

Affidavit Regarding Community Meeting

I, Brian Leung, declare as follows:

1. This declaration is made on behalf of Greenlaw Partners, pursuant to Santa Ana Municipal Code Section 2-153. I have personal knowledge of the facts set forth below and am able to competently testify thereto. I am available, on behalf of Greenlaw Partners, to answer any questions regarding the matters discussed herein.
2. The community meeting required by Section 1-153 was held by Greenlaw Partners, in compliance with Section 2-153, on July 8, 2021 from 6:00 pm to 7:00 pm in an online virtual environment (Zoom Video).
3. Notice of the meeting was mailed to all property owners, and at least one occupant per dwelling unit having a valid United States Postal Service address within a 500-foot radius of the project site, on June 28, 2021.
4. Due to the COVID-19 Pandemic and restrictions to in person gatherings, the community meeting was hosted online via Zoom. No physical notice posting at the project site was required by the City.
5. Notice of the meeting was published in the Orange County Reporter, a newspaper of general circulation within the City of Santa Ana, on July 7, 2021.
6. Meeting minutes were prepared by Kimley-Horn that provide an accurate description and summary of the meeting.
7. The meeting was conducted in an open house format, but began with opening remarks from the developer, as well as a question and answer session. A true and correct copy of the video of the opening remarks, including questions from the public and answers thereto were shared with the City of Santa Ana Staff Planner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this date of July 13, 2021, at Orange, California.



Brian Leung



Virtual Sunshine Neighborhood Community Meeting

1700 Garry Avenue Light Industrial Development Project

Held Thursday July 8, 2021 at 6 PM (via Zoom)

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates

In compliance with the Sunshine Ordinance, a community meeting was held virtually on July 8th, 2021 from 6:00 pm – 7:00 pm.

Representatives from the Developer were as follows:

- Derek Meddings (Greenlaw Partners)
- Rob Mitchell (Greenlaw Partners)
- Steve Przybylowski (AO)
- Brian Leung (Kimley-Horn)
- Nick Chen (Kimley-Horn)
- Kiana Graham (Kimley-Horn)

Representatives from the City of Santa Ana:

- Ali Pezeshkpour (assigned Case Planner)

Representatives of the Community:

- Tim Rushmore
- David Sahban
- David
- Scott
- Garry Plaza Office Park
- Pat Regan
- Fabiola Melicher
- Maggie
- J
- JB
- Thomas E Bradfield

Eleven members of the community attended the virtual meeting. Kimley Horn waited for additional members of the community to log into the virtual meeting before starting the presentation. The representative from AO presented an overview of the project. Several questions were written into the chat box and asked verbally during the comments and questions portion. These questions are documented below. No additional members of the community attended the event. All representatives from the City and Developer team stayed on the virtual meeting with the attendees until 7 pm.

Community Questions and Comments

1. **Chat Question:** What is the timeline for evicting current tenants and demolishing the buildings?

Verbal Response: There is no set timeline as of now, we are still in the application process with the City. Once we have gotten the approvals, which we estimate to be about six months from now, we will look at setting some dates and timelines.

2. Chat Question: How many trucks a day?

Verbal Response: Since there are currently no tenants for the building as of now and we are still going through with our approvals to spec build the building, we don't know the what the hours of operation are and what they might entail until we get a tenant in the building.

3. Chat Question: San Clemente facility similar size 11 per day not 2

Verbal Response: This is about an Amazon site that Greenlaw is involved with in San Clemente. This project is not an Amazon location and Amazon will not be a tenant.

Verbal Comments and Discussion: Participant comment about if this is a similar size facility, wouldn't the truck frequency match that of the Amazon location.

Verbal Response: Rob of Greenlaw responded that this is not an Amazon project, nor affiliated with a sub-contractor of Amazon. They do not know who the tenant will be and have no prospects at the time of this meeting.

Verbal Comments and Discussion: Participant comment about the location of the pin on the flyer and possible exclusion of nearby tenants due to the pin being to the right and not in the center.

Verbal Response: The developer's response is that they are willing to set up any future calls or meetings for anyone who may have been missed in proximity due to the pin location on the flyer. The developer was not aware of how the pin was placed on the flyer or any details about the pin.

Verbal Comments and Discussion: Discussion about the orientation and location of the docks for the trucks in the proposed development.

Verbal Response: The developer explained the reasoning behind the location of the docks and their consideration of the views of the freeway.

Verbal Comments and Discussion: Community participant had concerns about trucks on the nearby streets. Community participant concern about the zone change from office to light industrial, specifically concerns about the easement in place.

Verbal Response: The developer explained that the plan was always to tear down the building. Originally the plan was to put in residential units, but due to the change in market, the developer moved to light industrial. Community participant is opposed to the construction of light development and would like other uses to be explored. Greenlaw has another meeting set with the commenters to discuss further.

4. Chat Question: What hours will the trucks be arriving at the site?

Response: This was discussed in the above question regarding how many trucks per day. There is no tenant identified yet, therefore the Developer cannot speculate on hours of operation.

5. Chat Question: Is Kimley Horn preparing the CEQA?

Verbal Response: Ali, the planner responsible for reviewing this project responded that no, Kimley-Horn would not be preparing the environmental documents for the project. The City will hire its own consultant to prepare the environmental documentation that is required. The developer will pay for the City's time and reimburse them for it, but the environmental document will be prepared by someone independent of the developer.

Question during discussion asking Ali if he plans to stay on this project, to which Ali responds that he has no intent to leave the City.

6. Chat Question: When will this project start?

Verbal Response: The project will not start until city approval, which is at least 6 months. At least a year out from starting construction.

7. Chat Question: How many trucks will be parking on the street, could the trucks arrive on Alton?

Verbal Response: The developer responded and said they are unsure of what the truck routes are at this time. They have started the process of conducting a traffic study, but it is not complete and so they cannot answer that question right now.

8. Chat Question: Will the tenants be notified with enough amicable time of move out?

Verbal Response: The tenants will be notified once the City gives their approval for the project, which is probably six months out. The developer has been in contact with the tenants and are trying to give ample notice.

9. Chat Question: Does the widening of the 55-freeway project impact your project?

Verbal Response: No, this was already taken into account in the project's plans.

10. Chat Question: How long does the environmental phase typically take for projects like this?

Verbal Response: Environmental documentation depends on the type of documentation required for the project. The City will determine what environmental documents are needed. If a Negative Declaration or Mitigated Negative Declaration is needed, the process should take a few months. If an Environmental Impact Report was needed the process is expected to take an additional six to nine months.

11. Verbal Question: Will you do any extensive traffic studies to address nearby streets backing up?

Verbal Response: There are intensive traffic studies underway. The use that we are proposing is less trips than the current use and therefore will create less traffic. The traffic studies will be available once they are completed.

12. Verbal Question: How are you going to have less trips?

Verbal Response: Less people (working at the project site location) will create less trips.

13. Verbal Question: How many dock doors do you expect?

Verbal Response: There are 11 dock positions.

14. Verbal Question: Are you going to allow shipping containers on the property?

Verbal Response: Currently there is no provision for trailer storage.

15. Verbal Question: Is it going to become a tow yard?

Verbal Response: It is not the intent that this development becomes a tow yard, it is supposed to be light industrial.

16. Verbal Question: Is there a way to get a copy of this presentation?

Verbal Response: Yes, this is being recorded and will be available on the project website.

Radius notification letters:

Notice mailers were distributed to nearby property owners within a 500-foot radius. Several letters were returned to the development team for several reasons, including addresses to vacant tenant offices and letters returned to sender that were unable to be forwarded. See attached Table 1 and Table 2 for complete list of returned notices.

List of Notices Returned to Sender – Vacant					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
430-191-12	NKMAX AMERICA INC	10 PASTEUR	IRVINE CA	92618	IMSC
430-171-07	OCCUPANT	1720 E GARRY AVE STE 102	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 104	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 114	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 115	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 116	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 207	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 208	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 209	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 210	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 211	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 212	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 215	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 220	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 225	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 228	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 236	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 103	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

430-171-07	OCCUPANT	1740 E GARRY AVE STE 113	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 116	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 201	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 202	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 203	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 204	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 207	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 208	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 209	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 211	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 212	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 213	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 216	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 220	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 222	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
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430-171-07	OCCUPANT	1740 E GARRY AVE STE 232	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 233	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 114	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

430-171-07	OCCUPANT	1700 E GARRY AVE STE 118	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 120	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 203	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
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430-171-07	OCCUPANT	1700 E GARRY AVE STE 210	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 215	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 216	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 217	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 222	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 226	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
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430-171-07	OCCUPANT	1700 E GARRY AVE STE 235	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 236	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-04	OCCUPANT	2933 PULLMAN ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-10	OCCUPANT	2923 PULLMAN ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-16	OCCUPANT	2938 DAIMLER ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-18	OCCUPANT	2952 DAIMLER ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-411	OCCUPANT	1800 E GARRY AVE 111	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

930-01-420	OCCUPANT	1800 E GARRY AVE 202	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-429	OCCUPANT	1800 E GARRY AVE 211	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-437	OCCUPANT	1800 E GARRY AVE 219	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-445	OCCUPANT	1820 E GARRY AVE 103A	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-446	OCCUPANT	1820 E GARRY AVE 104A	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-447	OCCUPANT	1820 E GARRY AVE 105A	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-461	OCCUPANT	1820 E GARRY AVE 201D	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-481	OCCUPANT	1820 E GARRY AVE 221D	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
411-142-13	HW-DYER LLC	4100 MACARTHUR BLVD 310	NEWPORT BEACH CA	92660	IMSC

List of Notices Returned to Sender – Unclaimed					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
930-01-417	OCCUPANT	1800 E GARRY AVE 117	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-21	OCCUPANT	1801 E GARRY AVE	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-191-13	OCCUPANT	3009 DAIMLER ST	SANTA ANA CA	92705	INDUSTRIAL MISCELLANEOUS
930-01-412	OCCUPANT	1800 E GARRY AVE 112	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-414	OCCUPANT	1800 E GARRY AVE 114	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-405	REGAN DISTRIBUTORS INC	1800 E GARRY AVE 105	SANTA ANA CA	92705	CMSC

List of Notices Returned to Sender – Not Known					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
930-01-446	MELINDA WELLS	1835 NEWPORT BLVD A109	COSTA MESA CA	92627	CMSC
930-01-470	GARRY INVESTMENTS LLC	1212 N BROADWAY 204	SANTA ANA CA	92701	CMSC
411-142-04	OCCUPANT	2907 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL MISCELLANEOUS
411-142-09	OCCUPANT	2909 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL MISCELLANEOUS
430-171-07	ORANGE CNTY TRANSPORTATION AUT	1720 E GARRY AVE	SANTA ANA CA	92705	CMSC
411-141-05	ORANGE COUNTY FLOOD	300 N FLOWER ST	SANTA ANA CA	92703	MGOV
411-142-05	YEUNG	2923 S TECH CENTER DR	SANTA ANA CA	92705	IMSC

1700 GARRY AVENUE LIGHT INDUSTRIAL DEVELOPMENT PROJECT

Thursday July 8, 2021, at 6 PM

Virtual Sunshine Neighborhood Community Meeting

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates



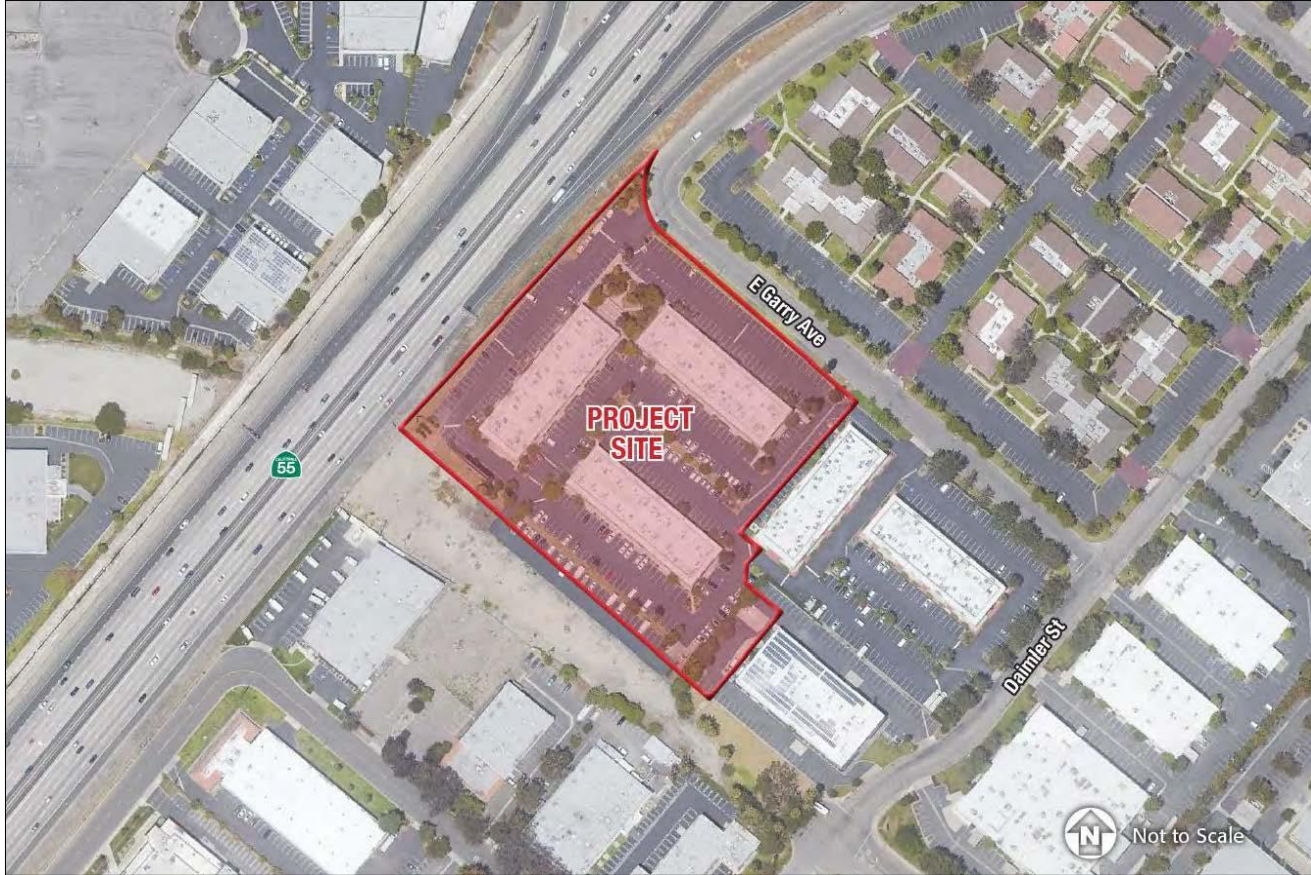
Agenda

- Project Background
- Existing Conditions
- Proposed Project
- Next Steps
- Q/A

PROJECT BACKGROUND



REGIONAL CONTEXT



LOCAL CONTEXT

EXISTING CONDITIONS

EXISTING CONDITIONS

- Address: 1700 Garry Avenue
- APN: 430-171-07
- 5.13-acre site
- 3 separate, two-story office park buildings
- Approximately 53,000 building SF
- Primarily surface parking
- Typical ornamental landscaping



Aerial View from South

EXISTING CONDITIONS – ON THE GROUND VIEW



View from Garry Avenue,
looking south toward
existing office buildings

EXISTING CONDITIONS – ON THE GROUND VIEW



View within parking lot,
looking west toward the
1740 Garry Avenue
Building

EXISTING CONDITIONS – ON THE GROUND VIEW



View within parking lot,
looking north toward
Garry Avenue. SR-55 on
the west

EXISTING CONDITIONS – ON THE GROUND VIEW



Internal site view from
parking lot, looking north
toward 1700 Garry Avenue
building

EXISTING CONDITIONS – ON THE GROUND VIEW



View from SR-55, looking
east toward project site

PROPOSED PROJECT

PROPOSED PROJECT

One light industrial flex building with demising wall for online e-commerce “last mile” deliveries

