle Ln #137A
Santa Ana CA 92705

932-63-138
Thai Nguyen & Maria Reziel Nguyen
1009 S Mantle Ln #138B
Santa Ana CA 92705

932-63-139
Kianoush Hamadani
11772 Beswick Pl
Tustin CA 92782

932-63-140
Mario Alarcon
1009 S Mantle Ln #D
Santa Ana CA 92705

932-63-141
Salvador Montoya Aguirre
1011 S Mantle Ln #141A
Santa Ana CA 92705

932-63-142
Steven P Mc Laughlin
Po Box 2429
Santa Ana CA 92707

932-63-143
Jorge & Sonia Reyes
1011 S Mantle Ln #C
Santa Ana CA 92705

932-63-144
Juan Carlos & Ana Leticia Montoya
1011 S Mantle Ln #D
Santa Ana CA 92705

932-63-145
Bertin Pablo
1013 S Mantle Ln #145A
Santa Ana CA 92705

932-63-146
Alejandro Hernandez
1013 S Mantle Ln #146-B
Santa Ana CA 92705

932-63-147
Roberto & Irma Murillo
1013 S Mantle #C
Santa Ana CA 92705

932-63-148
Rafael & Ana Guzman
1013 S Mantle Ln #D
Santa Ana CA 92705

932-63-149
Alejandro & Maria G Melendez
1015 S Mantle #A
Santa Ana CA 92705

932-63-150
Maria G Aguilar
1015 S Mantle Ln #150B
Santa Ana CA 92705

932-63-151
Po-yun Wu
13571 Flint Dr
Tustin CA 92705

932-63-152
Armando & Estela Osegueda
1015 S Mantle Ln #152D
Santa Ana CA 92705

932-63-153
Brittany Deneau
1017 S Mantle Ln #153A
Santa Ana CA 92705

932-63-154
Shekhar & Pushpa Agrawal
4096 Santa Anita Ln
Yorba Linda CA 92886

932-63-155
Gerardo & Alejandra R Lozano
1017 S Mantle Ln #C
Santa Ana CA 92705

932-63-156
Robert W Hospodarec
3652 Pine St
Irvine CA 92606

932-63-176
Kuras Edwin Stanley
1710 Normandy Pl #A
Santa Ana CA 92705

932-63-177
Xiang Ye
1710 Normandy Pl #2
Santa Ana CA 92705

932-63-178
Lucia Gutierrez
1710 Normandy Pl #C
Santa Ana CA 92705

932-63-179
Luis R & Renee M Rodriguez
3781 Adams St
Lake Elsinore CA 92530

932-63-180
Corina Moya Aguirre
8312 Fountainbleau Way
Cypress CA 90630

932-63-181
Tarun Patel
13871 Orange St
Tustin CA 92780

932-63-182
Raj & Renu Choudhary
23595 Rangoon St
Mission Viejo CA 92691

932-63-183
Trung Hieu Duy Do
1708 Normandy Pl #8
Santa Ana CA 92705

932-63-184
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-185
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-186
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-189
Jose Vergara
1704 Normandy PI #B
Santa Ana CA 92705

932-63-192
Mark Krieger
9832 Brentwood Dr
Santa Ana CA 92705

932-63-195
Anh Hoai Tran
18066 Mount Norby Cir
Fountain Valley CA 92708

932-63-198
K H A B
4652 Roxbury
Irvine CA 92604

932-63-201
Dis Inc
8631 E Canyon Vista Dr
Anaheim CA 92808

932-63-204
Jessica E Maldonado
1709 Normandy PI #29
Santa Ana CA 92705

932-63-207
Jose J Martinez Ortega
1709 Normandy PI #32
Santa Ana CA 92705

932-63-210
Jennifer Ibarra & Nicholas David
1721 Normandy PI #35C
Santa Ana CA 92705

932-63-213
Mark Robert Krieger
9832 Brentwood Dr
North Tustin CA 92705

932-63-187
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-190
Rogelio Montoya
1704 Normandy PI #C
Santa Ana CA 92705

