

## Orozco, Norma

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**From:** Steve Bowers <[REDACTED]>  
**Sent:** Wednesday, September 27, 2023 5:05 PM  
**To:** eComment  
**Subject:** Agenda Item # Appeal Application No. 2023-06 Appealing the Decision of the Planning Commission to Deny Modification to Conditional Use Permit (CUP) No. 2019-41 and CUP No. 2023-03 for a New Service Station at 2230 N. Tustin Avenue

To Santa Ana Council Members,

My family and I have discussed the proposed modification to Conditional Use Permit No. 2019-41 and Conditional Use Permit No. 2023-03 at 2230 North Tustin Avenue, Santa Ana, CA.

- That corner is already one of the busiest intersections in the area, with the new restaurants recently opened at the corner of Tustin Avenue and 17<sup>th</sup> Avenue. With addition of a mini mart and gas station, the access into and out of the new structure would certainly increase the risk of accidents. The City has recently installed a new left turn light at this intersection, which helps with the flow of traffic. Patrons of the new mini mart would potentially be waiting for busy traffic flow west on Tustin to exit for quite some time.
- There has been a mini mart and gas station at the corner of 17<sup>th</sup> and Tustin for many years. The addition of a new mini mart within  $\frac{1}{2}$  mile of the current station is a bit of over kill. Historically, the California landscape has had gas stations/mini marts on multiple corners. Within the past 20-30 years, that luxury has become a thing of the past.
- With the addition of more E-Vehicles on the road within the next 10-15 years under our current Governors mandate to have E-Vehicles by 2035, the new mini mart will become a dinosaur.

There has to be a better use for the lot under consideration in this Appeal.

As a homeowner within  $\frac{1}{2}$  mile of the site, I concur with the vote of the Council Members on 6/26/2023. I strongly urge the Council Members to deny Appeal to Application 2023-06.

Regards,

Stephen D. Bowers

**Orozco, Norma**

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**From:** Jessica Precht [REDACTED]  
**Sent:** Wednesday, September 27, 2023 10:20 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

Dear City Council Members,

My two year old daughter attends the preschool at Plumfield neighboring the corner of Santa Clara and Tustin Avenue. I am writing to strongly oppose the development plan to put in a gas station on the property at 2230 N. Tustin Ave. This potential project would have significant health impacts on the growing minds and bodies of hundreds of young people in Santa Ana. The community does not need a new gas station, especially in close proximity to where there are five other gas stations in a 1/2 mile radius that are easily accessible (17th/Tustin, 55/17th, Tustin/Fairhaven, and 2 at Santa Clara/Grand).

That land should be used to develop something that would clearly meet a community need and promote community health, such as a parklet with exercise equipment, an urban micro-farm or anything with open space and trees to improve air quality. Any other developments would be fine, just please not a gas station!

Thank you,  
Jessica Precht  
[REDACTED]

## Orozco, Norma

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**From:** Nikki Tichy [REDACTED]  
**Sent:** Thursday, September 28, 2023 8:23 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

To Whom It May Concern:

AGAIN, I am writing today as a concerned parent of the Kindergarten next door to the empty lot. My children attend the Kindergarten and I do not want my children exposed to any gas fumes. The fact that this is even up for debate is mind boggling. Regarding fume emissions, who should we contact with concerns? Who monitors and tracks air quality control? The school is 500 feet away. Would you allow you children to play at a gas station? No, they stay in the car. Pumping gas takes a few minutes. My children are at school for 9 hours.

This is already a high traffic area with cars and people. If a gas station is put in by the school, I'm extremely worried about the likelihood of homeless people, as that is a rising problem in Santa Ana already. With more cars crowding the area, this will cause more car accidents.

Furthermore, I cannot imagine alcohol being sold within 500 feet of a Kindergarten and what type of traffic that will bring around my kids. There's a liquor store across the street and a grocery store. We don't need anymore near the school. There are also 5 other gas stations within ½ mile.

I am begging you to please not allow a gas station to be put in next door to a KINDERGARTEN where our children play outside. We send them to this school to provide a SAFE environment. As a parent, you just want the best for your children. A gas station is the worst business you can put 500 feet away.

**Nikki Tichy**

REGIONAL OFFICE MANAGER | THE TERMITE GUY + PEST CONTROL  
FREE: [REDACTED] | PHONE: [REDACTED] | FAX: [REDACTED]

**Orozco, Norma**

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**From:** Leslie Skorheim [REDACTED]  
**Sent:** Thursday, September 28, 2023 8:54 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

To whom this may concern -

I vehemently oppose a gas station being built and operated next door to Plumfield Kindergarten. It will cause extreme health and safety issues for the children (and their families) that attend the school and will unnecessarily impact traffic in the area.

Thank you.  
Leslie Skorheim



Orozco, Norma

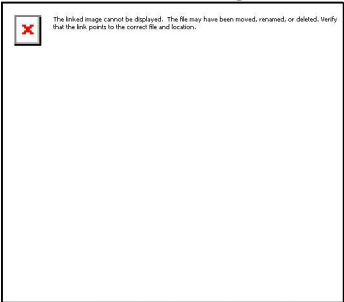
**From:** Michelle Caldwell >  
**Sent:** Thursday, September 28, 2023 8:56 AM  
**To:** eComment  
**Subject:** Item #17-2230 N. Tustin Ave. !No gas station next to kindergarten !!!