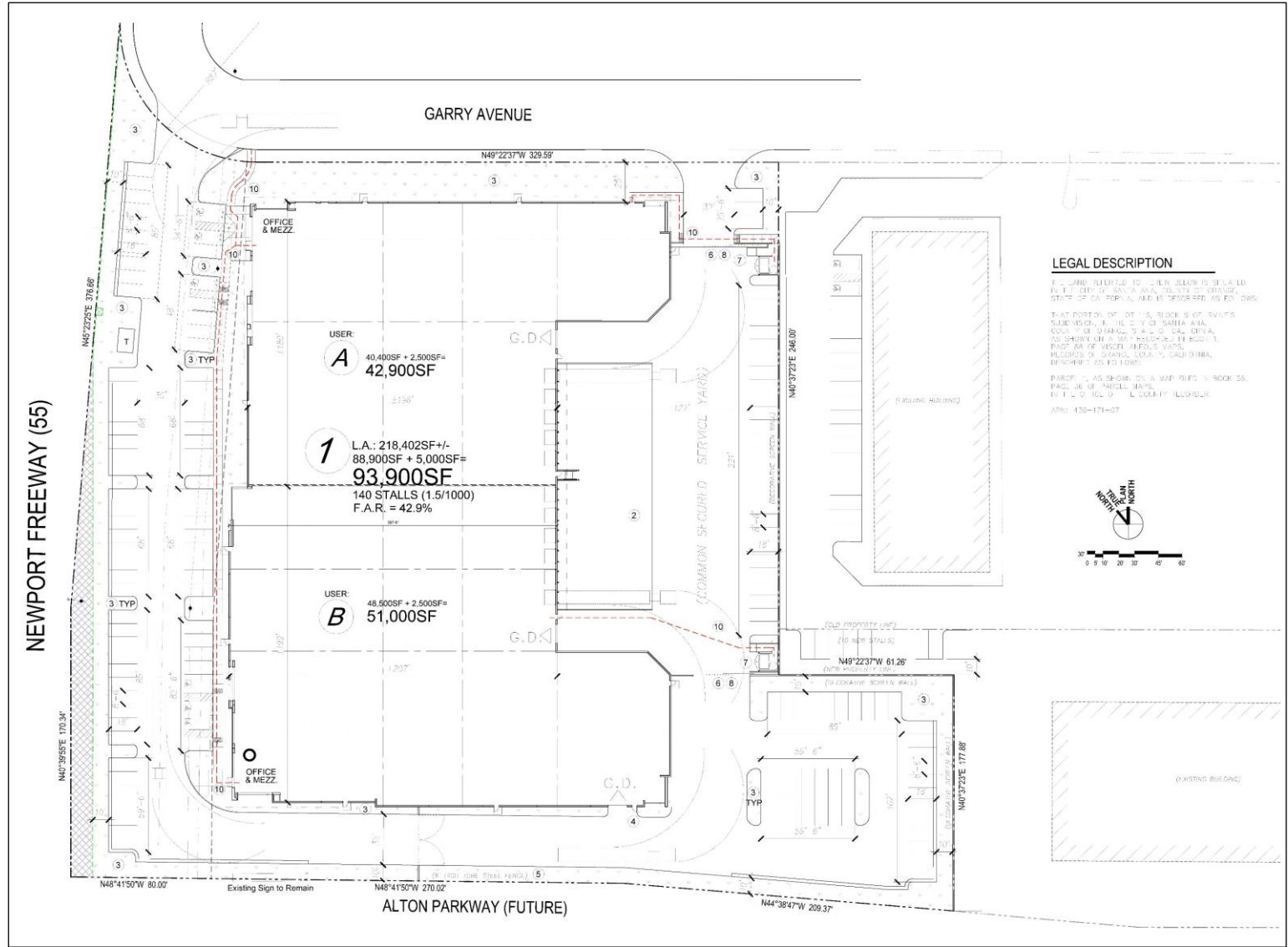
Hours of operation – 24 hours a day, 7 days a week

Most deliveries to occur during the day

User A and User B = 93,900 total building SF

User A– 5,000 SF office space and 37,900 SF warehouse

User B– 5,000 SF office space and 46,000 SF warehouse

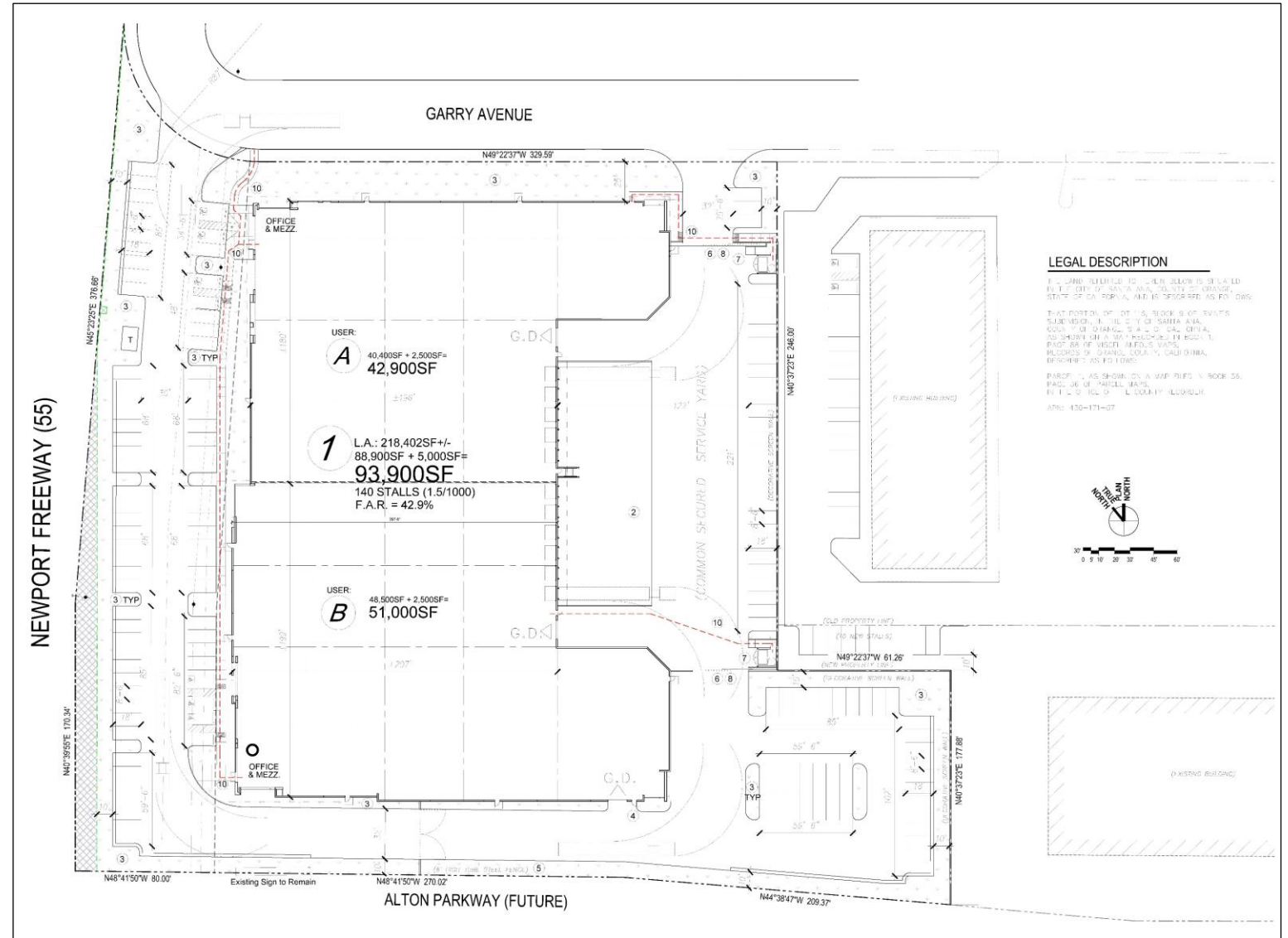


ENTITLEMENTS

General Plan Amendment: Professional and Administrative Office (PAO) to Industrial

Zone Change: Professional to M1 (Light Industrial)

Development Project Review



ELEVATIONS

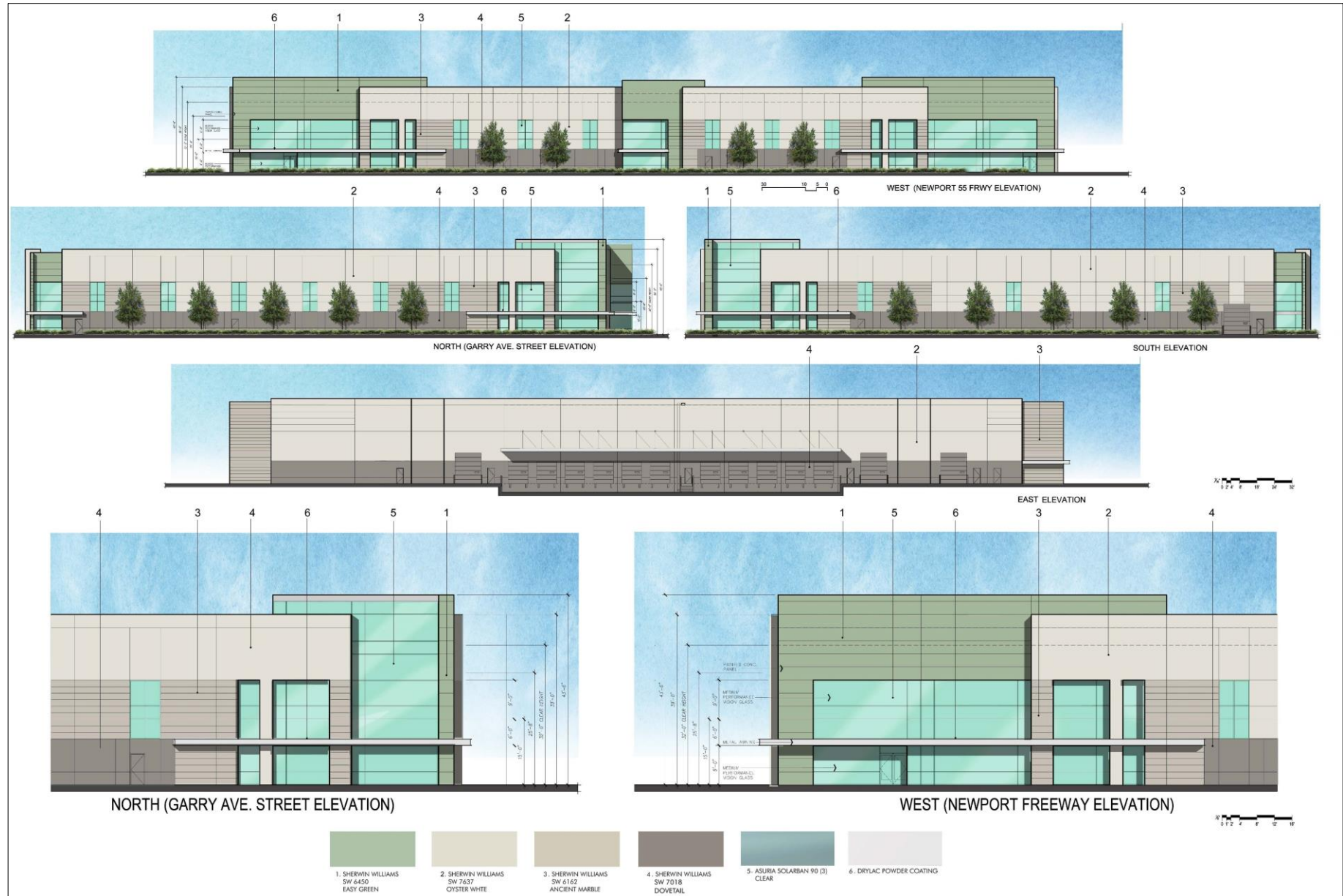
43.5 ft maximum building height

39 ft height average

43 percent Floor Area Ratio

40.7 percent lot coverage

140 parking spaces (1.5 spaces/1,000 SF)



MATERIAL BOARD



5. ASURIA SOLARBAN 90 (3)



6. SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE
(METAL PAINT)



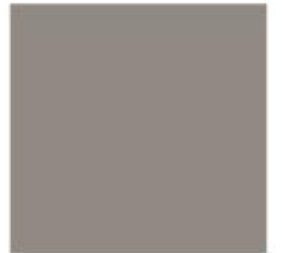
1. SHERWIN WILLIAMS
SW 6450
EASY GREEN



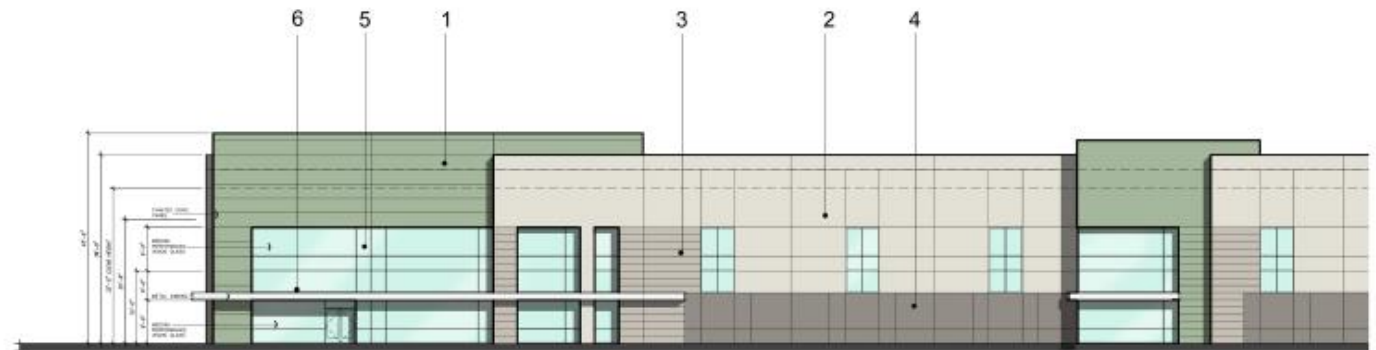
2. SHERWIN WILLIAMS
SW 7637
OYSTER WHITE



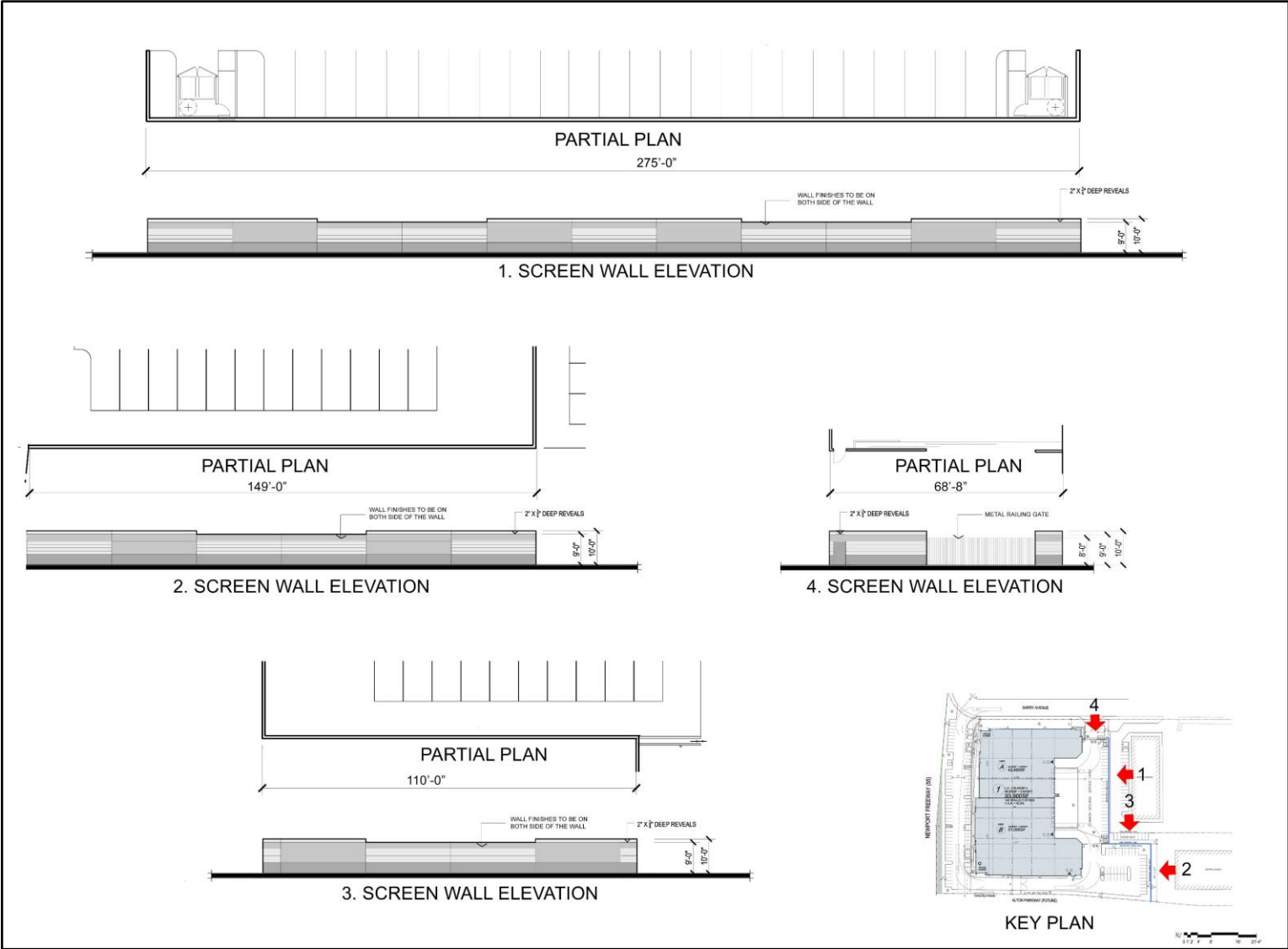
3. SHERWIN WILLIAMS
SW 6162
ANCIENT MARBLE



