



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

October 4, 2018

Re: Variance 2018-11, Conditional Use Permit 2018-19, Conditional Use Permit 2018-20

To Whom It May Concern:

I am writing to you regarding the construction of a Starbucks Outlet at 2301 N. Tustin Ave. My family owns the property and I own the business (Plumfield School) at 2112 E. Santa Clara Ave. We have owned this facility for 11 years. Plumfield School provides preschool programs for local families. Most of our families live within a 5-mile radius and travel through the intersection of Tustin and Santa Clara Avenues daily.

I appreciate this opportunity to express my concern regarding the construction of this particular Starbucks unit.

My primary concerns are:

1) The amount of traffic and congestion:

The intersection of Tustin and Santa Clara Avenues is already dangerous. Numerous accidents have occurred due to the lack of a dedicated turn lane (along with a left turn only light) and the speed of vehicles on Santa Clara. Autos tend to gain speed on the straight stretch of Santa Clara Avenue attempting to "make the light" at the intersection of Tustin Avenue. A driveway that is located within 150' of the intersection will cause more accidents and a dangerous situation for families that travel to and from our school. The safety of our children is of our utmost concern.

The Starbucks located at 2302 17th Street, Santa Ana, (less than 1 mile from the proposed new construction) is an example of the congestion and unsafe situation created by a driveway within 150' of the intersection. We see many accidents and severe traffic congestion, especially at rush hours at this location.

2) 24-Hour operation and its effect on the homeless population:

While 24-hour establishments are convenient, they also become a haven for the homeless population for warmth and protection from the elements. In recent months, we have seen an increase in the homeless population in our area. On multiple occasions we have opened our

business to find a homeless person sleeping on our property. More concerning, however, is that we have found alcohol bottles, food wrappers, clothing and even human feces in our play yards. With a 24-hour establishment that will likely bring more homeless into the area, I have extreme concern on the impact this will cause on the health and safety of the children we serve. Please note that the 24-hour operation of the Starbucks unit referred to above has had issues with transients and has taken measures to discourage loitering at night.

Finally, I fail to see the need for yet another Starbucks in the area. The following five locations are within 1.5 miles of the proposed new location:

17th & Tustin Ave.: 2302 17th Street, Santa Ana
Tustin French Quarter: 17245 17th Street, Tustin
Target: 1330 17th Street, Santa Ana
17th & Grand Ave.: 1248 17th Street, Santa Ana
Chapman & Tustin Ave.: 1630 E. Chapman Ave., Orange

I urge you, the City of Santa Ana Planning & Building Agency, to consider the impact a 24-hour drive thru Starbucks with a driveway less than 150' of a major intersection, will have on the city, businesses, and most importantly, it's residents, before you grant such variances and conditional use permits.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Cordoba', with a long horizontal flourish extending to the right.

Kim Cordoba
President
KimCor, Inc. dba Plumfield School