932-63-193
Fernando Centeno
1702 Normandy PI #18B
Santa Ana CA 92705

932-63-196
Jose Luis Caceres
1705 Normandy PI #21
Santa Ana CA 92705

932-63-199
Assets Infinity
4533 Mac Arthur Blvd #225
Newport Beach CA 92660

932-63-202
Jose L Madrigal
12762 Gloria St
Garden Grove CA 92843

932-63-205
Amy Yen Phan
2570 El Dorado St
Torrance CA 90503

932-63-208
Genaro R Martinez
1721 Normandy PI #33
Santa Ana CA 92705

932-63-211
Noe Cruz
14762 Monroe St
Midway City CA 92655

932-63-214
Edgar S Zamora
1719 Normandy PI #C
Santa Ana CA 92705

932-63-188
Ignacio Gomez Amezcua
1704 Normandy PI #13
Santa Ana CA 92705

932-63-191
Sean C Hanna
1942 Port Locksleigh
Newport Beach CA 92660

932-63-194
Delfina Padilla
1702 Normandy PI #19C
Santa Ana CA 92705

932-63-197
Keegan Dean Lund
1705 Normandy PI Un #22
Santa Ana CA 92705

932-63-200
Alma R Gonzalez Vazquez
1707 Normandy PI #25(A)
Santa Ana CA 92705

932-63-203
American Estate & Trust Alice
20152 Milano Ct
Yorba Linda CA 92286

932-63-206
Emigdio & Sandra Martinez
1709 Normandy PI #C31
Santa Ana CA 92705

932-63-209
Ramiro A & Eneida Carranza
1721 Normandy PI #B
Santa Ana CA 92705

932-63-212
Heather Huynh
1740 Honors Ln
Corona CA 92883

932-63-215
Ilana Olguin
15500 Tustin Village Way
Tustin CA 92780

932-63-216
Ilana Olguin
15500 Tustin Village Way #34
Tustin CA 92780

932-63-217
Ilana Olguin
15500 Tustin Village Way #34
Tustin CA 92780

932-63-218
Ilana Olguin
Po Box 27852
Tustin CA 92780

932-63-219
Jacob Canter
8341 Bryant Dr
Huntington Beach CA 92647

932-63-220
Jorge Amezcua
1903 W Blackhawk Dr
Santa Ana CA 92704

932-63-221
John C Long
4791 Torida Way
Yorba Linda CA 92886

932-63-222
Nam Van Nguyen
25901 Nimes Ct
Mission Viejo CA 92692

932-63-223
Avadis Guluzyan
1610 Kings Rd
Newport Beach CA 92663

932-63-224
Francisco Garibay
1713 Normandy Pl #A
Santa Ana CA 92705

932-63-225
Antonio Santana
1713 Normandy Pl #B
Santa Ana CA 92705

932-63-226
Antonio Ochoa Aviles
1713 Normandy Pl Un #51C
Santa Ana CA 92705

932-63-227
Silverio Fuentes
1713 Normandy Pl #52D
Santa Ana CA 92705

932-63-228
Javier Flores
1723 Normandy Pl #53
Santa Ana CA 92705

932-63-229
Maria Salazar Tapia
1723 Normandy Pl #54B
Santa Ana CA 92705

932-63-230
Chew Meng Teoh
13811 Solitaire Way
Irvine CA 92620

932-63-231
Steven Dabic
423 Fernleaf Ave
Corona DI Mar CA 92625

932-63-232
Julie Tonnu
15500 Tustin Village Way #31
Tustin CA 92780

932-63-233
Leonel Diaz Vasquez
1725 Normandy Pl #58
Santa Ana CA 92705

932-63-234
Ruben & Rosa Segura
1725 E Normandy Pl #C
Santa Ana CA 92705

932-63-235
Theresa Que Hoang
2919 W Wisteria Pl
Santa Ana CA 92704

932-63-236
Peyo & Associates
28812 Alta Laguna Blvd
Laguna Beach CA 92651

932-63-237
Peyo & Associates
28812 Alta Laguna Blvd
Laguna Beach CA 92651

932-63-238
Peyo & Associates
28812 Alta Laguna Blvd
Laguna Beach CA 92651

932-63-239
Peyo & Associates
28812 Alta Laguna Blvd
Laguna Beach CA 92651

932-63-240
Gabriel H Newhouse
534 S Hibiscus Way
Anaheim CA 92808

932-63-241
Hoang Wesley
1714 S Ivanhoe St
Anaheim CA 92804

932-63-242
Gabriel H Newhouse
534 S Hibiscus Way
Anaheim CA 92808

932-63-243
Gabriel H Newhouse
534 S Hibiscus Way
Anaheim CA 92808

932-63-244
Xiongwei Gan
5904 Zhongliang
Benan Suzhou Chi NA 21500

932-63-245
Juan C Meza-hernandez
1731 Normandy Pl #70B
Santa Ana CA 92705

932-63-246
Marysol Arreguin
1731 Normandy Pl #71-C
Santa Ana CA 92705

932-63-247
Gabriel H Newhouse
534 S Hibiscus Way
Anaheim CA 92808

932-63-248
Jose L Barrios
1733 Normandy Pl #73
Santa Ana CA 92705

932-63-249
Kent Alexander Toca
1733 Normandy Pl #74
Santa Ana CA 92705

932-63-250
Carlos Vargas
1733 Normandy Pl #C
Santa Ana CA 92705

932-63-252
Zeco Llc
1807 W Saint Anne Pl
Santa Ana CA 92804

935-33-001
David & Christina Lonn
521 S Lyon St #1
Santa Ana CA 92701

935-33-002
Adela Serrato
521 S Lyon St #2
Santa Ana CA 92701

935-33-003
Phong Van Nguyen
521 S Lyon St #3
Santa Ana CA 92701

935-33-004
Francisco Resendiz
521 S Lyon St #4
Santa Ana CA 92701

935-33-005
Craig Palter
521 S Lyon St #5
Santa Ana CA 92701

935-33-006
Delia Margarita Sanchez
521 S Lyon St #6
Santa Ana CA 92701

935-33-007
Kim Q Le
Po Box 11-555
Costa Mesa CA 92627

935-33-008
Alberto & Esparanza Jimenez
521 S Lyon St #8
Santa Ana CA 92701

935-33-009
Li Qiang Qiao
11770 Warner Ave #113
Fountain Valley CA 92708

935-33-010
Chhoeut Nguon
1105 E Griffith Pl
Santa Ana CA 92707

935-33-011
Aalam & Mitra Sadeghi
9392 Brewer Way
Villa Park CA 92861

935-33-012
Xiaoyan Lao
26 Iowa
Irvine CA 92606

935-33-013
Alix Soriano Salvador
521 S Lyon St #13
Santa Ana CA 92701

935-33-014
Teodoro Jasso Reyes
521 S Lyon St #14
Santa Ana CA 92701

935-33-015
Ruperto Solis
1633 S Greenville Sq
Santa Ana CA 92704

935-33-016
Jose Arturo De La Cruz
12025 Dolan Ave
Downey CA 90242

935-33-017
Jie Li
521 S Lyon St #17
Santa Ana CA 92701

935-33-018
Fernando & Lidia Cervantes
521 S Lyon #18
Santa Ana CA 92701

935-33-019
Dora L Davis
521 S Lyon St #19
Santa Ana CA 90701

935-33-020
Davinder Singh
1024 N Ridgeline Rd
Orange CA 92869

935-33-021
Xiao Yan Lao
20 Juneberry
Irvine CA 92606

935-33-022
Bisola Abimbola Aladenika
521 S Lyon St #22
Santa Ana CA 92701

935-33-023
Jose Guadalupe Amezcua
521 S Lyon St #23
Santa Ana CA 92701

935-33-024
Claudio A Moreno
521 S Lyon St #24
Santa Ana CA 92701

935-33-025
Francisco J Onofre
521 S Lyon St #25
Santa Ana CA 92710

935-33-026
Lourdes Lopez
521 S Lyon St #26
Santa Ana CA 92701

935-33-027
Keith Olson
19071 Mathew Cir
Huntington Beach CA 92646

935-33-028
Mario Rodriguez
521 S Lyon St #28
Santa Ana CA 92701

935-33-029
Adan Pompa
521 S Lyon St #29
Santa Ana CA 92701

935-33-030
Reza Shaghaghi
26635 Cadenas
Mission Viejo CA 92691

935-33-031
Silveria Serrato
521 S Lyon St #31
Santa Ana CA 92701

935-33-032
Agustin & Graciela Sanchez
521 S Lyon St #32
Santa Ana CA 92701

935-33-033
Phat Bui
10071 Trask Ave
Garden Grove CA 92708

935-33-034
Gilberto & Guadalupe R Hernandez
521 S Lyon St #34
Santa Ana CA 92701

935-33-035
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

935-33-036
Rafael S Romero
11314 Acacia Pkwy
Garden Grove CA 92840

935-33-037
Jose Luuis Campos
521 S Lyon St #37
Santa Ana CA 92701

935-33-038
Randy Lee Smith
521 S Lyon St #38
Santa Ana CA 92701

935-33-039
Fermin Chavez
521 S Lyon St #39
Santa Ana CA 92701

935-33-040
Equity Trust
1105 W Park Ave
Anaheim CA 92801

935-33-041
Ruben & Paula Cardenas
521 S Lyon #41
Santa Ana CA 92701

935-33-042
Juan Rivera Rocha
521 S Lyon St #42
Santa Ana CA 92701

935-33-043
Antonio & Maria Guadalupe Zambrano
521 S Lyon #43
Santa Ana CA 92701

935-33-044
Sergio A & Lourdes Zepeda
521 S Lyon St #44
Santa Ana CA 92701

935-33-045
Jonathan & Megan Robles
521 S Lyon St #45
Santa Ana CA 92701

935-33-046
Helen Seetao
16033 Villa Floes Dr
Hacienda Heights CA 91745

935-33-047
Manuel A Guzman
521 S Lyon St #47
Santa Ana CA 92701

935-33-048
Alejandro Cruz
521 S Lyon St #48
Santa Ana CA 92701

935-33-049
Arturo P & Reyna Olga Carrion
521 S Lyon St #49
Santa Ana CA 92701

935-33-050
Jose A & Maria B Nuno
521 S Lyon St #50
Santa Ana CA 92701

935-33-051
Mauricio Mercado Sosa
521 S Lyon St #51
Santa Ana CA 92701

935-33-052
Brisa Estrella Vaca Serrato
521 S Lyon St #52
Santa Ana CA 92701

935-33-053
Do Kaylie Vu
3935 W Mcfadden Ave
Santa Ana CA 92704

935-33-054
Armanda Benitez Plascencia
521 S Lyon St #54
Santa Ana CA 92701

935-33-055
Luan & Kim Anh Nguyen
13621 Charloma Dr
Tustin CA 92780

935-33-056
Diane Luona Sun
521 S Lyon St #56
Santa Ana CA 92701

935-33-057
Allen P Liou
12823 Moorshire Dr
Cerritos CA 90703

935-33-058
Daniel Padilla
521 S Lyon St #58
Santa Ana CA 92701

935-33-059
Gabriela Velasco
521 S Lyon St
Santa Ana CA 92701

935-33-060
Amir Momtaz
464 Monroe
Irvine CA 92620

935-33-061
Leonor Arreguin Vega
521 S Lyon St Un #61
Santa Ana CA 92701

935-33-062
Holdings Fti
16808 Marquardt Ave
Cerritos CA 90703

935-33-063
Helen Seetao
16033 Villa Floes Dr
Hacienda Heights CA 91745

935-33-064
Tuong Q Le
Po Box 11555
Costa Mesa CA 92627

935-33-065
Daniel Alpay
142 Compass
Irvine CA 92618

935-33-066
Terry M & Fernando Cortes
521 S Lyon St #66
Santa Ana CA 92701

935-33-067
Alonso Buenaventura
521 S Lyon St #67
Santa Ana CA 92701

935-33-068
Mai Luong
10071 Trask Ave
Garden Grove CA 92843

935-33-069
Irma H Zabala
521 S Lyon St #69
Santa Ana CA 92701

935-33-070
Jesus & Eva Rivera
521 S Lyon St #70
Santa Ana CA 92701

935-33-071
Froylan & Maria Karina Rodriguez
521 S Lyon St #71
Santa Ana CA 92701

935-33-072
Li Q Qiao
11770 Warner Ave #113
Fountain Valley CA 92708

935-33-073
Chhoeut Nguon
1105 Griffith Pl
Santa Ana CA 92707

935-33-074
Juan Manuel Rodriguez
521 Lyon St #74
Santa Ana CA 92701

935-33-075
David P Gomez
521 S Lyon St #75
Santa Ana CA 92701

935-33-076
Benjamin & Marina Posada
2852 Jackson St
Riverside CA 92503

935-33-077
Byron Jia-bao Chan
10890 Phillips St
Tustin CA 92872

935-33-078
Hoang Bui
521 S Lyon St #78
Santa Ana CA 92701

935-33-079
Adriana Dominguez
521 S Lyon St #79
Santa Ana CA 92701

935-33-080
Siu-hang Simon & Li-ing Lynn Chan
10890 Phillips St
Tustin CA 92782

935-33-081
De Ortega Magdalena Castelan
521 S Lyon St #81
Santa Ana CA 92701

935-33-082
Juan M Sanchez
521 S Lyon #82
Santa Ana CA 92701

935-33-083
Lyrís Ceja
11193 Hamal Ave
Mira Loma CA 91752

935-33-084
Carlos & Maria D Alba
521 S Lyon St #84
Santa Ana CA 92701

935-33-085
Salvador Romero
521 S Lyon St #85
Santa Ana CA 92701

935-33-088
Juan M Montejano
16629 Townhouse Dr
Tustin CA 92780

935-33-091
Estela L Serrato
521 S Lyon St #91
Santa Ana CA 92701

935-33-094
Tomorrowland Llc
18 E State St #205
Redlands CA 92373

935-33-097
Cipriano & Bertha Martinez
521 S Lyon St #97
Santa Ana CA 92701

935-33-100
Xiao Yan Lao
20 Juneberry
Irvine CA 92606

935-33-103
Holdings Fti
16808 Marquardt Ave
Cerritos CA 90703

935-33-106
Irma Rodriguez
521 S Lyon St #106
Santa Ana CA 92701

935-33-109
Jesus Ochoa
521 S Lyon St #109
Santa Ana CA 92701

935-33-112
Miguel Navarro
521 S Lyon St #112
Santa Ana CA 92701

935-33-086
Raul Barrera
521 S Lyon St #86
Santa Ana CA 92701

935-33-089
Luis & Magdalena Mejia
521 S Lyon St #89
Santa Ana CA 92701

935-33-092
Diana Nguyen
521 S Lyon St #92
Santa Ana CA 92701

935-33-095
Nancy Sandoval
521 S Lyon St #95
Santa Ana CA 92701

935-33-098
Rosalio Morales
521 S Lyon St #98
Santa Ana CA 92701

935-33-101
Froilan & Emma Zuniga
1203 Goldenview Dr
Corona CA 92882

935-33-104
Sandy Wong
521 S Lyon St #104
Santa Ana CA 92701

935-33-107
Tsu Hai & Yu Fen Wang
2535 Ironbark St
Fullerton CA 92835

935-33-110
Guillermina Corona
521 S Lyon St #110
Santa Ana CA 92701

935-33-113
Li Q Qiao
428 S Ramona Ave #B
Monterey Park CA 91754

935-33-087
Cruz Rolando S Dela
1417 E 14th St
Santa Ana CA 92701

935-33-090
Juan A Del Cid
521 S Lyon St #90
Santa Ana CA 92701

935-33-093
Rosendo P Ramirez
1068 Cabrillo Park #B
Santa Ana CA 92701

935-33-096
La Torre Martha De
521 S Lyon St #96
Santa Ana CA 92701

935-33-099
Odelimipa Gomez
521 S Lyon #99
Santa Ana CA 92701

935-33-102
Suong Ngoc Ly
2522 W Central
Santa Ana CA 92704

935-33-105
Chhoeut Nguon
1105 E Griffith Pl
Santa Ana CA 92707

935-33-108
Rodolfo Moreno
521 S Lyon St #108
Santa Ana CA 92701

935-33-111
Juan Jorge Velazquez
521 S Lyon St #111
Santa Ana CA 92701

935-33-114
Michael Andrew Padilla
521 S Lyon St #114
Santa Ana CA 92701

935-33-115
Elder Fred A
315 N Barryknoll St
Anaheim CA 92807

935-33-116
Phat T Bui
10071 Trask Ave
Garden Grove CA 92843

935-33-117
Tsu Hai & Yu Fen Wang
2535 Ironbark St
Fullerton CA 92835

935-33-118
Juan M Montejano
16629 Townhouse Dr
Tustin CA 92780

935-33-119
Jose Mondragon
521 S Lyon St #119
Santa Ana CA 92701

935-33-120
Olga Padilla
521 S Lyon St #120
Santa Ana CA 92701

935-33-121
Rocio & Apolinar Sanchez
521 S Lyon St #121
Santa Ana CA 92701

935-33-122
Garcia J Gavino Arellano
521 S Lyon St #122
Santa Ana CA 92705

935-33-123
Yurii & Lyudmila Kukhtin
801 Gallery Ct
Costa Mesa CA 92626

935-33-124
Henry Fonseca
521 S Lyon St #124
Santa Ana CA 92701

935-33-125
Victor Vasquez
521 S Lyon St #125
Santa Ana CA 92701

935-33-126
Dane Speakman
17791 Carranza Ln
Huntington Beach CA 92647

935-33-127
Fouad R Houalla
30 N Vista De Catalina
Laguna Beach CA 92651

935-33-128
Boren Ren
17516 De Oro Ct
Cerritos CA 90703

935-33-129
Ezco Llc
1807 W St Anne Pl
Santa Ana CA 92804

935-33-130
Alicia Franco
2706 W St Andrews Pl
Santa Ana CA 92708

935-33-131
Froilan & Emma Zuniga
1203 Goldenvue Dr
Corona CA 92882

935-33-132
Teodoro Morales
521 S Lyon St #132
Santa Ana CA 92701

935-33-133
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

935-33-134
Ramon Zambrano
521 S Lyon St #134
Santa Ana CA 92701

935-33-135
Carmen & Olivia Contreras
521 S Lyon St #135
Santa Ana CA 92701

935-33-136
Mai Luong
10071 Trask Ave
Garden Grove CA 92843

935-33-137
Miguel Fonseca Martinez
521 S Lyon St #137
Santa Ana CA 92701

935-33-138
Thomas Le
Po Box 8334
Fountain Valley CA 92728

935-33-139
Margarita Arteaga
521 S Lyon St #139
Santa Ana CA 92701

935-33-140
Narain Tekchandani
30019 Via Rivera
Rancho Palos Verdes CA 90275

937-91-001
Jorge Merodio Guzman
801 S Lyon St #A101
Santa Ana CA 92705

937-91-002
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-003
Jay P Friehling
23052 Alicia Pkwy #H281
Mission Viejo CA 92692

937-91-004
Isabel Alcantara
3050 S Bradford Pl #G
Santa Ana CA 92707

937-91-005
Trekforever Llc
1506 Glenn Cir
Placentia CA 92870

937-91-006
Andrew C De Leon
1505 E Sahuaro Dr #5
Phoenix CA 85020

937-91-007
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-008
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-009
James Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-010
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-011
Raphael Espinoza Orozco
26855 Calle Maria
Mission Viejo CA 92691

937-91-012
Raphael Espinoza Orozco
801 S Lyon St #A112
Santa Ana CA 92705

937-91-013
Kami Nguyen
2019 W Camden Pl
Santa Ana CA 92704

937-91-014
Andrew C De Leon
1505 E Sahuaro Dr #5
Phoenix AZ 85020

937-91-015
Armand Mandy Cruz
Po Box 11124
San Bernadino CA 92423

937-91-016
Thi To
8800 Garden Grove Blvd #34
Garden Grove CA 92844

937-91-017
Damanpreet S Dhillon
801 S Lyon St #17
Santa Ana CA 92705

937-91-018
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-019
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-020
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-021
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-022
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-023
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-024
Yi Hai Jiang
51 Kingsbury
Irvine CA 92620

937-91-025
Bernice Marie Francis
17697 Walnut St
Fountain Valley CA 92708

937-91-026
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-027
Gary Hunter
14052 Matryce Way
Tustin CA 92780

937-91-028
Gary Strawn
2034 Continental Ave
Costa Mesa CA 92627

937-91-029
Patrick A Matsushita
4700 Millenia Blvd #175-90
Orlando FL 32839

937-91-030
Maricarmen Fraga
14261 Shadybrook Dr
Tustin CA 92780

937-91-031
Elham Jafarimojarrad
25 Pacific Mist
Newport Coast CA 92657

937-91-032
Steve Tomlin
1930 Port Edward Pl
Newport Beach CA 92660

937-91-033
Lee Nakamura
13141 Sandhurst Pl
Santa Ana CA 92705

937-91-034
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-035
Jay P Friehling
23052 Alicia Pkwy #H281
Mission Viejo CA 92692

937-91-036
Isabel Alcantara
3050 S Bradford Pl #G
Santa Ana CA 92707

937-91-037
Trekforever Llc
1506 Glenn Cir
Placentia CA 92870

937-91-038
George Wei-guo Zheng
18993 Bachelin St
Rowland Heights CA 91748

937-91-039
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-040
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-041
James Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-042
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-043
Vincent Cheng
1675 7th St #24945
Oakland CA 94623

937-91-044
Roberto Hong
1815 Butler Ave #116
Los Angeles CA 90025

937-91-045
Lisandro Ramirez
1642 Murano Pl
Costa Mesa CA 92626

937-91-046
Wayne Uyehara
7266 W 90th St
Los Angeles CA 90045

937-91-047
Armand Mandy Cruz
Po Box 11124
San Bernardino CA 92423

937-91-048
Armand Mandy Cruz
Po Box 11124
San Bernadino CA 92423

937-91-049
Duc Huu Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-050
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-051
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-052
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-053
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-054
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-055
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-056
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-057
Diana Duyen Ngoc Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-058
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-059
Jaime & Anna Marie Carrillo
912 N Jackson St
Santa Ana CA 92703

937-91-060
George Wei-guo Zheng
18993 Bachelin St
Rowland Heights CA 91748

937-91-061
Patrick A Matsushita
4700 Millenia Blvd #175-90
Orlando FL 32839

937-91-062
Gary Strawn
2034 Continental Ave
Costa Mesa CA 92627

937-91-063
Elham Jafarimojarrad
25 Pacific Mist
Newport Coast CA 92657

937-91-064
Roberto Hong
801 Lyon #64
Santa Ana CA 92705

937-91-065
Steve Tomlin
1930 Port Edward Pl
Newport Beach CA 92660

937-91-066
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-067
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-068
Hung Ngo
18402 Warren Ave
Tustin CA 92780

937-91-069
David C Winslow
19800 Macarthur Blvd #1000
Irvine CA 92612

937-91-070
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-071
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-072
Hung Ngo
18402 Warren Ave
Tustin CA 92780

937-91-073
Diana Duyen Ngoc Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-074
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-075
Nien-hwa Ho
19132 Pilario St
Rowland Heights CA 91748

937-91-076
Nancy Y & Naser T Long
470 N Poplar St
Orange CA 92868

937-91-077
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-078
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-079
Eric & Eva Yang
812 Great Bend Dr
Diamond Bar CA 91765

937-91-080
Kevin Ziober
17 Northwind Ct
Newport Beach CA 92663

937-91-081
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-082
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-083
Bahman K Darian
5951 E Marsha Cir
Anaheim CA 92807

937-91-084
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-085
Zoreh Afshar
27821 Barbate
Mission Viejo CA 92692

937-91-086
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-087
Bahman K Darian
5951 E Marsha Cir
Anaheim CA 92807

937-91-088
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-089
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-090
Lake Perry
14052 Matryce Way
Tustin CA 92780

937-91-091
Gary Hunter
14052 Matryce Way
Tustin CA 92780

937-91-092
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-093
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-094
Nam T & Thi T Tran
13824 Paseo Aldebra
San Diego CA 92129

937-91-095
Paul & Susan Lam
922 Kealaolu Ave
Honolulu HI 96816

937-91-096
Danielle Bonfiglio
801 Lyon #96
Santa Ana CA 92704

937-91-097
Azves Llc
7 Brentwood
Irvine CA 92620

937-91-098
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-099
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-100
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-101
Mauricio Carrillo Valdivia
1931 W Cris Ave
Anaheim CA 92804

937-91-102
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-103
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-104
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-105
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-106
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-107
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-108
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-109
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-110
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-111
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-112
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-113
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-114
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-115
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-116
Gary Crowther
2411 Domingo
Fullerton CA 92835

937-91-117
Gang Zhang
15 Foxboro
Irvine CA 92614

937-91-118
Bridget Orozco-martinez
801 S Lyon St #H3
Santa Ana CA 92705

937-91-119
Khamla Hunter
14052 Matryce Way
Tustin CA 92780

937-91-120
Dan Ngo
801 S Lyon St #120
Santa Ana CA 92705

937-91-121
Ella Doka
5 Shire
Coto De Caza CA 92679

937-91-122
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-123
Andrew C De Leon
1505 E Sahuaro Dr #5
Phoenix AZ 85020

937-91-124
Barbara Cdebaca
801 Lyon #124
Santa Ana CA 92704

937-91-125
Gary Louis Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-126
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-127
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-128
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-129
Gang Zhang
15 Foxboro
Irvine CA 92614

937-91-130
Maricarmen Fraga
14261 Shadybrook Dr
Tustin CA 92780

937-91-131
Khamla Hunter
14052 Matryce Way
Tustin CA 92780

937-91-132
William R & Lani J Wakeham
3747 S Vista Campana #36
Oceanside CA 92057

937-91-133
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-134
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-135
Gary Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-136
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-137
Gary Louis Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-138
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-139
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-140
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-141
Johnson J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-142
Johnson J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-143
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-144
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-145
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-146
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-147
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-148
Janine Jin-jee Mei
3943 Irvine Blvd #635
Irvine CA 92602

937-91-149
Steven C Rose
8502 E Chapman Ave #236
Orange CA 92869

937-91-150
Steven C Rose
8502 E Chapman Ave #236
Orange CA 92869

937-91-151
Lan Minh Chu
P O Box 910394
San Diego CA 92191

937-91-152
Clive K A K Peters
49819 Pacino St
Indio CA 92201

937-91-153
Johnston James
3104 Samoa Pl
Costa Mesa CA 92626

937-91-154
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-155
Wen Chen Chang
18540 Stonegate Ln
Rowland Heights CA 91748

937-91-156
Clive K A K Peters
49819 Pacino St
Indio CA 92201

937-91-157
Johnston James
3104 Samoa Pl
Costa Mesa CA 92626

937-91-158
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-159
Mickey L Hui
3207 E Cameron Ave
West Covina CA 91791

937-91-160
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-161
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-162
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-163
Mickey L Hui
610 N Huntington Ave
Monterey Park CA 91754

937-91-164
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-165
Mickey L Hui
3207 E Cameron Ave
West Covina CA 91791

937-91-166
Mo-hwa Ho
19132 Pilario St
Rowland Heights CA 91748

937-91-167
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-168
John E Gyllenhammer
7705 E Strawberry Rdg
Orange CA 92689

937-91-169
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

937-91-170
James H Gan
151 E 19th St
Costa Mesa CA 92627

937-91-171
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-172
Victor M Shaw
801 S Lyon St #172
Santa Ana CA 92705

937-91-173
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-174
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

937-91-175
Joseph Broderick
8 Valley View
Irvine CA 92612

937-91-176
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-177
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-178
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-179
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-180
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-181
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-182
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-183
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-184
Hunter-broderick Properties
14052 Matryce
Tustin CA 92780

402-011-02
Occupant
85 Amado
Tustin CA 92780

402-011-02
Occupant
86 Amado
Tustin CA 92780

402-011-02
Occupant
87 Amado
Tustin CA 92780

402-011-02
Occupant
88 Amado
Tustin CA 92780

402-011-02
Occupant
1 Buena Vis
Tustin CA 92780

402-011-02
Occupant
2 Buena Vis
Tustin CA 92780

402-011-02
Occupant
3 Buena Vis
Tustin CA 92780

402-011-02
Occupant
4 Buena Vis
Tustin CA 92780

402-011-02
Occupant
5 Buena Vis
Tustin CA 92780

402-011-02
Occupant
6 Buena Vis
Tustin CA 92780

402-011-02
Occupant
7 Buena Vis
Tustin CA 92780

402-011-02
Occupant
8 Buena Vis
Tustin CA 92780

402-011-02
Occupant
9 Buena Vis
Tustin CA 92780

402-011-02
Occupant
10 Buena Vis
Tustin CA 92780

402-011-02
Occupant
11 Buena Vis
Tustin CA 92780

402-011-02
Occupant
89 Buena Vis
Tustin CA 92780

402-011-02
Occupant
90 Buena Vis
Tustin CA 92780

402-011-02
Occupant
91 Buena Vis
Tustin CA 92780

402-011-02
Occupant
92 Buena Vis
Tustin CA 92780

402-011-02
Occupant
93 Buena Vis
Tustin CA 92780

402-011-02
Occupant
133 Buena Vis
Tustin CA 92780

402-011-02
Occupant
134 Buena Vis
Tustin CA 92780

402-011-02
Occupant
135 Buena Vis
Tustin CA 92780

402-011-02
Occupant
136 Buena Vis
Tustin CA 92780

402-011-02
Occupant
137 Buena Vis
Tustin CA 92780

402-011-02
Occupant
77 Consuelo
Tustin CA 92780

402-011-02
Occupant
79 Consuelo
Tustin CA 92780

402-011-02
Occupant
80 Consuelo
Tustin CA 92780

402-011-02
Occupant
81 Consuelo
Tustin CA 92780

402-011-02
Occupant
82 Consuelo
Tustin CA 92780

402-011-02 Occupant 83 Consuelo Tustin CA 92780	402-011-02 Occupant 156 Consuelo Tustin CA 92780	402-011-02 Occupant 157 Consuelo Tustin CA 92780
402-011-02 Occupant 158 Consuelo Tustin CA 92780	402-011-02 Occupant 159 Consuelo Tustin CA 92780	402-011-02 Occupant 142 El Paseo Tustin CA 92780
402-011-02 Occupant 143 El Paseo Tustin CA 92780	402-011-02 Occupant 144 El Paseo Tustin CA 92780	402-011-02 Occupant 145 El Paseo Tustin CA 92780
402-011-02 Occupant 146 El Paseo Tustin CA 92780	402-011-02 Occupant 147 El Paseo Tustin CA 92780	402-011-02 Occupant 160 El Paseo Tustin CA 92780
402-011-02 Occupant 16 Encanto Tustin CA 92780	402-011-02 Occupant 17 Encanto Tustin CA 92780	402-011-02 Occupant 18 Encanto Tustin CA 92780
402-011-02 Occupant 19 Encanto Tustin CA 92780	402-011-02 Occupant 20 Encanto Tustin CA 92780	402-011-02 Occupant 56 Encanto Tustin CA 92780
402-011-02 Occupant 57 Encanto Tustin CA 92780	402-011-02 Occupant 138 Encanto Tustin CA 92780	402-011-02 Occupant 139 Encanto Tustin CA 92780
402-011-02 Occupant 140 Encanto Tustin CA 92780	402-011-02 Occupant 141 Encanto Tustin CA 92780	402-011-02 Occupant 161 Encanto Tustin CA 92780
402-011-02 Occupant 162 Encanto Tustin CA 92780	402-011-02 Occupant 163 Encanto Tustin CA 92780	402-011-02 Occupant 164 Encanto Tustin CA 92780
402-011-02 Occupant 32 Estrella Tustin CA 92780	402-011-02 Occupant 33 Estrella Tustin CA 92780	402-011-02 Occupant 35 Estrella Tustin CA 92780

402-011-02 Occupant 36 Estrella Tustin CA 92780	402-011-02 Occupant 37 Estrella Tustin CA 92780	402-011-02 Occupant 38 Estrella Tustin CA 92780
402-011-02 Occupant 39 Estrella Tustin CA 92780	402-011-02 Occupant 40 Estrella Tustin CA 92780	402-011-02 Occupant 41 Estrella Tustin CA 92780
402-011-02 Occupant 42 Estrella Tustin CA 92780	402-011-02 Occupant 43 Estrella Tustin CA 92780	402-011-02 Occupant 44 Estrella Tustin CA 92780
402-011-02 Occupant 45 Estrella Tustin CA 92780	402-011-02 Occupant 46 Estrella Tustin CA 92780	402-011-02 Occupant 47 Estrella Tustin CA 92780
402-011-02 Occupant 48 Estrella Tustin CA 92780	402-011-02 Occupant 114 Estrella Tustin CA 92780	402-011-02 Occupant 115 Estrella Tustin CA 92780
402-011-02 Occupant 116 Estrella Tustin CA 92780	402-011-02 Occupant 117 Estrella Tustin CA 92780	402-011-02 Occupant 118 Estrella Tustin CA 92780
402-011-02 Occupant 119 Estrella Tustin CA 92780	402-011-02 Occupant 120 Estrella Tustin CA 92780	402-011-02 Occupant 121 Estrella Tustin CA 92780
402-011-02 Occupant 122 Estrella Tustin CA 92780	402-011-02 Occupant 123 Estrella Tustin CA 92780	402-011-02 Occupant 124 Estrella Tustin CA 92780
402-011-02 Occupant 99 La Ronda Tustin CA 92780	402-011-02 Occupant 100 La Ronda Tustin CA 92780	402-011-02 Occupant 101 La Ronda Tustin CA 92780
402-011-02 Occupant 102 La Ronda Tustin CA 92780	402-011-02 Occupant 103 La Ronda Tustin CA 92780	402-011-02 Occupant 104 La Ronda Tustin CA 92780

