

Planning Commission Regular Meeting Agenda

June 10, 2024

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/86595396063>

Join from your mobile phone via Zoom App. **Meeting ID: 86595396063**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 86595396063**

*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



BAO PHAM

Chair, Ward 1 Representative

JENNIFER OLIVA

Vice-Chair

Ward 6 Representative

MANUEL J. ESCAMILLA

Ward 2 Representative

ISURI S. RAMOS

Ward 3 Representative

CHRISTOPHER LEO

Citywide Representative

CARL BENNINGER

Ward 4 Representative

ALAN WOO

Ward 5 Representative

Minh Thai

Executive Director

Jose Montoya

Legal Counsel

Ali Pezeshkpour, AICP

Planning Manager

Nuvia Ocampo

Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

Commissioners:

**Bao Pham, Chair
Manuel Escamilla
Christopher Leo
Carl Benninger
Jennifer Oliva
Isuri S. Ramos
Alan Woo**

**Executive Director
Chief Asst. City Attorney
Planning Manager
Recording Secretary**

**Minh Thai
Jose Montoya
Ali Pezeshkpour, AICP
Nuvia Ocampo**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from May 13, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

****End of Consent Calendar****

BUSINESS CALENDAR

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on May 31, 2024 and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2023-05 FOR THE PROPERTY LOCATED AT 719 EAST FIRST STREET, UNIT A, LOCATED WITHIN THE TRANSIT ZONING CODE (SD-84)

Project Applicant: Rudy Lopez & Raul Cueva Jr, representing Las Brisas Restaurant, LLC., on behalf of Liquor License Agents (Applicant)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing 1,575-square-foot eating establishment within an existing multi-tenant commercial center.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-14, will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Conditional Use Permit No. 2023-05 as conditioned.

2. TENTATIVE TRACT MAP NO. 2023-05 AND DENSITY BONUS AGREEMENT NO. 2024-01 FOR THE PROPERTY LOCATED AT 1921 WEST WASHINGTON AVENUE LOCATED WITHIN THE TWO-FAMILY RESIDENCE (R2) ZONING DISTRICT.

Project Applicant: Habitat for Humanity of Orange County (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for a density bonus to allow up to 16.22 dwelling units per acre (du/ac).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

Recommended Actions:

1. Adopt a resolution approving Tentative Tract Map No. 2023-05 as conditioned; and
2. Adopt a resolution approving Density Bonus Agreement No. 2024-01 as conditioned.

****End of Business Calendar****

STAFF COMMENTS

- Presentation on Planning Commission Bylaws (Ali Pezeshkpour & Jose Montoya)

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on June 24, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

MEETING INFORMATION

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](#) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know

you wish to speak. You will have 3 minutes.

3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, press *9 on your phone to virtually raise your hand. You will have 3 minutes.

Submit a written comment

You are invited to submit a written comment in one of the following ways:

- **E-mail** PBAecomments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 3:30 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Planning Commission Regular Meeting Agenda Minutes

May 13, 2024

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



Bao Pham

Chair, Ward 1 Representative

Jennifer Oliva

*Vice-Chair,
Ward 6 Representative*

Christopher Leo

Citywide Representative

Manuel J. Escamilla

Ward 2 Representative

Carl Benninger

Ward 4 Representative

Isuri S. Ramos

Ward 3 Representative

Alan Woo

Ward 5 Representative

Minh Thai

Executive Director

Jose Montoya

Legal Counsel

Ali Pezeshkpour, AICP

Planning Manager

Nuvia Ocampo

Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER**Commissioners:**

**Bao Pham, Chair
Manuel Escamilla
Christopher Leo
Carl Benninger
Jennifer Oliva
Isuri S. Ramos
Alan Woo**

**Executive Director
Chief Asst. City Attorney
Planning Manager
Recording Secretary**

**Minh Thai
Jose Montoya
Ali Pezeshkpour, AICP
Nuvia Ocampo**

ROLL CALL

Minutes: *Quorum was reached at 5:31 p.m. with Commissioner Ramos arriving at 5:33 and Commissioner Escamilla arriving at 5:34 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *Resident, Mark Spratt, spoke in support of Related Bristol.*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from April 22, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Woo, seconded by Commissioner Benninger to Approve Consent Calendar items.

YES: 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

****End of Consent Calendar******BUSINESS CALENDAR**

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on May 3, 2024, and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2024-04 FOR THE PROPERTY LOCATED AT 2029 EAST FIRST STREET LOCATED WITHIN THE ARTERIAL COMMERCIAL (C-5) ZONING DISTRICT.

Project Location: 2029 East First Street located within the Arterial Commercial (C-5) zoning district, with a Metro East Mixed-Use (MEMU) Overlay zone.

Project Applicant: Alexis Acosta (Applicant) representing Jr's Burgers and Kyung Soon Lee (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit No. 2024-04 to allow the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine only) at an existing 2,576-square-foot eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2024-13, will be filed for this project.

Recommended Action:

- Adopt a resolution approving Conditional Use Permit No. 2024-04 as conditioned.

Minutes: *Commission had questions for staff.*

Staff answered questions from Commission.

Commission had questions for the applicant.

Applicant, Alexis Acosta, answered questions from the Commission.

Commission proposed adding three new conditions, which the applicant accepted.

Moved by Commissioner Ramos, seconded by Commissioner Escamilla to Approved as amended.