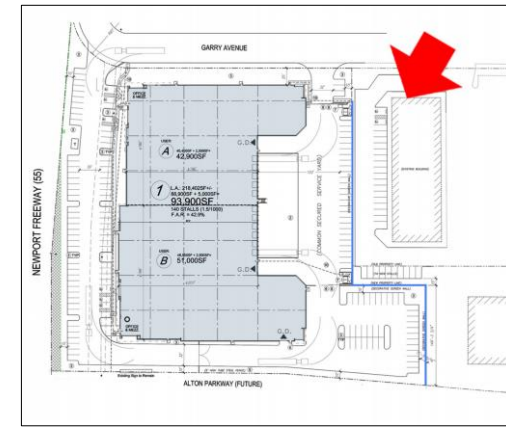
4. SHERWIN WILLIAMS
SW 7018
DOVETAIL



SCREEN WALL ELEVATIONS



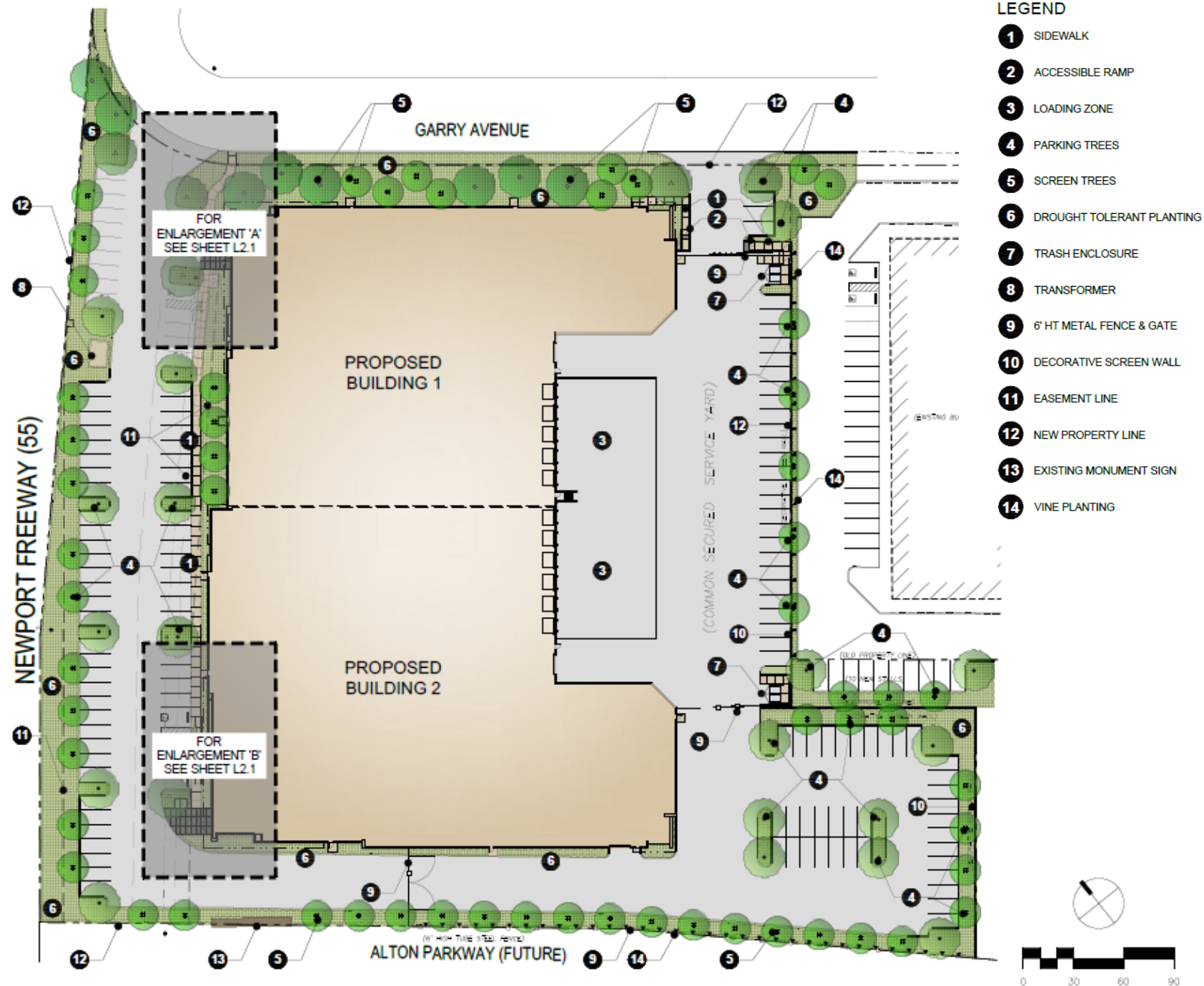
SCREEN WALL ELEVATIONS



Landscape Plans

All existing trees would be removed or relocated

Several existing landscaping buffers would be replaced with a new planting schedule



Plant Schedule, Hardscapes, and Site Furnishings

SITE FURNISHINGS



BIKE RACK
MODEL: EMERSON BIKE RACK
MFG: LANDSCAPE FORMS
COLOR / FINISH: SILVER POWDER COAT

HARDSCAPE



P1 CONCRETE PAVING TYPE 1
COLOR: NATURAL GRAY
FINISH: MEDIUM BROOM
JOINTS: TOOLED



P2 CONCRETE PAVING TYPE 2
COLOR: DARK GRAY - DAVIS COLORS
FINISH: TOP CAST D5
JOINTS: SAWCUT



P3 PRE-CAST DETECTABLE WARNING PAVERS
COLOR: FEDERAL YELLOW
FINISH: STANDARD FINISH

TREES



LOPHOTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
SWAN HILL FRUITLESS OLIVE



PLATANUS ACERIFOLIA 'VARWOOD' /
LONDON PLANE TREE



RHUS LANCEA /
AFRICAN SUMAC

VINE



DISTICTUS SUCCINATORIA /
BLOOD-RED TRUMPET VINE



CALLIANDRA HAEMATOCEPHALA /
PINK POWDER PUFF



SHRUBS, SUCCULENTS, GRASSES & GROUND COVERS



ACACIA COGNATA 'COUSIN ITT' /
COUSIN ITT ACACIA



AGAVE 'BLUE GLOW' /
BLUE GLOW AGAVE



ALOE 'BLUE ELF' /
BLUE ELF ALOE



ALOE STRIATA /
CORAL ALOE



CALLIANDRA HAEMATOCEPHALA /
PINK POWDER PUFF



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



DASYLIRION WHEELERI /
DESERT SPOON



DIANELLA C. 'CASSA BLUE' /
CASSA BLUE FLAX LILY



DIANELLA T. 'VARIEGATA' /
VARIEGATED FLAX LILY



HEPERALOE PARVIFLORA /
RED YUCCA



LANтана 'NEW GOLD' /
NEW GOLD LANTANA



LOMANDRA LONGIFOLIA 'BREEZE' /
DWARF MAT RUSH



MUHLENBERGIA CAPILLARIS 'REGAL MIST' /
PINK MUHLY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK MYOPORUM



OLEA EUROPAEA 'NORTA' /
LITTLE BLUE DWARF OLIVE



RHAMNUS C. 'MOUND SAN BRUNO' /
COFFEEBERRY



RAPHANISTRUM L. 'CLARK' /
WHITE INDIAN HAWTHORN



SESLERIA 'GREENLEE' /
GREENLEE MOOR GRASS

NEXT STEPS

NEXT STEPS



- City reviews Development Review Application and plans
- Environmental Review under CEQA required
- Future Public Noticing and Public Hearings
- Approvals and Permitting Process
- Construction anticipated 2023

Comments and Questions?

Contact Information

DEREK MEDDINGS - (949) 309-1322

GREENLAW PARTNERS

ORANGE COUNTY REPORTER

~SINCE 1921~

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07/07/2021

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Parcel Number
#10701

First Owner Full Name

6/28/2021

430-171-07	ORANGE CNTY TRANSPORTATION AUT
411-141-05	ORANGE COUNTY FLOOD
411-141-06	WAN CHAN
411-142-02	WINCHESTER EQUITY GROUP LLC
411-142-03	CHUCK WU
411-142-04	WINCHESTER EQUITY GROUP LLC
411-142-05	YEUNG
411-142-06	YEUNG
411-142-07	2919 TECH CENTER DRIVE LLC
411-142-08	ANTHONY M CARLINI
411-142-09	DALEO ENTERPRISES
411-142-10	WOJCIECH SMOLENSKI
411-142-11	KSDG LLC
411-142-12	FRZ CORP INC
411-142-13	HW-DYER LLC
411-152-09	FIRST INDUSTRIAL PROPERTIES LLC
430-112-06	GAGOS PROPERTIES LTD
430-112-07	SIXTH & VERMONT INVESTMENT CO LL
430-114-06	EDWARDS LIFESCIENCES LLC
430-114-07	17072 DAIMLER LLC
430-115-01, 03	JOHN WASHER
430-115-02	IRVINE RANCH WATER DISTRICT
430-115-04	JUNE EKLUND
430-115-05	RJV & ASSOCIATES LLC
430-171-05	DUPLO U S A CORP
430-171-07	ORANGE CNTY TRANSPORTATION AUT
430-173-02	OPEN DOORS WITH BROTHER ANDREW I
430-173-04	MAM PROPERTIES LLC
430-173-05	WOODLEY BUSINESS PROPERTIES LLC
430-173-06	ALBERT HANNA
430-173-07	MAM PROPERTIES LLC
430-173-10	ACCORD HOLDINGS LLC
430-173-11	SCOTT A LISSOY
430-173-15	CGMC LLC
430-173-16	FREDERICK M MYERS
430-173-17, 18	DAHL TAYLOR & ASSOCIATES CONSTRU
430-173-19	TRITON PROPERTIES LLC
430-173-20	GRANITE PROPERTIES LLC
430-173-21	LISLOY SCOTT A THE LISLOY FAMILY
430-173-22	1751 EAST GARRY LLC
430-191-12	NKMAX AMERICA INC

430-191-13	EDWARDS LIFESCIENCES LLC
930-01-401, 402, 403, 404, 409	JACK STEVENS
930-01-405	REGAN DISTRIBUTORS INC
930-01-406	REGAN DISTRIBUTORS INC
930-01-407	THOMAS LINDAHL
930-01-408	TRUSTAT SAFETY & HEALTH SOURCE L
930-01-410	1800 E GARRY AVE LLC
930-01-411	REGAN DISTRIBUTORS INC
930-01-412, 464	PACIFIC LOAN SOLUTIONS LLC
930-01-413, 414, 415, 416	JACK STEVENS
930-01-417, 429, 432, 478, 481	WM STEVENS
930-01-418, 419, 420, 421, 422	JACK STEVENS
930-01-423	DAVID KUHN
930-01-424	FLAGSTONE PROPERTIES LLC
930-01-425, 427, 431, 433 - 438	JACK STEVENS
930-01-426	OCEANLINK SHIPPING LOGISTICS
930-01-428	EHAB S SOLIMAN
930-01-430	ULADZISLAU KANDYBOVICH
930-01-439	CHRISTOPHER TRENT
930-01-440, 441, 442	JACK STEVENS
930-01-443, 444, 445	DAVID C RUSHMORE
930-01-446	MELINDA WELLS
930-01-447 - 453	JACK STEVENS
930-01-454	RAYMOND S LEE
930-01-455, 456, 457, 458, 466	JACK STEVENS
930-01-459, 472	PARISA MOGHADDAM
930-01-460	KHA INVESTMENTS LLC
930-01-461	KEYSTONE EQUITY GROUP INC
930-01-462	AJJA INVESTMENTS LLC
930-01-463, 465	GREWALL LLC
930-01-467	RUSSAMEL INVESTMENTS
930-01-468	RAY NAGHIBI
930-01-469	ELIZABETH ORTIZ
930-01-470	GARRY INVESTMENTS LLC
930-01-471	PEBBLE BEACH HOLDING LLC
930-01-473, 475, 480, 482, 483	JACK STEVENS
930-01-474	AGGARWAL DEV DARSH
930-01-475, 480, 482, 483	JACK STEVENS
930-01-476	LOUIS L LAU
930-01-477	SUNRISE REALTY LLC
930-01-479	WADE KIRK
930-01-484	ADDIS PHARMA TECH CORP
939-64-001	ZEBRA INVESTMENTS LLC
939-64-002	800 E DYER RD LLC
411-141-05	VACANT
411-141-06	VACANT
411-142-02	OCCUPANT

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930-01-402	OCCUPANT
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930-01-481	OCCUPANT
930-01-482	OCCUPANT
930-01-483	OCCUPANT
930-01-484	OCCUPANT
939-64-001	OCCUPANT
939-64-002	OCCUPANT

Mailing Address 500' Ownership Listing	Mailing Address City/State 500' Occupant Listing	Mailing Address Zip Prepared for:
1720 E GARRY AVE	SANTA ANA CA	92705
300 N FLOWER ST	SANTA ANA CA	92703
201 W GARVEY AVE 102	MONTEREY PARK CA	91754
19365 COUNTRYWOOD DR	YORBA LINDA CA	92886
3460 WINCHESTER WAY	ROWLAND HEIGHTS CA	91748
3460 WINCHESTER WAY	ROWLAND HEIGHTS CA	91748
2923 S TECH CENTER DR	SANTA ANA CA	92705
3030 PULLMAN ST	COSTA MESA CA	92626
2919 S TECH CENTER DR	SANTA ANA CA	92705
PO BOX 12649	NEWPORT BEACH CA	92658
PO BOX 2834	ORANGE CA	92859
16787 BEACH BLVD 308	HUNTINGTON BEACH CA	92647
2913 S TECH CENTER DR	SANTA ANA CA	92705
2915 S TECH CENTER DR	SANTA ANA CA	92705
4100 MACARTHUR BLVD 310	NEWPORT BEACH CA	92660
2530 S BIRCH ST	SANTA ANA CA	92707
1319 J ST	MODESTO CA	95354
1900 AVENUE OF THE STARS 2475	LOS ANGELES CA	90067
PO BOX 11150	SANTA ANA CA	92711
17072 DAIMLER ST	IRVINE CA	92614
1100 SANDPIPER DR	CORONA DEL MAR CA	92625
15600 SAND CANYON AVE	IRVINE CA	92618
1121 DURYEA AVE	IRVINE CA	92614
1167 WARNER AVE	TUSTIN CA	92780
3050 DAIMLER ST	SANTA ANA CA	92705
550 S MAIN ST	ORANGE CA	92868
2953 PULLMAN ST	SANTA ANA CA	92705
2913 PULLMAN ST	SANTA ANA CA	92705
4201 PRESERVE PKWY N	GREENWOOD VILLAGE CO	80121
4 HUTTON CENTRE DR 500	SANTA ANA CA	92707
1601 PORT STIRLING PL	NEWPORT BEACH CA	92660
19642 VISTA DEL VALLE	SANTA ANA CA	92705
2922 DAIMLER ST	SANTA ANA CA	92705
2932 DAIMLER ST	SANTA ANA CA	92705
19211 EDGEHILL DR	IRVINE CA	92603
2960 DAIMLER ST	SANTA ANA CA	92705
2942 DAIMLER ST	SANTA ANA CA	92705
1811 E GARRY AVE	SANTA ANA CA	92705
2922 DAIMLER ST	SANTA ANA CA	92705
1751 E GARRY AVE	SANTA ANA CA	92705
10 PASTEUR	IRVINE CA	92618