As a homeowner in Orange County CA, I am strongly against a gas station being put next to a kindergarten. This is a huge safety hazard for many many reasons!

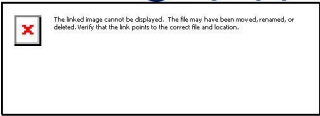
Regarding agenda item #17-2 230 N. Tustin Ave.

Kindly,

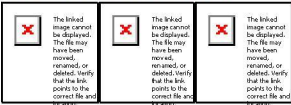
**Michelle Caldwell**  
**Business Development**



**Direct**  
**Mobile**



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## Orozco, Norma

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**From:** trina Andjani [REDACTED]  
**Sent:** Thursday, September 28, 2023 10:46 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

Dear Planning Commission/City Council Members,

As a concerned parent with children enrolled in the nearby kindergarten, I am deeply unsettled by the forthcoming gas station development near the school and residential areas. My concerns are not only professional but also deeply personal, as they directly impact the health, safety, and well-being of my family and others in the community. Here are my concerns:

### **Children's Health and Safety:**

- **Air Quality:** The proximity to a school means that children are at risk of inhaling harmful fumes. Studies have shown long-term exposure to such fumes can adversely affect lung development in children.
- **Accidents:** The nearby intersection is a high-traffic area with a history of frequent accidents. This increases the likelihood of a catastrophic event involving the gas pumps.
- **Regulation of Deliveries:** Although plans indicate that deliveries are to occur after school hours, there's no clear mechanism for enforcement.

### **Conditional Use Permit Requirements:**

- **Proximity to School and Residences:** The new law mandates a Conditional Use Permit (CUP) for businesses located within 500 feet of schools or residential areas, effective December 22, 2022.
- **Regulatory Oversight:** Ignoring the CUP requirement would set a worrisome precedent for future projects.

### **Homelessness Issues:**

- **Safety Risks:** The presence of homeless individuals at similar businesses nearby poses a safety risk to children and families.
- **Quality of Life:** The influx of homelessness often requires additional policing and affects the overall quality of life in the area.

**Traffic Congestion:**

- **Limited Road Space:** Santa Clara Avenue is only a two-lane road and can ill-afford the additional traffic.
- **Intersection Safety:** The entrance on Santa Clara is too close to other driveways, raising concerns about vehicle safety and the flow of traffic.

**Alcohol Sales:**

- **Safety Concerns:** Introducing another outlet for alcohol sales could increase instances of drunk driving or public disturbances.
- **Overabundance:** There are already numerous outlets for alcohol sales in the immediate area, making this an unneeded service.

**Market Saturation:**

- **Economic Viability:** With 5 gas stations within a 1/2-mile radius, another station appears unnecessary.
- **Lack of Diversification:** Rather than enriching the community with a variety of services, this new addition would only further saturate the market.

As a parent whose children's health and safety are at stake, I earnestly implore you to reconsider the merits of this proposed gas station. Our children's well-being should be at the forefront of any development decisions, and I urge you to make that a priority in your deliberations.

Sincerely,

Petrina Andjani

## Orozco, Norma

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**From:** Patty Gutierrez [REDACTED]  
**Sent:** Thursday, September 28, 2023 11:12 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

Dear Planning Commission/City Council Members,

I am writing to express several reservations about the forthcoming gas station planned for construction near the kindergarten school and residential areas. Here are the issues that need to be addressed:

1. Conditional Use Permit Requirements: A Conditional Use Permit (CUP) became mandatory as of December 22, 2022, for any businesses situated within 500 feet of K-12 schools, public parks, or residences. The planned gas station clearly falls into this category. Why does it appear that the Planning Commission/City Council is considering circumventing these new rules?
2. Children's Health and Safety: Though steps have been taken to minimize fume emissions, the risk hasn't been eliminated. How will late-night deliveries be regulated? Furthermore, given the frequency of accidents at the nearby intersection, the risk of a vehicular incident involving the gas pumps cannot be overlooked.
3. Market Saturation: The proposed location is already surrounded by 5 gas stations within a 1/2-mile radius. What unique value does an additional gas station bring to the community? Wouldn't it be more beneficial to focus on attracting businesses from industries that are not already well-represented in the area?
4. Traffic Congestion: The current entrance on Santa Clara Avenue will be kept, which is near our own driveway. Additionally, the two-lane road in front of the school will certainly experience increased traffic, affecting daily commutes.
5. Homelessness Issues: The existing gas stations, especially the 7-11 at 17th and Tustin Ave., are already grappling with homelessness. We have invested considerable efforts in mitigating this problem on our property, and a new gas station with a mini market is likely to exacerbate the issue.
6. Alcohol Sales: While this isn't an immediate concern with the city, I understand that there will be an application for a license to sell alcohol in the future. The area already has multiple outlets selling alcohol, making this an unnecessary addition that also raises safety concerns.

Thank you for your attention to these matters. We look forward to your response.