402-011-02
Occupant
105 La Ronda
Tustin CA 92780

402-011-02
Occupant
106 La Ronda
Tustin CA 92780

402-011-02
Occupant
107 La Ronda
Tustin CA 92780

402-011-02
Occupant
108 La Ronda
Tustin CA 92780

402-011-02
Occupant
125 La Ronda
Tustin CA 92780

402-011-02
Occupant
126 La Ronda
Tustin CA 92780

402-011-02
Occupant
127 La Ronda
Tustin CA 92780

402-011-02
Occupant
128 La Ronda
Tustin CA 92780

402-011-02
Occupant
129 La Ronda
Tustin CA 92780

402-011-02
Occupant
130 La Ronda
Tustin CA 92780

402-011-02
Occupant
131 La Ronda
Tustin CA 92780

402-011-02
Occupant
132 La Ronda
Tustin CA 92780

402-011-02
Occupant
19 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
21 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
23 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
24 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
25 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
26 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
27 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
28 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
29 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
30 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
31 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
49 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
50 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
51 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
52 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
53 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
54 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
55 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
109 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
110 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
111 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
112 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
113 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
94 Rincon
Tustin CA 92780

402-011-02
Occupant
95 Rincon
Tustin CA 92780

402-011-02
Occupant
96 Rincon
Tustin CA 92780

402-011-02
Occupant
97 Rincon
Tustin CA 92780

402-011-02
Occupant
98 Rincon
Tustin CA 92780

402-011-02
Occupant
12 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
13 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
14 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
15 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
58 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
59 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
60 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
61 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
62 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
63 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
64 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
76 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
65 Sereno
Tustin CA 92780

402-011-02
Occupant
66 Sereno
Tustin CA 92780

402-011-02
Occupant
67 Sereno
Tustin CA 92780

402-011-02
Occupant
68 Sereno
Tustin CA 92780

402-011-02
Occupant
69 Sereno
Tustin CA 92780

402-011-02
Occupant
70 Sereno
Tustin CA 92780

402-011-02
Occupant
71 Sereno
Tustin CA 92780

402-011-02
Occupant
72 Sereno
Tustin CA 92780

402-011-02 Occupant 73 Sereno Tustin CA 92780	402-011-02 Occupant 74 Sereno Tustin CA 92780	402-011-02 Occupant 75 Sereno Tustin CA 92780
402-011-02 Occupant 76 Sereno Tustin CA 92780	402-011-02 Occupant 148 Sereno Tustin CA 92780	402-011-02 Occupant 149 Sereno Tustin CA 92780
402-011-02 Occupant 150 Sereno Tustin CA 92780	402-011-02 Occupant 151 Sereno Tustin CA 92780	402-011-02 Occupant 152 Sereno Tustin CA 92780
402-011-02 Occupant 154 Sereno Tustin CA 92780	402-011-02 Occupant 155 Sereno Tustin CA 92780	402-021-01 Occupant 15481 Williams St Tustin CA 92780
402-021-06 Occupant 15571 Williams St Tustin CA 92780	402-031-06 Occupant 15631 Williams St Tustin CA 92780	402-041-10 Occupant 919 S Lyon St Unit# 1 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 10 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 11 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 12 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 13 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 14 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 15 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 16 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 17 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 18 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 19 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 2 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 20 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 21 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 22 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 23 Santa Ana CA 92705

402-041-10 Occupant 919 S Lyon St Unit# 3 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 4 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 5 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 6 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 7 Santa Ana CA 92705	402-041-10 Occupant 919 S Lyon St Unit# 8 Santa Ana CA 92705
402-041-10 Occupant 919 S Lyon St Unit# 9 Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Bldg# B Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# D Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Bldg# E Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# F Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# G Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# I Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Bldg# J Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# E Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# F Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# G Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 1 Bldg# I Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 10 Bldg# D Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 10 Bldg# G Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 10 Bldg# H Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 100 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 101 Bldg# B Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 101 Bldg# C Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 102 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 11 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 11 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 113 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 113 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 114 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 114 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 115 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 115 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 116 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 116 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 117 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 118 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 119 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 12 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 120 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 121 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 122 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 123 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 124 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 125 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 126 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 127 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 128 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 129 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 13 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 130 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 131 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 132 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 133 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 134 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 135 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 136 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 14 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 15 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 16 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 17 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 18 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 19 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 20 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 201 Bldg# C
Santa Ana CA 92705

402-051-06 Occupant 727 S Lyon St Unit# 208 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 208 Bldg# J Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 209 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 209 Bldg# B Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 209 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 209 Bldg# J Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 21 Bldg# H Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 210 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 210 Bldg# B Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 210 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 210 Bldg# J Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 211 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 211 Bldg# B Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 211 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 211 Bldg# J Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 212 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 212 Bldg# B Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 212 Bldg# C Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 212 Bldg# J Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 213 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 213 Bldg# C Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 214 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 214 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 215 Bldg# A Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 215 Bldg# C Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 216 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 216 Bldg# C Santa Ana CA 92705
402-051-06 Occupant 727 S Lyon St Unit# 217 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 218 Bldg# A Santa Ana CA 92705	402-051-06 Occupant 727 S Lyon St Unit# 219 Bldg# A Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 22 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 220 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 221 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 222 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 223 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 224 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 225 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 226 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 227 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 228 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 229 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 23 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 230 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 231 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 232 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 233 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 234 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 235 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 236 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 24 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 26 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 27 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 28 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 4 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 4 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 60 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 61 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 62 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 63 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 64 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 7 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 7 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 8 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 8 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 9 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 9 Bldg# G
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyon St #A
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyob St Unit# 212 Bldg# C
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyon Ave Bldg# G
Santa Ana CA 92705

402-061-01
Occupant
16282 E Main St #1A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1C
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1D
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1E
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2C
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2D
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Occupant
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16282 E Main St #40H
Tustin CA 92780

402-061-03
Occupant
1766 E McFadden Ave
Santa Ana CA 92705

402-061-03
Occupant
717 S Lyon St #B
Santa Ana CA 92705

402-212-02
Occupant
1700 E 1st St
Santa Ana CA 92701

402-212-02
Occupant
1801 E Chestnut Ave
Santa Ana CA 92701

402-221-01
Occupant
245 Elk Ln
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #1
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #2
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #3
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #4
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #5
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #6
Santa Ana CA 92701

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400 S Elk Ln #7
Santa Ana CA 92701

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Santa Ana CA 92701

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400 S Elk Ln #15
Santa Ana CA 92701

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400 S Elk Ln #16
Santa Ana CA 92701

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780 S Lyon St #951
Santa Ana CA 92705

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Occupant
780 S Lyon St #952
Santa Ana CA 92705

402-311-15
Occupant
780 S Lyon St #953
Santa Ana CA 92705

402-311-17
Occupant
1546 E Chestnut Ave
Santa Ana CA 92701

402-321-01
Occupant
922 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
922 1/2 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
924 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
926 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
1001 S Grand Ave
Santa Ana CA 92705

932-63-001
Occupant
1122 S Mantle Ln #1A
Santa Ana CA 92705

932-63-002
Occupant
1122 S Mantle Ln #2B
Santa Ana CA 92705

932-63-004
Occupant
1122 S Mantle Ln #4D
Santa Ana CA 92705

932-63-006
Occupant
1120 S Mantle Ln #6B
Santa Ana CA 92705

932-63-011
Occupant
1118 S Mantle Ln #11C
Santa Ana CA 92705

932-63-012
Occupant
1118 S Mantle Ln #12D
Santa Ana CA 92705

932-63-018
Occupant
1112 S Mantle Ln #18B
Santa Ana CA 92705

932-63-020
Occupant
1112 S Mantle Ln #20D
Santa Ana CA 92705

932-63-022
Occupant
1108 S Mantle Ln #22B
Santa Ana CA 92705

932-63-023
Occupant
1108 S Mantle Ln #23C
Santa Ana CA 92705

932-63-024
Occupant
1108 S Mantle Ln #24D
Santa Ana CA 92705

932-63-026
Occupant
1104 S Mantle Ln #26B
Santa Ana CA 92705

932-63-027
Occupant
1104 S Mantle Ln #27C
Santa Ana CA 92705

932-63-028
Occupant
1104 S Mantle Ln #28D
Santa Ana CA 92705

932-63-029
Occupant
1102 S Mantle Ln #29A
Santa Ana CA 92705

932-63-031
Occupant
1102 S Mantle Ln #31C
Santa Ana CA 92705

932-63-032
Occupant
1102 S Mantle Ln #32D
Santa Ana CA 92705

932-63-034
Occupant
1106 S Mantle Ln #34B
Santa Ana CA 92705

932-63-035
Occupant
1106 S Mantle Ln #35C
Santa Ana CA 92705

932-63-037
Occupant
1110 S Mantle Ln #37A
Santa Ana CA 92705

932-63-038
Occupant
1110 S Mantle Ln #38B
Santa Ana CA 92705

932-63-039
Occupant
1110 S Mantle Ln #39C
Santa Ana CA 92705

932-63-040
Occupant
1110 S Mantle Ln #40D
Santa Ana CA 92705

932-63-041
Occupant
1114 S Mantle Ln #41A
Santa Ana CA 92705

932-63-042
Occupant
1114 S Mantle Ln #42B
Santa Ana CA 92705

932-63-043
Occupant
1114 S Mantle Ln #43C
Santa Ana CA 92705

932-63-044
Occupant
1114 S Mantle Ln #44D
Santa Ana CA 92705

932-63-121
Occupant
1001 S Mantle Ln #121A
Santa Ana CA 92705

932-63-122
Occupant
1001 S Mantle Ln #122C
Santa Ana CA 92705

932-63-123
Occupant
1001 S Mantle Ln #123B
Santa Ana CA 92705

932-63-124
Occupant
1001 S Mantle Ln #124D
Santa Ana CA 92705

932-63-125
Occupant
1003 S Mantle Ln #125A
Santa Ana CA 92705

932-63-126
Occupant
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Santa Ana CA 92705

932-63-127
Occupant
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Santa Ana CA 92705

932-63-129
Occupant
1005 S Mantle Ln #129A
Santa Ana CA 92705

932-63-130
Occupant
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Santa Ana CA 92705

932-63-132
Occupant
1005 S Mantle Ln #132D
Santa Ana CA 92705

932-63-133
Occupant
1007 S Mantle Ln #133A
Santa Ana CA 92705

932-63-134
Occupant
1007 S Mantle Ln #134B
Santa Ana CA 92705

932-63-136
Occupant
1007 S Mantle Ln #136D
Santa Ana CA 92705

932-63-139
Occupant
1009 S Mantle Ln #139C
Santa Ana CA 92705

932-63-140
Occupant
1009 S Mantle Ln #140D
Santa Ana CA 92705

932-63-142
Occupant
1011 S Mantle Ln #142B
Santa Ana CA 92705

932-63-143
Occupant
1011 S Mantle Ln #143C
Santa Ana CA 92705

932-63-144
Occupant
1011 S Mantle Ln #144D
Santa Ana CA 92705

932-63-146
Occupant
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Santa Ana CA 92705

932-63-147
Occupant
1013 S Mantle Ln #147C
Santa Ana CA 92705

932-63-148
Occupant
1013 S Mantle Ln #148D
Santa Ana CA 92705

932-63-149
Occupant
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Santa Ana CA 92705

932-63-151
Occupant
1015 S Mantle Ln #151C
Santa Ana CA 92705

932-63-154
Occupant
1017 S Mantle Ln #154B
Santa Ana CA 92705

932-63-155
Occupant
1017 S Mantle Ln #155C
Santa Ana CA 92705

932-63-156
Occupant
1017 S Mantle Ln #156D
Santa Ana CA 92705

932-63-176
Occupant
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Santa Ana CA 92705

932-63-178
Occupant
1710 Normandy PI #3
Santa Ana CA 92705

932-63-179
Occupant
1710 Normandy PI #4
Santa Ana CA 92705

932-63-180
Occupant
1708 Normandy PI #5
Santa Ana CA 92705

932-63-181
Occupant
1708 Normandy PI #6
Santa Ana CA 92705

932-63-182
Occupant
1708 Normandy PI #7
Santa Ana CA 92705

932-63-184
Occupant
1706 Normandy PI #9
Santa Ana CA 92705

932-63-185
Occupant
1706 Normandy PI #10
Santa Ana CA 92705

932-63-186
Occupant
1706 Normandy PI #11
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932-63-187
Occupant
1706 Normandy PI #12
Santa Ana CA 92705

932-63-189
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932-63-192
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Santa Ana CA 92705

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932-63-197
Occupant
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Santa Ana CA 92705

932-63-198
Occupant
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Santa Ana CA 92705

932-63-199
Occupant
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Santa Ana CA 92705

932-63-200
Occupant
1707 Normandy PI #25
Santa Ana CA 92705

932-63-201
Occupant
1707 Normandy PI #26
Santa Ana CA 92705

932-63-202
Occupant
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Santa Ana CA 92705

932-63-203
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Santa Ana CA 92705

932-63-205
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Santa Ana CA 92705

932-63-206
Occupant
1709 Normandy PI #31
Santa Ana CA 92705

932-63-209
Occupant
1721 Normandy PI #34
Santa Ana CA 92705

932-63-210
Occupant
1721 Normandy PI #35
Santa Ana CA 92705

932-63-211
Occupant
1721 Normandy PI #36
Santa Ana CA 92705

932-63-212
Occupant
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Santa Ana CA 92705

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Occupant
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Santa Ana CA 92705

932-63-214
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Santa Ana CA 92705

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Santa Ana CA 92705

932-63-216
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1717 Normandy PI #41
Santa Ana CA 92705

932-63-217
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Santa Ana CA 92705

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932-63-220
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Santa Ana CA 92705

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Santa Ana CA 92705

932-63-224
Occupant
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Santa Ana CA 92705

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1723 Normandy PI #54
Santa Ana CA 92705

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1723 Normandy PI #55
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932-63-231
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Santa Ana CA 92705

932-63-232
Occupant
1725 Normandy PI #57
Santa Ana CA 92705

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Community Meeting Flyer
(English & Spanish)

COMMUNITY NEIGHBORHOOD MEETING



FUTURE DEVELOPMENT:
717 S. LYON STREET,
SANTA ANA

PROPOSING:
51 ATTACHED
3-STORY FOR-SALE
TOWNHOMES

INCLUDING
8 AFFORDABLE
TOWNHOMES

WHEN: JUNE 1, 2022
6:00 P.M. TO 7:00 P.M.

WHERE: ZOOM WEBINAR (ON-LINE)

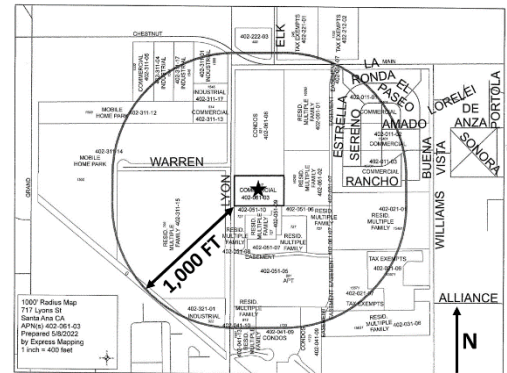
LINK: <https://zoom.us/j/94261613650>

PHONE (AUDIO): 1 (669) 900-6833
942 6161 3650 (Phone Meeting ID)

Warmington Residential is proposing 51 for-sale 3-story townhomes at 717 S. Lyon Street, the site of the existing Orange County Electrical Training Center.

You're invited to the meeting to learn more information regarding this proposed development. Warmington Residential will provide general information, answer questions and solicit input on the proposed project.

If you have any questions regarding this event or require language interpretation services in languages other than English, please email us at: 717SouthLyonStreet@warmingtonresidential.com or send your request to the address shown. Your email or written request for interpretation services must be received no later than May 30th at 6:00pm.



WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626

HomesByWarmington.com



Para la versión en Español de este Folleto, vea el otro lado del Folleto

REUNION DE VECINOS DE LA COMUNIDAD



**DESARROLLO FUTURO:
717 S. LYON STREET,
SANTA ANA**

**PROPONiendo:
51 ADJUNTO
3-PISOS EN VENTA
CASAS ADOSADAS**

**INCLUIDAS
8 CASAS ADOSADAS
ASEQUIBLES**

CUANDO: 1 DE JUNIO DE 2022
6:00 P.M. A LAS 7:00 P.M.

DONDE: SEMINARIO WEB DE ZOOM (EN LINEA)

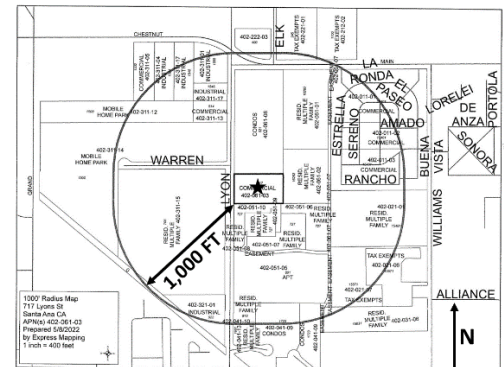
ENLACE: <https://zoom.us/j/94261613650>

TELEFONO (AUDIO): 1 (669) 900-6833
942 6161 3650 (Telefono Reunion ID)

Warmington Residential propone 51 casas adosadas de 3 pisos para la venta en 717 S. Lyon Street, el sitio del actual Centro de Capacitación en Electricidad del Condado de Orange.

Estás invitado a la reunión para obtener más información sobre este desarrollo propuesto. Warmington Residential proporcionará información general, responderá preguntas y solicitará información sobre el proyecto propuesto.

Si tiene alguna pregunta con respecto a este evento o necesita servicios de interpretación de idiomas que no sean inglés, envíenos un correo electrónico: 717SouthLyonStreet@warmingtonresidential.com o envíe su solicitud a la dirección que se muestra a continuación. Su solicitud de servicios de interpretación por correo electrónico o por escrito debe recibirse a más tardar el 30 de Mayo a las 6:00 p.m.



**WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626**

HomesByWarmington.com



Warmington
RESIDENTIAL

For the English version of this brochure, see other side of brochure

Newspaper Notice
(Affidavit/Proof of Publication)
(English & Spanish)

THE ORANGE COUNTY
REGISTER

The Orange County Register
1771 S. Lewis Street
Anaheim, California 92805
(714) 796-7000

0011535800

Warmington Group
3090 Pullman St
Costa Mesa, California 92626

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Orange**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Anaheim*, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/18/2022

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

Dated at Anaheim, California

On this 18th day of May, 2022.