YES: 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

****End of Business Calendar****

STAFF COMMENTS

- California APA Conference Registration

Minutes: *Planning Manager, Ali Pezeshkpour, had comments for the Commission.*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff on the proposed Related Bristol Specific Plan and process/procedures.*

ADJOURNMENT

The next meeting of the Planning Commission will be on May 27, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 6:14 p.m.*

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

MEETING INFORMATION

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](#) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting

ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, press *9 on your phone to virtually raise your hand. You will have 3 minutes.

Submit a written comment

You are invited to submit a written comment in one of the following ways:

- **E-mail** PBAComments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:30 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
June 10, 2024

Topic: Conditional Use Permit No. 2023-05 – Las Brisas Restaurant ABC License Upgrade (719 E. First Street, Unit A)

RECOMMENDED ACTION

Adopt a resolution approving Conditional Use Permit No. 2023-05 as conditioned.

EXECUTIVE SUMMARY

Rudy Lopez & Raul Cueva Jr., representing Las Brisas Restaurant, LLC., on behalf of Liquor License Agents (Applicant), is requesting approval of a Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing eating establishment located at 719 East First Street, Unit A. If approved, CUP No. 2023-05 will replace and supersede previously approved CUP No. 2008-08, approved for a Type 41 (Beer and Wine) alcohol license only. Pursuant to Section 41-196 of the Santa Ana Municipal Code (SAMC), establishments wishing to sell alcoholic beverages for on-premise consumption require approval of a CUP. Staff is recommending approval of the applicant's request because the site is located within an existing commercial center intended for such commercial uses, and due to the property's history of compliance with City codes and regulations. Moreover, the project site is buffered from sensitive land uses, the project complies with all applicable City standards, and the proposed operational standards would ensure that the applicant's request would not negatively affect the surrounding community.

DISCUSSION

Project Description

Las Brisas Restaurant, LLC (DBA Las Brisas Restaurant) occupies a 1,575-square-foot restaurant suite in a multi-tenant commercial building located on the northwestern corner of First Street and Lacy Street. The restaurant accommodates up to 60 patrons within the dining area. The restaurant is seeking to expand its current operations by proposing to sell distilled spirits in addition to beer and wine, through a Type 47 Alcoholic Beverage Control (ABC) license upgrade. The on-premise sale and consumption of beer, wine, and

distilled spirits will continue to be an ancillary component to its dining service options, which is a use allowed by right in the Specific Development (SD) No. 84 zoning district.

Currently, the designated alcohol storage area for the beer and wine is located behind the cashier. As part of this new CUP request, the alcohol storage area will be relocated and the proposed beer, wine, and distilled spirits will be stored in a designated alcohol storage closet behind the kitchen area. The restaurant will contain an overall alcohol storage area of approximately 24 square feet (previously 13.6 square feet as referenced with CUP No. 2008-08), which is less than five percent of the gross floor area of the tenant space as required by the Santa Ana Municipal Code (SAMC). Hours of operation are Monday through Wednesday 8:00 a.m. to 10:00 p.m., Thursday through Sunday 8:00 a.m. to 12:00 a.m. There is no outdoor dining associated with this business, nor is outdoor dining proposed at this time. Live entertainment is not proposed at this time. Should the applicant seek to provide on-site entertainment, approval of a separate entertainment permit will be required, pursuant to the Section 11-6 of the SAMC.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	719 E. First Street, Unit A – Ward 6	
Nearest Intersection	First Street and Lacy Street	
General Plan Designation	Urban Neighborhood – Medium (UN-40)	
Zoning Designation	Transit Zoning Code (SD-84)	
Land Use District	Corridor (CDR)	
Surrounding Land Uses	North	Single-Family Residential
	East	Child Care Facility
	South	Commercial Retail
	West	Automotive Service
Property Size	0.4 acres (17,500 square feet)	
Existing Site Development	The subject site contains a 3,670-square-foot multi-tenant building and 19 off-street parking stalls.	
Unit Size	1,575 square feet	
Use Permissions	Allowed with a conditional use permit (CUP)	
Zoning Code Sections Affected	Uses	SAMC Sections 41-196 (a)
	Operational Standards	SAMC Section 41-196(g)
Census Tract and License Information	Census Tract No.	750.02
	No. of Allowed and Existing ABC Licenses (onsite licenses)	10 Allowed (onsite); 61 Existing onsite licenses (19 Type 41 License & 26 Type 47)

Table 2: Operational Standards

Standards	Permissible by SAMC	Provided
Eating Establishment Type	Bona-Fide	Bona-Fide

Standards	Permissible by SAMC	Provided
Hours of Operation for ABC Sales	7:00 a.m. to 12:00 a.m. (midnight), unless extended by a separate after-hours CUP	Monday to Wednesday 8:00 a.m. to 10:00 p.m., Thursday to Saturday 8:00 a.m. to 12:00 a.m.
Window Display	25% of Window Coverage	Does not comply*
Alcohol Storage and Display	5% of G.F.A	0.008% of G.F.A
Exterior Telephone	Prohibited	None

*Pursuant to the *Operational Standards for On-Sale Establishments* (SAMC Section 41-196(g)(11)) and Article XI (On-Premises Signs), permissible window displays must be kept to a minimum for maximum visibility and shall not exceed twenty-five (25) percent of window coverage.