*Patty Gutierrez*

ADMINISTRATIVE ASSISTANT - PEST DIVISION | THE TERMITE GUY

FREE: [REDACTED] | [REDACTED] | FAX: [REDACTED]

<https://www.877termite.com/online-bill-pay>



## Orozco, Norma

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**From:** Ariana Contreras <[REDACTED]>  
**Sent:** Thursday, September 28, 2023 11:47 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave  
  
**Importance:** High

Dear Planning Commission/City Council Members,

I am writing to express a number of reservations about the forthcoming gas station planned for construction near the kindergarten school and residential areas. Here are the issues that need to be addressed:

1. Conditional Use Permit Requirements: A Conditional Use Permit (CUP) became mandatory as of December 22, 2022, for any businesses situated within 500 feet of K-12 schools, public parks, or residences. The planned gas station clearly falls into this category. Why does it appear that the Planning Commission/City Council is considering circumventing these new rules?
2. Children's Health and Safety: Though steps have been taken to minimize fume emissions, the risk hasn't been entirely eliminated. How will late-night deliveries be regulated? Furthermore, given the frequency of accidents at the nearby intersection, the risk of a vehicular incident involving the gas pumps cannot be overlooked.
3. Market Saturation: The proposed location is already surrounded by 5 gas stations within a 1/2-mile radius. What unique value does an additional gas station bring to the community? Wouldn't it be more beneficial to focus on attracting businesses from industries that are not already well-represented in the area?
4. Traffic Congestion: The current entrance on Santa Clara Avenue will be kept, which is in close proximity to our own driveway. Additionally, the two-lane road in front of the school will certainly experience increased traffic, affecting daily commutes.
5. Homelessness Issues: The existing gas stations, especially the 7-11 at 17th and Tustin Ave., are already grappling with homelessness. We have invested considerable efforts in mitigating this problem on our property, and a new gas station with a mini-market is likely to exacerbate the issue.
6. Alcohol Sales: While this isn't an immediate concern with the city, I understand that there will be an application for a license to sell alcohol in the future. The area already has multiple outlets selling alcohol, making this an unnecessary addition that also raises safety concerns.

Thank you for your attention to these matters. We look forward to your response.

*Ask me about our Pest Control services!*

*Ariana Contreras*

TRANSACTION COORDINATOR | THE TERMITE GUY

FREE: [REDACTED] | PHONE: [REDACTED] | FAX: [REDACTED]

## Orozco, Norma

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**From:** Ariana Contreras [REDACTED]  
**Sent:** Thursday, September 28, 2023 11:49 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

Dear Planning Commission/City Council Members,

I am writing to express a number of reservations about the forthcoming gas station planned for construction near the kindergarten school and residential areas. Here are the issues that need to be addressed:

1. Conditional Use Permit Requirements: A Conditional Use Permit (CUP) became mandatory as of December 22, 2022, for any businesses situated within 500 feet of K-12 schools, public parks, or residences. The planned gas station clearly falls into this category. Why does it appear that the Planning Commission/City Council is considering circumventing these new rules?
2. Children's Health and Safety: Though steps have been taken to minimize fume emissions, the risk hasn't been entirely eliminated. How will late-night deliveries be regulated? Furthermore, given the frequency of accidents at the nearby intersection, the risk of a vehicular incident involving the gas pumps cannot be overlooked.
3. Market Saturation: The proposed location is already surrounded by 5 gas stations within a 1/2-mile radius. What unique value does an additional gas station bring to the community? Wouldn't it be more beneficial to focus on attracting businesses from industries that are not already well-represented in the area?
4. Traffic Congestion: The current entrance on Santa Clara Avenue will be kept, which is in close proximity to our own driveway. Additionally, the two-lane road in front of the school will certainly experience increased traffic, affecting daily commutes.
5. Homelessness Issues: The existing gas stations, especially the 7-11 at 17th and Tustin Ave., are already grappling with homelessness. We have invested considerable efforts in mitigating this problem on our property, and a new gas station with a mini-market is likely to exacerbate the issue.
6. Alcohol Sales: While this isn't an immediate concern with the city, I understand that there will be an application for a license to sell alcohol in the future. The area already has multiple outlets selling alcohol, making this an unnecessary addition that also raises safety concerns.

Thank you for your attention to these matters. We look forward to your response.

Ariana Contreras

**Orozco, Norma**

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**From:** Jana Lichtenwalter [REDACTED] >  
**Sent:** Thursday, September 28, 2023 12:11 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

**To Whom It May Concern:**

As a parent of 4 children, I am completely appalled that anyone would consider putting a gas station 500 feet away from a Kindergarten.

Has anyone thought about the crowd that will draw?

Or the rise of homeless people coming towards young children?

How about the amount of traffic around these kids?

Not to mention the toxic fumes.

How dare this even be up for discussion or vote.

Please do better and deny this.