Signature

*The Orange County Register circulation includes the following cities: [UNKNOWN LIST]

Warmington Residential cordially invites you to a community information meeting to discuss:
717 S. Lyon Street
A proposed residential development of the site of the existing Orange County Electrical Training Center at 717 S. Lyon Street, Santa Ana, CA 92705.
The proposed project will be a new residential townhome community featuring 51 for-sale three-story townhomes, including 8 attached townhomes.

Meeting Date, Time and Location
Wednesday, June 1, 2022
6:00 p.m. to 7:00 p.m.
Zoom Webinar (on-line)
Link: <https://zoom.us/j/9261613650>
Phone Audio: 1 (669) 900-6832
Meeting ID (Phone): 926 6161 3650

If you have any questions regarding this event or require language interpretation services in languages other than English, please email:
717SouthLyonStreet@warmingtonresidential.com
or call 714-887-5811.

reunión de información comunitaria para discutir:

717 S. Lyon Street
Un desarrollo residencial propuesto en el sitio de Centro de Capacitación Eléctrica del Condado de Orange existente en 717 S. Lyon Street, Santa Ana, CA 92705.
El proyecto propuesto será una nueva comunidad de casas adosadas residenciales con 51 casas adosadas de tres pisos o la venta, incluidos 8 (ocho) casas adosadas anexas.

Fecha, Hora y Lugar de Reunión
Miércoles, 1 de Junio de 2022
6:00 p.m. a las 7:00 p.m.
Zoom Webinar (en línea)
Enlace: <https://zoom.us/j/9261613650>
Audio del teléfono: 1 (669) 900-6832
Identificación de la reunión (teléfono): 926 6161 3650

Si tiene alguna pregunta sobre este evento o necesita servicios de interpretación de idiomas que no sean ingleses, envíe un correo electrónico a:
717SouthLyonStreet@warmingtonresidential.com
o llamar 714-887-5811.

The Orange County Register
Published: 5/18/22

<p>An to the nes ER, the /on ire) UP CAL any id to the ames , 2022 .LC ER n the ty on are) ERS JITE NCE IVE, d to</p>	<p>(626) 775-3002 FAX 5/11, 5/12, 5/18/22 CNS-3584377# ORANGE COUNTY REGISTER 11535154</p> <p>Warmington Residential cordially invites you to a community information meeting to discuss:</p> <p>717 S. Lyon Street A proposed residential development at the site of the existing Orange County Electrical Training Center at 717 S. Lyon Street, Santa Ana, CA 92705</p> <p>The proposed project will be a new residential townhome community featuring 51 for-sale three story townhomes, including 8 affordable townhomes.</p> <p>Meeting Date, Time and Location Wednesday, June 1, 2022 6:00 p.m. to 7:00 p.m. Zoom Webinar (on-line) Link: https://zoom.us/j/94261613650 Phone Audio: 1 (669) 900-6833 Meeting ID (Phone): 942 6161 3650</p> <p>If you have any questions regarding this event or require language interpretation services in languages other than English, please email: 717SouthLyonStreet@warmingtonresidential.com or call 714-557-5511.</p> <p>reunión de información comunitaria para discutir:</p> <p>717 S. Lyon Street Un desarrollo residencial propuesto en el sitio de Centro de Capacitación Eléctrica del Condado de Orange existente at 717 S. Lyon Street, Santa Ana, CA 92705</p> <p>El proyecto propuesto será una nueva comunidad de casas adosadas residenciales con 51 casas adosadas de tres pisos a la venta, incluidas 8 (ocho) casas adosadas asequibles.</p> <p>Fecha, Hora y Lugar de Reunion Miércoles, 1 de Junio de 2022 6:00 p.m. a las 7:00 p.m. Zoom Webinar (en-linea) Enlace: https://zoom.us/j/94261613650 Audio del telefono: 1 (669) 900-6833 Identificación de la reunión (telefono): 942 6161 3650</p> <p>Si tiene alguna pregunta sobre este evento o necesita servicios de interpretación de idiomas que no sean Ingles, envíe un correo electrónico a: 717SouthLyonStreet@warmingtonresidential.com o llamar 714-557-5511.</p> <p>The Orange County Register Published: 5/18/22</p>	<p>5/11, 5/12, 5/18/22 CNS-3584467# ORANGE COUNTY REGISTER</p> <p>THE ORANGE COUNTY</p>
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On-site Notice
(Signs)
(English & Spanish)

MEETING NOTICE

Warmington Residential cordially invites you
to a community information meeting to discuss:

717 S. Lyon Street

A proposed residential development at the site of
the existing Orange County Electrical Training Center
at 717 S. Lyon Street, Santa Ana, CA 92705

The proposed project will be a new residential townhome
community featuring 51 for-sale three story townhomes,
including 8 affordable townhomes.

Meeting Date, Time and Location

Wednesday, June 1, 2022

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Phone Audio: 1 (669) 900-6833

Meeting ID (Phone): 942 6161 3650

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require language interpretation services in languages
other than English, please email:

717SouthLyonStreet@warmingtonresidential.com

Warmington Residential lo invita cordialmente a una
reunión de información comunitaria para discutir:

717 S. Lyon Street

Un desarrollo residencial propuesto en el sitio de Centro de
Capacitación Eléctrica del Condado de Orange existente
at 717 S. Lyon Street, Santa Ana, CA 92705

El proyecto propuesto será una nueva comunidad de casas adosadas
residenciales con 51 casas adosadas de tres pisos a la venta,
incluidas 8 (ocho) casas adosadas asequibles.

Fecha, Hora y Lugar de Reunión

Miércoles, 1 de Junio de 2022

6:00 p.m. a las 7:00 p.m.

Zoom Webinar (en línea)

Enlace: <https://zoom.us/j/94261613650>

Audio del teléfono: 1 (669) 900-6833

Identificación de la reunión (teléfono): 942 6161 3650

Si tiene alguna pregunta sobre este evento o necesita servicios
de interpretación de idiomas que no sean Inglés,
envíe un correo electrónico a:

717SouthLyonStreet@warmingtonresidential.com



Zoom Webinar Attendee List

Attendee Report

Report Generated:

6/2/2022 10:07

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled
Santa Ana Lyon St. second community webinar	942 6161 3650	6/1/2022 17:48	75	15	0

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes	corpvideo@warmingtongroup.com	corpvideo@warmingtongroup.com	6/1/2022 17:48	6/1/2022 19:02	75

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes	Tyler Bennett	Tylerb@warmingtongroup.com	6/1/2022 17:50	6/1/2022 19:02	73
Yes	Joe Oftelie - Warmington	scal@warmingtongroup.com	6/1/2022 17:49	6/1/2022 19:02	73
Yes	Conference Room*	AE44830A-C871-AE48-4EF5-2B6F921271A4@crc.h323	6/1/2022 17:48	6/1/2022 19:02	74
Yes	Maribel Maciel	MaribelM@warmingtongroup.com	No Computer (17:50)	No Computer (19:02)	73

* Greg Ocsek

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time
Yes	BIANCA RAMOS	BIANCA	RAMOS	BIANCA_RAMOS8@YAHOO.COM	6/1/2022 17:57
Yes	Jasmin Rodriguez	Jasmin	Rodriguez	Jrodriguez13@ucla.edu	6/1/2022 17:59
Yes	Pedro Gomez	Pedro	Gomez	pgomez@santa-ana.org	6/1/2022 18:01
Yes	Ali Pezeshkpour	Ali	Pezeshkpour	apezeshkpour@santa-ana.org	6/1/2022 18:02
Yes	Jessie Lopez	Jessie	Lopez	jessielopez@santa-ana.org	6/1/2022 18:05
Yes	Manuel Escamilla	Manuel	Escamilla	manueljescamilla@gmail.com	6/1/2022 18:09
Yes	Nallely Alvarez Diaz	Nallely	Alvarez Diaz	naalvarez@chapman.edu	6/1/2022 18:16
Yes	Maribel Maciel**	Maribel		maribelm@warmingtongroup.com	6/1/2022 17:57
Yes	Victor Alvarez	Victor	Alvarez	victora@occtac.org	6/1/2022 18:30

** Panelist

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
17148290501	6/1/2022 18:09	6/1/2022 19:02	53	Yes	United States
17148290501	6/1/2022 18:03	6/1/2022 18:04	1	Yes	United States
17143389926	6/1/2022 18:02	6/1/2022 18:08	7	Yes	United States

Meeting Minutes

MEETING MINUTES
717 S. LYON STREET PROJECT
SUNSHINE ORDINANCE COMMUNITY MEETING
(ZOOM WEBINAR)
JUNE 1, 2022, 6:00 P.M.

The 2nd Sunshine Ordinance Meeting was held on June 1, 2022 at 6:00 p.m. As with the first community meeting, the Applicant, Warmington Residential, conducted the meeting via a Zoom Webinar for the presentation and questions/answers regarding the 717 S. Lyon Street residential project.

The zoom webinar was conducted in English with Spanish translation. The attendee report data shows 1 host, 4 panelists from Warmington, 8 people registered via on-line and 2 people joined through the phone option.

These minutes reflect major comments only and do not provide a complete transcript of the meeting.

Presenting or in attendance on behalf of Applicant:

Greg Ocasek, Warmington Residential (Project Consultant)

Joe Oftelie, Warmington Residential (Vice President)

Maribel Maciel, Warmington Residential (Assistant Project Manager and Spanish Interpreter)

Tyler Bennett, Warmington Residential (Assistant Project Manager)

Mario Santos, Warmington Residential (Information Systems Manager)

In attendance from the City of Santa Ana:

Pedro Gomez, Senior Planner

Ali Pezeshkpour, Principal Planner

Jessie Lopez

In attendance from the Community:

5 Participants via Zoom and 2 via phone (see attached Attendee Report)

Introduction & Presentation

The general format of the zoom webinar was the introduction presented in English, then presented again in Spanish, followed by the project presentation presented in English, then presented again in Spanish, followed by the question and answer portion of the meeting, in which the questions submitted were answered in English and then translated in Spanish.

See attached Presentation Slides & Narrative.

1. Introduction – presented by Greg Ocasek (in English)
2. Introduction – presented by Maribel Maciel (in Spanish)
3. Presentation – presented by Greg Ocasek (in English)
4. Presentation – presented by Maribel Maciel (in Spanish)

Question & Answers

Following the Applicant's presentation, presented in both English and Spanish, questions were submitted on-line. Applicant response is indicated by "RESPONSE", which represents a summary outline of the response. Following the answers in English, a summarized Spanish translation was provided.

1. How did Warmington decide 8/51 units would be considered "affordable?" Is there a specific regulation, state ordinance or local statute that was used as guidance?
 - a. RESPONSE: This number of affordable units was derived through the charts provided within the Guide to The California Density Bonus Law during the land planning process. The percentage of affordable units is based on the existing allowable density, which also is provided an associated low income density bonus percentage.
2. How many people are logged on/attending? I couldnt find the link to this meeting posted online, only for the previous meeting?
 - a. RESPONSE: There are 10 people currently logged on.
3. When will warmington have information about eligibility for the "affordable" housing townhomes?
 - a. RESPONSE: Following the current entitlement process and final engineering of the project, the project will move into the demolition and construction stage, which is anticipated to be at least 10 months from now, at which time the pricing/marketing of the project will begin. If you would like to be added to our interest list, please send an email to the project email provided. Then, at the appropriate time in the future, an email will be sent out to everyone on the interest list.
4. How is Warmington defining "Affordable?"
 - a. RESPONSE: Warmington is following the California Density Bonus Law and has selected the low income designation.

5. Has Warmington investigated if this project will overlap with the project being completed on 1st and Lyon? concern about traffic in the area.
 - a. RESPONSE: We would defer to Pedro Gomez, our Senior Planner, as it relates to the projects in the area. To comment regarding traffic in the area related to this project, the current use (Orange County Electrical Training Center) has approximately 170 parking spaces and the proposed project has 105 total parking spaces (102 garage spaces and 3 guest spaces, including 1 ADA space).
6. The City of Santa Ana has an additional bonus for moderate units was this looked at?
 - a. RESPONSE: Warmington is following the California Density Bonus Law and City regulations and has selected the low income designation.
7. does the state density bonus law provide warmington with any concessions/incentives? and if so what are they?
 - a. RESPONSE: Yes. California Density Bonus Law allows for concessions, maximum parking requirements and waivers and reductions in development standards.
 - i. California Density Bonus Law allows for a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105, that is made up of 102 individual garage spaces, and 3 guest spaces (which includes an ADA space).
 - ii. California Density Bonus Law allows this project two concessions, and one is being used to allow for the reduction in open space. Please note that there are two gathering areas provided in the proposed community.
 - iii. Given the unique position of this property, having a General Plan land use designation of Medium Density Residential (MR-15) and a Zoning designation of General Agriculture (A1), the project is required to select a proposed zoning, which is the Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2). Three waivers have been granted regarding the 8 ft Maximum Setback, Stoop Frontage Type and Minimum Ground Floor Height, all of which are more specifically targeted for the Harbor Boulevard Corridor, which SP-2 was created for.
 - iv. An additional waiver has been granted to allow the 6 ft tube steel fence within the front yard setback, as it is an integral component of the gated community.
8. Did warmington consider making more than 8 of the 51 units “affordable?”
 - a. RESPONSE: As noted previously, this number of affordable units was derived through the charts provided within the Guide to The California Density Bonus Law during the land planning process. The percentage of affordable units is based on the existing allowable density. And, the low income designation was selected.

9. Parking is an issue in this neighborhood. Are you building under ground parking?
- a. RESPONSE: No. The project is providing 102 garage spaces and 3 guest spaces, including 1 ADA space. California Density Bonus Law allows for a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105.
10. Good afternoon, when will we know if the proposal gets approved?
- a. RESPONSE: The project is currently going through the Development Project Review process through City Planning and the other departments. Project approval could happen within the next couple months, possibly in August or September.
11. ...
- a. RESPONSE: Noted.
12. Previous for sale low income units have had trouble being sold to qualifying buyers and have sat empty for a substantial amount of time. Has wilmington considered how to potentially address this as part of the sale process. Look at the first st.pacific street townhome projects
- a. RESPONSE: At the appropriate time, the marketing department will be coordinating with the City to confirm the qualification process. Also, an Inclusionary Housing Plan Agreement will be signed with the City, as part of this project.
13. Does Warmington believe that the community surrounding this proposed project will be able to afford purchasing any of these units? specifically the 43 that are NOT going to be categorized as "affordable"
- a. RESPONSE: Warmington does not necessarily know the make-up of the neighborhood or what people can afford. The units will be sold at market rate. If someone can afford a market rate home, then they would be qualified. Warmington can't discriminate anyone that wants to purchase one of the homes.
14. 8 was the MINIMUM though right?
- a. RESPONSE: The minimum number to construct is zero. Warmington did not have to construct any affordable housing, as the City allows for an in-lieu fee to be paid. However, Warmington elected to build the low income affordable units on site. Selecting the moderate level may have resulted in fewer affordable units.

15. One of Warmington's projects in La Mirada - Paloma property sold for \$823,500 per Zillow
- a. RESPONSE: Noted.
16. You don't know the makeup of the neighborhood where you're building at?
- a. RESPONSE: This may be related to the earlier question on what people in the neighborhood can afford. We do not have an answer for that.
17. FIX THAT!
- a. RESPONSE: We do not know what this is in reference to.
18. What is the base density? and the square footage of the site?
- a. RESPONSE: The site is 2.3 acres in size or 100,188 square feet. The general plan allows for 15 units per acre. And, following California Density Bonus Law, 51 units are being proposed, at 22 units per acre.
19. Why is the neighborhood locked behind a wall? The city design guidelines are meant to create an avtice street facing front, this looks like the opposite of that.
- a. RESPONSE: The adjacent apartments in the area are also gated and locked. The decision was made to have this community be gated.
20. As a comment, Warmington should look into the makeup of the community where they are planning to develop. Seems morally irresponsible to answer "We don't know the makeup of the neighborhood"
- a. RESPONSE: We know the make-up of the neighborhood, but do not know the income levels or financial capabilities toward purchasing homes.
21. Those were badly designed from the 70's should we revert back to that design?
- a. RESPONSE: This comment may be related to the neighboring apartments. We have designed a private drive with buildings on each side and two gathering areas. We appreciate the comment.
22. As a note and for your consideration, Santa Ana is one of the lowest income neighborhoods in the state.
- a. RESPONSE: Noted.
23. How did Warmington pick 717 S Lyon as their development site?
- a. RESPONSE: The project was marketed for sale and Warmington made an offer. And, it has the correct General Plan designation for this type of housing.

24. Have you heard of 2525 N Main?

a. RESPONSE: Yes, we have heard about that development.

25. If this project does get approved, how long is construction expected to last?

a. RESPONSE: We anticipate demolition and horizontal development (through paving) to be approximately 6-8 months. Through the sellout of all the phases, it is anticipated to take 2 years.

26. Correct about the older apartment designs. New development sites should create active and welcoming streets, and should move away from creating private communities that do not interact with the public realm.

a. RESPONSE: This is a statement, however, the project does interact with the street. Our homes are facing Lyon Street. We are not using a wall along the street frontage. We are using tube steel fencing with planting, which is to maintain the privacy that goes with a gated community. We feel that the project is accomplishing interaction with the street.

27. Is this meeting being recorded and/or the minutes for this meeting being kept? its a part of the Sunshine Ordinance yes?

a. RESPONSE: Yes, per the Sunshine Ordinance, one PDF will be assembled with the notification materials, presentation slides, outline and minutes for this meeting and provided to the City.

28. Will there be electric vehicles chargers on property?

a. RESPONSE: The garages will be pre-wired (conduits) for electrical vehicle chargers.

29. <https://publicdocs.santa-ana.org/WebLink/1/doc/132076/Page1.aspx>

a. RESPONSE: This City link was typed in the Q&A tab.

30. There's an additional 35% density that is available and not being used for moderate income units

a. RESPONSE: We appreciate your comment. And, we appreciate being a part of the community and look forward to building the project we have designed.

31. see section 41-1904.1

a. RESPONSE: This is related to the previous question. It is the municipal code section "Inclusionary housing development incentives for production of units".

Additional questions (per the Chat option):

1. Hi. Thank you all for arranging this meeting. I have already reached out to the email, but did not ask about being put on the interest list. Will I have to do that?
 - a. RESPONSE: Everyone that has emailed the project email, has been put on the interest list.
2. Right, but there is additional density available to the project if you also add in moderate for-sale units.
 - a. RESPONSE: We already addressed this in an earlier question. Warmington is following the California Density Bonus Law and City regulations and has selected the low income designation.
3. How many bedrooms or bathrooms will be in each unit? Particularly in the affordable units?
 - a. RESPONSE: There will be affordable units in each of the four plan types. The plan types will range between 1,208 SF (2 bedroom/2.5 bathrooms) to 1,845 SF (3 bedrooms plus a den, optional 4th bedroom, with 3.5 bathrooms). And, the project has been working with the City's Housing Dept. regarding the distribution of the affordable units. The City has indicated the distribution and the project is following that.
4. Approximately how much will homes be sold for?
 - a. RESPONSE: We do not have information at this time regarding pricing. Within 10-12 months, that information should be ready to share with the public (when the marketing is anticipated to start).
5. One recommendation. Maybe think about creating more parking spaces and renting them out. Two spaces per unit will be difficult. Even if you rent them out, it will be a good investment idea.
 - a. RESPONSE: These are for-sale townhomes, not rental units, so each buyer will own its garage spaces. We appreciate the comment and have followed the regulations.