Project Background

The subject site was developed in 1988 with a 3,670-square-foot multi-tenant commercial building. The subject unit (Unit A) has consistently retained a restaurant tenant since the building's construction in 1988. Las Brisas Restaurant was issued a certificate of occupancy for Unit A on August 21, 1996, and has occupied the tenant space since. As the sole location in Santa Ana, this restaurant is considered a locally based eating establishment and is not affiliated with other Las Brisas restaurants in the region.

On June 9, 2008, the Planning Commission unanimously approved CUP No. 2008-08 to allow a Type 41 (beer and wine) ABC license for on-premise sale of alcoholic beverages. In January of 2023, the applicant submitted a CUP application for an upgrade from a Type 41 to a Type 47 (beer, wine, and distilled spirits) ABC license. At the time, the property underwent several interior and exterior site improvement upgrades as a recipient of American Rescue Plan Act (ARPA) funding. In 2023, permits for the property were finalized for parking lot resurfacing and restriping. The property has also updated the commercial center sign program, repainted the building, as well as refurbished and enhanced their landscaping abutting First Street and Lacy Street. Moreover, in 2023, Las Brisas Restaurant finalized permits for site upgrades for Americans with Disability Act (ADA) compliant restrooms.

Project Analysis

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial. The purpose of regulating establishments that sell alcoholic beverages is to set forth operating practices and procedures and to minimize impacts to surrounding areas. Staff has reviewed the applicant's request for the sale and consumption of beer and wine, and has determined the proposed CUP will not be detrimental to the health, safety, and welfare of the community.

As a locally based establishment, Las Brisas Restaurant provides a unique dining experience with an ancillary service to customers by allowing them to purchase a variety of alcoholic beverages with their meal, which is currently limited beer and wine. Allowing the additional sale of distilled liquor for on-premises consumption would also allow the subject establishment to be economically viable and compete with full-service establishments that offer similar services to their patrons. The subject site is not located within immediate proximity to parks, playgrounds, schools, or religious institutions. The site is located adjacent to single-family residences within the Lacy Neighborhood, and located across the street from the Pacific Park Neighborhood along First Street. To date, the property contains no active Code Enforcement violations. There are no reported incidences of violent crimes as indicated in the Police Department Analysis later in this report. Lastly, the operational standards applicable to an ABC license will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

The site is located approximately 245 linear feet to the north from the nearest establishment selling off-sale alcoholic beverages (Hickory Liquour Inc.) 750 linear feet to the east from the nearest private charter school (Edward B. Cole Academy) and 900 linear feet to the south from the nearest public school (Garfield Elementary). The site is also located within a census-tract that is deemed over concentrated by the State of California Department of Alcohol Beverage Control. Although not subject to the same over-concentration requirements as for off-sale licenses, the number of existing ABC (onsite licenses) for the subject census tract (Census Tract No. 750.02) does exceed the maximum allowable. Specifically, in the subject census tract, ten (10) ABC (onsite licenses) are allowed and there are 61 existing, including 19 Type 41 and 26 Type 47 licenses. The majority of these licenses are concentrated in the central core of Downtown Santa Ana and are not in the immediate vicinity of the project site.

Although overconcentration of on-premises licenses for the sale of alcoholic beverages is not a factor for analysis in the Santa Ana Municipal Code, as part of the analysis of the applicant's request staff carefully evaluated the East First Street corridor, which is experiencing heightened levels of loitering, transient, and illicit activities. As an example, loitering and prolonged stays of transients/individuals around the immediate area have created an unattractive environment for visitors and/or customers at certain properties. During the project review and analysis, staff has communicated with the applicant and recommended that the operations be undertaken in a manner that will address the ongoing issues with loitering, public displays of intoxication, or similar nuisance activities. Additionally, several conditions of approval have been included to ensure the site is up-to-date with landscaping requirements, window signage requirements, and ongoing maintenance of the site. For these reasons, enhanced conditions of approval have been added to ensure that the East First Street corridor's ongoing issues are not exacerbated by the addition of this license to this restaurant.

These conditions are specifically intended to address public safety concerns and include removing excess window painting and removing unpermitted window tints. Pursuant to the *Operational Standards for On-Sale Establishments* outlined in SAMC Section 41-196(g)(11)) and Article XI (On-Premises Signs), permissible window displays must be kept to a minimum for maximum visibility, and cannot not exceed 25-percent of window coverage. This municipal code requirement is in place to protect the public health, safety, and general welfare, by providing clear visibility into all businesses. Additionally, the recommended conditions will address limited hours of operation, future modification of hours of operation, and requiring that all alcohol be consumed within the property and that alcohol be dispensed into separate containers provided by the business operator. Moreover, to ensure that the approval of the applicant's request for an ABC license upgrade will not be detrimental to the local community, staff has recommended a condition of approval requiring the Planning Division to review the CUP after a six-month review period, to evaluate of the effects of the ABC license upgrade. During this period, the applicant's operations may not demonstrate a consistent increase in the number of service calls and/or police reports. The Applicant will be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses. Provided with the additional conditions of approval, the granting of the CUP will not negatively impact any sensitive land uses that may be nearby. Lastly, the operational standards applicable to an ABC license will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

General Plan Consistency

Approval of this application will be consistent with several goals and policies of the General Plan, specifically Goals 2, 3, 4. The project is located in the Urban Neighborhood – Medium (UN-40) General Plan land use designation, which allows for the development of semi urban villages that are well connected to schools, parks, and shopping centers. These areas are accessible by multiple modes of transportation, have lively and pedestrian-friendly streetscapes, and are designed to foster community interaction. Goal 2 of the Land Use Element (LU) encourages a balance of land uses that meet Santa Ana's diverse needs. Approval of upgrade to Type 47 ABC license is consistent with Policy 2.2 of the LU as it encourages a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities. Policy 2.7 of the LU supports land use decisions that encourage the creation, development, and retention of business in Santa Ana, in which Las Brisas Restaurant proposes to achieve with a Type 47 ABC license.