**Alcala, Abigail**

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**From:** Lorraine Passero [REDACTED]  
**Sent:** Thursday, September 28, 2023 6:59 PM  
**To:** eComment  
**Subject:** No gas station

I have a concern about the proximity of a gas station to a school. It is not a healthy or safe business to have in such close proximity to children. Please take this into consideration. Sincerely yours,

Lorraine Passero  
Sent from my iPhone

## Alcala, Abigail

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**From:** Jeralyn Cottam [REDACTED]  
**Sent:** Friday, September 29, 2023 3:01 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

To whom it may concern,

I am writing in to express my concern and disagreement with the proposed gas station development at 2230 N Tustin Ave. Below is an accounting of all my concerns:

1. The proximity of a gas station to my daughters school, Plumfield Pre-school and Kindergarten. I understand that a conditional use permit (CUP) is required for businesses requiring a regional, state, or federal permit to discharge, handle, emit, or store regulated compounds, materials, or substances and is located within 500 ft of a school (K-12), public park, or residence. I don't understand why this development is being considered when it is clearly less than 500 ft from a school AND residences.
2. I believe this gas station would pose a substantial health and safety risk to our children. We all know of the gaseous fumes that are omitted from a gas station, and this one would directly border the schools play yard. In addition to the danger of these fumes, there are also frequent accidents in this intersection. What prevents a car from entering the station and clipping a pump? While the risks of that may be low, I am certain you can agree the repercussions would be grave with a school full of children near by.
3. There are 5 gas stations within approximately 1/2 mile of the proposed site (17th/Tustin, 55/17th, Tustin/Fairhaven, and 2 at Santa Clara/Grand). How does a 5th station provide additional services to the residents, workers, and visitors? I am not opposed to development of the site, but it should be bringing a new or underserved industry/business to the area, not oversaturating the market.
4. Traffic impact: The existing driveway to the school is on Santa Clara will remain and I understand the gas station will have its driveway right next to this on Santa Clara. Traffic getting into and out of the school can already be difficult and dangerous, and this will add to that exponentially. Increased traffic will impact the flow of daily travel.
5. The existing gas stations in the area, in particular, the 7-11 at 17th and Tustin Ave., have major issues with the congregation of unhoused persons. I know that Plumfield school has worked hard to protect the school, but placing a gas station with a convenience store will most certainly increase the prevalence of the transient population on this corner.
6. The sale of alcohol: Similar to the increase in issues that could be brought by the transient population, the sale of alcohol right next to a school also is concerning. Currently, alcohol can be purchased at Stater Brothers, the Liquor Store next to Stater Bros, the Mini Mart behind Starbucks, and at 7-11, it is clearly an unneeded service in the area.

Thank you for considering these concerns,

Jeralyn Cottam

## Alcala, Abigail

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**From:** Murphy, Jennifer [REDACTED]  
**Sent:** Friday, September 29, 2023 3:20 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2330 N. Tustin Ave

To the Santa Ana City Council,

I am writing as a concerned member and parent in our community to express my deep reservations about the proposed construction of a gas station in close proximity to a Plumfield Preschool and Kindergarten. I believe that allowing such a development poses significant safety and health concerns that must be carefully considered before any decision is made.

First and foremost, the safety of our children should be our top priority. The presence of a gas station near a preschool and kindergarten introduces a number of potential hazards. Gas stations are known for the inherent risks associated with fuel storage and handling, such as the possibility of leaks, fires, and explosions. These dangers are not only a threat to the immediate vicinity but can have far-reaching consequences, affecting the safety of our entire community.

Moreover, gas stations attract heavy vehicular traffic, including large trucks and vehicles carrying hazardous materials. This increased traffic poses a significant danger to young children who may be walking to or from school or playing in the area. The likelihood of accidents and injuries involving our most vulnerable citizens is greatly increased in such a scenario.

In addition to safety concerns, there are significant health risks associated with the operation of a gas station. Gasoline and diesel fuel emit harmful chemicals and fumes, including volatile organic compounds (VOCs) and particulate matter, which have been linked to a range of health issues, particularly in children. Exposure to these pollutants can exacerbate respiratory conditions such as asthma and may even contribute to the development of long-term health problems.

Furthermore, the noise and air pollution generated by a gas station can disrupt the learning environment of the nearby educational institutions. Young children are particularly susceptible to the adverse effects of noise pollution, which can hinder their cognitive development and concentration.

I urge the City Council to thoroughly evaluate the potential risks and consequences of permitting a gas station to be built in close proximity to Plumfield Preschool and Kindergarten. It is crucial that the health, safety, and well-being of our children are given the utmost consideration in this decision-making process.

I respectfully request that you consider alternative locations for the proposed gas station that do not place our youngest community members at risk. I also encourage the City Council to engage with experts in child safety, environmental health, and urban planning to conduct a comprehensive impact assessment.

Thank you for your attention to this critical matter. Our community's future depends on the choices we make today, and I trust that you will prioritize the safety and well-being of our children in your deliberations.

**Jennifer Murphy**  
*English Teacher & ASB Advisor*



[REDACTED] Tustin, CA 92782



## Alcala, Abigail

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**From:** eliamadrigal [REDACTED]  
**Sent:** Saturday, September 30, 2023 7:49 PM  
**To:** eComment  
**Subject:** Item # 17 - Deny Appeal

I am writing this email to you as a tax payer and property owner to DENY the appeal for a gas station that is proposed to be built on the corner of Tustin and Santa Clara.

Major concerns as to why I believe the appeal needs to be denied:

1. Applicant is requesting 9 pump gas station be built next door to a very busy and long established preschool. (Plumfield )
2. Concerns over vapors and the storage of gasoline / hazardous materials within 500 ft. of a school and residential area.
3. There are 9 active gas stations within a short distance of this location.
4. The 7-11 ( gas station and mini mart ) at Tustin Ave. and 17th St. attracts the homeless. They are often found to be under the influence and swapping stolen goods as well as working on stolen bicycles.
5. Many of these individuals have been observed roaming through our neighborhood at night shaking down cars and stealing anything of value that they can find.
6. The same homeless are then spotted during the day hanging out at Portola Park which is right next to John Muir Fundamental School.
7. We don't want to see the situation worsen with the addition of another unwanted gas station and mini mart close to our homes. We have a beautiful neighborhood and we want to protect it.

