

From: [J. Sáenz](#)
To: [eComment](#); [Bernal, Sarah](#)
Subject: Planning Commission: Conditional Use Permit No. 2018-15 & 2019-02 for Jugos Acapulco with Wings 307 E First Street, Units 1-A, 1-B & 1-C
Date: Monday, January 28, 2019 2:21:19 PM

January 28, 2019

City of Santa Ana
Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92702

Dear Sir/Madam,

I wish to object to the alcohol license application CUP Nos. 2018-15 & 2019-02 for Jugos Acapulco with Wings 307 E First Street, Units 1-A, 1-B & 1-C. I live less than 85 feet from the location and there is a charter school situated less than 500 feet from the proposed site. I object to the **CUP Nos. 2018-15 & 2019-02 for Jugos Acapulco with Wings 307 E First Street, Units 1-A, 1-B & 1-C FOR THE FOLLOWING REASONS.**

- An after-hours operation will further add to the vandalism, noise, loitering, and damage to Artist Walk loft properties. The area where the CUP is being proposed is already heavily saturated with after-hours activity. Recent and constant activity has defaced the properties around the E. 3rd Street and N. Spurgeon Street perimeter and the properties within the N. Bush Street and N. Spurgeon Street south walkway (former 2nd Street).
- As an original Artist Walk property owner (15 years) and full time resident of the Artist Walk Lofts, I have witnessed an increase in property damage to our buildings and vehicles during daytime hours by drunkard activity, including loitering, urination and defecating, window etching, graffiti marking, and excessive noise, all of which does not even include the homelessness epidemic that has touched down near our homes. Adding an after-hours component will only exacerbate an already delicate condition. Please see attached photos.
- Allowing CUP Nos. 2018-15 & 2019-02 for Jugos Acapulco with Wings 307 E First Street, Units 1-A, 1-B & 1-C suppresses efforts to preserve the quality of life for the residents living and working at the Artist Walk loft community. An already high propensity for drug use, prostitution and alcohol consumption within the surrounding areas of the mentioned above will be a negative contribution to the properties of the Artist Walk lofts. It challenges the homeowner's efforts to keep their properties clean and the HOA from increasing association dues.
- Adding another alcohol license to an already alcohol saturated area benefits only the businesses applying for this CUP. It contributes nothing to furthering artistic and cultural endeavors. Currently, there is a huge influx of existing restaurants, five of which already hold alcohol licenses and are less than 100 feet away from our property. An additional alcohol venue presents continuous strain to our community for all the reasons listed above.
- Adding more alcohol venues to the Artist Walk periphery forces existing residents to consider moving out of the area due to the negative contributing factors associated with drunkard activity

and damage to the Artist Walk properties. Many long term live-in owners have sold and moved out of the Artist Walk loft community over the past three years due to a over saturated level of alcohol venues.

- This CUP request for approval contributes to a straining of resources that protects the community at large. Police presence cannot be expected to monitor more alcohol related incidences.
- Allowing CUP Nos. 2018-15 & 2019-02 for Jugos Acapulco with Wings 307 E First Street, Units 1-A, 1-B & 1-C will not only contribute to the national alcoholism crisis already destroying vibrant communities from taking hold but it will challenge the City of Santa Ana downtown's efforts to be a cultural and artistic epicenter. I urge the planning commission to consider all the above reasons and not approve this CUP application.

The Artist Walk live-work lofts were designed to be a community of resident owners that live and work in the community. Approving this CUP forces our loft community to be engulfed by alcohol related venues on two streets. Jugos Acapulco has been a family-friendly restaurant and a rich asset to the community. It has promoted a family quality of life that serves an amazing array of food catering to a diversely rich community and contributes to the downtown.

In conclusion, the Artist Walk lofts have been a great place to live for my family as a live-work community. Unlike the 4th Street corridor, which is equipped to serve as a nightlife destination (drawing patrons from outside the community), the proposed CUP shopping center site serves local needs (groceries, clothing, etc.). The added presence of an alcohol serving venue would be a marked change in this dynamic, and I believe that it would reduce the family-friendly atmosphere that the shopping center has fostered over the years, which it turn would have a negative effect on nearby businesses. Approving this CUP will challenge the quality of life of the existing residents and deter new buyers from embracing downtown living. Thank you for your consideration to not approve CUP Nos. 2018-15 & 2019-02 for Jugos Acapulco with Wings 307 E First Street, Units 1-A, 1-B & 1-C.

Respectfully,

Javier Sáenz
Artist Walk Loft resident



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