The inclusion of a property maintenance agreement, addition of conditions of approval, and ongoing efforts to upgrade the site as indicated on the staff report have proven

consistent with the following goals and policies of the LU. Goal 3 of the LU encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.7 of the LU supports the promotion of a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors. Goal 4 supports a sustainable Santa Ana through improvements to the built environment. Lastly, Policy 4.1 of the LU encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. The granting of the CUP will provide an additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the eating establishment is located within an existing commercial area and its operations will be compatible with the surrounding commercial businesses.

Police Department Analysis

The Police Department has reviewed this request and has no concerns, as the operational standards applicable to on-premises ABC licenses will mitigate any potential impacts to the surrounding community. The Police Department reviews such applications for the sale and service of alcoholic beverages in order to ensure that the potential crime and nuisance behaviors associated with alcohol consumption are mitigated to the greatest extent possible. For on-sale licenses, the Police Department analyzes the crime rate in the area using the standards and definitions contained in the Business and Professions Code Section 23948.4(c)(2), which are also utilized by ABC. This section defines "reported crimes" as criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic citations.

The Police Department then compares the number of such crimes in the reporting district as compared to the number of crimes in other reporting districts. In keeping with the standard used by ABC and Business and Professions Code, should the Police Department determine that the reporting district has a 20 percent greater number of reported crimes than the average number found in all reporting districts, the Police Department will consider this information in making its recommendation.

As part of the application process, the Police Department has reviewed the applicant's request for sale of beer, wine, and distilled spirits for on-premises consumption and has no concerns, as the operational standards applicable to the ABC license and conditions of approval will mitigate any potential impacts to the surrounding community. The Police Department carefully evaluated a 500-foot radius for the site's vicinity and determined that there has been approximately 534 service calls in the project site's vicinity between the one-year period of April 30, 2023, and April 30, 2024. Of those 534 calls, seventy-seven (77) resulted in reports taken in. None of the service calls received were due to

violent crimes and none were in relation to Las Brisas Restaurant. The reports were in result of vehicular collisions, hit and run collisions, narcotic activities, and five reported incidents for drunkenness in public. According to the Police Department, the number of calls for service is commensurate with the 500-foot radius. Based on its review, the Police Department has no issues of concern regarding this application.

Table 3: Police Department Analysis and Criteria for Recommendation

Police Department Analysis and Criteria for Recommendation	
Police Grid No. and Rank	Police Grid No. 185; ranked 3 out of 102 Police Reporting Grids (2nd percentile).
Threshold for High Crime	This reporting district IS within the 20 percent threshold established by the State for high crime.
Police Department Recommendation	<p>As part of the review approval process, this application was analyzed by the Santa Ana Police Department. The Police Department has no issues of concern regarding this application.</p> <p>Although the property falls within the 20-percentile high crime threshold, the proposed operations do not contribute to the overall crime of the area. The Police Department is satisfied that the operational standards applicable to on premise Type-47 ABC license. The Police Department concludes that the conditions set forth will mitigate any potential negative impact to the surrounding community and therefore does not oppose the granting of the modification to their existing CUP.</p>

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 6. The site is located within the Lacy Neighborhood Association and located adjacent to the Pacific Park Neighborhood Association on the south side of First Street. To ensure thorough community outreach, notices were sent to the Lacy Neighborhood Association to identify any areas of concerns due to the proposed application request. Moreover, staff contacted the Lacy & Pacific Park Neighborhood Associations and at the time this report was printed, no issues of concern were raised regarding the proposed CUP.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities). Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving

negligible or no expansion of existing or former use. The project proposes to allow the operation of an alcoholic beverage control license to sell alcoholic beverages at an existing bona-fide eating establishment, with negligible or no expansion of the existing use proposed. As such, a Notice of Exemption, Environmental Review No. 2023-14, will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning and Aerial View
3. Site Photo
4. Site and Floor Plan
5. Map of ABC Licenses in Project Vicinity
6. Copy of Public Notices

Prepared By:
Cristian Santana, Assistant Planner I

Approved By:
Minh Thai, Executive Director of Planning and Building Agency

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2023-05, THEREBY REPLACING CONDITIONAL USE PERMIT NO. 2008-08, AS CONDITIONED TO ALLOW THE ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 47 – BEER, WINE, AND DISTILLED SPIRITS) AT LAS BRISAS RESTAURANT LOCATED AT 719 E. FIRST STREET, UNIT A.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Rudy Lopez & Raul Cueva Jr, representing Las Brisas Restaurant, on behalf of Liquor License Agents (Applicant), is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to allow the sale of alcoholic beverages for on-premise consumption (Type 47- Beer, Wine, and Distilled Spirits) at an existing eating establishment located at 719 East First Street, Suite A.
- B. Santa Ana Municipal Code (SAMC) Section 41-196 requires approval of a CUP for establishments wishing to sell alcoholic beverages for on-premise consumption.
- C. The eating establishment will meet all required standards specified by Section 41-196 of the SAMC and the State Department of Alcoholic Beverage Control (ABC) for the sale of alcoholic beverages for on-premises consumption by containing a full kitchen and a menu of hot and cold food items for purchase.
- D. On June 9, 2008, the City of Santa Ana Planning Commission held a public hearing for the proposal of an on-premise sale of alcoholic beverages. The Planning Commission unanimously approved CUP No. 2008-8 to allow a Type 41 (Beer and Wine) Alcoholic Beverage Control (ABC) license.
- E. On June 10, 2024, the Planning Commission held a duly-noticed public hearing on CUP No. 2023-05.
- F. The Planning Commission determines that the following findings, which must be established in order to grant a CUP pursuant to SAMC Section 41-638, have been established for CUP No. 2023-05 to allow the on-premise sale and consumption of alcoholic beverages at an existing eating establishment located at 719 E. First Street, Unit A.