Thank you for your support. PLEASE DENY THE APPLICANTS APPEAL.

Sent from my Verizon, Samsung Galaxy smartphone

**Alcala, Abigail**

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**From:** Keira Gonsalves [REDACTED]  
**Sent:** Saturday, September 30, 2023 7:59 PM  
**To:** eComment  
**Subject:** Item #17 Deny the Appeal

Deny the proposal for a gas station on Santa Clara And 17th street in Santa Ana. Especially right next to the preschool where my son used to attend. I still live right here and do not want to have the fumes and smoke and traffic right there.

We have too many gas stations as is.  
We do not need one right there.

Thanks From Keira Gonsalves

Winston R. Covington  
Chairman  
Portola Park  
And Meredith/ Parkwood  
Neighborhood Association

## Alcala, Abigail

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**From:** obed garcia [REDACTED]  
**Sent:** Saturday, September 30, 2023 8:34 PM  
**To:** eComment  
**Subject:** Item # 17

Deny the appeal!

We have enough local gas stations.

-Obed

## Alcala, Abigail

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**From:** Patricia Kane [REDACTED]  
**Sent:** Sunday, October 1, 2023 3:00 PM  
**To:** eComment  
**Subject:** Item #17- deny the appeal\*\*\*

Please deny the appeal to build a 9 pump gas station at South/West corner of Tustin and Santa Clara Our neighborhood does not need the congestion and the preschool is to close for all that traffic Thank you Patricia and James Kane

Sent from my iPad



## Alcala, Abigail

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**From:** myrna ayala <[REDACTED]>  
**Sent:** Sunday, October 1, 2023 6:29 PM  
**To:** eComment  
**Subject:** Item #17 Deny the appeal

To whom it may concern,

I support to deny the appeal for a gas station on Tustin and Santa Clara.

Thank you,

Myrna Ayala

## Alcala, Abigail

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**From:** Michael Seeds [REDACTED]  
**Sent:** Sunday, October 1, 2023 8:07 PM  
**To:** eComment  
**Subject:** \*\* Item # 17 - Deny the Appeal \*\*

Michael K. Seeds  
[REDACTED]  
Santa Ana, 92705

## Alcala, Abigail

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**From:** David Kiwerski WP2AAT [REDACTED]  
**Sent:** Sunday, October 1, 2023 8:14 PM  
**To:** eComment  
**Subject:** Fwd: Item # 17 - Deny the Appeal

Dear Santa Ana Planning Commission:

It has come to our attention that the vacant lot at the intersection of Tustin Avenue and Santa Clara Avenue is being considered for a gas station site. This would not be a good site for the station for the following reasons:

- It would interrupt the flow of traffic: Tustin Avenue narrows to two lanes just past the proposed site and Santa Clara narrows to a single lane traveling east. Adding more cars that will need to enter and exit the station would make merging traffic more dangerous.
- The station would intensify the heavy traffic in an already busy intersection. Drivers who are unfamiliar with the intersection and are exiting the Stater Bros. Shopping Center are often unaware of drivers turning right onto Santa Clara Ave. from Tustin Ave., and the same can be said about those drivers making the right-hand turns. There is a history of traffic collisions at that corner.
- Hazardous materials are inherent to the operation of service stations. With the number of accidents already mentioned, it would be a risk to businesses and residents alike to add the station.
- The service station would increase the amount of traffic students would face traveling to and from school. The presence of a gas station would not only have a negative impact on the preschoolers at Plumfield Preschool, but would also affect students attending SAUSD schools (John Muir Fundamental and Sierra Preparatory Academy) and TUSD schools (Loma Vista, Hewes, Foothill, and Hillcrest). There are also several private schools in the area that could also be impacted by the addition of a filling station at that corner. Many parents elect to have their children walk to school. There are no crossing guards at this intersection, and the addition of traffic moving in and out of a service station would create a higher risk to students.
- The relatively recent opening of a doughnut shop and Starbucks sharing the lot with the refurbished liquor store at the same intersection directly affected traffic patterns which would be severely compounded by the service station.

Thank you for taking these items under consideration. We respectfully ask that you deny the appeal so that the area will remain safe for commuters, businesses, and residents.

David and Pamela Kiwerski WP2AAT "No Microsoft, no Apple, just good old reliable Linux"

## Alcala, Abigail

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**From:** Diego Teran [REDACTED]  
**Sent:** Sunday, October 1, 2023 10:13 PM  
**To:** eComment  
**Subject:** Deny appeal item 17 on Oct. 3

To Whom it May Concern,

As a resident of Meredith Parkwood, I ask the Santa Ana Planning Commission to deny the appeal to item 17 (proposed gas station on Tustin Ave & Santa Clara).

There are enough gas stations in the neighborhood and I don't want my children exposed to harmful fumes.