The Q&A portion of the presentation ended at approximately 7pm. The meeting concluded with the Applicant thanking the attendees for their time in attending this 2nd community meeting and indicating that any additional questions can be directed to the project email provided, as well as the numbers provided.

Presentation Slides

Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

2nd Community Meeting – June 1, 2022



717 S. LYON STREET

S A N T A A N A , C A L I F O R N I A

Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

Aerial Photo

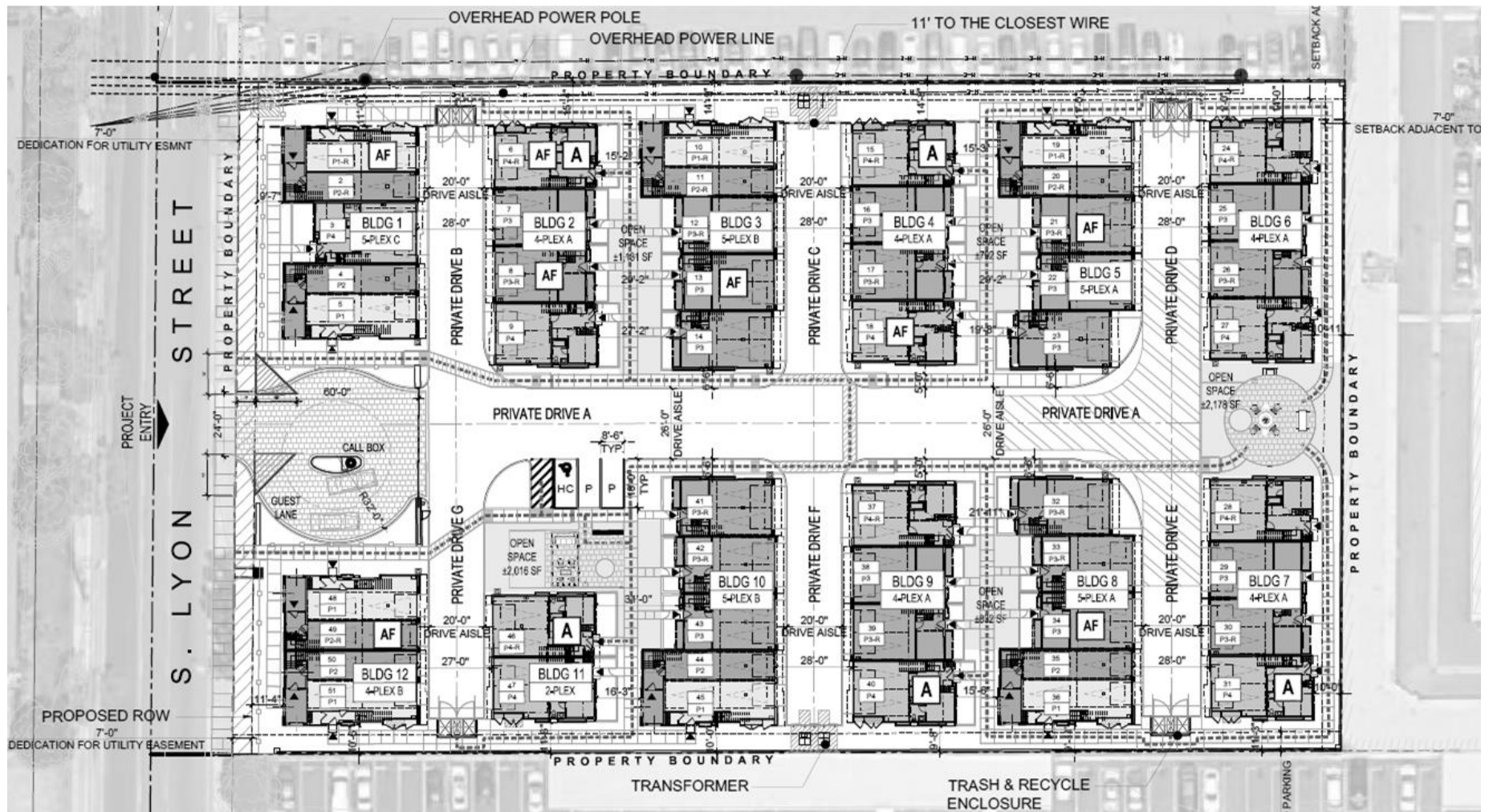


Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

Site Plan

51 For-sale 3-story Townhomes, including 8 Affordable Townhomes



Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

2nd Community Meeting – June 1, 2022



If you have any questions, please contact:

Warmington Residential

Email: 717SouthLyonStreet@warmingtonresidential.com

Phone: (714) 557-5511

For English speaking callers, please ask the receptionist to forward the call to Greg Ocasek

For Spanish speaking callers, please ask the receptionist to forward the call to Maribel Maciel

City Information - Planning Division:

Phone: (714) 647-5804

Project specific questions can be directed to Pedro Gomez, Senior Planner, Phone: (714) 667-2790

Email: PlanningDepartment@santa-ana.org

Projects Link: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>

Presentation Narrative

(English & Spanish)

Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
2nd Community Meeting – June 1, 2022

ENGLISH PRESENTATION

1. INTRODUCTION

- a. [Slide – cover slide]
- b. Good evening everyone, welcome to the 2nd Community Meeting regarding the proposed residential development of the property located at 717 S. Lyon Street in Santa Ana, California by Warmington Residential.
- c. My name is Greg Ocasek, the Project Consultant managing the entitlement process. Here with me is: Joe Oftelie, Vice President here at Warmington, as well as Maribel Maciel, Assistant Project Manager and our Spanish interpreter, and Tyler Bennett, Assistant Project Manager.
- d. The format for tonight's meeting will consist of:
 - i. Our presentation in English
 - ii. Followed by a reading of the presentation in Spanish
 - iii. We are using the Zoom Webinar format, which will allow you to type in any questions that you may have, by hitting the Q&A button. And, following the reading of the presentation in Spanish, we will review the comments posted and answer the questions that we can.

2. PRESENTATION

- a. [Slide – aerial photo]
- b. The proposed project will be a new residential townhome community featuring 51 “for-sale” 3-story townhomes, including 8 “for-sale” affordable townhomes. Please note, these townhomes are “for-sale” and not “for-rent”.
- c. The site is 2.3 acres in size and is the home of the existing Orange County Electrical Training Center. There are two (2) structures on site and a large parking lot.
- d. The site's neighbors consist of:
 - i. North - Saddleback Park Villas
 - ii. East - Tustin Parc Apartments
 - iii. South - Las Fuentes Apartments
 - iv. West – Lyon Street (Warwick Square Apartments across street)
- e. [Slide – site plan]
- f. This townhome project will be a gated community made up of 12 residential buildings, consisting of (1) duplex, (6) 4-plex buildings and (5) 5-plex buildings.
- g. There will be 4 plan types that will range between 1,208 SF to 1,845 SF, with a range of 2 bedroom/2.5 bathrooms to 3 bedrooms plus a den (optional 4th bedroom) with 3.5 bathrooms.
- h. 8 of the 51 townhomes will be offered as low income affordable units.

- i. We do not have information at this time regarding eligibility, pricing, or qualifications for purchasing any of the homes, including the affordable homes. If you would like to be added to our interest list, please send an email to the project email provided.
- j. When construction starts on the project, which could be 10-12 month from now, we will begin marketing all of the homes “for-sale” to the public. And, an email will be sent out to everyone on the interest list.
- k. By providing the affordable townhomes in the community, California State Density Bonus Law:
 - i. Allows the density which is being proposed, 51 townhomes.
 - ii. Allows a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105, that is made up of 102 individual garage spaces, and 3 guest spaces (which includes an ADA space).
 - iii. Allows a reduction in open space, as a provided concession. The community has been designed to have two gathering areas: one just inside the gate, along Private Drive A, and the other located at the end of Private Drive A.
 - iv. Allows the City to provide other forms of assistance, including additional waivers related to other development standards.
- l. Community Walls
 - i. All of the existing property boundary block walls, including carport walls, will remain in place to the north, east and south.
 - ii. The project will construct a 6 ft. block wall just inside the property boundaries to the north, east and south, which will provide a consistent and aesthetic community experience, as well as avoiding any interruption in the event a neighboring property replaces its own existing wall in the future.
 - iii. Along Lyon Street, a 6 ft. tube steel fence will be installed, along with the sliding vehicular entry gate.

3. FINAL THOUGHTS

- a. [Slide – ending slide]
- b. In conclusion, Warmington Residential appreciates this opportunity and is excited to add this community to the existing neighborhood.
- c. If there are any future questions, please contact:
 - i. Warmington Residential
 - 1. Phone: 714-557-5511 (for English speaking callers, please ask the receptionist to forward the call to Greg Ocasek regarding the Santa Ana project. And, for Spanish speaking callers, please ask the receptionist to forward the call to Maribel Maciel regarding the Santa Ana project)
 - 2. Email: 717SouthLyonStreet@warmingtonresidential.com
 - ii. City of Santa Ana – Planning Division
 - 1. Phone: 714-647-5804
 - 2. Email: PlanningDepartment@santa-ana.org
 - 3. Project specific questions can be directed to Pedro Gomez, Senior Planner (Phone: 714-667-2790).

4. Link to the major planning projects and monthly development project reports: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>.

SPANISH PRESENTATION

1. Reading of the presentation in Spanish

Q&A

1. Review questions submitted during the presentation and provide answers

END - Community Meeting

PRESENTACIÓN EN ESPAÑOL

1. INTRODUCCIÓN

- a. [diapositiva – diapositiva de portada]
- b. Buenas noches a todos, bienvenidos a la Segunda Reunión Comunitaria sobre el desarrollo residencial propuesto de la propiedad ubicada en 717 S. Lyon Street in Santa Ana, California por Warmington Residencial.
- c. Mi nombre es Greg Ocasek, el Consultor de proyectos que administra el proceso de derechos. Aquí conmigo esta: Joe Oftelie, Vicepresidente de Warmington, así como también Maribel Maciel Asistente del gerente de proyectos y nuestra interprete de español, y Tyler Bennett, Asistente del gerente de proyectos.
- d. El formato para la reunión de esta noche consistirá en:
 - i. Nuestra presentation en ingles
 - ii. Seguido de una lectura de la presentación en español
 - iii. Estamos utilizando el formato Zoom Webinar, que le permitirá escribir cualquier pregunta que pueda tener, presionando el botón Preguntas y respuestas. Y, tras la lectura de la presentación en español, revisaremos los comentarios publicados y resondraremos a las preguntas que podamos.

2. PRESENTACION

- a. [diapositiva – diapositiva de portada]
- b. El Proyecto propuesto será una nueva comunidad de casas residenciales con 51 “en venta” casas adosadas de 3 pisos, incluidos ocho (8) “en venta” casas adosadas asequibles. Tenga en cuenta que estas casas adosadas están en venta y no el alquiler.
- c. El sitio tiene un tamaño de 2.3 acres y es el hogar del Cetro de Capacitación en Electricidad del Condado de Orange existente. Hay dos (2) estructura en el lugar y un amplio estacionamiento.
- d. Los vecinos del sitio consisten en:
 - i. Norte – Villas de Saddleback Park
 - ii. Este - Tustin Parc Apartments
 - iii. Sur – Apartamentos Las Fuentes A
 - iv. Oeste: Lyon Street (Apartamentos Warwick Square al otro lado de la calle)
- e. [diapositiva – diapositiva de portada]
- f. Este Proyecto de casa adosada será una comunidad cerrada compuesta por 12 edificios residenciales, que constará de (1) un dúplex (6) seis edificios de 4 plex y (5) cinco edificios de 5 plex.
- g. Habrá 4 tipos de planos que oscilarán entre 1,208 ft y 1,845 ft, con una gama de 2 habitaciones/2.5 baños a 3 habitaciones más una sala de estar (habitación opcional para el cuarto) con 3.5 baños.
- h. 8 (ocho) de las 51 casa adosadas se ofrecerán como unidades asequibles para personas de bajos ingresos.

- i. No tenemos información en este momento con respecto a la elegibilidad, el precio o las calificaciones para comprar cualquiera de las viviendas, incluidas las viviendas asequibles. Si desea ser agregado a nuestra lista de interesados, envíe un correo electrónico al correo electrónico del proyecto proporcionado.
- j. Cuando comience la construcción del proyecto, que podría ser de 10 a 12 meses, comenzaremos a comercializar todas las casas “a la venta” al público. Y se enviara un correo electrónico a todos los que están en la lista de interesados.
- k. Al Proporcionar casas adosadas asequibles en la comunidad, la Ley de Bonificación de Densidad del Estado de California:
 - i. Permite la densidad que se propone, 51 casas adosadas.
 - ii. Permite un máximo calculado de 90 plazas de aparcamiento. Y, el proyecto proporciona 15 espacios adicionales, un total de 105, que se componen de 102 espacios de garaje individuales y 3 espacios para invitados (que incluye un espacio ADA)
 - iii. Permite una reducción de espacio libre, como una concesión proporcionada. La comunidad ha sido diseñada para tener dos áreas de reunión: una justo dentro de la puerta, a lo largo de Private Drive A, y la otra ubicada al final de Private Drive A.
 - iv. Permite que la Ciudad brinde otras formas de asistencia, incluidas exenciones adicionales relacionadas con otros estándares de desarrollo.
- l. Muros comunitarios
 - i. Todos los muros existentes de los bloques de límites de la propiedad, incluidos los muros de la cochera, permanecerán en su lugar al norte, este y sur.
 - ii. El proyecto construirá un muro de bloques de 6 pies justo dentro de los límites de la propiedad al norte, este y sur, lo que brindará una experiencia comunitaria consistente y estética, además de evitar cualquier interrupción en caso de que una propiedad vecina reemplace su propio muro existente en el futuro.
 - iii. A lo largo de la calle Lyon, se instalará una cerca de tubo de acero de 6 pies, junto con la puerta de entrada vehicular corrediza.

3. PENSAMIENTOS FINALES

- a. [diapositiva – diapositiva de portada]
- b. En conclusión, Warmington Residential aprecia esta oportunidad y esta emocionado de agregar esta comunidad al vendimiario existente.
- c. Si tiene alguna pregunta en el futuro, comuníquese con:
 - i. Warmington Residential
 - 1. Teléfono: 714-557-5511 (para personas que hablan inglés, pídale a la recepcionista que transfiera la llamada a Greg Ocasek con respecto al proyecto de San Ana. Para personas que hablan español, solicite a la recepcionista que trasfiera la llamada a Maribel Maciel sobre el proyecto de Santa Ana.
 - 2. Correo electrónico: 717SouthLyonStreet@warmingtonresidential.com

ii. Ciudad de Santa Ana – División de Planificación

1. Teléfono: 714-647-5804
2. Correo electrónico: PlanningDepartment@santa-ana.org
3. Las preguntas específicas del proyecto pueden dirigirse a Pedro Gómez, planificador principal (teléfono: 714-667-2790).
4. Enlace a los principales proyectos de planificación e informes mensuales de proyectos de desarrollo: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>.

PRESENTACIO EN ESPANOL

1. Lectura de la presentación en español

Preguntas y Respuestas

1. Revisar las preguntas enviadas durante la presentación y proporcionar respuestas

FIN- Reunion Comunitaria

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Santa Ana
Clerk of the Council
20 Civic Center Plaza (M-30)
P.O. Box 1988
Santa Ana, California 92702
Attention: Clerk of the Council

*Free Recording pursuant to
Government Code 27383*

DENSITY BONUS HOUSING AGREEMENT

This DENSITY BONUS HOUSING AGREEMENT (“Agreement”) is made and entered into this 15th day of November, 2022, by and between the City of Santa Ana, a charter city and municipal corporation of the State of California (“City”), and Warmington Residential California, Inc., a California corporation (“Developer”). City and Developer are sometimes herein referred to collectively as the “Parties” and individually as a “Party.”

RECITALS

A. Orange County Electrical Joint Apprenticeship Trust is the owner of certain property located within the City of Santa Ana, County of Orange, State of California, commonly known as 717 S. Lyon Street, Santa Ana, California, and legally described as set forth in Exhibit A attached hereto and incorporated herein by this reference as if set forth in full (“Property”).

B. Developer has entered into a purchase and sale agreement with the property owner, which provides that the Property will be transferred from the property owner to Developer after the approval of entitlements for the Project.

C. Developer is proposing to develop a community composed of fifty-one (51) single-family attached townhome condominiums, eight (8) of which are proposed as low-income affordable units, on the Property, as more particularly set forth in Density Bonus Application No. 2022-03 (“Project”). Without the density bonuses, Developer would only be permitted to build thirty-five (35) units on the Property.

D. Santa Ana Municipal Code sections 41-1600, *et seq.* (“City Density Bonus for Affordable Housing”), and California Government Code sections 65915, *et seq.* (“State Density Bonus Law”), set forth a process to provide increased residential densities to property owners who guarantee that a portion of their residential development will be available to low income, very low-income, or senior (also known as “qualified”) households. These regulations are intended to materially assist the housing industry in providing adequate and affordable housing for all economic segments of the community and to provide a balance of housing opportunities for very low-income, low income and senior households throughout the city.

E. The Project is proposing a total number of fifty-one (51) condominiums that will be single-family attached townhomes, eight (8) of which are proposed as low-income affordable units. The Project will provide 105 onsite parking spaces or 2.1 spaces per unit. No parking concession is requested or provided. All condominiums are planned to be sold; none will be operated by Developer as rental properties.

F. The Project complies with the affordable housing requirements set forth in the State Density Bonus Law, City Density Bonus for Affordable Housing, and the City's Affordable Housing Opportunity and Creation Ordinance. For purposes of this Agreement, the Project shall be the "housing development" as defined in the State Density Bonus Law.

G. In light of the purpose of the State Density Bonus Law and City Density Bonus for Affordable Housing, and the express provisions of Government Code Section 65915(d)(2)(A), the City has determined to grant Developer's application for one concession and three waivers.

H. This Agreement, and the exhibits attached hereto and incorporated herein by reference, is intended to set forth the terms and conditions for the implementation of the Project's requirement to provide affordable housing units in exchange for receiving the Density Bonus Units and additional concessions and waivers set forth herein.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by this reference, and of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS

1.1 Definitions. In addition to the terms that may be defined elsewhere in this Agreement, the following terms when used in this Agreement shall be defined as follows:

1.1.1 **"Affordability Restrictions"** means, pursuant to California Government Code Section 65915(c)(2)(A)(ii)(III), restrictions on the sale and conveyance of the Property that ensure that the Property will be preserved for lower income housing for at least 55 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the California Health and Safety Code.

