

UNIVERSAL



PUNCH CORP.

**4001 W. MACARTHUR BLVD
PH. (714) 556-4488 Fax (714) 556-6314**

**SANTA ANA, CALIFORNIA 92704 USA
e-mail: sales@universalpunch.com**

July 21, 2020

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

Gentlemen,

Ref: SPECIAL use Permit 2020-01 to Subdivide an
Existing Office Building Complex into 2 Condominium Units
Now Zone M-1
Address:
3100-3103 South Harbor Blvd. Santa Ana, California

It is with deep concern that such a proposal is being put before the Santa Ana Planning Commission.

I have been a business owner at 3 different M-1 Zone locations in Santa Ana for over 50 years.

This M1-Zone is a manufacturing commercial zone and not a residential area.

The concerns I have in protesting this proposal is presented below.

I currently have nearly 3 acres on MacArthur Blvd (Croddy and MacArthur) that have been protected for further M1-1 Manufacturing building (approximately 35,000 sq. ft).

If I decide not to continue with this plan for a manufacturing building and now decide to request permission to develop it into a residential area – how will you respond.

Please note when such a proposal is passed on the map 2018-04 map 2018-190 how will you address future property owners who would demand (the same positive action to rezone).

I strongly oppose this proposal – please answer the concerns as stated in regards to the special permit 2020-01 (see page #2).

I will follow up on any future activity on this matter – we appreciate the concerns of Santa Ana. Planning & Building Agency/Commission on how the best solution will be accomplished.

Sincerely,

Kenneth L. Williams Sr.
Kenneth L. Williams Sr.
President

Letter #1

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It is requested that more information be given to local property owners and general public:

- 1) Who is the legal current owner of property that is requesting this change?
- 2) How many units are being proposed for this location?
- 3) How will the heavy water demand supply be met?
- 4) Will there be any office facility in the building?
- 5) How many motor vehicles will be at this location?

The public needs to know these answers before any firm decisions are made.

Sincerely,

Kenneth L. Williams Sr.
President

Letter # 2