Thank you,

Diego Terán

[REDACTED]  
Santa Ana 92705



## Alcala, Abigail

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**From:** JENNY LUCATERO [REDACTED]  
**Sent:** Sunday, October 1, 2023 10:47 PM  
**To:** eComment  
**Subject:** Item #17

Item #17 Deny appeal

## Alcala, Abigail

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**From:** Pam Hopkirk [REDACTED]  
**Sent:** Monday, October 2, 2023 8:17 AM  
**To:** eComment  
**Subject:** Item # 17 Deny Appeal

Please deny the appeal, item #17. Plumfield Preschool is adjacent the property and has been there for years. Gas stations produce harmful vapors which will spread to the preschool where many children attend.  
A concerned citizen,  
P. Hopkirk

## Alcala, Abigail

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**From:** Lenette Wardinski [REDACTED]  
**Sent:** Monday, October 2, 2023 8:43 AM  
**To:** eComment; eComment  
**Subject:** Item #17 on Agenda - DENY the APPEAL!!!!

Please DENY this Gas Station's appeal! It has already been declined by the Planning Commission and is NOT supported by City Staff. There are numerous reasons to decline this appeal!

Busy Intersection  
Near a Child Care Facility  
Etc

Lenette Wardinski

## Alcala, Abigail

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**From:** Aaron Harrington [REDACTED]  
**Sent:** Monday, October 2, 2023 10:23 AM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

To whom it may concern,

Good afternoon! My daughter currently attends kindergarten at Plumfield, the school directly next to the empty lot which is being appealed by the developer to move forward with development. Why my concern in this matter? First of all, this is a safety concern for not only my child let alone all of the other children and staff who attend the school. Also, if a conditional use permit (CUP) is required in regards to a 500 foot proximity within a school or residences, why is the Planning Commission/City Council willing to overturn a recently enacted requirement? Not only is this a hazard for the children and staff in regards to gasoline fumes but there are other chemicals affiliated with the proposed station. There are additional chemicals/lubricants vehicles need to properly function which may further hinder safety (ie. oil, transmission fluid(s), battery fluid(s) spills, etc.) which will then leak/seep into drains/gutters and could wash closer to the school. Children's safety should be priority #1, not profitability of a developer.

Second, since children's safety should be the city council's main priority, why on earth build another gas station? There are 5 other gas stations within a 1/2 mile of the proposed site. Passing on the appeal will not only benefit the community as a whole but it'll cut down on traffic in the area to ensure less congestion and potential accidents. Since there is a school in this immediate area the city council should do everything in their power to limit congestion. There is already a supermarket (Stater Brothers) across the street so adding more traffic will further increase potential car accidents which could directly affect a child/family.

Third, in regards to traffic/congestion of the immediate area, Santa Clara (in front of the school) is only 2 lanes. This proposed development will cause more congestion, the inability of parents to park in the small lot assigned to the school to pick up/drop off their kids and could cause further accidents in case children have to be picked up elsewhere in case the entrance is blocked by other vehicles. Also, the additional traffic will cause the public to turn into the school parking lot when said persons don't even have a child at the school. Thus, further causing more traffic issues and potential accidents. Again, children's safety should be priority #1!

Fourth, with the extra gas station brings transient/homeless issues. Is the city content with the increased chances of transients sleeping/attempting to access the school grounds for potential assaults on school staff? Also, the safety of these children would need to be dramatically increased. Is the developer going to ensure they limit the transient/homeless persons on the gas station grounds? Of course not! This is exactly why they can't be awarded the appeal to proceed with development. Safety is tantamount to a thriving society for children so this reasoning should immediately persuade the city council's decision to not allow the development of the gas station.

Lastly, with the above issues I have listed we know the gas station will apply for an alcohol permit to sell it on store grounds. Since there is a supermarket and liquor stores across the street, herein lies another reason why they need to cease with building a gas station on this lot. With more alcohol always comes more problems. Drunk driving could be an issue which will lead to further accidents/concerns that parents at the school don't need to endure. Parents have the right to ensure their child is safe at their school so adding an extra burden on the school staff should be reason #1 not to grant the developer the lot to build the gas station.

We as a society need to make sure our children are taken care and safety is the main issue here. Kids are the building blocks of societies and when parent's and children's safety is pushed aside for profits then we as a whole have lost value in creating a better future for our children. Again, I have listed numerous reasons why the proposed building needs to be ceased thus ensuring our children are able to learn without any limitation or additional stresses placed on the families. I am always open to businesses being built but not a gas station right next to a school when there are multiple other stations within the same vicinity. I stress you to please take the kid's and school's well being into consideration and passing on allowing the gas station to be built. Feel free to call or email if you have any questions or concerns and I appreciate your time in regards to this matter.

Respectfully,

Aaron Harrington (Concerned parent of kindergarten student at Plumfield school)

## Alcala, Abigail

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**From:** Jessica Fox [REDACTED]  
**Sent:** Monday, October 2, 2023 11:52 AM  
**To:** eComment  
**Subject:** Item # 17 - Deny the Appeal

**This email is in regard of Item # 17.**

I am a resident at [REDACTED] Santa Ana. 92705. I live in the Meredith Homes track. **I am writing this email requesting a denial for the appeal of a gas station at the South/West corner of Tustin Ave and Santa Clara (2230 N. Tustin Ave.)**

I have lived in the neighborhood for 18 years and it has been a wonderful place to live most of the years. The last couple of years we have seen so many homeless people walking around the area by Santa Clara St and hanging out at Portola Park. This area used to be a place where I could tell my kids to walk to the park and meet their friends. I can't any longer. There are too many homeless walking around scaring kids and sometimes adults as well. The gas stations in the neighborhood on Grand and Santa Clara and on Tustin and 17th already attracts many homeless and people on drugs.