1.1.2 **"Affordable Units"** means eight (8) units, which shall be comprised of one (1) two-bedroom unit, one (1) three-bedroom unit, four (4) three-bedroom plus den units, and two (2) three bedroom plus den (optional 4th bedroom) units for Low-Income Households. Any change to the number or distribution of Affordable Units is subject to City Manager approval.

1.1.3 **"Agreement"** means this Density Bonus Housing Agreement.

1.1.4 **"Base Units"** means the thirty-five (35) Units that Developer would be authorized to develop on the Property without application of the State Density Bonus Law.

1.1.5 **"City"** means the City of Santa Ana, California

1.1.6 **"City Council"** means the City Council of the City of Santa Ana.

1.1.7 **"City Attorney"** means the City Attorney for the City of Santa Ana.

1.1.8 **"City Manager"** means the City Manager for the City of Santa Ana.

1.1.9 **"City's Planning Commission"** means the Planning Commission for the City of Santa Ana.

1.1.10 **"Density Bonus Housing Agreement Term"** means the period during which this Agreement shall be in full force and effect, as provided for in Section 6 below.

1.1.11 **"Density Bonus Units"** means the sixteen (16) Units in addition to the Base Units that Developer shall develop pursuant to the density allowance in the State Density Bonus Law and the terms and conditions of this Agreement, of which Developer would not be entitled to develop without providing the Affordable Units.

1.1.12 **"Developer"** means Warmington Residential California, Inc., a California corporation, and its permitted successors and assigns to all or any part of the Property, Project or this Agreement.

1.1.13 **"Effective Date"** means the date the City Council of City approves this Agreement and from then on this Agreement shall be in full force and effect.

1.1.14 **"Eligible Household"** means a Household whose income does not exceed the "Low-Income" qualifying limit as defined herein.

1.1.15 **"Household"** means all persons residing in a Unit.

1.1.16 **"Low-Income"** means persons and families whose income does not exceed the limits provided in California Health and Safety Code Section 50052.5.

1.1.17 **"Project"** means that certain residential development as more particularly described in Recital C and Section 2 of this Agreement.

1.1.18 **"Property"** means that certain real property more particularly described in the legal description in Exhibit A and improvements thereon.

1.1.19 **"State Density Bonus Law"** means Government Code sections 65915, et seq., as they exist on the Effective Date.

1.1.20 **"Unit"** means a residential dwelling unit within the Project to be constructed by Developer pursuant to this Agreement.

1.1.21 **"Unrestricted Units"** means the Units within the Project to be constructed or caused to be constructed by Developer to a Household without restriction.

1.2 **Exhibits.** The following documents are attached to, and by this reference incorporated into, this Agreement:

1.2.1 **Exhibit A** – Legal Description of the Property

1.2.2 **Exhibit B** – Income Verification Form

1.2.3 **Exhibit C** – Notice of Affordability Restrictions on Transfer of Property

2. DEVELOPMENT OF THE PROPERTY

2.1 **Project.** Developer shall develop or cause the development of the Property as fifty-one (51) single-family attached townhomes, eight (8) of which are proposed as Low-Income Affordable Units. All of the townhomes are planned to be condominiums that will be offered for sale.

2.2 **Density Bonus.** The Project shall have fifty-one (51) Units, to be sold, used, occupied, operated, and maintained pursuant to the terms and conditions of this Agreement. Developer agrees to provide eight (8) Affordable Units to Low-Income Households, which equals 23%, after rounding up, of the thirty-five (35) Base Units allowed for the Project. Accordingly, Developer pursued its density bonus pursuant to Government Code section 65915(b)(1)(A), which requires 10% of the total units of a housing development for rental or sale to lower income households. Pursuant to Government Code section 65915(f)(1), Developer's 23% in Low-Income Affordable Units provides a 46.25% density bonus. Developer understands and agrees that Developer is utilizing a 46.25% density bonus increase provided by the State Density Bonus Law (35 Base Units x 46.25% = 16 State Density Bonus Units) for a total of 51 units. Developer shall not construct or develop, or otherwise claim a right to construct or develop, more than sixteen (16) State Density Bonus Units on the Property.

2.3 **Development Concessions, Incentives, and Waivers.** As set forth in the City entitlements, Developer petitioned for and is hereby granted the following concessions, incentives, and waivers as part of the approval of Density Bonus Application No. 2022-03 for the Project:

2.3.1 The open space requirements for this Project shall be reduced in accordance with Government Code Section 65915(d)(2)(A), which allows one (1) incentive or concession for projects that include at least 10% of the total units for lower income households, such that the minimum required common open space shall be seven-percent (7%) of the Property lot size.

2.3.2 The development standards for this Project shall be waived in accordance with Government Code Section 65915(e)(1), such that the proposed building setbacks exceed the maximum allowed (8'-0" setback) and shall be between 9'-0" and 13'-0".

2.3.3 The development standards for this Project shall be waived in accordance with Government Code Section 65915(e)(1), such that the proposed fencing height within the front yard setback shall exceed the maximum allowed (3'-0"), and shall be a maximum of 6'-0" in height within the front yard setback.

2.3.4 The development standards for this Project shall be waived in accordance with Government Code Section 65915(e)(1), such that the Project shall provide no frontage type and the minimum ground floor height shall be below the minimum required (between 10'-0" and 15'-0") and shall be no less than 9'-0"

2.4 No Further Concessions or Incentives. Developer acknowledges and agrees that the concessions, incentives, and waivers set forth in section 2.3 above fully satisfies any duty City may have under the City Density Bonus for Affordable Housing, the Density Bonus Law, or any other law or regulation to provide any density bonus incentive or to waive any building, zoning, or other requirement in connection with a density bonus. By this Agreement, Developer releases any and all claims Developer may have against City in any way relating to or arising from City's obligation to waive requirements of or provide development incentives pursuant to the City Density Bonus for Affordable Housing and the Density Bonus Law applicable to the Project.

2.5 Unrestricted Units. The Project, for purposes of this Agreement, may have no more than forty-three (43) Unrestricted Units (i.e. – non-Affordable Units).

2.6 Affordable Units. The Project, for purposes of this Agreement, shall have no less than fifty-one (51) single-family attached townhomes, eight (8) of which are designated as Low-Income Affordable Units pursuant to the terms and conditions of this Agreement. The Affordable Units shall be consistent with all City approvals, and shall be located throughout the Project.

2.7 Minimum Development Standards for Affordable Units. The Affordable Units shall be constructed in accordance with all applicable City approvals.

2.8 Permits and Processing; Compliance with Laws. Developer, at its sole cost and expense, or as otherwise set forth in a separate written agreement, shall secure or cause to be secured any and all permits that may be required for development of the Project by City or any other federal, state, or local governmental entity with jurisdiction over the Property or Project. Upon securing any and all required permits, and all necessary financing and property interests, Developer shall carry out and perform the development of the Project or cause the performance of the development of the Project, in conformity with all applicable federal, state, and local laws and regulations, and all conditions of approval issued by the City Council and City's Planning Commission for the Project. Any changes to the Project shall be reviewed by the City to determine compliance with this Agreement. If any changes to the Project shall materially alter the ability of Developer to comply with any terms of this Agreement in City's sole determination, then City and Developer shall meet and confer to address amendments and revisions to this Agreement as necessary.

2.9 Relocation Prior to Development of Project. If relocation is required prior to the completion of development of the Project, Developer shall have the sole and exclusive

responsibility for providing relocation assistance and paying all relocation costs as may be required to comply with applicable federal and state laws and regulations. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld and which may be joint defense counsel upon City's and Developer's consent), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party for relocation assistance, benefits and costs prior to the completion of the development of the Project.

2.10 Local Sourcing Plan. Developer agrees to make a good faith effort to encourage contractors and suppliers to hire and procure locally, to the extent that it is cost effective and does not delay the overall project development schedule. Prior to issuance of a building permit, Developer shall develop and submit or cause the development and submittal to the Community Development Agency (the "CDA") a local sourcing plan for the Project targeting, to the extent commercially reasonable, the hiring of qualified workers, construction contractors, or the purchasing of goods locally within the City of Santa Ana. The plan must be reviewed and approved by the CDA which if not granted or denied within five (5) business days, shall be deemed approved (with such approval not to be unreasonably withheld, conditioned or delayed) and be implemented for the construction of the project prior to issuance of a building permit.

2.11 Mechanic's Liens; Indemnification. Developer shall take all actions reasonably necessary to remove any future mechanic's liens or other similar liens (including design professional liens) against the Property or Project, or any part thereof, by reason of work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of Developer. Prior to the recording of this Agreement (or memorandum thereof) pursuant to Section 4.1 below, Developer shall provide evidence from the Title Company of any new recordings against the Property or Project. City hereby reserves all rights to post notices of non-responsibility and any other notices as may be appropriate upon a filing of a mechanic's lien. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld - and which may be joint defense counsel upon City's and Developer's consent), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party by reason of a mechanic's lien or work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of, Developer.

3. AFFORDABILITY

3.1 Total Affordability Term. Pursuant to Santa Ana Municipal Code Section 41-1906(e)(1), each Affordable Unit shall be restricted to use and occupancy by an Eligible Household for a total period of no less than fifty-five (55) years ("Total Affordability Term"). The Total Affordability Term for an Affordable Unit shall commence on the date that the building in which the Affordable Unit is located receives all required occupancy permits from the City.

3.2 Memorializing Commencement of Total Affordability Term. The commencement date for each Affordable Unit is the date that a deed is recorded conveying the Affordable Unit from Developer to a member of the homebuying public. Developer shall deliver a copy of each grant deed to the City so that the City has a record of the commencement date for each Affordable Unit.

3.3 Levels of Affordability.

3.3.1 Low Income Households. Developer covenants that no less than eight (8) Affordable Units in the Project during the Density Bonus Housing Agreement Term will be built and initially sold or conveyed to, or preserved for Low-Income Households.

4. OWNERSHIP AND OPERATION OF THE PROJECT BY OWNER

4.1 Payment of Density Bonus Setup Fee. Prior to the Effective Date, Developer delivered payment to City of the required density bonus setup fee in the amount of one-eighth (1/8th) of one percent (1%) of the total estimated construction budget for the Project.

4.2 Recording of Documents. No later than issuance of building permits for the Project, Developer and the City shall record or cause to be recorded in the Official Records for Orange County, California, an executed original of this Agreement. City shall cooperate with Developer in promptly executing in recordable form this Agreement. The date of recording of the Agreement shall be the Effective Date of the Agreement (“Effective Date”). Upon the date of recording, the terms and conditions of this Agreement shall be binding upon and run with the Property and the Project. It is the express intent and agreement between the Parties that this Agreement shall remain binding and enforceable against the Property, the Project, and the Affordable Units to ensure compliance with the State Density Bonus Law and City Density Bonus Law. It is the express intent and agreement between the Parties that this Agreement shall remain binding and enforceable against the Affordable Units to ensure the continued supply of Affordable Units in the Project, except as expressly set forth in this Agreement.

4.3 Sale of Units. Upon the completion of construction of each Affordable Unit in the Project and receipt by Developer of all required permits for the occupancy of the Units, Developer shall sell or convey each Affordable Unit for the Total Affordability Term for such Affordable Unit in accordance with the terms and conditions set forth in this Agreement, which provide among other terms and conditions for the sale or resale of each Affordable Unit to an Eligible Household for the Total Affordability Term.

4.4 Location of Affordable Units. During the Density Bonus Housing Agreement Term, the Affordable Units shall be dispersed throughout the Project as provided in the approved Inclusionary Housing Plan Application dated April 27, 2022.

4.5 Use of the Property. All uses conducted on the Property by Developer, including, without limitation, all activities undertaken by the Developer pursuant to this Agreement, shall conform to all applicable provisions of the Santa Ana Municipal Code and other applicable federal, state, and local laws, rules, and regulations. The Project shall at all times during the term of this

Agreement be used as a townhome complex. All of the community facilities and any social programs provided to the Project's residents shall be available on an equal, nondiscriminatory basis to residents of all Units at the Project.

4.6 Maintenance. Developer shall, at all times during the term of this Agreement, cause the portion of the Property and the Project that Developer owns to be maintained in a decent, safe and sanitary manner, regardless of cause of the disrepair, to the extent commercially reasonable. Developer shall, prior to the first close of escrow for sale of any Unit, form a homeowners association that will, at all times during the term of this Agreement, cause the Project to be maintained in a decent, safe and sanitary manner, regardless of cause of the disrepair, to the extent commercially reasonable. City, and any of its employees, agents, contractors or designees shall have the right to enter upon the Property at reasonable times following not less than -forty-eight (48) hours' prior written notice and in a reasonable manner to inspect the Project. If at any time the Project or the Property is not maintained in accordance with this Agreement and such condition is not corrected within seven (7) days after written notice from City with respect to debris and waste material, or within thirty (30) days after written notice from City with respect to general maintenance, landscaping and building improvements, unless corrections are initiated and City has agreed to a reasonable amount of time to complete corrections, then City, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the Project or the Property and perform all acts and work necessary to protect, maintain, and preserve the Project and the Property, and to attach a lien upon the Property, or to assess the Property, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by City and/or costs of such cure, including a reasonable administrative charge, which amount shall be promptly paid to City upon demand. Notwithstanding the foregoing, City acknowledges and agrees that the priority of any such lien shall be deemed to be the date such lien is filed, and not the date this Agreement is recorded.

4.6.1 Property Maintenance Agreement. Subject to review and applicability by the Planning and Building Agency (the "PBA"), the CDA, the Public Works Agency (the "PWA"), and the City Attorney to ensure that the Property and all common area improvements located thereupon are properly maintained, Developer shall execute a maintenance agreement with the City of Santa Ana, prior to occupancy which shall be recorded against the Property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

(a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);

(b) Compliance with ongoing operational conditions, requirement and restrictions as applicable, the proper storage and disposal of trash and debris, and/or restrictions on certain uses;

(c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;

(d) Ongoing maintenance, repair and upkeep of the Property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the Property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

(e) If Developer and the owner of the Property are different (e.g., if the applicant is a tenant or licensee of the Property or any portion thereof), or if a homeowners association has been created, both the applicant and the owner of the Property, or homeowners association, as applicable, shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;

(f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the Property or any interest in any lease, sublease, license or sublicense, except as set forth herein or unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement;

(g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the Property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the Property in an amount equivalent to the actual costs and/or expense incurred by the City (provided, however, that City acknowledges and agrees that the priority of any such lien shall be deemed to be the date such lien is filed, and not the date this Agreement is recorded); and,

(h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of the Certification of Occupancy.

4.7 Management Plan. Prior to Certificate of Occupancy, Developer shall submit for the reasonable approval of City a “Management Plan” which sets forth in detail the property management duties, a purchaser selection process in accordance with this Agreement, a security system (comprised of security cameras with audio voice down capability) and crime prevention program, the rules and regulations for the Property and manner of enforcement, an operating budget, the identity and emergency contact information of the professional property management company to be contracted with to provide onsite property management services at the Property (“Property Manager”), and other matters relevant to the management of the Property. The Management Plan shall require Developer to adhere to a fair sale and grievance procedure. The

management of the Property shall be in compliance with the Management Plan as approved by City.

If City determines that the performance of the Property Manager is deficient based upon the standards set forth in the approved Management Plan and in this Agreement, City shall provide written notice to the Developer and/or homeowners association, as applicable, of such deficiencies and the Developer and/or homeowners association, as applicable, shall use commercially reasonable efforts to correct such deficiencies. In the event that such deficiencies have not been cured within thirty (30) days, or, if cure is not reasonably possible within 30 days, then unless actions to commence a cure are taken within 30 days and continued thereafter with diligence, City shall have the right to require the Developer and/or homeowners association, as applicable, to immediately remove and replace the Property Manager with another property manager or property management company which is reasonably acceptable to the City Manager, which is not related to or affiliated with Developer, and which has not less than five (5) years' experience in property management, including significant experience managing housing facilities of the size, quality and scope of the Project. The Developer and/or homeowners association, as applicable, shall give City notice of the proposed replacement Property Manager. Such proposed replacement Property Manager shall be subject to the City's approval (with such approval not to be unreasonably withheld, conditioned or delayed).

4.8 Reserved.

4.9 Selection of Purchasers.

4.9.1 Developer shall review the selection of purchasers for the Affordable Units in compliance with lawful and reasonable criteria and the requirements of this Agreement. Each Affordable Unit shall be sold to Eligible Households.

4.9.2 Local preference for Santa Ana residents and workers in purchase selection for the Affordable Units shall be a requirement of the Project. Subject to applicable laws and regulations governing nondiscrimination and preferences in housing occupancy required by the State of California, the Developer shall give preference or cause for the preference in selling the Affordable Units to households that live and/or work in the City of Santa Ana.

4.9.3 Prior to the sale of an Affordable Unit, Developer shall require the purchaser or cause for the purchaser to be required to complete an Income Verification Form (in substantially the form attached hereto as Exhibit B) certifying that the purchaser buying the Affordable Unit is an Eligible Household and otherwise meet(s) the eligibility requirements established for the Affordable Unit. Developer shall verify the income of the purchaser as set forth herein. Developer and City shall be entitled to rely on the Income Verification Form and supporting documentation provided by purchaser unless Developer or City has knowledge of, or a reasonable basis for belief as to, the inaccuracy or falsehood of any of the supporting documentation.

4.10 Income Verification and Certification.

Developer shall be entitled to rely on the Income Verification Form and supporting documentation provided by purchasers unless Developer has knowledge of, or a reasonable basis for belief as to, the inaccuracy or falsehood of any of the supporting documentation. Developer shall make reasonable efforts to verify or cause to be verified that the income and asset statement provided by an applicant in an income certification is accurate by taking, at a minimum, at least one of the following steps as a part of the verification process: (1) obtain three months consecutive pay stubs for the most recent pay period, (2) obtain an income tax return for the most recent tax year, (3) obtain an income verification form from the purchasers current employer, (4) obtain an income verification form from the Social Security Administration and/or the California Department of Social Services if the applicant receives assistance from either of such agencies, or (5) if the applicant is unemployed and has no such tax return, obtain another form of independent verification.

4.10.1 Gross Household Income. Gross household income means all income from whatever source from all adult Household members, which is anticipated to be received during the 12-month period following the date of the determination of Gross Household Income. The applicable sources of income are defined in California Code of Regulations Title 25 Housing and Community Development Section 6914.