1 EDWARDS WAY	IRVINE CA	92614
PO BOX 4009	ORANGE CA	92863
1800 E GARRY AVE 105	SANTA ANA CA	92705
1800 E GARRY AVE 106	SANTA ANA CA	92705
1448 CHARLESTON ST	TUSTIN CA	92782
1800 E GARRY AVE 108	SANTA ANA CA	92705
3857 BIRCH ST 195	NEWPORT BEACH CA	92660
1800 E GARRY AVE 111	SANTA ANA CA	92705
2515 DUKE PL	COSTA MESA CA	92626
PO BOX 4009	ORANGE CA	92863
PO BOX 5505	ORANGE CA	92863
PO BOX 4009	ORANGE CA	92863
23265 BUCKLAND LN	LAKE FOREST CA	92630
1800 E GARRY AVE 206	SANTA ANA CA	92705
PO BOX 4009	ORANGE CA	92863
1800 E GARRY AVE 208	SANTA ANA CA	92705
18529 PETERS CT	FOUNTAIN VALLEY CA	92708
2618 SAN MIGUEL DR 295	NEWPORT BEACH CA	92660
1212 AVIATOR LN	TUSTIN CA	92782
PO BOX 4009	ORANGE CA	92863
100 VIA FLORENCE	NEWPORT BEACH CA	92663
1835 NEWPORT BLVD A109	COSTA MESA CA	92627
PO BOX 4009	ORANGE CA	92863
25222 MAMMOTH CIR	EL TORO CA	92630
PO BOX 4009	ORANGE CA	92863
PO BOX 17613	IRVINE CA	92623
2102 BUSINESS CENTER DR 130	IRVINE CA	92612
2729 SATURN ST	BREA CA	92821
13681 NEWPORT AVE 8	TUSTIN CA	92780
751 S WEIR CANYON RD 157	ANAHEIM CA	92808
2235 E FLAMINGO RD 152	LAS VEGAS NV	89119
5938 TURNBERRY DR	BANNING CA	92220
3152 HIDEOUT LN	CORONA CA	92882
1212 N BROADWAY 204	SANTA ANA CA	92701
1820 E GARRY AVE 211C	SANTA ANA CA	92705
PO BOX 4009	ORANGE CA	92863
40 GOLF DR	ALISO VIEJO CA	92656
PO BOX 4009	ORANGE CA	92863
3209 E LONGRIDGE DR	ORANGE CA	92867
27702 CROWN VALLEY PKWY D4	MISSION VIEJO CA	92694
6 ROCKROSE	ALISO VIEJO CA	92656
1820 E GARRY AVE 224D	SANTA ANA CA	92705
810 E DYER RD 1	SANTA ANA CA	92705
3631 S HARBOR BLVD 130	SANTA ANA CA	92704
2903 S TECH CENTER DR	SANTA ANA CA	92705

2905 S TECH CENTER DR	SANTA ANA CA	92705
2907 S TECH CENTER DR	SANTA ANA CA	92705
2923 S TECH CENTER DR	SANTA ANA CA	92705
2921 S TECH CENTER DR	SANTA ANA CA	92705
2919 S TECH CENTER DR	SANTA ANA CA	92705
2917 S TECH CENTER DR	SANTA ANA CA	92705
2909 S TECH CENTER DR	SANTA ANA CA	92705
2911 S TECH CENTER DR	SANTA ANA CA	92705
2913 S TECH CENTER DR	SANTA ANA CA	92705
2915 S TECH CENTER DR STE A	SANTA ANA CA	92705
2915 S TECH CENTER DR STE B	SANTA ANA CA	92705
3131 S STANDARD AVE	SANTA ANA CA	92705
17092 PULLMAN ST	IRVINE CA	92614
1132 DURYEA AVE	IRVINE CA	92614
17072 DAIMLER ST	IRVINE CA	92614
1021 DURYEA AVE	IRVINE CA	92614
1091 DURYEA AVE	IRVINE CA	92614
1121 DURYEA AVE	IRVINE CA	92614
17031 DAIMLER ST	IRVINE CA	92614
3050 DAIMLER ST	SANTA ANA CA	92705
1720 E GARRY AVE STE 101	SANTA ANA CA	92705
1720 E GARRY AVE STE 102	SANTA ANA CA	92705
1720 E GARRY AVE STE 103	SANTA ANA CA	92705
1720 E GARRY AVE STE 104	SANTA ANA CA	92705
1720 E GARRY AVE STE 105	SANTA ANA CA	92705
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1720 E GARRY AVE STE 117	SANTA ANA CA	92705
1720 E GARRY AVE STE 118	SANTA ANA CA	92705
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1720 E GARRY AVE STE 201	SANTA ANA CA	92705
1720 E GARRY AVE STE 202	SANTA ANA CA	92705
1720 E GARRY AVE STE 203	SANTA ANA CA	92705
1720 E GARRY AVE STE 204	SANTA ANA CA	92705

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1700 E GARRY AVE STE 202	SANTA ANA CA	92705
1700 E GARRY AVE STE 203	SANTA ANA CA	92705
1700 E GARRY AVE STE 204	SANTA ANA CA	92705
1700 E GARRY AVE STE 205	SANTA ANA CA	92705
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1700 E GARRY AVE STE 207	SANTA ANA CA	92705
1700 E GARRY AVE STE 210	SANTA ANA CA	92705
1700 E GARRY AVE STE 211	SANTA ANA CA	92705
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1700 E GARRY AVE STE 214	SANTA ANA CA	92705
1700 E GARRY AVE STE 215	SANTA ANA CA	92705
1700 E GARRY AVE STE 216	SANTA ANA CA	92705
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1700 E GARRY AVE STE 222	SANTA ANA CA	92705
1700 E GARRY AVE STE 224	SANTA ANA CA	92705
1700 E GARRY AVE STE 226	SANTA ANA CA	92705
1700 E GARRY AVE STE 227	SANTA ANA CA	92705
1700 E GARRY AVE STE 230	SANTA ANA CA	92705
1700 E GARRY AVE STE 231	SANTA ANA CA	92705
1700 E GARRY AVE STE 232	SANTA ANA CA	92705
1700 E GARRY AVE STE 233	SANTA ANA CA	92705
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2943 PULLMAN ST STE A	SANTA ANA CA	92705
2943 PULLMAN ST STE B	SANTA ANA CA	92705
1761 E GARRY AVE	SANTA ANA CA	92705
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2923 PULLMAN ST STE C	SANTA ANA CA	92705
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1751 E GARRY AVE	SANTA ANA CA	92705
3001 DAIMLER ST	SANTA ANA CA	92705
3009 DAIMLER ST	SANTA ANA CA	92705
1800 E GARRY AVE 101	SANTA ANA CA	92705

1800 E GARRY AVE 102	SANTA ANA CA	92705
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1800 E GARRY AVE 105	SANTA ANA CA	92705
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1820 E GARRY AVE 103A	SANTA ANA CA	92705
1820 E GARRY AVE 104A	SANTA ANA CA	92705
1820 E GARRY AVE 105A	SANTA ANA CA	92705
1820 E GARRY AVE 106A	SANTA ANA CA	92705

1820 E GARRY AVE 107A	SANTA ANA CA	92705
1820 E GARRY AVE 108B	SANTA ANA CA	92705
1820 E GARRY AVE 109B	SANTA ANA CA	92705
1820 E GARRY AVE 110A	SANTA ANA CA	92705
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1820 E GARRY AVE 112A	SANTA ANA CA	92705
1820 E GARRY AVE 113A	SANTA ANA CA	92705
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1820 E GARRY AVE 118A	SANTA ANA CA	92705
1820 E GARRY AVE 201D	SANTA ANA CA	92705
1820 E GARRY AVE 202D	SANTA ANA CA	92705
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1820 E GARRY AVE 204C	SANTA ANA CA	92705
1820 E GARRY AVE 205C	SANTA ANA CA	92705
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1820 E GARRY AVE 207D	SANTA ANA CA	92705
1820 E GARRY AVE 208E	SANTA ANA CA	92705
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1820 E GARRY AVE 211C	SANTA ANA CA	92705
1820 E GARRY AVE 212C	SANTA ANA CA	92705
1820 E GARRY AVE 213E	SANTA ANA CA	92705
1820 E GARRY AVE 214E	SANTA ANA CA	92705
1820 E GARRY AVE 215F	SANTA ANA CA	92705
1820 E GARRY AVE 216C	SANTA ANA CA	92705
1820 E GARRY AVE 217C	SANTA ANA CA	92705
1820 E GARRY AVE 218C	SANTA ANA CA	92705
1820 E GARRY AVE 219C	SANTA ANA CA	92705
1820 E GARRY AVE 220E	SANTA ANA CA	92705
1820 E GARRY AVE 221D	SANTA ANA CA	92705
1820 E GARRY AVE 222C	SANTA ANA CA	92705
1820 E GARRY AVE 223C	SANTA ANA CA	92705
1820 E GARRY AVE 224D	SANTA ANA CA	92705
810 E DYER RD 1	SANTA ANA CA	92705
800 E DYER RD 2	SANTA ANA CA	92705

Use Code

CMSC

MGOV

IMSC

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INDUSTRIAL MISCELLANEOUS

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[illegible]

[illegible]

Affidavit Regarding Community Meeting

I, Brian Leung, declare as follows:

1. This declaration is made on behalf of Greenlaw Partners, pursuant to Santa Ana Municipal Code Section 2-153. I have personal knowledge of the facts set forth below and am able to competently testify thereto. I am available, on behalf of Greenlaw Partners, to answer any questions regarding the matters discussed herein.
2. The community meeting required by Section 1-153 was held by Greenlaw Partners, in compliance with Section 2-153, on October 5, 2021 from 6:00 pm to 7:00 pm in an online virtual environment (Zoom Video).
3. Notice of the meeting was mailed to all property owners, and at least one occupant per dwelling unit having a valid United States Postal Service address within a 500-foot radius of the project site, on September 29, 2021.
4. Due to the COVID-19 Pandemic and restrictions to in person gatherings, the community meeting was hosted online via Zoom. No physical notice posting at the project site was required by the City.
5. Notice of the meeting was published in the Orange County Reporter, a newspaper of general circulation within the City of Santa Ana, on September 29, 2021.
6. Meeting minutes were prepared by Kimley-Horn that provide an accurate description and summary of the meeting.
7. The meeting was conducted in an open house format, but began with opening remarks from the developer, as well as a question-and-answer session. A true and correct copy of the video of the opening remarks, including questions from the public and answers thereto were shared with the City of Santa Ana Staff Planner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this date of October 8, 2021, at Orange, California.



Brian Leung



Virtual Sunshine Neighborhood Community Meeting

1700 Garry Avenue Light Industrial Development Project

Held Thursday October 5, 2021 at 6 PM (via Zoom)

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates

In compliance with the Sunshine Ordinance, a community meeting was held virtually on October 5th, 2021 from 6:00 pm – 7:00 pm.

Representatives from the Developer were as follows:

- Derek Meddings (Greenlaw Partners)
- Rob Mitchell (Greenlaw Partners)
- Steve Przybylowski (AO)
- Michael Lepore (Kimley-Horn)
- Nick Chen (Kimley-Horn)

Representatives from the City of Santa Ana:

- Ali Pezeshkpour (assigned Case Planner)

Representatives of the Community:

- Tim Rushmore
- Leslie
- Shoshin U.S.A.
- Linda Matsunaga
- Garry Plaza Office Park Assoc.
- paper
- Mark
- Jeni (Jeni Bilatout)
- Terry's iPad
- Unknown 1
- Unknown 2

Eleven members of the community attended the virtual meeting. Kimley Horn waited for additional members of the community to log into the virtual meeting before starting the presentation. The representative from AO presented an overview of the project. Several questions were written into the chat box and asked verbally during the comments and questions portion. These questions are documented below. No additional members of the community attended the event. All representatives from the City and Developer team stayed on the virtual meeting with the attendees until 7 pm.

Community Questions and Comments

1. **Verbal Question:** Will a traffic control device be included in the site plans to prevent trucks from passing through the new building and the neighbor building? Will there be an access point for the water drainage to run off into the Garry Avenue and not drain into the neighboring property?

Verbal Response: Applicant responded that this project is still working on some of the conditions of the project for approval but will make sure that this is included in the discussion and will be considered as part of the review process.

2. **Verbal Question:** Why is the screening wall eight feet tall, where is it, and does it have wire on the top?

Verbal Response: There will be a ten-foot decorative concrete wall facing north east of the project site. The wall is meant to screen the trucks. The rendering in the PowerPoint included a rendering of a potential future overpass.

3. **Verbal Question:** Are there buildings as a part of the project? How many employees are you expecting to have?

Verbal Response: Yes, there will be a building, the docks have been changed so that they do not face the surrounding properties. The number of employees is currently unknown since there is no tenant right now but will be similar to an industrial type of property. From a traffic standpoint, it will be a less intensive use than what is there now.

4. **Verbal Question:** Concerned about the trucks clogging up the surrounding streets. Is there any way that you can restrict trucks between 4:00pm-6:00pm so that trucks are not getting in the way of current residents getting home?

Response: There was an intensive traffic study done to be able to show the influx of trucks for this type of use might be coming and going and it did not show any intensive additional traffic than what was already there. If it does look like this will be an issue with a future tenant, we can sit down and see what can be done. Applicant willing to share the traffic studies.

5. **Verbal Question:** Are there limitations as to how many trucks or the size of trucks?

Verbal Response: There is a capacity issue that the building can be able to hold. This isn't an Amazon site where there are vans and multiple trips coming in and out of the site. We do not have a tenant so there are no set hours of operation.

6. **Verbal Question:** Will you specify in the lease how many trucks per hour/day?

Verbal Response: At this point in time there are no terms of the lease. There are specifications that the project is required to follow from the City which is what the project is focused on now.

7. **Verbal Question:** Is there any cross-lot drainage?

Verbal Response: There will be no cross-lot drainage with the storm drain system. This lot will self-drain and doesn't rely on any of the properties for drainage.

8. **Comment:** Ali Pezeshkpour on next steps for the project. The applicant has resubmitted plans for approval to the City. The city will soon begin its environmental evaluation. Once the plans are set and the city has no more comments and the environmental documentation is complete, the project will go forward to the Planning Commission and City Council for their consideration. The tenants and surrounding neighbors will receive notices of those meetings like they did for this meeting. If the Planning Commission and City Council vote to approve this project, then they will proceed with the necessary permit and plan reviews for construction permits. The applicant is aiming to have this entire process done by 2023. All key dates and updates will be posted on the website, and once dates are selected for the public meetings residents will receive a notice in the mail.

Radius notification letters:

Notice mailers were distributed to nearby property owners within a 500-foot radius. Several letters were returned to the development team for several reasons, including addresses to vacant tenant offices and letters returned to sender that were unable to be forwarded. See attached Table 1 and Table 2 for complete list of returned notices.

List of Notices Returned to Sender – Vacant					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
430-171-07	OCCUPANT	1720 E GARRY AVE STE 207	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 208	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 209	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 204	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 215	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 223	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 224	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 217	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
411-142-13	HW-DYER LLC	4100 MACARTHUR BLVD 310	NEWPORT BEACH CA	92660	INDUSTRIAL

List of Notices Returned to Sender – Not Deliverable as Addressed					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
930-01-411	OCCUPANT	1800 E GARRY AVE 111	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-411	OCCUPANT	1801 E GARRY AVE 111	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

List of Notices Returned to Sender – Attempted Not Known					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
411-142-04	OCCUPANT	2907 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL
939-64-002	OCCUPANT	800 E DYER RD 2	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
411-142-02	OCCUPANT	2903 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL
411-142-09	OCCUPANT	2909 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL
411-142-05	YEUNG	2923 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL
430-173-18	OCCUPANT	2952 DAIMLER ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS



Virtual Sunshine Neighborhood Community Meeting

1700 Garry Avenue Light Industrial Development Project

Held Thursday October 5, 2021 at 6pm

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates

Zoom Participants

- Nick Chen
- Ali Pezeshkpour
- Derek Meddings
- SteveP
- Leslie
- Tim Rushmore
- Unknown 2
- Shoshin U.S.A.
- Linda Matsunaga
- Rob Mitchell
- Michael.Lepore
- Unknown 2
- Garry Plaza Office Park Assoc.
- Paper
- Mark
- Jeni (Jeni Bilatout)
- Terry's iPad