**I urge you to please deny the appeal for the gas station at 2230 N. Tustin.** It will only bring more homeless into our neighborhood and is way too close the Plumfield Preschool.

Thank you for your time,

Jessica Lochner

## Alcala, Abigail

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**From:** Carol Purvis [REDACTED]  
**Sent:** Monday, October 2, 2023 12:30 PM  
**To:** eComment  
**Subject:** Appeal Application No 2023-06 (2230 N. Tustin Ave.)

Honorable Members of the Santa Ana City Council:

While my intent is to be present at the City Council meeting on October 3rd, I am writing rather than speaking in the interest of time savings. My hope is that you will have read the previous correspondence presented to the planning commission and you will have seen my letter to them. My same concerns remain -- fumes, traffic, liquor, homeless, and over saturation of the business radius with fueling stations!

Plumfield Preschool and Kindergarten has served the City of Santa Ana and its neighbors with quality child care while preparing young children for elementary school and life for over 50 years! It is an established business providing essential child care to the residents of the community. For those members of the Council that do not have child care needs and who may not be familiar with the child care crisis in our country, I urge you to Google Child Care Crisis in the United States to familiarize yourself with the challenges presently plaguing the industry. California has a major problem! Why would we add anything else to the already existing issue by granting a permit for a gas station which shares a property line, where only a fence separates a play yard for these children and the fumes that gas stations emit.

Please understand that I am in no way opposed to the subject property being developed. It is in my best interest as the property owner to have that corner built out with a thriving business that does not emit noxious fumes or present a safety hazard (i.e. adjacent driveways on Santa Clara Ave) to the children or employees.

Homelessness is a major issue in the vicinity of my property and we have had several instances of invasion of the property. We have spent several thousand dollars attempting to discourage loitering, sleeping, using electrical and water sources after business hours. However, it remains a continuing problem as evidenced just this past week again when a homeless woman requested entry during business hours. Mini-markets, especially those that sell alcohol, encourage homeless loitering. This is evidenced at the corner of 17th and Tustin Ave.

Perhaps my biggest question to you is why would you grant a CUP for an ordinance that you passed in December 2022 stating that noxious fumes could not be emitted within 500' of a school or residential area, then re-addressed the issue and change the limit to 1000' in June of 2023; but now, in October, just 4 months later, override that ordinance? To my knowledge, nothing has changed -- the applicant has not presented any evidence/studies supporting a change to the research which shows negative effects on children of noxious fumes.

Thank you for your service to the community and I trust you to hold your constituents, friends, and neighbors best interest when you vote to affirm the Planning Commission ruling to deny the Conditional Use Permit.

Sincerely,

**Carol Purvis**

Owner  
Purvis Enterprises



## Alcala, Abigail

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**From:** Aleece Records [REDACTED]  
**Sent:** Monday, October 2, 2023 12:57 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

Dear Santa Ana City Council and Whom it may concern,

I am a concerned parent of a child who attends Plumfield School at 2112 E Santa Clara Ave. I strongly appose the development of a gas station on the corner of Santa Clara and Tustin Ave.

My reasons are as follows:

1. The proximity of a gas station near a kindergarten school. A conditional use permit is required for businesses requiring a regional, state, or federal permit to discharge, handle, emit, or store regulated compounds, materials, or substances and is located within 500 ft of a school (K-12), public park, or residence. In this case, this station is within 500 feet of both a school and residences. Effective December 22, 2022, a CUP is required! Why is the Planning Commission/City Council willing to overturn a recently enacted requirement when the school is well within 500 feet of the proposed site? There is a clear reason why the Planning Commission drafted the regulation.
2. My concerns surround the health and safety of my child and the entire class. While measures will be put in place to reduce the emissions of fumes, the risk is not zero. Deliveries will only be allowed after hours, but who will manage that? There are frequent accidents in this intersection, what prevents a car from entering the station and clipping a pump? Extra risks I am not willing to expose my child to.
3. There are 5 gas stations within approximately 1/2 mile of the proposed site (17th/Tustin, 55/17th, Tustin/Fairhaven, and 2 at Santa Clara/Grand). How does a 5th station provide additional services to the residents, workers, and visitors? Development of the site is not the issue, but it should be bringing a new or underserved industry/business to the area, not oversaturating the market.
4. Traffic impact: The existing driveway on Santa Clara will remain. This is very close to our driveway. Additionally, Santa Clara is 2 lanes in front of the school. Increased traffic will impact the flow of daily travel.
5. Homeless: The existing gas stations in the area, in particular, the 7-11 at 17th and Tustin Ave., have major issues with homeless people. We have worked very hard to reduce this on our property, but a gas station with a mini market will increase the likelihood. Again, this is a safety concern for our children.
6. The sale of alcohol: While this is not a concern with the city, as I understand it, they will apply for an alcohol sales license in the future. Currently, alcohol can be purchased at Stater Brothers, the Liquor Store next to Stater Bros, the Mini Mart behind Starbucks, and definitely at 7-11 (I assume all the other gas stations as well). Again, this is a safety concern as well as an unneeded service in the area.