4.11 Reserved.

4.12 Notice of Affordability Restrictions on Transfer of Property. In the event of the sale or resale of each Affordable Unit during the Total Affordability Term, the City, transferor, and the transferee, shall execute and deposit into escrow, to be recorded before or on closing, against the Affordable Unit, a Notice of Affordability Restrictions on Transfer of the Property as contained herein (Exhibit C). The sale or transfer of the Property, shall not be effective unless and until the City, transferor, and the transferee, execute the documents necessary to transfer the Density Bonus Agreement obligations from the transferor to the transferee.

4.13 Reserved.

4.14 Alternative Transportation and Energy Source, Resource Conservation, and LEED Certification. While not a condition of the Project's Density Bonus, in recognition of the City's desire to optimize the energy efficiency of the Project, Developer agrees to consult with the project design team, a CABEC certified 2016 Certified Energy Analyst, a LEED AP Homes (low-rise and mid-rise), LEED AP BD+C (high rise), National Green Building Standard (NGBS) Green Verifier, or GreenPoint Rater (one person may meet both of these latter qualifications) early in the Project design process to evaluate a building energy model analysis and identify and consider energy efficiency or generation measures. Prior to the meeting, the energy analyst shall complete an initial energy model based on either current T24 standards or, if the Project is eligible, the California Utility Allowance Calculator using best available information on the Project. To the extent financially feasible for the Project, Developer agrees to incorporate and optimize energy efficient building materials, methods, and amenities.

4.15 Reserved.

4.16 Emergency Evacuation Plan. Developer shall submit and obtain approval of an Emergency Evacuation Plan (the EEP) from City Police and Fire Protection agencies prior to issuance of a Certificate of Occupancy. The approved EEP shall be kept onsite and also be submitted to the following City agencies:

- (a) Police Department
- (b) Fire Department
- (c) Planning and Building Agency

4.17 Reserved.

4.18 Onsite Parking Management Plan. Developer has agreed to provide one-hundred-and-five (105) onsite parking stalls for residents and visitors of the Project and to obligate the homeowners association to actively monitor the parking demand of the Project site. Developer and/or the homeowners association, as applicable, shall be obligated to continually monitor and take commercially reasonable measures to manage the parking demand of the Project site - to mitigate the use of offsite parking spaces on private or public properties and/or right-of-way. Prior to issuance of the Certificate of Occupancy or finalizing of building permits, Developer shall submit and obtain approval from the Planning and Building Agency of a Parking Management Plan (the "PMP") as per conditions of approval in Vesting Tentative Tract Map No. 2022-03 to address the parking demands of the Project. The approved PMP shall be adhered to and be enforced by the Project at all times.

4.19 Marketing and Resident Selection Plan. Each Affordable Unit shall be sold to Eligible Households selected by Developer who meet all of the requirements provided herein. Prior to Certificate of Occupancy, Developer shall prepare and obtain City's approval of a marketing program and purchaser selection plan for the sale of the Affordable Units at the Project ("Marketing Program"). The sale of the Affordable Units shall thereafter be marketed in accordance with the Marketing Program as the same may be amended from time to time with City's prior written approval. Upon request, Developer shall provide City with periodic reports with respect to the sale of the Affordable Units.

4.19.1 The Marketing Program shall include, but is not limited to, marketing and community outreach activities, proposed purchaser selection criteria, income requirements, timeline and details for outreach and marketing. All requirements set forth herein shall be incorporated in the Marketing Program.

5. RESERVED

6. TERM OF THIS AGREEMENT

The term of this Agreement ("Density Bonus Housing Agreement Term") shall commence on the Effective Date and shall continue until the date that is fifty-five (55) years after the City issues the last certificate of occupancy for the building in which the Affordable Units are located, pursuant to Santa Ana Municipal Code Section 41-1906(e)(1).

7. DEFAULT AND TERMINATION; INDEMNIFICATION

7.1 Default. Failure or delay by any Party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of notice from the other Party specifying the default (or such other period specifically provided herein), constitutes a default under this Agreement; provided, however, if such default is of the nature reasonably requiring more than thirty (30) days to cure, the defaulting Party shall avoid default hereunder by commencing to cure within such thirty (30) day period, and thereafter diligently pursuing such cure to completion. Except as required to protect against further damages, the injured Party may not institute proceedings against the Party in default until the time for cure has expired. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

7.2 Rights and Remedies Cumulative. The rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party. Notwithstanding anything to the contrary contained in this Agreement, in no event shall either Party be liable for speculative, consequential, punitive or other indirect damages, and each Party waives any right to collect speculative, consequential, punitive or other indirect damages against the other Party.

7.3 Indemnification. In addition to any other indemnity specifically provided in this Agreement, Developer agrees to defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld, conditioned or delayed and which may be joint defense counsel upon City's and Developer's consent) indemnify and hold harmless City and its respective officers, officials, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against any loss, liability, claim, or judgment arising from any act or omission of Developer in connection with its obligations under this Agreement, except to the extent caused by the negligence or willful misconduct of any of the Indemnitees.

8. ASSIGNMENT; COVENANTS RUN WITH THE LAND

8.1 Assignment by Developer.

8.1.1 Prohibited Transfers or Assignments. Except as authorized in this Section or Sections 8.1.2 or 8.1.3 below, Developer shall not sell, transfer, or assign the Property or Project in whole or in part, or transfer or assign Developer's rights and obligations in this Agreement, in whole or in part, without City's prior written approval, which shall not be unreasonably withheld, conditioned or delayed ("Permitted Transfer"); provided, however, Developer shall have the right without City's prior written approval to transfer or assign the Property, Project and/or Developer's rights and obligations in this Agreement to any entity that is controlled by, or is under common control with, Developer or Developer's managing general partner, and Developer shall thereafter be released from any future obligations under this Agreement. In connection with Permitted Transfer, Developer shall: (i) notify City in writing of the sale, transfer, or assignment of all or any portion of the Property, and (ii) deliver to City an assignment and assumption agreement (or other agreement) in a form approved by City in its reasonable discretion and executed by Developer and its transferee/assignee pursuant to which Developer's transferee/assignee assumes all of

Developer's covenants and obligations set forth herein with respect to the Property or the portion thereof so transferred. Any request for transfer or assignment of the Agreement by Developer shall require the payment of fees or a deposit to pay for the City's actual, documented expenses to review the request. Upon the delivery of the assignment and assumption agreement as provided for above for a Permitted Transfer, or in the event of a sale of the Property/Project as provided for in this Section 8.1.1, Developer shall be released from any future obligations under this Agreement.

8.1.2 Sale of Property. Developer agrees and declares that the Property and the Project shall be sold, used, occupied, operated, and approved subject to all obligations set forth or incorporated in this Agreement, all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property and the Project. All of the obligations set forth or incorporated in this Agreement shall constitute covenants which run with the land and shall be binding on Developer and its successors and assigns, and all parties having or acquiring any right, title or interest in, or to any part of the Property or Project. Developer further understands and agrees that the Density Bonus permit approvals received for this Project have been made on the condition that Developer and all subsequent owners, or other successors and assigns of the Property and/or Project purchase the Affordable Units in accordance with the terms and conditions stipulated in Sections 4, 5 and 6 of this Agreement for a term of fifty-five (55) consecutive years commencing upon the commencement date described in Section 3.2 above.

8.1.3 Sale of Condominiums; Transfer to Homeowners Association. Developer shall have the right to sell each of the Affordable Units to a qualified household in accordance with this Agreement and the procedures listed in Exhibit C, the Notice of Affordability Restrictions, subject to the City's confirmation of the qualified household. Without the City's prior written approval, Developer shall have the right to sell each of the Unrestricted Units to a member of the homebuying public. Without the City's prior written approval, Developer shall have the right to convey all or a part of the common area of the Project to the homeowners association formed to manage the Project, subject to the City's approval of any CC&R's for the Project.

8.1.4 Subsequent Assignment. As used in this Agreement, the term "Developer" shall be deemed to include any such transferee or assignee after the date such sale, transfer, or assignment occurs in compliance with this Agreement.

8.1.5 Unpermitted Assignments Void. Any sale, transfer, or assignment made in violation of this Agreement shall be null and void, and City shall have the right to pursue any right or remedy at law or in equity to enforce the provisions of the restriction against unpermitted sales, transfers, or assignments.

8.2 Covenants Run with the Land. The Property shall be used, occupied and improved subject to the covenants, conditions, and restrictions set forth herein. The covenants, conditions, restrictions, reservations, equitable servitudes, liens and charges set forth in this Agreement shall run with the Property and shall be binding upon Developer and all persons having any right, title or interest in the Property, or any part thereof, their heirs, and successive owners and assigns, shall inure to the benefit of City and its successors and assigns, and may be enforced by City and its successors and assigns. The covenants established in this Agreement shall, without regard to

technical classification and designation, be binding for the benefit and in favor of City and its successors and assigns, and the parties hereto expressly agree that this Agreement and the covenants herein shall run in favor of City. Furthermore, all of the covenants, conditions, and restrictions contained herein shall also constitute easements in gross running in favor of City. City is deemed the beneficiary of the terms and provisions of this Agreement and of the covenants running with the land, for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, in whose favor and for whose benefit this Agreement and the covenants running with the land have been provided. Developer hereby declares its understanding and intent that the burden of the covenants set forth herein touch and concern the land and that the Developer's interest in the Property is rendered less valuable thereby. Developer hereby further declares its understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the citizens of City and by furthering the health, safety, and welfare of the residents of City.

9. MISCELLANEOUS

9.1 Entire Agreement. This Agreement and all of its exhibits and attachments set forth and contain the entire understanding and agreement of the parties with respect to the density bonus incentive and concession provided to the Project, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

9.2 Amendment. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance approved by the City Council, or through the City Manager as detailed herein, and signed on behalf of each Party. The City Manager shall have the authority to make approvals, issue interpretations, execute documents, waive provisions, and/or enter into amendments of this Agreement on behalf of City, including but not limited to amendments to this Agreement for consistency with other Project agreements. Any requested alteration, change or modification of the Agreement by Developer shall require the payment of fees or deposit by Developer to City, as applicable, to pay for City's actual, documented expenses to review the request. Each alteration, change, or modification to this Agreement shall be recorded against the Property in the Official Records of Orange County, California.

9.3 Notices.

9.3.1 Delivery. As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder. All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) two (2) days after deposit in the United States mail in a sealed envelope, first class mail and postage

prepaid, and addressed to the recipient named below; or (iv) one (1) day after deposit with a known and reliable next-day document delivery service (such as Federal Express), charges prepaid and delivery scheduled next-day to the recipient named below, provided that the sending party receives a confirmation of delivery from the delivery service provider. All notices shall be addressed as follows:

If to City: City of Santa Ana
 Community Development Agency
 20 Civic Center Plaza (M-26)
 P.O. Box 1988
 Santa Ana, California 92702
 Attention: Housing Manager

With a copy to: Office of the City Attorney
 City of Santa Ana
 20 Civic Center Plaza, 7th Floor (M-29)
 Santa Ana, California 92702

If to Developer: Warmington Residential California, Inc.
 3090 Pullman Street
 Costa Mesa, California 92626

9.3.2 Change of Address. Either Party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a Party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

9.4 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

9.5 Interpretation and Governing Law. This Agreement and any dispute hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to conflict of law principles. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all Parties having been represented by counsel in the negotiation and preparation hereof.

9.6 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

9.7 Singular and Plural. As used herein, the singular of any word includes the plural, and vice versa, as context so dictates. Masculine, feminine, and neuter forms of any word include the other as context so dictates.

9.8 Joint and Several Obligations. If at any time during the term of this Agreement the Property and/or Project is owned, in whole or in part, by more than one Developer, all obligations of such Developer under this Agreement shall be joint and several, and the default of any such Developer shall be the default of all such Developers.

9.9 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

9.10 Computation of Days. Unless otherwise specified in this Agreement or any Exhibit attached hereto, use of the term "days" shall mean calendar days. For purposes of this Agreement and all Exhibits attached hereto, "business days" shall mean every day of the week except Saturdays, Sundays, official State holidays as recognized in Government Code Section 19853(a) or successor statute, and any days in which Santa Ana City Hall is closed for business.

9.11 Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

9.12 Non-Discrimination. In performing its obligations under this Agreement, Developer shall not discriminate because of race, color, creed, religion, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other related activities. Developer affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

9.13 Third Party Beneficiaries. No person or entity, other than City and Developer shall have any right of action based upon any provision of this Agreement.

9.14 Force Majeure. Neither Party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, epidemics or pandemics as declared by federal, state, or local emergency resolution, wars, riots or similar hostilities, strikes and other labor difficulties beyond the Party's control (including the Party's employment force), court actions (such as restraining orders or injunctions), or other causes reasonably beyond the Party's control, including delays by any governmental entity (although the City may not benefit from this provision for a delay that results from City's failure to perform its obligations under this Agreement), or an insurance company of either party. If any such events shall occur, the term of this Agreement and the time for performance by either Party of any of its obligations hereunder may be extended by the written agreement of the Parties for the period of time that such events prevented such performance.

9.15 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

9.16 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all permitted successors in interest to the Parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each Party and each successor in interest approved pursuant to this Agreement during ownership of the Property or any portion thereof.

9.17 Counterparts. This Agreement may be executed by the Parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

9.18 Jurisdiction and Venue. Any action at law or in equity under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Orange, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

9.19 Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the developer of such property.

9.20 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement. City hereby authorizes City Manager to take such other actions and negotiate and execute any additional agreements as may be necessary or proper to fulfill the City's obligations under this Agreement. The City Manager may delegate her or his powers and duties under this Agreement to an authorized management level employee of the City.

9.21 Estoppel Certificate. Within ten (10) business days following a written request by any of the Parties, the other Party shall execute and deliver to the requesting Party a statement

certifying that (i) either this Agreement is unmodified and in full force and effect or there have been specified (date and nature) modifications to the Agreement, but it remains in full force and effect as modified; and (ii) either there are no known current uncured defaults under this Agreement or that the responding Party alleges that specified (date and nature) defaults exist. The statement shall also provide any other reasonable information requested. The failure to timely deliver this statement shall constitute a conclusive presumption that this Agreement is in full force and effect without modification, except as may be represented by the requesting Party, and that there are no uncured defaults in the performance of the requesting Party, except as may be represented by the requesting Party.

9.22 No Subordination; Mortgagee Protection; Covenants Do Not Impair Liens. City's approval of the necessary land use entitlements that authorize Developer to develop, operate, and maintain the Project or to cause the development of the Project was based upon Developer's obligation to provide the Affordable Units pursuant to the State Density Bonus Law, City Density Bonus for Affordable Housing, and the terms and conditions of this Agreement. For the Term of the Density Bonus Housing Agreement, this Agreement shall have priority over any and all mortgages, deeds of trust, and other similar forms of secured financing recorded against the Property or any portion thereof. Developer expressly understands and acknowledges that state law requires preservation of affordability covenants in connection with the approval of this density bonus project. This Agreement shall not prevent or limit Developer, in Developer's reasonable discretion, from encumbering the Property or any portion thereof of or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property or Project and such action shall not constitute an assignment of this Agreement. No violation or breach of covenants, conditions, restrictions, provisions, or limitations contained in this Agreement shall defeat or render invalid or diminish or in any way impair the lien or charge of any mortgage or deed of trust or security instrument.

9.23 Attorneys' Fees and Costs. If either Party to this Agreement commences an action against the other Party to this Agreement arising out of or in connection with this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees, expert witness fees, costs of investigation, and costs of suit from the losing Party.

9.24 Authority to Execute. The person or persons executing this Agreement on behalf of each Party warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind the Party to the performance of its obligations hereunder.

{Signatures on following page}

IN WITNESS WHEREOF, the parties hereto have caused this Density Bonus Housing Agreement to be executed on the date set forth at the beginning of this Agreement.

ATTEST:

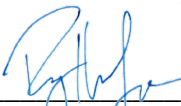
CITY OF SANTA ANA

Clerk of the Council

Kristine Ridge
City Manager

APPROVED AS TO FORM

Sonia R. Carvalho
City Attorney



By: Ryan O. Hodge
Assistant City Attorney

RECOMMENDED FOR APPROVAL:

Steven A. Mendoza
Executive Director
Community Development Agency

ORANGE COUNTY ELECTRICAL JOINT APPRENTICESHIP TRUST

By execution below, Property Owner consents to the recordation of this Agreement against its fee interest in the Property:

Wesley T. Geller, trustee of the Orange County Electrical Joint Apprenticeship Trust

By:_____

IN WITNESS WHEREOF, the parties hereto have caused this Density Bonus Housing Agreement to be executed on the date set forth at the beginning of this Agreement.

ATTEST:

CITY OF SANTA ANA

Clerk of the Council

Kristine Ridge
City Manager

APPROVED AS TO FORM

Sonia R. Carvalho
City Attorney

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Executive Director
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ORANGE COUNTY ELECTRICAL JOINT APPRENTICESHIP TRUST

By execution below, Property Owner consents to the recordation of this Agreement against its fee interest in the Property:

Wesley T. Geller, trustee of the Orange County Electrical Joint Apprenticeship Trust

By: _____

NOTE:

Developer acknowledges and agrees to the language within this document.

Warmington Residential California, Inc.

By: _____

Joe Oftelie
Vice President

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "I" OF THE STAFFORD AND TUSTIN TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 618 AND 619 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT "I" OF THE "STAFFORD AND TUSTIN TRACT" AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 618 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING 862.54 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT "I", BEING ALSO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY BY DEED RECORDED JANUARY 29, 1918 IN BOOK 317, PAGE 340 OF DEEDS; RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, 398.43 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ALSO IN THE EAST LINE OF LANDS CONVEYED TO J. J. VAN WYK BY DEED RECORDED APRIL 28, 1916 IN BOOK 273, PAGE 137 OF DEEDS; RUNNING THENCE SOUTH ALONG SAID EAST LINE, 246.275 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE WEST 398.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE NORTH 247.085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF SAID LOT "I" AS DESCRIBED IN DEED TO THE CITY OF SANTA ANA, RECORDED SEPTEMBER 28, 1971 IN BOOK 9822, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 402-061-03

EXHIBIT "B"

INCOME VERIFICATION FORM

Inclusionary Unit Address: _____

Head of Household (Print Name): _____

Current Address (if
different from above): _____

Telephone Number: Home: _____ Work: _____ Cell: _____

Email address: _____

Date of Birth: _____ Social Security # or TIN: _____

Household Composition				
List All Household Members Living in the Inclusionary Unit				
Name	Sex	Age	Dependent (Y/N)	Social Security # or Taxpayer ID #

List additional household members on a separate sheet of paper.