1700 GARRY AVENUE LIGHT INDUSTRIAL DEVELOPMENT PROJECT

Tuesday October 5, 2021, from 6-7 PM

Virtual Sunshine Neighborhood Community Meeting #2

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates



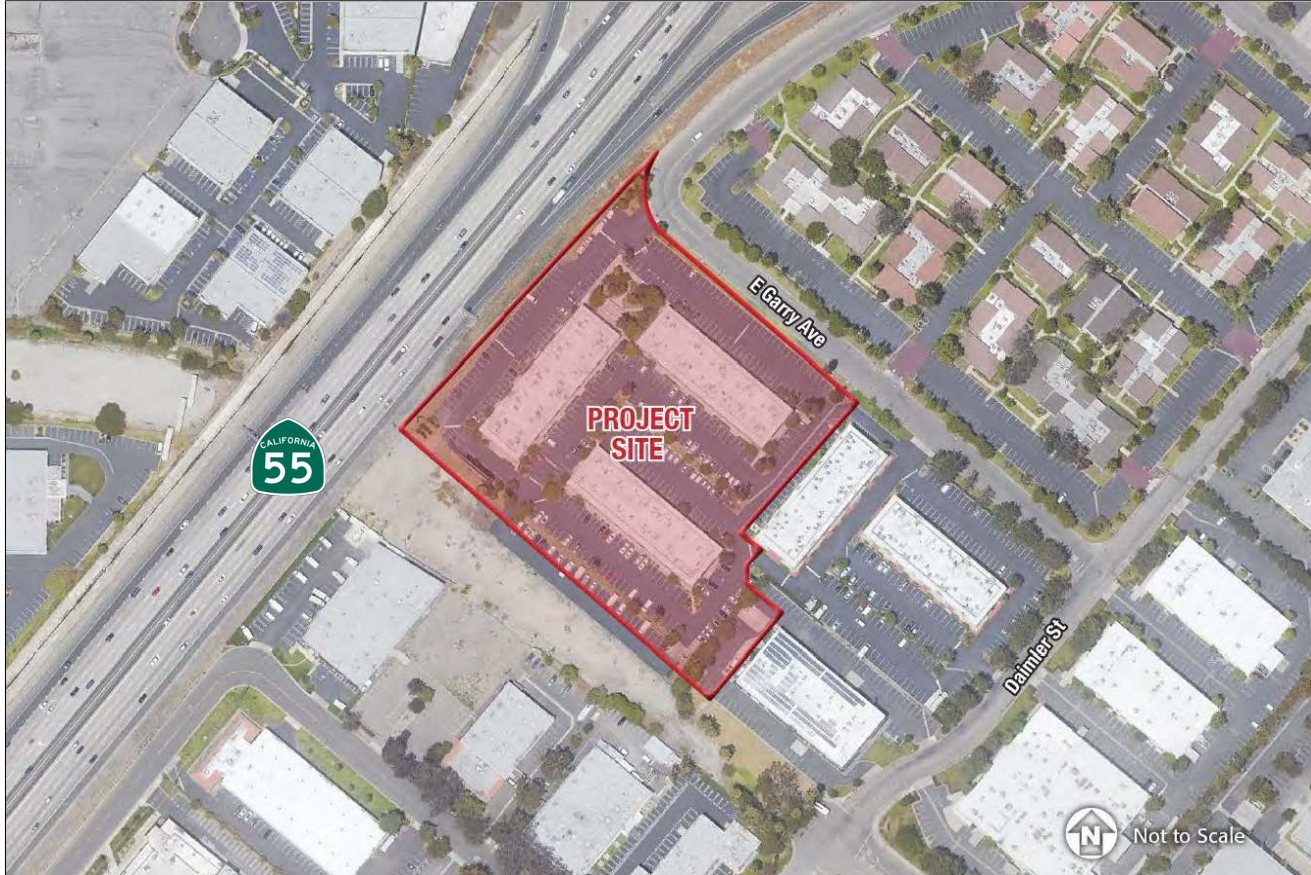
Agenda

- Project Background
- Community Meeting #1 Recap
- Revised Project
- Next Steps
- Comments and Questions

PROJECT BACKGROUND



REGIONAL CONTEXT



LOCAL CONTEXT

EXISTING CONDITIONS

- Address: 1700 Garry Avenue
- APN: 430-171-07
- 5.13-acre site
- 3 separate, two-story office park buildings
- Approximately 53,000 building SF
- Primarily surface parking
- Typical ornamental landscaping



Aerial View from South

EXISTING CONDITIONS – ON THE GROUND VIEW



View from Garry Avenue,
looking south toward
existing office buildings

EXISTING CONDITIONS – ON THE GROUND VIEW



View within parking lot,
looking west toward the
1740 Garry Avenue
Building

EXISTING CONDITIONS – ON THE GROUND VIEW



View within parking lot,
looking north toward
Garry Avenue. SR-55 on
the west

EXISTING CONDITIONS – ON THE GROUND VIEW



Internal site view from
parking lot, looking north
toward 1700 Garry Avenue
building

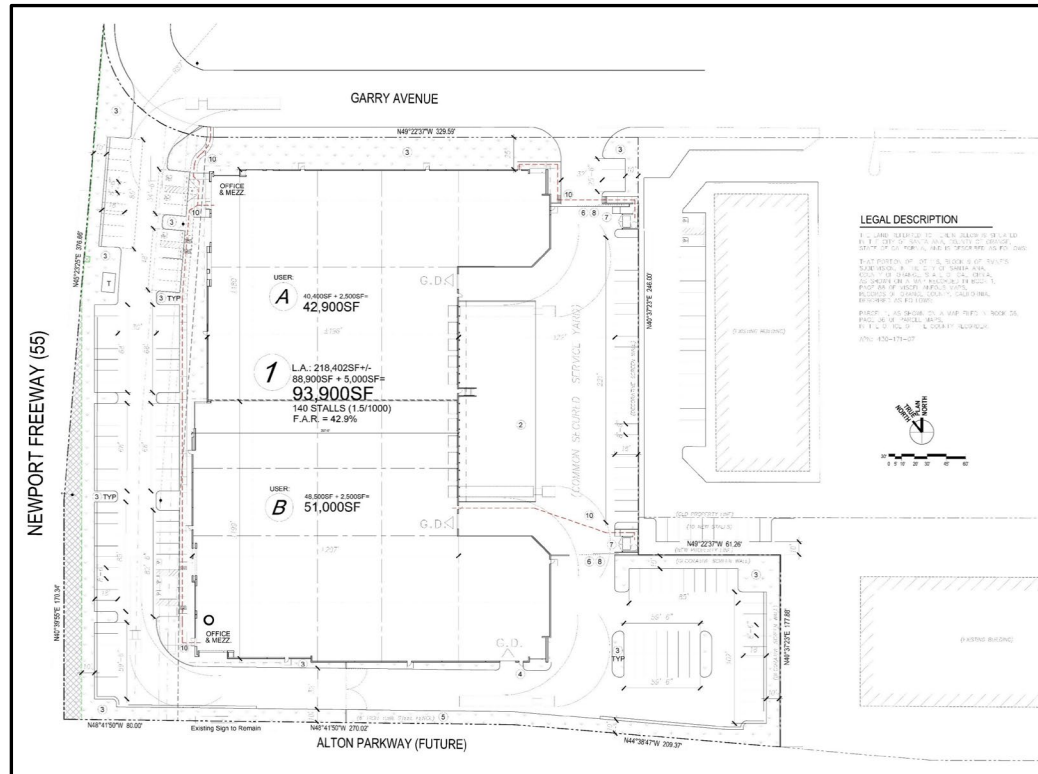
EXISTING CONDITIONS – ON THE GROUND VIEW



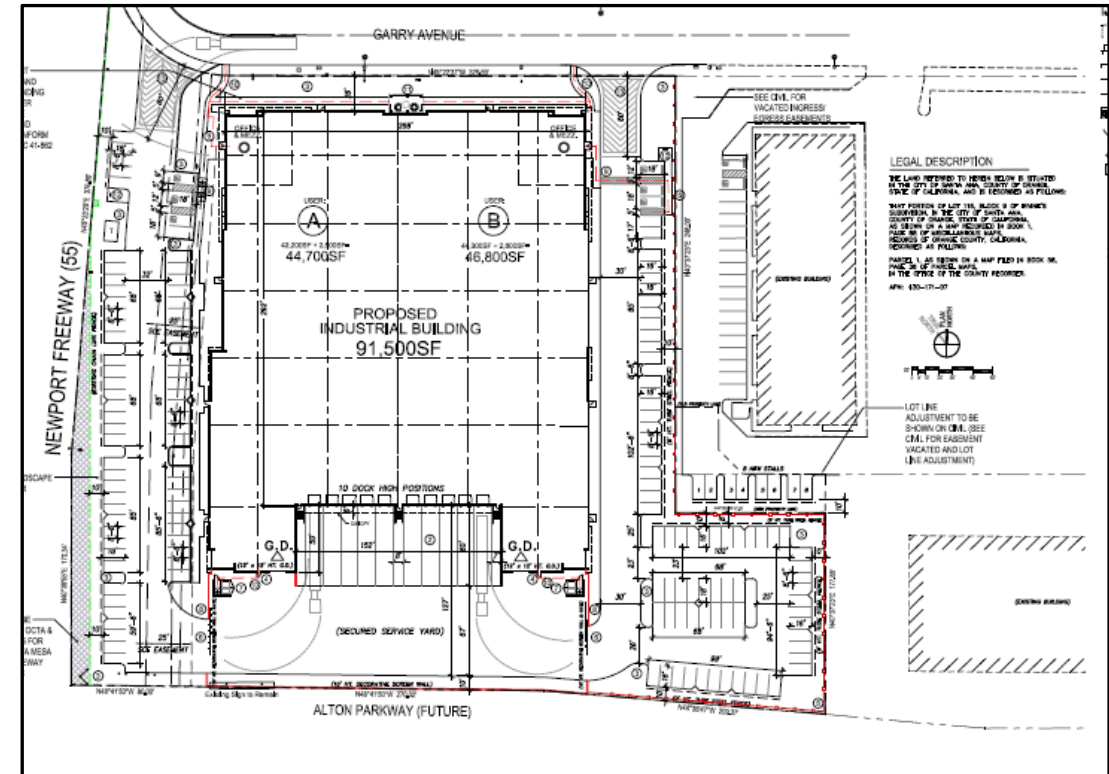
View from SR-55, looking
east toward project site

REVISIONS TO PROJECT

BUILDING ORIENTATION & BUILDING FOOTPRINT



Original



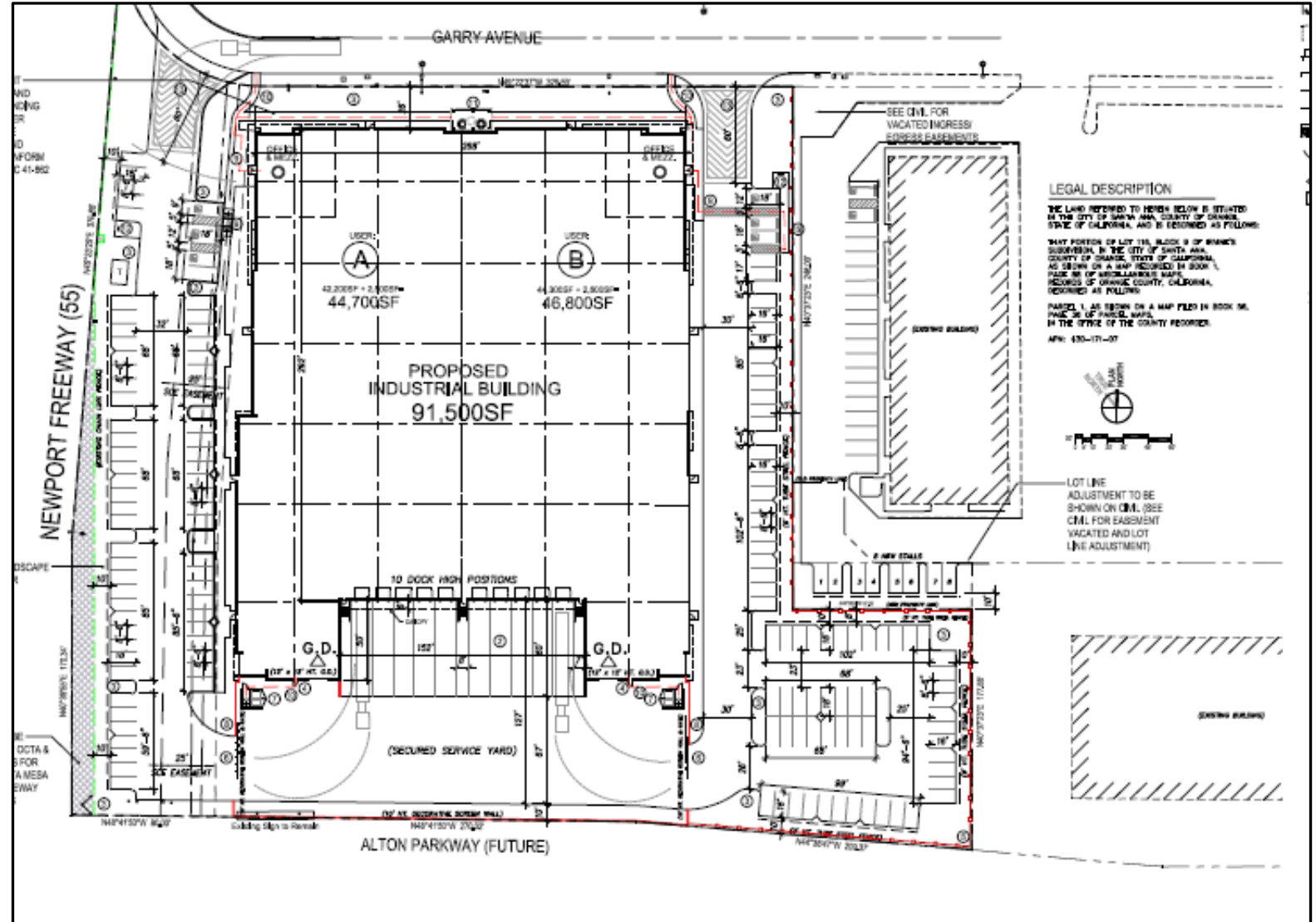
Revised

ENTITLEMENTS

General Plan Amendment: Professional and Administrative Office (PAO) to Industrial

Zone Change: Professional to M1 (Light Industrial)

Development Project Review



CONCEPT IMAGES

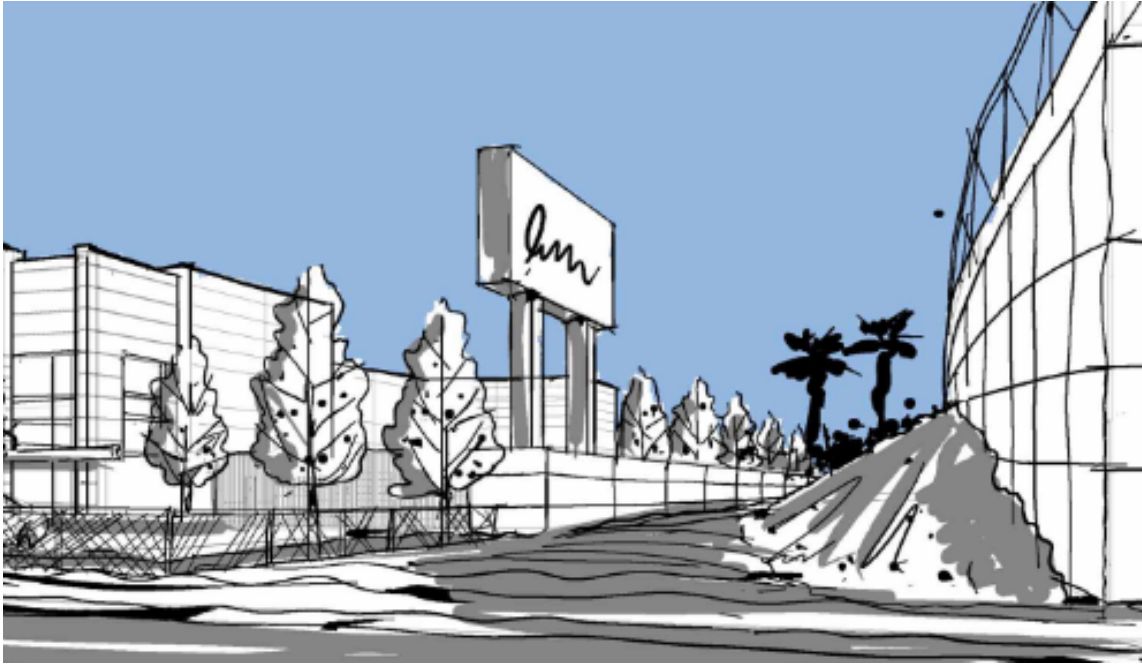


FREEWAY VIEW 1: VIEW LOOKING NORTH EAST ON 55 FREEWAY WITH FUTURE ALTON OVERPASS.



FREEWAY VIEW 2: VIEW LOOKING NORTH EAST ON 55 FREEWAY WITH OUT FUTURE ALTON OVERPASS AT NEW PROPOSED BUILDING NORTH OF FREEWAY BILL BOARD.

CONCEPT IMAGES



FREEWAY VIEW 3: VIEW LOOKING NORTH EAST ON 55 FREEWAY WITH FUTURE ALTON OVERPASS TO THE RIGHT.



**VIEW FROM NEIGHBOR
TO THE EAST:**

VIEW LOOKING SOUTH/WEST FROM REMAINING OFFICE COMPLEX
SECOND FLOOR TOWARDS REAR OF NEW PROPOSED BUILDING.

