

## Comment to the City Council

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November 30, 2020

To: City Council of Santa Ana ("City"),  
Mr. Jason Gabriel and Mr. Kenny Nguyen, PE, Principal Civil Engineer  
20 Civic Center Plaza,  
P.O. Box 1988, Santa Ana, CA 92702

From: JPacific International as trustee of 215 Warner SA Land Trust dated July 7,  
2014 ("Owner")  
13043 Bach Way, Cerritos, CA 90703  
Tel: 562-301-3120  
Email: alanshen168@gmail.com

Subject: Comment regarding Adoption of Resolution of Necessity to Acquire  
Real Property by Eminent Domain for 215 E. Warner Avenue, Santa Ana, CA  
92707, Orange County, Assessor Parcel No. 403-142-15 ("Property")

Dear City Council,

This comment is regarding the Owner's real property located at 215 E. Warner Avenue, Santa Ana, CA 92707, Orange County, Assessor Parcel No. 403-142-15 ("Property"). The Property is sought to be acquired by the City of Santa Ana using the power of eminent domain.

The Owner has negotiated continuously with the City's representatives on different approaches for the City to acquire the subject property. After the Owner discussed with Mr. Kenny Nguyen on November 17, 2020, one feasible proposal is as below:

- 1) To construct the Warner Avenue Improvement Project, the City seeks to fully take the subject Property.
- 2) The Owner exchanges such Owner's property for the empty land located at the nearby block: 2246 S. Cypress Avenue, Santa Ana, CA 92707, Orange County, Assessor Parcel No. 403-141-09. Such empty land has been acquired, vacated, and owned by the City. Attached is the land ROW Exhibit.
- 3) The City permits the Owner to construct a new building at the empty land with the same zoning as the previous owner had (CR zoning), according to the "grandfather's law".
- 4) After the land exchange, the City pays the Owner the difference between the appraised value of the subject property and the empty land.
- 5) The City pays the Owner the loss of use (rental loss) between demolishing the subject property and the new building is built and rented out.
- 6) The City pays the demolishing & trashing cost and tenant's relocation fee.
- 7) The City pays the Appraisal reimbursement fee up to \$5,000.

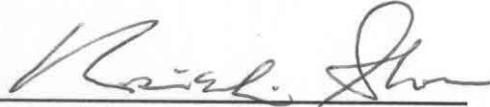
If the City accepts this proposal, we can proceed together on this transaction soon. Therefore, the Adoption of Resolution of Necessity to Acquire Real Property by Eminent Domain or other court proceeding is not necessary.

Respectfully,

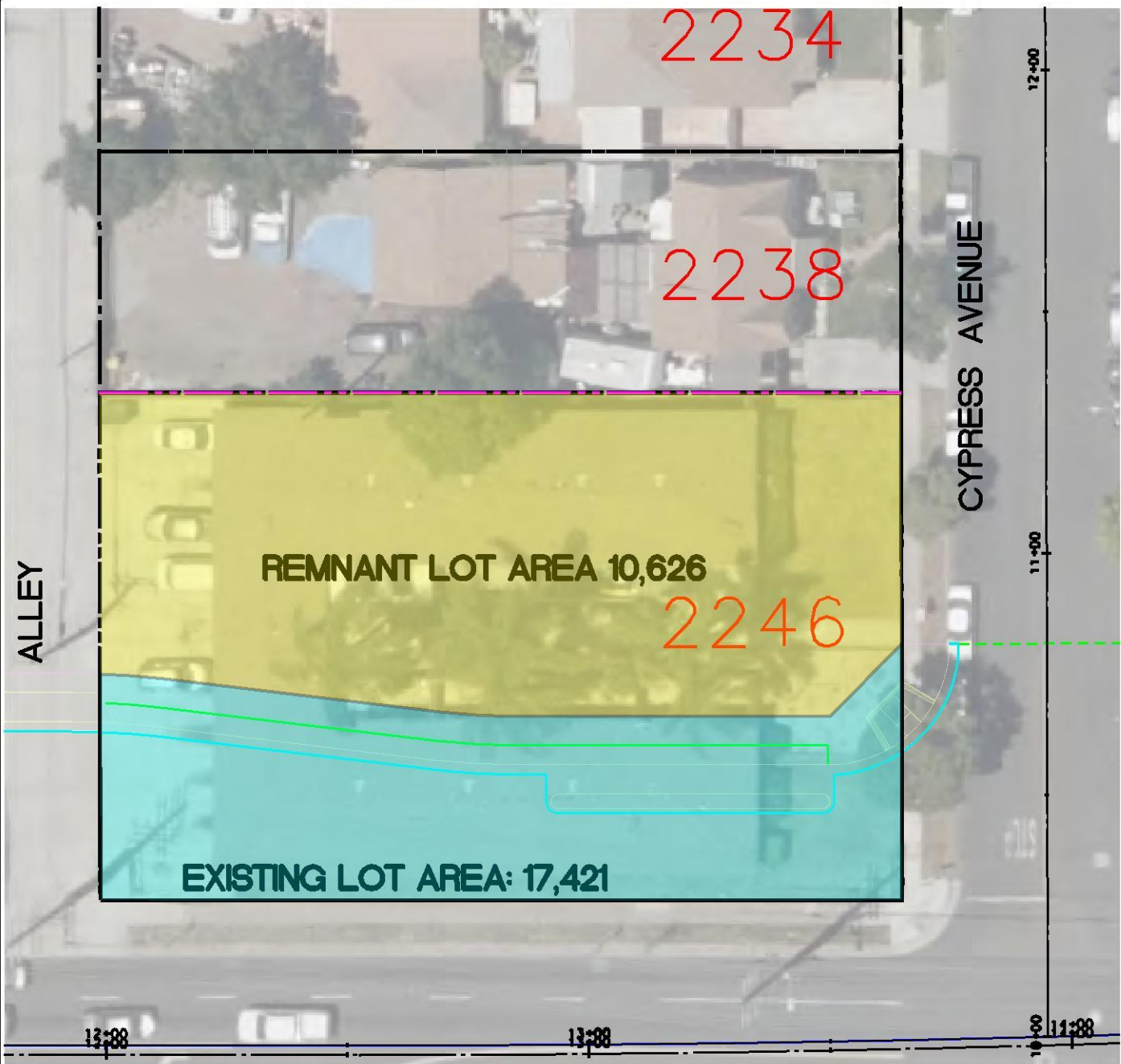
By:   
Jia Yuh Shen

CEO of JPacific International

JPacific International as trustee of 215 Warner SA Land Trust dated July 7, 2014  
13043 Bach Way, Cerritos, CA 90703

By:   
Alan Shen

Beneficiary of 215 Warner SA Land Trust dated July 7, 2014



# **LEGEND**

- PROJECT NEED
- EXISTING PROPERTY LINES (PER RECORD AND PARCEL MAPS)
- EXCESS PROPERTY

## **EXHIBIT 1**



PROJECT 14-6802  
WARNER AVENUE IMPROVEMENTS PH1 MAIN TO OAK  
2246 S CYPRESS AV