1. That the proposed use will provide a service or facility which will contribute to the general wellbeing of the neighborhood or community.

The restaurant is seeking to expand its current operations by proposing to sell distilled spirits in addition to beer and wine, through a Type 47 Alcoholic Beverage Control (ABC) license upgrade. The addition of distilled spirits for on-premise consumption at this location will provide an ancillary service to the eating establishment's customers by allowing them to purchase a variety of alcoholic beverages with their meal. This will thereby benefit the community by providing an eating establishment with an additional and complementary food related amenity. Operational standards applicable to the ABC license and conditions of approval will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The proposed sale of alcoholic beverages for on-premise consumption at this location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity because the operational standards applicable to the alcoholic beverage control license and conditions of approval will address any potential negative or adverse impacts created by the use. The site is located adjacent to single-family residences within the Lacy Neighborhood, and located across the street from the Pacific Park Neighborhood along First Street. The site is located approximately 245 linear feet to the north from the nearest establishment selling off-sale alcoholic beverages (Hickory Liquour Inc.), 750 linear feet to the east from the nearest private charter school (Edward B. Cole Academy), and 900 linear feet to the south from the nearest public school (Garfield Elementary). Las Brisas Restaurant is an established bona-fide restaurant which already contains a Type 41 ABC license since 2008. The upgrade to a Type 47 license will still be an ancillary use to the main restaurant use.

Additionally, several conditions of approval have been included to mitigate potential detrimental effects from the approval of an upgrade to a Type 47 license. These include limiting alcohol serving hours from 8:00 a.m. to 10:00 p.m., Monday through Wednesday, and 8:00 a.m. to 12:00 a.m. Thursday through Sunday. Any future modification of alcohol servicing hours shall take into consideration any Code Enforcement violations at the time of the request and require Police Department review of the site for service calls/reports. Moreover, modification of alcohol servicing hours outside of the current proposed hours, and until

12:00 a.m., shall be subject to administrative review of the Planning Manager and/or their designee. This review shall not apply towards the regular operation of food service. Should the applicant request to expand food operational or alcohol serving hours beyond 12:00 a.m., a separate CUP shall be required.

Additional conditions shall require that all alcohol sales be served and consumed indoors within the eating establishment, and that all alcoholic beverages be dispensed and consumed onsite in separate containers provided by the business operator. No consumption of alcohol shall be permitted outside the dining area of the eating establishment. Moreover, to ensure that the approval of the applicant's request for an ABC license upgrade will not be detrimental to the local community, staff has recommended a condition of approval requiring the Planning Division to review the CUP after a six-month review period, to review of the effects of the ABC license upgrade. During this period, the applicant's operations may not demonstrate a consistent increase in the number of service calls and/or police reports.

Lastly, the Applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses. There are no reported incidences of violent crimes, as indicated in the Police Department Analysis on the staff report. All of the operational standards identified in SAMC Section 41-196 will apply to this establishment. Therefore, the granting of the CUP will not negatively impact any sensitive land uses that may be nearby.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed CUP modification will not adversely affect the economic stability of the area, but will instead allow the eating establishment to compete with other nearby eating establishments that offer a full selection of alcoholic beverages for sale to their customers. The alcohol license for on-premise sale and consumption will benefit the surrounding area, as the reinvestment on the commercial site will increase economic activity during additional business hours. Moreover, including the sale of distilled spirits will allow the eating establishment to remain economically viable and competitive, thereby contributing to the overall success of the City.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The proposed conditional use permit will be in compliance with all applicable regulations and operational standards imposed on an eating establishment selling alcoholic beverages for on-premise consumption pursuant to Chapter 41 of the SAMC. The facility will be maintained as a bona-fide eating establishment, having suitable kitchen facilities and supplying an assortment of foods. Additionally, the eating establishment will utilize less than five percent (5%) of the gross floor area for display and storage of alcoholic beverages, which is the maximum threshold established by the SAMC. Two conditions have been included to address non-compliance with landscaping and sign standards. These conditions include: (1) The applicant shall remove window signage to no more than 25% of the window area and remove window tinting on the building; and (2) Install and maintain landscaping along the western plant buffer to the satisfaction of the Planning Division. The operational standards will ensure the project remains in compliance with all applicable codes and regulations related to alcohol sales to ensure that the use does not impact neighboring properties or create an attractive nuisance.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