CONCEPT IMAGES



CONCEPT IMAGES



ELEVATIONS

43.5 ft maximum building height

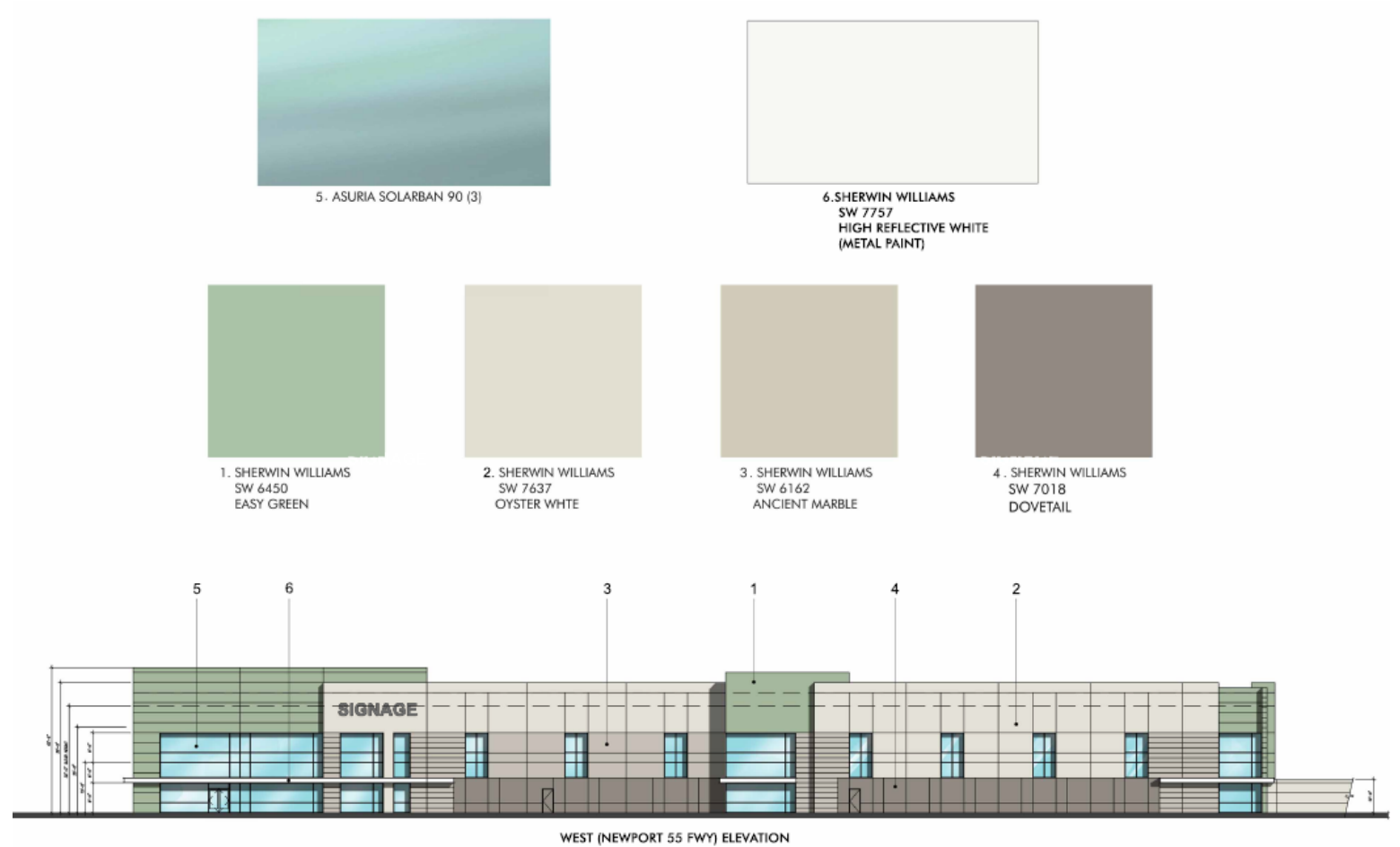
42 percent Floor Area Ratio

42.9 percent lot coverage

145 parking spaces (1.58 spaces/1,000 SF)



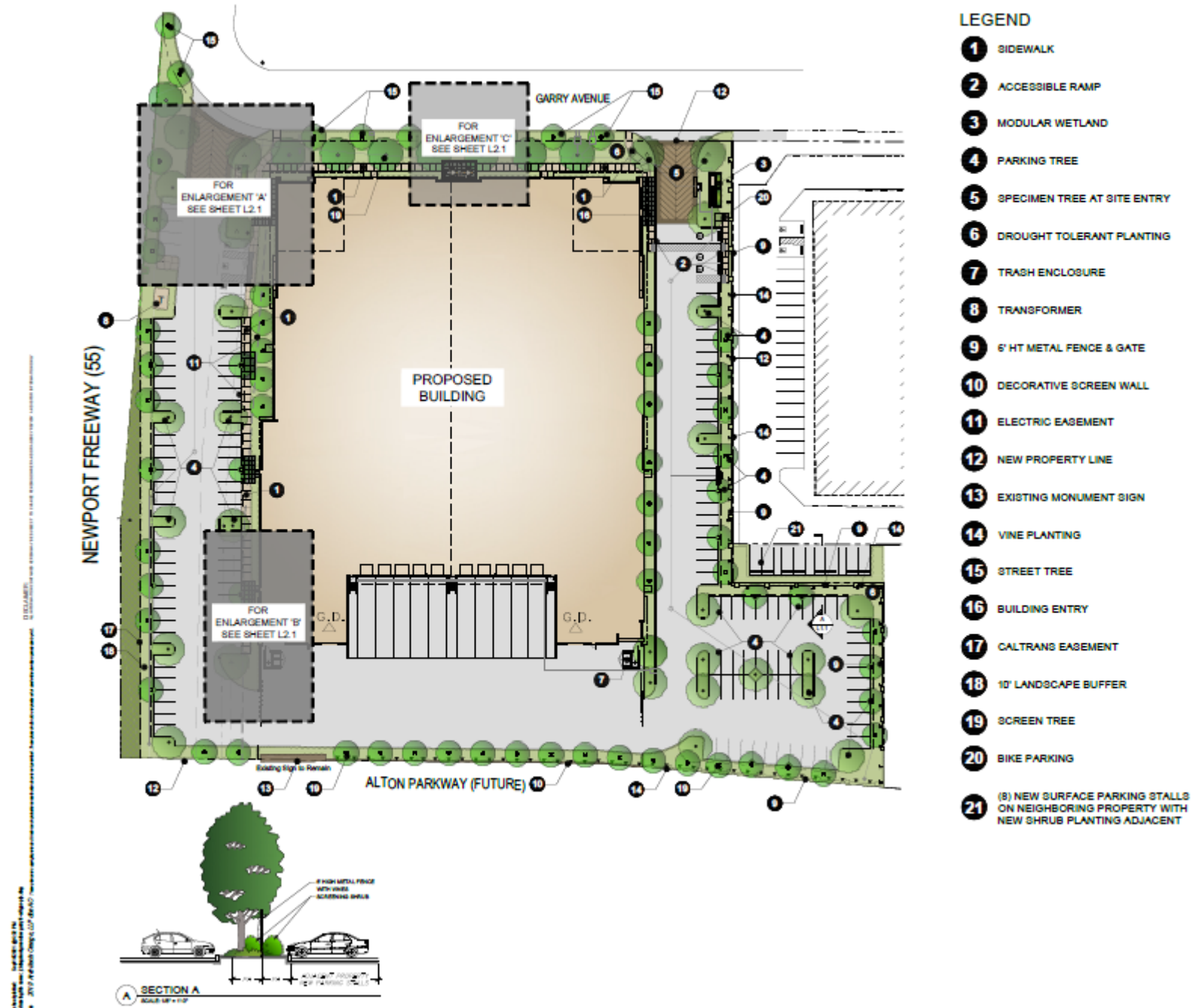
MATERIAL BOARD



Landscape Plans

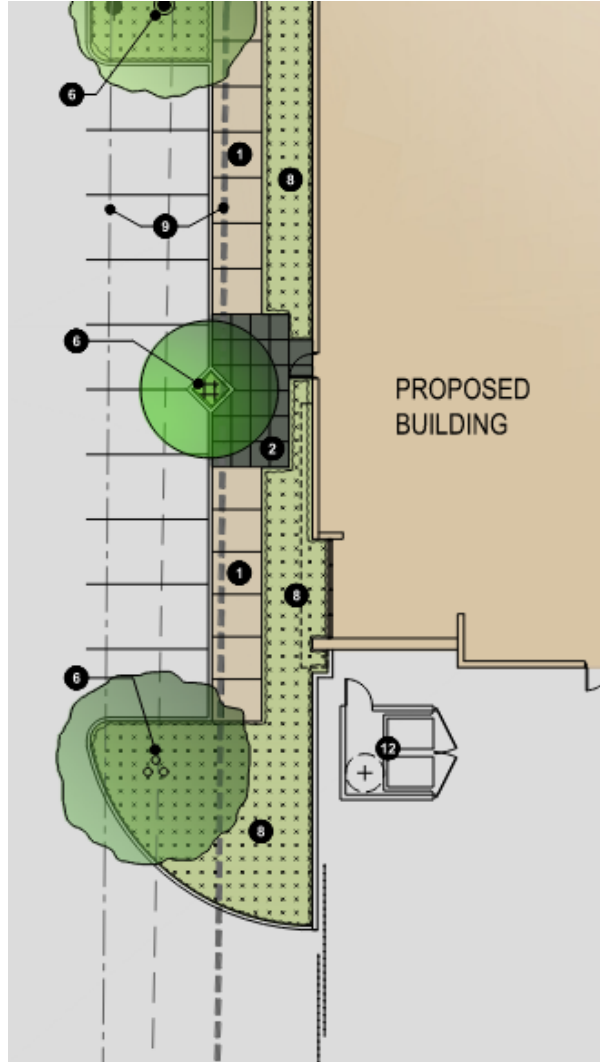
All existing trees would be removed or relocated

Several existing landscaping buffers would be replaced with a new planting schedule

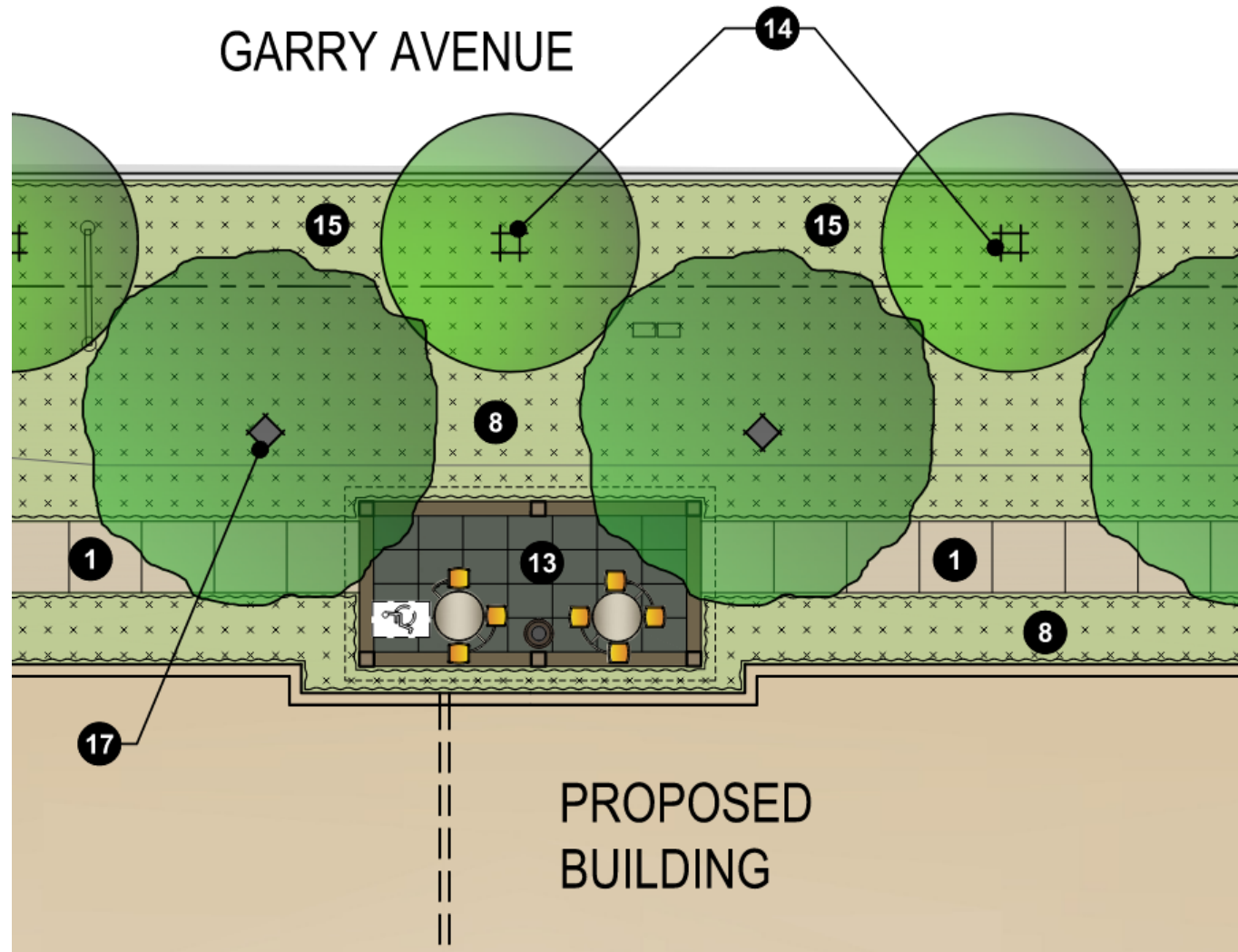




LANDSCAPE ENLARGEMENT “A”



LANDSCAPE ENLARGEMENT “B”



LANDSCAPE ENLARGEMENT “C”

Plant Schedule, Hardscapes, and Site Furnishings

SITE FURNISHINGS



BIKE RACK
MODEL: EMERSON BIKE RACK
MFG: LANDSCAPE FORMS
COLOR / FINISH: SILVER POWDER COAT

HARDSCAPE



P1 CONCRETE PAVING TYPE 1
COLOR: NATURAL GRAY
FINISH: MEDIUM BROOM
JOINTS: TOOLED



P2 CONCRETE PAVING TYPE 2
COLOR: DARK GRAY - DAVIS COLORS
FINISH: TOP CAST D5
JOINTS: SAWCUT



P3 PRE-CAST DETECTABLE WARNING PAVERS
COLOR: FEDERAL YELLOW
FINISH: STANDARD FINISH

TREES



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
SWAN HILL FRUITLESS OLIVE



PLATANUS ACERIFOLIA 'WATWOOD' /
LONDON PLANE TREE



RHUS LANCEA /
AFRICAN SUMAC

VINE



DISTICTUS SUCCNATORIA /
BLOODRED TRUMPET VINE



CALLIANDRA HAEMATOCYPHALA /
PINK POWDER PUFF



SHRUBS, SUCCULENTS, GRASSES & GROUND COVERS



ACACIA COGNATA 'COUSIN ITT' /
COUSIN ITT ACACIA



AGAVE 'BLUE GLOW' /
BLUE GLOW AGAVE



ALOE 'BLUE ELF' /
BLUE ELF ALOE



ALOE STRIATA /
CORAL ALOE



CALLIANDRA HAEMATOCYPHALA /
PINK POWDER PUFF



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



DASYLIRION WHEELERI /
DESERT SPOON



DIANELLA C. 'CASSA BLUE' /
CASSA BLUE FLAX LILY



DIANELLA T. 'VARIEGATA' /
VARIEGATED FLAX LILY



HEPERALOE PARVIFLORA /
RED YUCCA



LANTANA 'NEW GOLD' /
NEW GOLD LANTANA



LOMANORA LONGIFOLIA 'BREEZE' /
DWARF MAT RUSH



MUHLENBERGIA CAPILLARIS 'REGAL MIST' /
PINK MUFLY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK MYOPORUM



OLEA EUROPAEA 'MONTE' /
LITTLE OLIVE DWARF OLIVE



RHAMNUS C. 'MOUND SAN BRUNO' /
COFFEEBERRY



RHAPHIOLEPIS L. 'CLARA' /
WHITE INDIAN HAWTHORN



SESLERIA 'GREENLEE' /
GREENLEE MOOR GRASS

NEXT STEPS



- City reviews Development Review Application and plans
- Environmental Review under CEQA required
- Future Public Noticing and Public Hearings
- Approvals and Permitting Process
- Construction anticipated 2023

Comments and Questions?