Please vote to oppose the installation of a gas station at this location.

Thank you

Aleece Langlois, Santa Ana resident and concerned parent.

**Alcala, Abigail**

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**From:** Gabriela Morales [REDACTED]  
**Sent:** Monday, October 2, 2023 1:04 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

Hello,

I sent an email opposing the development of this gas station back in June, and I - like many other parents of the school nextdoor - am surprised and displeased that this issue has returned --

I am writing in opposition to the issuance of a Conditional Use Permit for the property located at 2230 N. Tustin Ave. The development is located within 500 feet of the school my child attends. I am opposed to this development due to the health and safety concerns of the current and future children in the care of Plumfield School.

Additionally, as there are 5 other gas stations within 1/2 mile radius of the proposed project, it is not bringing new nor additional services to the area.

Thank you for your time and consideration,

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Best,

Gabriela (Morales) Hixson

## Alcala, Abigail

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**From:** Rigo Garcia [REDACTED]  
**Sent:** Monday, October 2, 2023 1:29 PM  
**To:** eComment  
**Subject:** Item #17 - 2230 N. Tustin Ave Public Comment

Council Members,

**I'm a resident in Ward 3 and urging you to deny the appeal of a gas station application at 2230 N. Tustin Avenue for the following reasons:**

1. The proximity to the school next door provides a safety hazards for small kids who are unaware of dangers of an excess amount of cars that will rotate through there.
2. The emissions smell of gas and diesel will cause harm to young developing bodies. Gas spills cause a significant public health risks, see the Johns Hopkins report below:

<https://hub.jhu.edu/2014/10/07/gas-station-spills/#:~:text=Researchers%20with%20the%20Johns%20Hopkins,larger%20issue%20than%20previously%20thought.>



Small spills at gas stations could cause significant public health risks over time

Soil and groundwater may be imperiled more than previously understood by drops of fuel spilled at gas stations

[hub.jhu.edu](https://hub.jhu.edu)

3. Traffic congestion in this area making it more difficult for parents to navigate the area.
4. Increased noise in the area will create distractions for students
5. We see more and more panhandlers, loiterers , and people who are mentally ill hang out at gas stations. They will be within feet of young kids.
6. The height of kids are shorter than drivers can see, the amount of cars that will be around and the likelihood of kids running out when they get out of school has the potential for great harm.

Rigo Garcia  
[REDACTED]

## Alcala, Abigail

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**From:** Brooke Pilon [REDACTED]  
**Sent:** Monday, October 2, 2023 1:55 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave

I understand there is a proposal for a gas station on the corner of Santa Clara and Tustin Ave.

I know this lot has been vacant for many years. However I do not feel it is the right spot for a gas station. The location is too close to housing. A gas station will bring more traffic and more loitering. I get gas at the 7-11 station on 17th and tustin and the back and side of the building is always full of unhoused people gathering.

We currently have a gas station one light to the north ( tustin and fairhaven) and one light to the south (tustin and 17th Street). This is a tough corner as it is. Just recently a turn light was installed but before that there were many accidents at this intersection.

This corner definitely deserves to be developed but with the right business for our neighborhood.  
We ask that you take this into consideration when deciding on this property.

## Alcala, Abigail

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**From:** Dayne Scott [REDACTED]  
**Sent:** Monday, October 2, 2023 4:26 PM  
**To:** eComment  
**Subject:** Agenda Item #17 - 2230 N. Tustin Ave.

Members of the Santa Ana City Council,

I am writing to ask for your support in upholding the June 26, 2023 City Planning Commission to deny the modification to CUP 2019-41 and CUP 2023-03.

Plumfield School has been providing preschool and kindergarten to the families of Santa Ana for over 50 years. It is very concerning to me that these children and their families, as well as the residents in the surrounding area, will have their health and safety jeopardized by this development. The CUP is in an attempt to circumvent the city ordinance that prohibits the construction of businesses that emit noxious fumes (i.e. gas stations) within 1000 feet of a school and residences.

Plumfield School not only is within 1000 feet, but they also share a property line. Are you willing to put the health and safety of children over allowing this station to be built?

This station would be the 6th station within a 1/2 mile radius. This does not bring a new service or industry to our area. Santa Ana has seen a drastic increase in the unhoused population. I know that Plumfield has already taken steps to mitigate the problems with this population, but nothing eradicates it. However, a gas station and minimart will only exasperate this issue.

While not the current concern, alcohol sales will be inevitable at the mini mart. Do we want alcohol being sold next to a school?

Finally, the increase in traffic to the area is of significant concern. The plans call for a driveway to be within 150 feet of the intersection of Santa Clara and Tustin Avenues. We have seen this granted to Starbucks at the same intersection. It congests traffic in an already dangerous situation. With the addition of gas pumps, this could be catastrophic in the event of an accident. I ask you to please consider these concerns when making your decision. Please keep in mind the health and safety of all children and residents in the area.

My children and their peers mean everything to me and my wife. Thank you again for hearing me out and I know you'll come to the correct verdict.

Dayne Scott