Approval of this application will be consistent with several goals and policies of the General Plan, specifically Goals 2, 3, 4. The project is located in the Urban Neighborhood – Medium (UN-40) General Plan land use designation, which allows for the development of semi urban villages that are well connected to schools, parks, and shopping centers. These areas are accessible by multiple modes of transportation, have lively and pedestrian-friendly streetscapes, and are designed to foster community interaction. Goal 2 of the Land Use Element (LU) encourages a balance of land uses that meet Santa Ana's diverse needs. Approval of upgrade to Type 47 ABC license is consistent with Policy 2.2 of the LU as it encourages a range of commercial uses to capture a greater share of local spending and offer a range of employment opportunities. Policy 2.7 of the LU supports land use decisions that encourage the creation, development, and retention of business in Santa Ana, in which Las Brisas Restaurant proposes to achieve with a Type 47 ABC license. The inclusion of a property maintenance agreement, addition of conditions of approval, and ongoing efforts to upgrade the site as indicated on the staff report have proven consistent with the following goals and policies of the LU. Goal 3 of the LU encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.7 of the LU supports the promotion of a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors. Goal 4 supports a sustainable Santa Ana through improvements to the built

environment. Lastly, Policy 4.1 of the LU encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. The granting of the CUP will provide an additional service to Santa Ana residents and visitors, thereby positively contributing to the economic viability of the area by promoting local spending, offering employment opportunities, and providing a safe workplace. In addition, the eating establishment is located within an existing commercial area and its operations will be compatible with the surrounding commercial businesses.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities). Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project proposes to allow the operation of an alcoholic beverage control license to sell alcoholic beverages at an existing bona-fide eating establishment, with negligible or no expansion of the existing use proposed. As such, a Notice of Exemption, Environmental Review No. 2023-14, will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City’s defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Conditional Use Permit No. 2023-05, as conditioned in Exhibit A, and in Exhibit B, *Operational Standards for On-sale Establishments*, attached hereto and incorporated herein, for the project located at 719 E. First Street, Unit A. Conditional Use Permit No. 2023-05 will replace Conditional Use Permit No. 2008-08. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission Action dated June 10, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are

incorporated herein by this reference.

ADOPTED this 10th day of June 2024 by the following vote.

AYES: Commissioners:

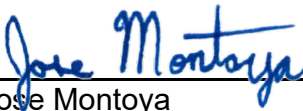
NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: 
Jose Montoya
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on June 10, 2024.

Date: _____

Nuvia Ocampo
Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2023-05

Conditional Use Permit No. 2023-05 allowing the on-premise consumption of alcoholic beverages is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Building Standards Code, and all other applicable regulations:

The Applicant/Licensee (hereinafter, "Applicant") shall comply with each and every condition listed below in order to exercise the rights conferred by this conditional use permit.

The Applicant shall remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. Any amendment to this conditional use permit must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
2. Prior to the issuance of a Type-47 ABC license, the applicant shall remove window signage to no more than 25-percent of the window area and remove window tinting on the building, pursuant to all applicable Santa Ana Municipal Code (SAMC) requirements.
3. Prior to the issuance of a Type-47 ABC License, the Applicant shall install and maintain landscaping in the landscape planter along the western property line to the satisfaction of the Planning Division.
4. The sale, service, and consumption of alcoholic beverages shall be limited from 8:00 a.m. to 10:00 p.m. Monday through Wednesday, 8:00 a.m. to 12:00 a.m. Thursday through Sunday. Any modification of alcohol servicing hours shall take into consideration any Code Enforcement violations at the time of the request and require Police Department review of the site for service calls/reports. Modification of alcohol servicing hours outside of the proposed hours until 12:00 a.m., shall be subject to administrative review of the Planning Manager and/or their designee. Staff notes that this does not apply towards the regular operation of food service.
5. Operating hours after 12:00 a.m. will require the approval of separate conditional use permit application for after-hours operations pursuant to SAMC Section 41-196(g)(3).
6. All alcohol sales shall be served and consumed indoors within the eating establishment, and alcoholic beverages must be dispensed and consumed onsite in separate containers provided by the business operator. No consumption of alcohol is permitted outside the dining area of the eating establishment. Signage shall be posted on the premises enforcing these limitations.
7. The business shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the California Department of Alcoholic Beverage Control, California Business and Profession Code Sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to

applicable laws, regulations or orders. This includes compliance with the City's business license annual renewal.

8. The premises shall not be exclusively used for private parties, including promotional events, in which the public is excluded.
9. The Applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
10. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's contact information shall be posted in a conspicuous location at the restaurant's front entry. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control.
11. Kitchen food service shall be provided during all business-operating hours.
12. Violations of the Conditional Use Permit as contained in Section 41-647.5 of the Santa Ana Municipal Code will be grounds for permit suspension and/or revocation as described in Section 41-651 of the Santa Ana Municipal Code.
13. The Applicant shall maintain the site as necessary, including but not limited to: the repair and upkeep of the property; cleanup of trash and debris; repair and upkeep of any damaged and/or weathered components of the building; repair and upkeep of exterior paint; parking striping, lighting and irrigation fixtures; landscaping and related landscape, furnishing, and hardscape improvements.
14. Within six (6) months of the issuance of an ABC Type 47 License, the Applicant's operations may not demonstrate a consistent increase in the number of service calls and/or police reports. Such increase in police activity shall trigger a second review of the CUP application by the Planning Division. Additionally, all Code Enforcement violations must be resolved and closed.
15. Within 90 days of adoption of this resolution, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
- b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
- c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris on or about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e) If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement;
- g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
- h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of the ABC license.