Contact Information

DEREK MEDDINGS - (949) 331-1300

GREENLAW PARTNERS



18301 Von Karman Ave Suite 250, Irvine, CA 92612

G R E E N L A W P A R T N E R S

1700 Garry Avenue Light Industrial Development Project Community Neighborhood Meeting #2

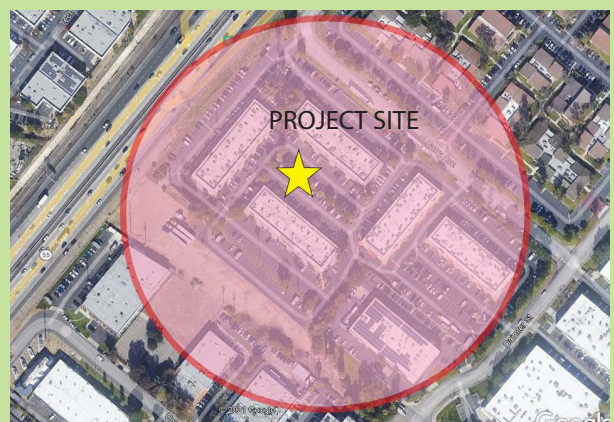
The Project proposes to replace three existing office park buildings located at 1700 Garry Avenue with one new light industrial flex building. The new proposed uses total approximately 91,500 square feet total. The Project site plan has been revised since the July 8th meeting. Please attend this meeting to provide comments about this proposed development. At the meeting the project team will provide general information, answer questions and solicit input on the proposed project.

WHEN: Tuesday, October 5 at 6-7p.m.

WHERE: Virtual, Zoom

HOW: To access the workshop
please click the link below:

<https://bit.ly/2Y8DsoK>



The project location and vicinity are highlighted in red.

If you have questions regarding this event or you require language interpretation services in languages other than English, please contact Brian Leung (Kimley-Horn) at (714) 705-1372

For questions about the project, please contact Derek Meddings (Greenlaw Partners) at (949) 331-1332.



18301 Von Karman Ave Suite 250, Irvine, CA 92612

G R E E N L A W P A R T N E R S

Reunión Comunitaria del Vecindario #2 del Proyecto de Desarrollo Industrial Ligero en el 1700 de la Avenida Garry

El Proyecto propone reemplazar tres edificios de grupos de oficinas existentes ubicados en el 1700 de la Avenida Garry con un nuevo edificio de uso industrial ligero y flexible. El total de los nuevos usos propuestos es de aproximadamente 9,500 pies cuadrados (8,500 metros cuadrados). Se han hecho revisiones al plan del sitio del proyecto desde la reunión del 8 de julio. Por favor asista a esta reunión para proporcionar sus comentarios acerca de este desarrollo propuesto. En la reunión, el equipo del proyecto le proporcionará información general, contestará sus preguntas y le pedirá que proporcione sus comentarios acerca del proyecto.

FECHA: Martes 5 de octubre
de las 6 a las 7 pm

LUGAR: Virtual, por Zoom

CÓMO: Para obtener acceso al taller
por favor haga clic en el enlace
a continuación:

<https://bit.ly/2Y8DsoK>



La ubicación y el área del proyecto aparecen resaltadas en rojo

Si tiene preguntas acerca de este evento o necesita servicios de interpretación en otros idiomas además del inglés, por favor comuníquese con Biran Leung (Kimley-Horn) al (714) 705-1372

Si tiene preguntas acerca del proyecto, por favor comuníquese con

Derek Meddings (Greenlaw Partners) al (949) 331-1332.

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 KIMLEY HORN
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 ORANGE, CA 92868 USA

DUE UPON RECEIPT.

Type	Order No	Description	Amount
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~ SINCE 1921 ~

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

This space for filing stamp only

KIANA GRAHAM
KIMLEY HORN
1100 W TOWN AND COUNTRY ROAD, 700
ORANGE, CA - 92868

OR #: 3516000

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of ORANGE) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:
1700 GARRY AVE LIGHT INDUSTRIAL DEVELOPMENT PROJECT

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

09/29/2021

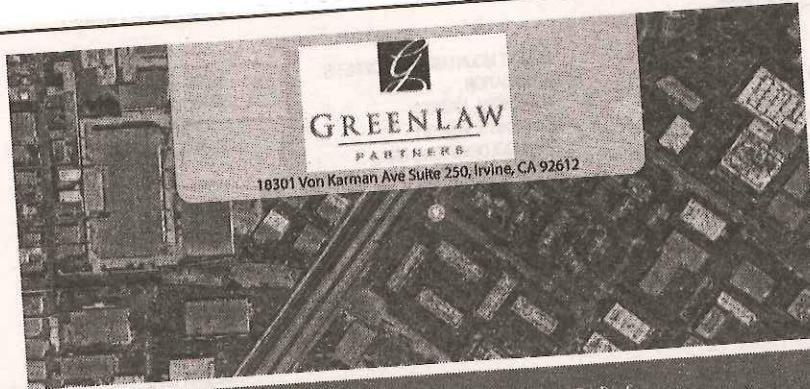
Executed on: 09/29/2021
At Los Angeles, California

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



Signature





GREENLAW PARTNERS

1700 Garry Avenue Light Industrial Development Project Community Neighborhood Meeting #2

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please click the link below:
<https://bit.ly/2Y8DsoK>



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GREENLAW PARTNERS

Reunión Comunitaria del Vecindario #2 del Proyecto de Desarrollo Industrial Ligero en el 1700 de la Avenida Garry

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<https://bit.ly/2Y8DsoK>



La ubicación y el área del proyecto aparecen resaltadas en rojo

Si tiene preguntas acerca de este evento o necesita servicios de interpretación en otros idiomas además del inglés, por favor comuníquese con Biran Leung (Kimley-Horn) al (714) 705-1372

Si tiene preguntas acerca del proyecto, por favor comuníquese con
Derek Meddings (Greenlaw Partners) al (949) 331-1332.

CNSB#3516000

ORANGE COUNTY REPORTER
~ SINCE 1921 ~

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

This space for filing stamp only

KIANA GRAHAM
KIMLEY HORN
1100 W TOWN AND COUNTRY ROAD, 700
ORANGE, CA - 92868

OR #: 3516000

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of ORANGE) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

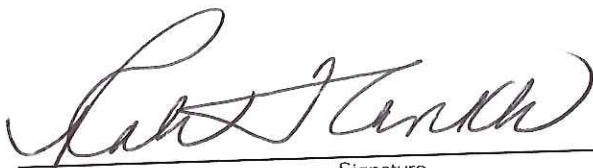
Ad Description:
1700 GARRY AVE LIGHT INDUSTRIAL DEVELOPMENT PROJECT

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

09/29/2021

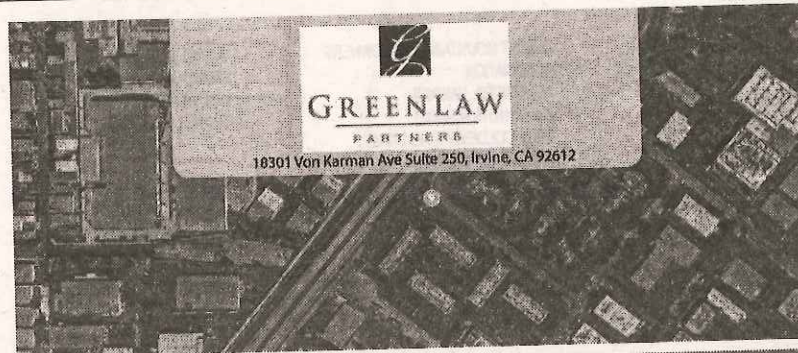
Executed on: 09/29/2021
At Los Angeles, California

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



Signature





GREENLAW

PARTNERS

18301 Von Karman Ave Suite 250, Irvine, CA 92612

GREENLAW PARTNERS

1700 Garry Avenue Light Industrial Development Project Community Neighborhood Meeting #2

The Project proposes to replace three existing office park buildings located at 1700 Garry Avenue with one new light industrial flex building. The new proposed uses total approximately 91,500 square feet total. The Project site plan has been revised since the July 8th meeting. Please attend this meeting to provide comments about this proposed development. At the meeting the project team will provide general information, answer questions and solicit input on the proposed project.

WHEN: Tuesday, October 5 at 6-7p.m.

WHERE: Virtual, Zoom

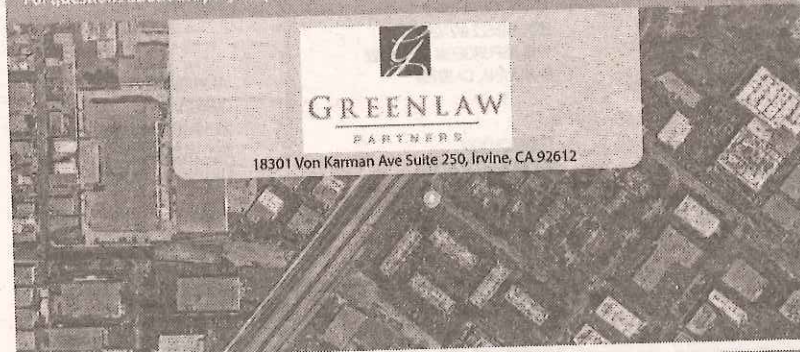
HOW: To access the workshop
please click the link below:
<https://bit.ly/2Y8DsoK>



The project location and vicinity are highlighted in red.

If you have questions regarding this event or you require language interpretation services in languages other than English, please contact Brian Leung (Kimley-Horn) at (714) 705-1372

For questions about the project, please contact Derek Meddings (Greenlaw Partners) at (949) 331-1332.



GREENLAW

PARTNERS

18301 Von Karman Ave Suite 250, Irvine, CA 92612

GREENLAW PARTNERS

Reunión Comunitaria del Vecindario #2 del Proyecto de Desarrollo Industrial Ligero en el 1700 de la Avenida Garry

El Proyecto propone reemplazar tres edificios de grupos de oficinas existentes ubicados en el 1700 de la Avenida Garry con un nuevo edificio de uso industrial ligero y flexible. El total de los nuevos usos propuestos es de aproximadamente 9,500 pies cuadrados (8,500 metros cuadrados). Se han hecho revisiones al plan del sitio del proyecto desde la reunión del 8 de julio. Por favor asista a esta reunión para proporcionar sus comentarios acerca de este desarrollo propuesto. En la reunión, el equipo del proyecto le proporcionará información general, contestará sus preguntas y le pedirá que proporcione sus comentarios acerca del proyecto.

FECHA: Martes 5 de octubre
de las 6 a las 7 pm

LUGAR: Virtual, por Zoom

CÓMO: Para obtener acceso al taller
por favor haga clic en el enlace
a continuación:
<https://bit.ly/2Y8DsoK>



La ubicación y el área del proyecto aparecen resaltadas en rojo

Si tiene preguntas acerca de este evento o necesita servicios de interpretación en otros idiomas además del inglés, por favor comuníquese con Brian Leung (Kimley-Horn) al (714) 705-1372

Si tiene preguntas acerca del proyecto, por favor comuníquese con
Derek Meddings (Greenlaw Partners) al (949) 331-1332.

CNSB#3516000

#10848
9/27/2021

500' Ownership Listing
500' Occupant Listing
Prepared for:

430-171-07
ORANGE CNTY TRANSPORTATION AUT
1720 E GARRY AVE
SANTA ANA CA 92705

Kimley Horn
1100 West Town and Country , Suite 700
Orange CA 92868

411-141-05, 06
ORANGE COUNTY FLOOD
300 N FLOWER ST
SANTA ANA CA 92703

411-142-02
WINCHESTER EQUITY GROUP LLC
19365 COUNTRYWOOD DR
YORBA LINDA CA 92886

411-142-03
CHUCK WU
3460 WINCHESTER WAY
ROWLAND HEIGHTS CA 91748

411-142-04
WINCHESTER EQUITY GROUP LLC
3460 WINCHESTER WAY
ROWLAND HEIGHTS CA 91748

411-142-05
YEUNG
2923 S TECH CENTER DR
SANTA ANA CA 92705

411-142-06
YEUNG
3030 PULLMAN ST
COSTA MESA CA 92626

411-142-07
2919 TECH CENTER DRIVE LLC
2919 S TECH CENTER DR
SANTA ANA CA 92705

411-142-08
ANTHONY M CARLINI
PO BOX 12649
NEWPORT BEACH CA 92658

411-142-09
DALEO ENTERPRISES
PO BOX 2834
ORANGE CA 92859

411-142-10
SATC INC
5753 E SANTA ANA CYN
ANAHEIM CA 92807

411-142-11
KSDG LLC
2913 S TECH CENTER DR
SANTA ANA CA 92705

411-142-12
FRZ CORP INC
2915 S TECH CENTER DR
SANTA ANA CA 92705

411-142-13
HW-DYER LLC
4100 MACARTHUR BLVD 310
NEWPORT BEACH CA 92660

411-152-09
FIRST INDUSTRIAL PROPERTIES LLC
2530 S BIRCH ST
SANTA ANA CA 92707

430-112-06
GAGOS PROPERTIES LTD
1319 J ST
MODESTO CA 95354

430-112-07
SIXTH & VERMONT INVESTMENT CO LL
1900 AVENUE OF THE STARS 2475
LOS ANGELES CA 90067

430-114-06
EDWARDS LIFESCIENCES LLC
PO BOX 11150
SANTA ANA CA 92711

430-114-07
17072 DAIMLER LLC
17072 DAIMLER ST
IRVINE CA 92614

430-115-01, 03
JOHN WASHER
1100 SANDPIPER DR
CORONA DEL MAR CA 92625

430-115-02
IRVINE RANCH WATER DISTRICT
15600 SAND CANYON AVE
IRVINE CA 92618

430-115-04
JUNE EKLUND
1121 DURYEA AVE
IRVINE CA 92614

430-115-05
RJV & ASSOCIATES LLC
1167 WARNER AVE
TUSTIN CA 92780

430-171-05
DUPLO U S A CORP
3050 DAIMLER ST
SANTA ANA CA 92705

430-171-07
ORANGE CNTY TRANSPORTATION
AUT
550 S MAIN ST
ORANGE CA 92868

430-173-02
OPEN DOORS WITH BROTHER
ANDREW I
2953 PULLMAN ST
SANTA ANA CA 92705

430-173-04
MAM PROPERTIES LLC
2913 PULLMAN ST
SANTA ANA CA 92705

430-173-05
WOODLEY BUSINESS PROPERTIES LLC
4201 PRESERVE PKWY N
GREENWOOD VILLAGE CO 80121

430-173-06
ALBERT HANNA
4 HUTTON CENTRE DR 500
SANTA ANA CA 92707

430-173-07
MAM PROPERTIES LLC
1601 PORT STIRLING PL
NEWPORT BEACH CA 92660

430-173-10
ACCORD HOLDINGS LLC
19642 VISTA DEL VALLE
SANTA ANA CA 92705

430-173-11
SCOTT A LISSOY
2922 DAIMLER ST
SANTA ANA CA 92705

430-173-15
CGMC LLC
2932 DAIMLER ST
SANTA ANA CA 92705

430-173-16
MYERS FREDERICK M TR MYERS
FAMILY TR
19211 EDGEHILL DR
IRVINE CA 92603

430-173-17, 18
DAHL TAYLOR & ASSOCIATES
CONSTRU
2960 DAIMLER ST
SANTA ANA CA 92705

430-173-19
TRITON PROPERTIES LLC
2942 DAIMLER ST
SANTA ANA CA 92705

430-173-20
GRANITE PROPERTIES LLC
1811 E GARRY AVE
SANTA ANA CA 92705

430-173-21
LISSOY SCOTT A THE LISSOY
FAMILY
2922 DAIMLER ST
SANTA ANA CA 92705

430-173-22
1751 EAST GARRY LLC
1751 E GARRY AVE
SANTA ANA CA 92705

430-191-12
NKMAX AMERICA INC
10 PASTEUR
IRVINE CA 92618

430-191-13
EDWARDS LIFESCIENCES LLC
1 EDWARDS WAY
IRVINE CA 92614

930-01-401, 402, 403, 404, 409
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-405, 406
REGAN DISTRIBUTORS INC
1800 E GARRY AVE 106
SANTA ANA CA 92705

930-01-406
REGAN DISTRIBUTORS INC
1800 E GARRY AVE 106
SANTA ANA CA 92705

930-01-407
THOMAS LINDAHL
1448 CHARLESTON ST
TUSTIN CA 92782

930-01-408
TRUSTAT SAFETY & HEALTH
SOURCE L
1800 E GARRY AVE 108
SANTA ANA CA 92705

930-01-410
1800 E GARRY AVE LLC
3857 BIRCH ST 195
NEWPORT BEACH CA 92660

930-01-411
REGAN DISTRIBUTORS INC
1800 E GARRY AVE 111
SANTA ANA CA 92705

930-01-412, 464
PACIFIC LOAN SOLUTIONS LLC
2515 DUKE PL
COSTA MESA CA 92626

930-01-413, 414, 415, 416
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-417, 429, 432, 478, 481
WM STEVENS
PO BOX 5505
ORANGE CA 92863