EXHIBIT "B"
INCOME VERIFICATION FORM

Monthly Gross Income *

List All Sources of Income of All Household Members Living in the Inclusionary Unit

Part 1: Earned Income

		Head of Household	Other Household Members	Total
1.	Gross wages, before payroll deductions and including overtime pay, commissions, fees, tips and bonuses.	\$	\$	\$
2.	Net income from self employment, independent contractor work or a business.	\$	\$	\$
3.	Social security and any payments from annuities, insurance policies, pension/retirement funds, disability or death benefits received periodically.	\$	\$	\$
4.	Payment in lieu of earnings, such as unemployment, disability compensation, worker's compensation and severance pay.	\$	\$	\$
5.	Public assistance, welfare payments	\$	\$	\$
6.	Alimony, child support, other periodic allowances	\$	\$	\$
7.	Regular pay, special pay and allowances of members of the Armed Forces	\$	\$	\$
8.	Other	\$	\$	\$
Subtotal: Monthly Earned Income				\$
Total Monthly Earned Income x 12 = \$_____ Total Annual Household Gross Earned Income				

EXHIBIT "B"
INCOME VERIFICATION FORM

Monthly Gross Income * List All Sources of Income of All Household Members Living in the Inclusionary Unit Part 2: Investment Income				
		Head of Household	Other Adult Household Members	Total Household Investment Income
1.	Interest paid on Bank and Savings accounts	\$	\$	\$
2.	Dividends and other payments from stocks and bonds	\$	\$	\$
3.	Income from real property (i.e. rental property)	\$	\$	\$
4.	Other (describe)	\$	\$	\$
Subtotal: Monthly Investment Income:				\$
Total Monthly Investment Income x 12 = \$_____ Total Annual Household Investment Income				

*Note: The following items are not considered income: casual or sporadic gifts; amounts specifically for or in reimbursement of medical expenses; lump sum payments such as inheritances, insurance payments, capital gains and settlement for personal or property losses; educational scholarships paid directly to the student or educational institution; special pay to a serviceman head of family away from home and under hostile fire; relocation payments under federal, state or local law; foster child care payments; value of coupon allotments for purpose of food under Food Stamp Act of 1964 which is in excess of amount actually charged the eligible household; payments received pursuant to participation in the following programs: VISTA, Service Learning Programs, and Special Volunteer Programs, SCORE, ACE, Retired Senior Volunteer Program, Foster Grandparent Program, Older American Community Services Program, and National Volunteer Program to Assist Small Business Experience.

EXHIBIT "B"
INCOME VERIFICATION FORM

Assets **

List the Current Value of All Assets of All Household Members Living in the Inclusionary Unit

If the Asset generates income, that income must be specified In Part 2 above

		Head of Household Value	Other Adult Household Members Value	Total Value of Assets
1.	Bank and Savings accounts	\$	\$	\$
2.	Stocks and bonds	\$	\$	\$
3.	Real property (i.e. rental property)	\$	\$	\$
4.	Other (describe)	\$	\$	\$
Total Asset Value \$_____				

**Note: Necessary items, such as furniture and automobiles, used for personal use are excluded from household assets. Collections of items for hobby, investment or business purposes must be included in household assets. If the total value of household assets exceeds \$5,000, the calculation of the household's annual income shall include the greater of the actual amount of income, if any, derived from all of the household assets; or 10% of the total value of the assets.

EXHIBIT "B"
INCOME VERIFICATION FORM

If the total asset value exceeds \$5,000, perform the calculations in the following table. If the total asset value is less than \$5,000, the amount of investment income to be included in annual household income is \$0.

Calculation of Investment Income to be Included in Annual Household Income				
1.	Total Annual Household Investment Income			\$
2.	Total Asset Value	\$	x 10%	\$
The Greater of #1 or #2 = Investment Income to be Included in Annual Household Income \$_____				

Calculation of the Household's Total Annual Income	
Total Annual Household Gross Earned Income	\$
Total Investment Income to be Included in Annual Household Income	\$
Total Household Income	\$

Documentation Attach True Copies of the Relevant Documents Listed Below	
_____ Paycheck stubs from three most recent pay periods	_____ Bank/Savings account verification
_____ Employment verification	_____ Self-employment verification
_____ Three years Income tax returns for Title Holders	_____ Unemployment verification
_____ Social security verification	_____ Welfare verification
_____ Alimony/child support verification	_____ Disability income verification
_____ Other (Describe)	

EXHIBIT "B"
AFFIDAVIT

This Affidavit is made with the knowledge that it will be relied upon by _____ and the City of Santa Ana to determine maximum income for eligibility to purchase the Inclusionary Unit listed above. (I/we) warrant that all information set forth in this document is true, correct and complete and based upon information (I/we) deem reliable and based upon such investigation as (I/we) deemed necessary.

(I/We) acknowledge that (I/we) have been advised that the making of any misrepresentation or misstatement in this affidavit will constitute a material breach of (my/our) purchase agreement and will additionally enable the seller to terminate the purchase contract and sell the Inclusionary Unit to another party.

(I/We) do hereby swear under penalty of perjury that the foregoing statements are true and correct and that this affidavit has been executed as of the date specified below by each adult member of the household which intends to occupy an Inclusionary Unit located at _____, Santa Ana, California.

Signature

Date

Printed Name

Executed at _____, Santa Ana, California

Signature

Date

Printed Name

Executed at _____, Santa Ana, California

EXHIBIT "C"

RECORDING REQUESTED BY,)
AND WHEN RECORDED MAIL TO:)
)
)
City of Santa Ana)
20 Civic Center Plaza, 6th Floor)
Santa Ana, California 92702)
Attn: Executive Director)

This document is exempt from payment of a recording fee pursuant to Government Code Sections 27383 and 6103.

**NOTICE OF AFFORDABILITY RESTRICTIONS ON
TRANSFER OF PROPERTY**

This Notice of Affordability Restrictions on Transfer of Property (or "Notice of Affordability Restrictions") is executed and recorded pursuant to Section 65915 of the California Government Code, and affects that certain real property generally located at _____ in the City of Santa Ana, California, as legally described in Exhibit A hereto ("Property"). The City of Santa Ana, a charter city and municipal corporation of the State of California (referred to herein as "City"), and Warmington Residential California, Inc. ("Developer/Property Owner") have entered into that certain Density Bonus Housing Agreement dated as of **November 15th, 2022** ("Density Bonus Housing Agreement").

1. The Density Bonus Housing Agreement provides for affordability restrictions and restrictions on the Property, as more particularly set forth in the Density Bonus Housing Agreement. A copy of the Density Bonus Housing Agreement is on file with City as a public record and is deemed incorporated herein. Reference is made to the Density Bonus Housing Agreement with regard to the complete text of the provisions of such agreement and all defined terms therein, which provides for affordability restrictions and restrictions on the transfer of the Property.

2. For a period commencing upon the date on which a deed conveying the Affordable Unit to a member of the homebuying public is recorded and terminating on the fifty-fifth (55th) anniversary thereof, the Property may only be transferred to

EXHIBIT “C”

another eligible, qualified Low Income Household at an Affordable Housing Cost; such restrictions are set forth at greater length in the Density Bonus Housing Agreement.

3. Section 4.12 of the Density Bonus Housing Agreement provides as follows:

“Notice of Affordability Restrictions on Transfer of Property. In the event of the sale or resale of an Affordable Unit during the Total Affordability Term, the City and the transferor shall execute and deposit into escrow, or record against the Affordable Unit, a Notice of Affordability Restrictions on Transfer of the Property as contained herein (Exhibit C). The sale or transfer of the Property, shall not be effective unless and until the City and the transferee execute the documents necessary to transfer the Density Bonus Agreement obligations from the transferor to the transferee.”

In the event that Developer/Property Owner desires to Transfer the Property during the Total Affordability Term, prior to the Transfer the owner shall notify City by delivering a Notice of Intent to Transfer to City, which shall indicate the identity of the proposed Transferee who desires to purchase the Property, whether the purchaser is a Low Income Household, and whether the sales price is at an Affordable Housing Cost. In addition to Homebuyer’s and the proposed Transferee’s delivery of the Notice of Intent to Transfer, the following procedure shall apply:

a. Notice to City. Developer/Property Owner shall send the Notice of Intent to Transfer to City at the address set forth in Section 9.3.1 of the Density Bonus Housing Agreement.

b. Qualification of Proposed Transferee. The proposed Transferee shall provide the City with sufficient information in the form provided by City including without limitation, a certification as to the income and family size of the proposed Transferee, for City to determine if the proposed Transferee is a Low Income Household, and the purchase price is at an Affordable Housing Cost.

c. Certificates from Parties. Developer/Property Owner and proposed Transferee each shall certify in writing, in a form acceptable to City, that the Transfer shall be closed in accordance with, and only with, the terms of the sales contract and other documents submitted to and approved by City and that all consideration delivered by the proposed Transferee to owner has been fully disclosed to the City. The written certificate shall also include a provision that in

EXHIBIT "C"

the event a Transfer is made in violation of the terms of this Restriction or false or misleading statements are made in any documents or certificate submitted to City for its approval of the Transfer, City shall have the right to file an action at law or in equity to make the parties terminate and/or rescind the sales contract and/or declare the sale void notwithstanding the fact that the Transfer may have closed and become final as between Developer/Property Owner and Transferee.

d. Written Consent of City Required Before Transfer. During the Total Affordability Term, the Property, and any interest therein, shall not be conveyed by any Transfer except with the express written consent of the City, which consent shall be given only if the Transfer is in accordance with the provisions of this Restriction. This provision shall not prohibit the encumbering of title for the sole purpose of securing financing of the purchase price of the Property.

e. Notice of Prohibited Transfer. Within twenty (20) days after receiving notification of a proposed Transfer in accordance with Section 3.a., the City shall determine and give notice to Developer/Property Owner as to whether the proposed Transfer is a Permitted Transfer or Prohibited Transfer. In the event that the proposed Transfer is a Prohibited Transfer, such notice to Developer/Property Owner shall specify the nature of the Prohibited Transfer. If the violation is not corrected to the satisfaction of the City within ten (10) days after the date of the notice, or within such further time as the City determines is necessary to correct the violation, the City may declare a Default under this Restriction. Upon the declaration of a Default, the City may apply to a court of competent jurisdiction for specific performance of this Restriction, for an injunction prohibiting a proposed sale or Transfer in violation of this Restriction, for a declaration that the Prohibited Transfer is void, or for any such other relief as may be appropriate.

f. Delivery of Documents. Upon the close of the proposed Transfer, Developer/Property Owner and Transferee, as applicable, shall provide the City with a copy of the final sales contract, settlement statement, escrow instructions, all certificates required by this Section 3 and any other documents the City may request.

4. The restrictions contained in the Density Bonus Housing Agreement commence upon the date on which the Affordable Unit is conveyed to the first member of the homebuying public and terminate on the fifty-fifth (55th) anniversary thereof.

5. The commonly known addresses for the Property is

_____.

EXHIBIT "C"

6. The assessor's parcel numbers for the Property is _____.
7. The legal description of the Property is attached hereto as Attachment No. 1 and is incorporated herein by reference.
8. The Density Bonus Housing Agreement, which includes the affordability restrictions referenced above, was recorded in the Office of the Orange County Recorder on _____ (Number _____).
9. The Density Bonus Housing Agreement remains in full force and effect and is not amended or altered in any manner whatsoever by this Notice of Affordability Restrictions.
10. Capitalized terms shall have the meaning established under the Density Bonus Housing Agreement (including all Attachments thereto) excepting only to the extent as otherwise expressly provided under this Notice of Affordability Restrictions.
11. Persons having questions regarding this Notice of Affordability Restrictions, the Density Bonus Housing Agreement or the Attachments thereto should contact the City at its offices (20 Civic Center Plaza, Santa Ana, California 92701, or such other address as may be designated by the City from time to time).

EXHIBIT "C"

DEVELOPER/ PROPERTY OWNER:

By: _____

Printed Name: _____

THE CITY OF SANTA ANA,

By: _____

Executive Director

ATTEST:

APPROVED AS TO FORM:
SONIA R. CARVALHO, City Attorney

By: _____
Ryan O. Hodge
Assistant City Attorney

Dated: _____

EXHIBIT "C"

[Attach pro forma legal description for condominium. Example below.]

PARCEL NO. 1

Unit _____ (the "**Unit**"), as shown on the Condominium Plan ("**Plan**") Recorded on _____, as Instrument No. _____, in Official Records of Orange County, California ("**Official Records**"), consisting of a portion of Lot 1 of Tract No. _____ ("**Map**"), filed in Book _____, Pages ____ to ____ of Miscellaneous Maps, in the Office of the Orange County Recorder.

RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and its assignees, easements for access, encroachment, maintenance, drainage and support, and for other purposes, all as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for _____ Condominium Association, recorded on _____, as Instrument No. _____ (as amended or restated, the "**Declaration**"), in Official Records of Orange County, California. Terms not defined in this Grant Deed shall have the meanings given to them in the Declaration and Supplemental Declaration.

PARCEL NO. 2

An undivided one-____ (1/__) fee simple interest as a tenant in common in and to the common area described in the Plan.

PARCEL NO. 3

Nonexclusive easements for access, drainage, support, encroachment, maintenance and repair, and for other purposes, all as may be shown on the Map and as described in the Declaration.

SUBJECT TO:

1. Nondelinquent general and special real property taxes and public and private assessments;
2. All covenants, conditions, restrictions, easements, reservations, rights, rights-of-way and other matters, including the Declaration;
3. All (a) matters discoverable or ascertainable by inspection or survey of the Unit, (b) zoning ordinances and regulations and other laws, ordinances or governmental regulations restricting the use, occupancy or enjoyment of the Unit, and (c) other matters already permitted or approved by Grantee.

NOTICE: THE UNIT ON THIS PROPERTY IS REQUIRED TO BE SOLD TO A LOW INCOME HOUSEHOLD PURSUANT TO THE DENSITY BONUS AGREEMENT WITH THE CITY OF SANTA ANA. FOR MORE INFORMATION, SEE THE DENSITY BONUS

EXHIBIT "C"

AGREEMENT. THE RESTRICTIONS SET FORTH IN SUCH AGREEMENT BIND ALL SUCCESSIVE OWNERS OF THIS PROPERTY.



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 within 10 calendar days of the decision by any interested party or group.

Project Location: 717 S. Lyon Street – Ward 3

Project Applicant: Greg Ocasek, representing Warmington Residential California, Inc. (Applicant), on behalf of OC Electrical Joint Apprenticeship Trust (Property Owner).

Proposed Project: Applicant is requesting approval of Density Bonus Agreement No. 2022-03 and Vesting Tentative Tract Map No. 2022-03 (County Map No. 19195) to allow the construction of a residential townhouse development, consisting of 51 townhouse units with eight units proposed as affordable to low-income households. The project has been submitted pursuant to Senate Bill No. 330/the Housing Crisis Act (Government Code Section 65941.1)

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, September 26, 2022 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 www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBaComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Chelsea Shafer, Acting Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 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.

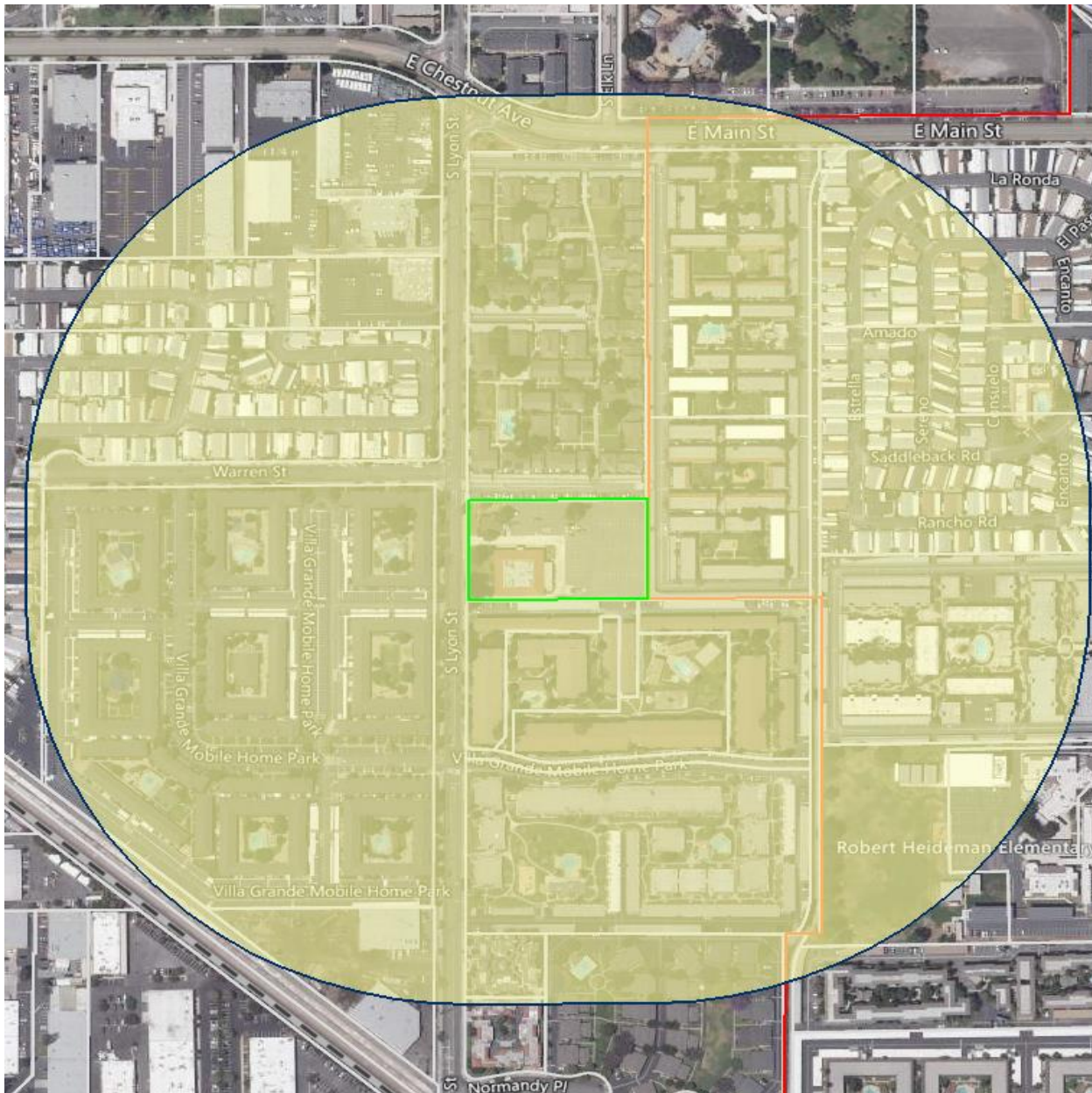
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at Pgomez@santa-ana.org or 714-667-2790.

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 Kelly Arcadio-Tajonar (714) 667-5881.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

Kelly Arcadio
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
717 South Lyon Street

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):

09/14/2022

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	\$124.00
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OR# 3624774

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

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Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

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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 questions, please contact Pedro Gomez with the Planning and Building Agency at Pgomez@santa-ana.org or 714-667-2790.

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

9/14/22

OR-3624774#



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

On-Site Posting – 717 S. Lyon Street – September 15, 2022