EXHIBIT B

Operational Standards for Conditional Use Permit No. 2023-05

Conditional Use Permit No. 2023-05 allowing the on-premise consumption of alcoholic beverages is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Building Standards Code, and all other applicable regulations:

The Applicant/ Licensee (hereinafter, "Applicant") shall comply with each and every operational standard listed below, pursuant to SAMC Section 41-196(g), in order to exercise the rights conferred by this conditional use permit. Pursuant to SAMC Section 41-196(g), these SAMC operational standards are reprinted to establish compliance with SAMC requirements for the granting of a Conditional Use Permit for on-premises alcoholic beverage sales.

The Applicant must remain in compliance with all operational standards listed below throughout the life of the conditional use permit. Failure to comply with each and every operational standard may result in the revocation of the conditional use permit.

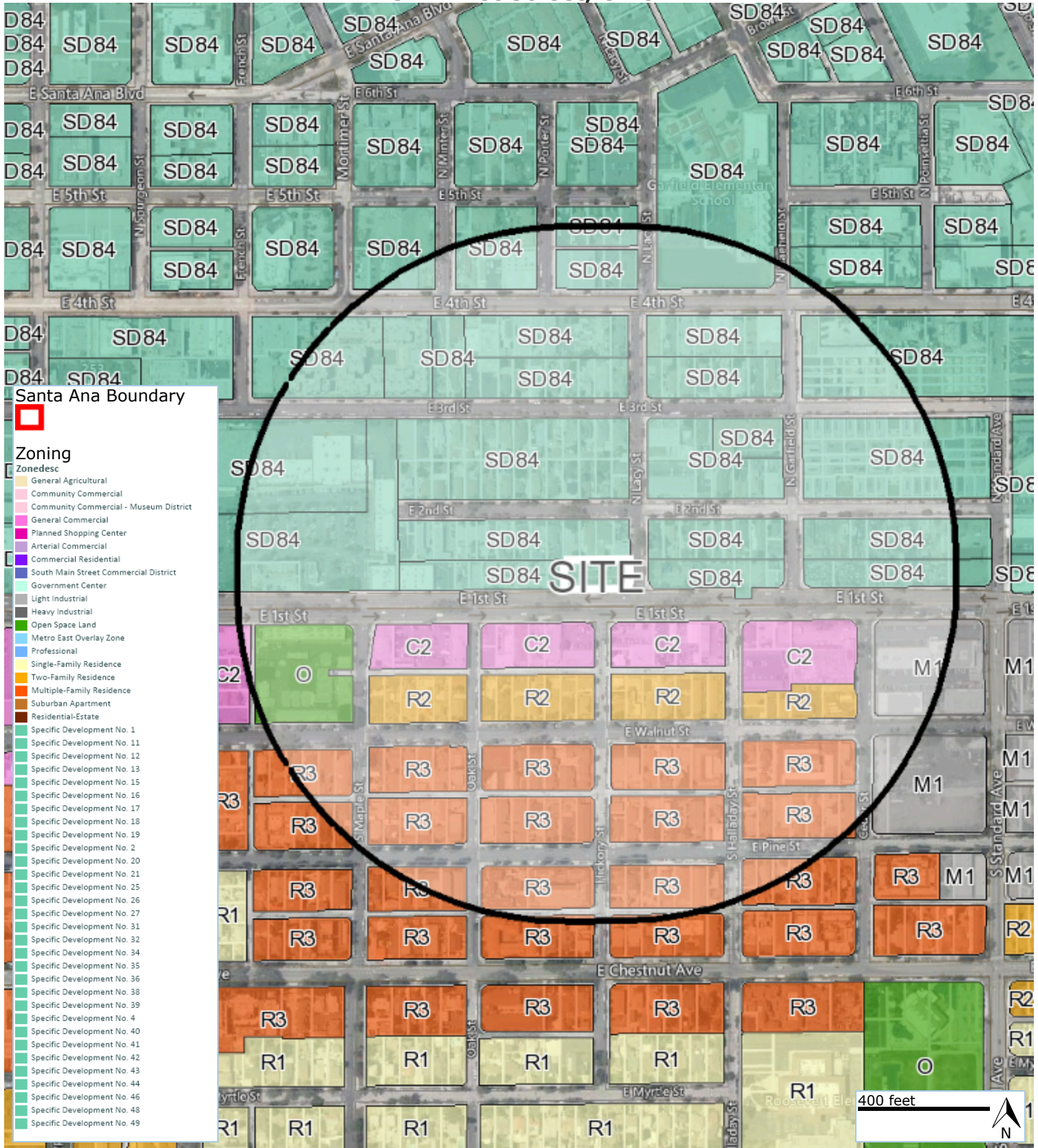
1. The premises shall at all times be maintained as a bona-fide eating establishment as defined in Section 23038 of the California Business and Professions Code and shall provide a menu containing an assortment of foods normally offered. The premises must have suitable kitchen facilities and supply an assortment of foods commonly ordered at various hours of the day. Full and complete meals must be served whenever the privileges of the on-sale license are being exercised.
2. There shall be no fixed bar or lounge area upon the premises maintained for the sole purpose of sales, service or consumption of alcoholic beverages directly to patrons. A fixed bar or lounge may be permitted if patrons may order food being offered to the general patrons of the eating establishment.
3. The sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 7:00 a.m. and 12:00 a.m. unless otherwise amended by the granting of a conditional use permit for after-hours operations pursuant to Santa Ana Municipal Code Chapter 41.
4. It shall be the Applicant's responsibility to ensure that no alcoholic beverages are consumed on any property adjacent to the licensed premises under the control of the Applicant, with the exception of any enclosed patio areas.
5. The Applicant or an employee of the licensee must be present to monitor all areas of the establishment, including outdoor patios, during all times that alcoholic beverages are being served or consumed.
6. All employees serving alcoholic beverages must complete responsible beverage service training, or an equivalent approved by the State Department of Alcoholic Beverage Control, prior to being able to serve alcoholic beverages to patrons. Evidence of the completion of such training must be maintained on the premises and available for inspection upon request by the city.