930-01-418, 419, 420, 421, 422
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-423
DAVID KUHN
23265 BUCKLAND LN
LAKE FOREST CA 92630

930-01-424
FLAGSTONE PROPERTIES LLC
1800 E GARRY AVE 206
SANTA ANA CA 92705

930-01-425, 427, 431, 433 - 438
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-426
OCEANLINK SHIPPING LOGISTICS
1800 E GARRY AVE 208
SANTA ANA CA 92705

930-01-428
EHAB S SOLIMAN
18529 PETERS CT
FOUNTAIN VALLEY CA 92708

930-01-430
ULADZISLAU KANDYBOVICH
2618 SAN MIGUEL DR 295
NEWPORT BEACH CA 92660

930-01-439
CHRISTOPHER TRENT
1212 AVIATOR LN
TUSTIN CA 92782

930-01-440, 441, 442
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-443, 444, 445
DAVID C RUSHMORE
100 VIA FLORENCE
NEWPORT BEACH CA 92663

930-01-446
MELINDA WELLS
1835 NEWPORT BLVD A109
COSTA MESA CA 92627

930-01-447 - 453
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-454
RAYMOND S LEE
25222 MAMMOTH CIR
EL TORO CA 92630

930-01-455, 456, 457, 458, 466
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-459, 472
PARISA MOGHADDAM
PO BOX 17613
IRVINE CA 92623

930-01-460
KHA INVESTMENTS LLC
2102 BUSINESS CENTER DR 130
IRVINE CA 92612

930-01-461
KEYSTONE EQUITY GROUP INC
2729 SATURN ST
BREA CA 92821

930-01-462
AJJA INVESTMENTS LLC
13681 NEWPORT AVE 8
TUSTIN CA 92780

930-01-463, 465
GREWALL LLC
751 S WEIR CANYON RD 157
ANAHEIM CA 92808

930-01-467
RUSSAMEL INVESTMENTS
2235 E FLAMINGO RD 152
LAS VEGAS NV 89119

930-01-468
RAY NAGHIBI
5938 TURNBERRY DR
BANNING CA 92220

930-01-469
ELIZABETH ORTIZ
3152 HIDEOUT LN
CORONA CA 92882

930-01-470
GARRY INVESTMENTS LLC
1212 N BROADWAY 204
SANTA ANA CA 92701

930-01-471
PEBBLE BEACH HOLDING LLC
1820 E GARRY AVE 211C
SANTA ANA CA 92705

930-01-473, 475, 480, 482, 483
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-474
AGGARWAL DEV DARSH
40 GOLF DR
ALISO VIEJO CA 92656

930-01-475, 480, 482, 483
JACK STEVENS
PO BOX 4009
ORANGE CA 92863

930-01-476
LOUIS L LAU
3209 E LONGRIDGE DR
ORANGE CA 92867

930-01-477
SUNRISE REALTY LLC
27702 CROWN VALLEY PKWY D4
MISSION VIEJO CA 92694

930-01-479
WADE KIRK
6 ROCKROSE
ALISO VIEJO CA 92656

930-01-484
ADDIS PHARMA TECH CORP
1820 E GARRY AVE 224D
SANTA ANA CA 92705

939-64-001
ZEBRA INVESTMENTS LLC
810 E DYER RD 1
SANTA ANA CA 92705

939-64-002
800 E DYER RD LLC
3631 S HARBOR BLVD 130
SANTA ANA CA 92704

411-141-05
VACANT

411-141-06
VACANT

411-142-02
OCCUPANT
2903 S TECH CENTER DR
SANTA ANA CA 92705

411-142-03
OCCUPANT
2905 S TECH CENTER DR
SANTA ANA CA 92705

411-142-04
OCCUPANT
2907 S TECH CENTER DR
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411-142-05
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2923 S TECH CENTER DR
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411-142-06
OCCUPANT
2921 S TECH CENTER DR
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411-142-07
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2919 S TECH CENTER DR
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411-142-08
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2917 S TECH CENTER DR
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411-142-09
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2909 S TECH CENTER DR
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411-142-10
OCCUPANT
2911 S TECH CENTER DR
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411-142-11
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2913 S TECH CENTER DR
SANTA ANA CA 92705

411-142-12
OCCUPANT
2915 S TECH CENTER DR STE A
SANTA ANA CA 92705

411-142-12
OCCUPANT
2915 S TECH CENTER DR STE B
SANTA ANA CA 92705

411-142-13
VACANT

411-152-09
OCCUPANT
3131 S STANDARD AVE
SANTA ANA CA 92705

430-112-06
OCCUPANT
17092 PULLMAN ST
IRVINE CA 92614

430-112-07
OCCUPANT
1132 DURYEA AVE
IRVINE CA 92614

430-114-06
VACANT

430-114-07
OCCUPANT
17072 DAIMLER ST
IRVINE CA 92614

430-115-01
OCCUPANT
1021 DURYEA AVE
IRVINE CA 92614

430-115-02
VACANT

430-115-03
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1091 DURYEA AVE
IRVINE CA 92614

430-115-04
OCCUPANT
1121 DURYEA AVE
IRVINE CA 92614

430-115-05
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17031 DAIMLER ST
IRVINE CA 92614

430-171-05
OCCUPANT
3050 DAIMLER ST
SANTA ANA CA 92705

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1720 E GARRY AVE STE 101
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430-171-07
OCCUPANT
1740 E GARRY AVE STE 211
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 212
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 213
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 214
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 215
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 216
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 220
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 221
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 222
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 223
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 224
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 226
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 227
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 228
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 230
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 231
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 232
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 233
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 234
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 235
SANTA ANA CA 92705

430-171-07
OCCUPANT
1740 E GARRY AVE STE 236
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 101
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 102
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 103
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 104
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 105
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 106
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 107
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 108
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 109
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 110
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 111
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 112
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 113
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 114
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 115
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 116
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 117
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 118
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 119
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 120
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 201
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 202
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 203
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 204
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 205
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 206
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 207
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 210
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 211
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 212
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 213
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 214
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 215
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 216
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 217
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 218
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 219
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 222
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 224
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 226
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 227
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 230
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 231
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 232
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 233
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 234
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 235
SANTA ANA CA 92705

430-171-07
OCCUPANT
1700 E GARRY AVE STE 236
SANTA ANA CA 92705

430-173-02
OCCUPANT
2953 PULLMAN ST
SANTA ANA CA 92705

430-173-04
OCCUPANT
2933 PULLMAN ST
SANTA ANA CA 92705

430-173-05
OCCUPANT
2943 PULLMAN ST STE A
SANTA ANA CA 92705

430-173-05
OCCUPANT
2943 PULLMAN ST STE B
SANTA ANA CA 92705

430-173-06
OCCUPANT
1761 E GARRY AVE
SANTA ANA CA 92705

430-173-07
OCCUPANT
2913 PULLMAN ST
SANTA ANA CA 92705

430-173-10
OCCUPANT
2923 PULLMAN ST
SANTA ANA CA 92705

430-173-10
OCCUPANT
2923 PULLMAN ST STE C
SANTA ANA CA 92705

430-173-11
OCCUPANT
2922 DAIMLER ST
SANTA ANA CA 92705

430-173-15
OCCUPANT
2932 DAIMLER ST
SANTA ANA CA 92705

430-173-16 OCCUPANT 2938 DAIMLER ST SANTA ANA CA 92705	430-173-17 OCCUPANT 2960 DAIMLER ST SANTA ANA CA 92705	430-173-18 OCCUPANT 2952 DAIMLER ST SANTA ANA CA 92705
430-173-19 OCCUPANT 2942 DAIMLER ST SANTA ANA CA 92705	430-173-20 OCCUPANT 1811 E GARRY AVE SANTA ANA CA 92705	430-173-21 OCCUPANT 1801 E GARRY AVE SANTA ANA CA 92705
430-173-22 OCCUPANT 1751 E GARRY AVE SANTA ANA CA 92705	430-191-12 OCCUPANT 3001 DAIMLER ST SANTA ANA CA 92705	430-191-13 OCCUPANT 3009 DAIMLER ST SANTA ANA CA 92705
930-01-401 OCCUPANT 1800 E GARRY AVE 101 SANTA ANA CA 92705	930-01-402 OCCUPANT 1800 E GARRY AVE 102 SANTA ANA CA 92705	930-01-403 OCCUPANT 1800 E GARRY AVE 103 SANTA ANA CA 92705
930-01-404 OCCUPANT 1800 E GARRY AVE 104 SANTA ANA CA 92705	930-01-405 OCCUPANT 1800 E GARRY AVE 105 SANTA ANA CA 92705	930-01-406 OCCUPANT 1800 E GARRY AVE 106 SANTA ANA CA 92705
930-01-407 OCCUPANT 1800 E GARRY AVE 107 SANTA ANA CA 92705	930-01-408 OCCUPANT 1800 E GARRY AVE 108 SANTA ANA CA 92705	930-01-409 OCCUPANT 1800 E GARRY AVE 109 SANTA ANA CA 92705
930-01-410 OCCUPANT 1800 E GARRY AVE 110 SANTA ANA CA 92705	930-01-411 OCCUPANT 1800 E GARRY AVE 111 SANTA ANA CA 92705	930-01-412 OCCUPANT 1800 E GARRY AVE 112 SANTA ANA CA 92705
930-01-413 OCCUPANT 1800 E GARRY AVE 113 SANTA ANA CA 92705	930-01-414 OCCUPANT 1800 E GARRY AVE 114 SANTA ANA CA 92705	930-01-415 OCCUPANT 1800 E GARRY AVE 115 SANTA ANA CA 92705
930-01-416 OCCUPANT 1800 E GARRY AVE 116 SANTA ANA CA 92705	930-01-417 OCCUPANT 1800 E GARRY AVE 117 SANTA ANA CA 92705	930-01-418 OCCUPANT 1800 E GARRY AVE 118 SANTA ANA CA 92705
930-01-419 OCCUPANT 1800 E GARRY AVE 201 SANTA ANA CA 92705	930-01-420 OCCUPANT 1800 E GARRY AVE 202 SANTA ANA CA 92705	930-01-421 OCCUPANT 1800 E GARRY AVE 203 SANTA ANA CA 92705

930-01-422
OCCUPANT
1800 E GARRY AVE 204
SANTA ANA CA 92705

930-01-423
OCCUPANT
1800 E GARRY AVE 205
SANTA ANA CA 92705

930-01-424
OCCUPANT
1800 E GARRY AVE 206
SANTA ANA CA 92705

930-01-425
OCCUPANT
1800 E GARRY AVE 207
SANTA ANA CA 92705

930-01-426
OCCUPANT
1800 E GARRY AVE 208
SANTA ANA CA 92705

930-01-427
OCCUPANT
1800 E GARRY AVE 209
SANTA ANA CA 92705

930-01-428
OCCUPANT
1800 E GARRY AVE 210
SANTA ANA CA 92705

930-01-429
OCCUPANT
1800 E GARRY AVE 211
SANTA ANA CA 92705

930-01-430
OCCUPANT
1800 E GARRY AVE 212
SANTA ANA CA 92705

930-01-431
OCCUPANT
1800 E GARRY AVE 213
SANTA ANA CA 92705

930-01-432
OCCUPANT
1800 E GARRY AVE 214
SANTA ANA CA 92705

930-01-433
OCCUPANT
1800 E GARRY AVE 215
SANTA ANA CA 92705

930-01-434
OCCUPANT
1800 E GARRY AVE 216
SANTA ANA CA 92705

930-01-435
OCCUPANT
1800 E GARRY AVE 217
SANTA ANA CA 92705

930-01-436
OCCUPANT
1800 E GARRY AVE 218
SANTA ANA CA 92705

930-01-437
OCCUPANT
1800 E GARRY AVE 219
SANTA ANA CA 92705

930-01-438
OCCUPANT
1800 E GARRY AVE 220
SANTA ANA CA 92705

930-01-439
OCCUPANT
1800 E GARRY AVE 221
SANTA ANA CA 92705

930-01-440
OCCUPANT
1800 E GARRY AVE 222
SANTA ANA CA 92705

930-01-441
OCCUPANT
1800 E GARRY AVE 223
SANTA ANA CA 92705

930-01-442
OCCUPANT
1800 E GARRY AVE 224
SANTA ANA CA 92705

930-01-443
OCCUPANT
1820 E GARRY AVE 101A
SANTA ANA CA 92705

930-01-444
OCCUPANT
1820 E GARRY AVE 102A
SANTA ANA CA 92705

930-01-445
OCCUPANT
1820 E GARRY AVE 103A
SANTA ANA CA 92705

930-01-446
OCCUPANT
1820 E GARRY AVE 104A
SANTA ANA CA 92705

930-01-447
OCCUPANT
1820 E GARRY AVE 105A
SANTA ANA CA 92705

930-01-448
OCCUPANT
1820 E GARRY AVE 106A
SANTA ANA CA 92705

930-01-449
OCCUPANT
1820 E GARRY AVE 107A
SANTA ANA CA 92705

930-01-450
OCCUPANT
1820 E GARRY AVE 108B
SANTA ANA CA 92705

930-01-451
OCCUPANT
1820 E GARRY AVE 109B
SANTA ANA CA 92705

930-01-452
OCCUPANT
1820 E GARRY AVE 110A
SANTA ANA CA 92705

930-01-453
OCCUPANT
1820 E GARRY AVE 111A
SANTA ANA CA 92705

930-01-454
OCCUPANT
1820 E GARRY AVE 112A
SANTA ANA CA 92705

930-01-455
OCCUPANT
1820 E GARRY AVE 113A
SANTA ANA CA 92705

930-01-456
OCCUPANT
1820 E GARRY AVE 114A
SANTA ANA CA 92705

930-01-457
OCCUPANT
1820 E GARRY AVE 115A
SANTA ANA CA 92705

930-01-458
OCCUPANT
1820 E GARRY AVE 116A
SANTA ANA CA 92705

930-01-459
OCCUPANT
1820 E GARRY AVE 117B
SANTA ANA CA 92705

930-01-460
OCCUPANT
1820 E GARRY AVE 118A
SANTA ANA CA 92705

930-01-461
OCCUPANT
1820 E GARRY AVE 201D
SANTA ANA CA 92705

930-01-462
OCCUPANT
1820 E GARRY AVE 202D
SANTA ANA CA 92705

930-01-463
OCCUPANT
1820 E GARRY AVE 203C
SANTA ANA CA 92705

930-01-464
OCCUPANT
1820 E GARRY AVE 204C
SANTA ANA CA 92705

930-01-465
OCCUPANT
1820 E GARRY AVE 205C
SANTA ANA CA 92705

930-01-466
OCCUPANT
1820 E GARRY AVE 206C
SANTA ANA CA 92705

930-01-467
OCCUPANT
1820 E GARRY AVE 207D
SANTA ANA CA 92705

930-01-468
OCCUPANT
1820 E GARRY AVE 208E
SANTA ANA CA 92705

930-01-469
OCCUPANT
1820 E GARRY AVE 209C
SANTA ANA CA 92705

930-01-470
OCCUPANT
1820 E GARRY AVE 210C
SANTA ANA CA 92705

930-01-471
OCCUPANT
1820 E GARRY AVE 211C
SANTA ANA CA 92705

930-01-472
OCCUPANT
1820 E GARRY AVE 212C
SANTA ANA CA 92705

930-01-473
OCCUPANT
1820 E GARRY AVE 213E
SANTA ANA CA 92705

930-01-474
OCCUPANT
1820 E GARRY AVE 214E
SANTA ANA CA 92705

930-01-475
OCCUPANT
1820 E GARRY AVE 215F
SANTA ANA CA 92705

930-01-476
OCCUPANT
1820 E GARRY AVE 216C
SANTA ANA CA 92705

930-01-477
OCCUPANT
1820 E GARRY AVE 217C
SANTA ANA CA 92705

930-01-478
OCCUPANT
1820 E GARRY AVE 218C
SANTA ANA CA 92705

930-01-479
OCCUPANT
1820 E GARRY AVE 219C
SANTA ANA CA 92705

930-01-480
OCCUPANT
1820 E GARRY AVE 220E
SANTA ANA CA 92705

930-01-481
OCCUPANT
1820 E GARRY AVE 221D
SANTA ANA CA 92705

930-01-482
OCCUPANT
1820 E GARRY AVE 222C
SANTA ANA CA 92705

930-01-483
OCCUPANT
1820 E GARRY AVE 223C
SANTA ANA CA 92705

930-01-484
OCCUPANT
1820 E GARRY AVE 224D
SANTA ANA CA 92705

939-64-001
OCCUPANT
810 E DYER RD 1
SANTA ANA CA 92705

939-64-002
OCCUPANT
800 E DYER RD 2
SANTA ANA CA 92705