7. During those times when patrons are restricted to twenty-one (21) years of age or older, the Applicant shall at all times utilize an age verification means or device for all purchases of alcoholic beverages. Such verification of age is not intended to discriminate against patrons based on race, ethnicity or legal status, but only to comply with state law restricting the sale of alcohol to those twenty-one (21) and older.
8. Queuing lines shall be managed in an orderly manner and all disruptive and/or intoxicated patrons shall be denied entry. The business owner, or his designee, shall be responsible for monitoring the queuing lines at all times.
9. The outdoor queuing line shall not block public walkways or obstruct the entry or exit doors of adjacent businesses. Stanchions or barriers must be used to maintain order at all times the queue exceeds twenty-five (25) patrons. All stanchions or barriers located on public property must be approved by the public works agency.
10. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift, except for product sampling for purposes of employee education about new products. Under no circumstances may contract security personnel consume alcoholic beverages during their work shift.
11. There shall be no exterior advertising of any kind or type, including window signs or other signs visible from outside, that promote or indicate the availability of alcoholic beverages on the premises. Interior displays of alcoholic beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition. Permissible window displays must be kept to a minimum for maximum visibility and shall not exceed twenty-five (25) per cent of window coverage. Floor displays shall not exceed three (3) feet in height.
12. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "buy one (1) drink, get one (1) free", "two (2) for the price of one (1)", or "all you can drink for..." or similar language.
13. Any pool tables, amusement machines or video games maintained on the premises at any time must be reviewed and approved in a security plan submitted to the chief of police.
14. Live entertainment, including, but not limited to, amplified music, karaoke, performers and dancing, shall be subject to the issuance of an entertainment permit pursuant to Santa Ana Municipal Code ("SAMC") Chapter 11 — Entertainment, and shall comply with all of the standards contained therein. Notwithstanding this requirement, music/noise shall not be audible beyond twenty (20) feet from the exterior of the premises in any direction.
15. Neither the Applicant, nor any person or entity operating the premises with the permission of the Applicant, shall violate the City's adult entertainment ordinance contained in SAMC Section 12-1 and 12-2.
16. The premises shall not be operated as an adult entertainment business as such term is defined in SAMC Section 41-1701.6.

17. The Applicant(s) shall be responsible for maintaining free of litter the area adjacent to the premises under the control of the licensee.
18. There shall be no public telephones located on the exterior of the premises. All interior pay phones must be designed to allow outgoing calls only.
19. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted within twenty-four (24) hours of being applied.
20. Existing bona fide eating establishment and required parking must conform to the provisions of Chapter 8, Article II, Division 3 of the Santa Ana Municipal Code (Building Security Ordinance). These code conditions will require that the existing project lighting, door/window locking devices and addressing be upgraded to current code standards. Lighting standards cannot be located in required landscape planters. Prior to issuance of letter of approval to the Alcohol Beverage Control Board, this condition must be complied with.
21. A timed-access cash controller or drop safe must be installed.
22. Install a silent armed robbery alarm.
23. The owner or manager of the licensed premises shall maintain on the premises a written security policy and procedures manual, that has been approved by the police department, addressing at a minimum the following items:
 - a) Procedures for handling obviously intoxicated persons.
 - b) The method for establishing a reasonable ratio of employees to patrons, based upon activity level, in order to ensure adequate staffing levels to monitor beverage sales and patron behavior.
 - c) Procedures for handling patrons involved in fighting, arguing or loitering about the building, and/or in the immediate adjacent area that is owned, leased, rented or used under agreement by the licensee(s).
 - d) Procedures for verifying the age of patrons for purposes of alcohol sales.(e)
 - e) Procedures for ensuring that servers monitor patrons to ensure that their drinking limit/potential intoxication is not exceeded. This procedure should include a description of the procedure the server would use to warn, or refuse to serve, the patron.
 - f) Procedures for calling the police regarding observed or reported criminal activity.
 - g) Procedures for management of queuing lines.
 - h) The location and description of any video games proposed to be on the premises.

24. The operator shall be responsible for submitting a detailed outdoor fencing and dining plan where outdoor dining is proposed as part of the business operation. If the proposed dining area or fencing is in the public right-of-way, the Applicant must obtain all required permits and approvals from the Public Works Agency.
25. Combined alcohol storage and display areas shall not exceed five (5) percent of the gross floor area of the licensed establishment.

Conditional Use Permit No. 2023-05 - Las Brisas Restaurant ABC License Upgrade 719 E. First Street, Unit A



CUP No. 2023-05
719 E. First Street, Unit A



Exhibit 3 – Site Photo

Project Information

Address: 719 E First Street Suite A-2

APN No: 398-491-32

Legal Description: Noah Palmer TR BLK C Lot 1 Por of Lot and BLK C Por of Lots 2-4 Inc

Zoning Designation: Specific Development 84

Property Acreage: 0.4 acres

Subject Property: 1,575 square feet

Parking Available: 18 stalls; 1 ADA stall

Total Building Area: 17,500 square feet

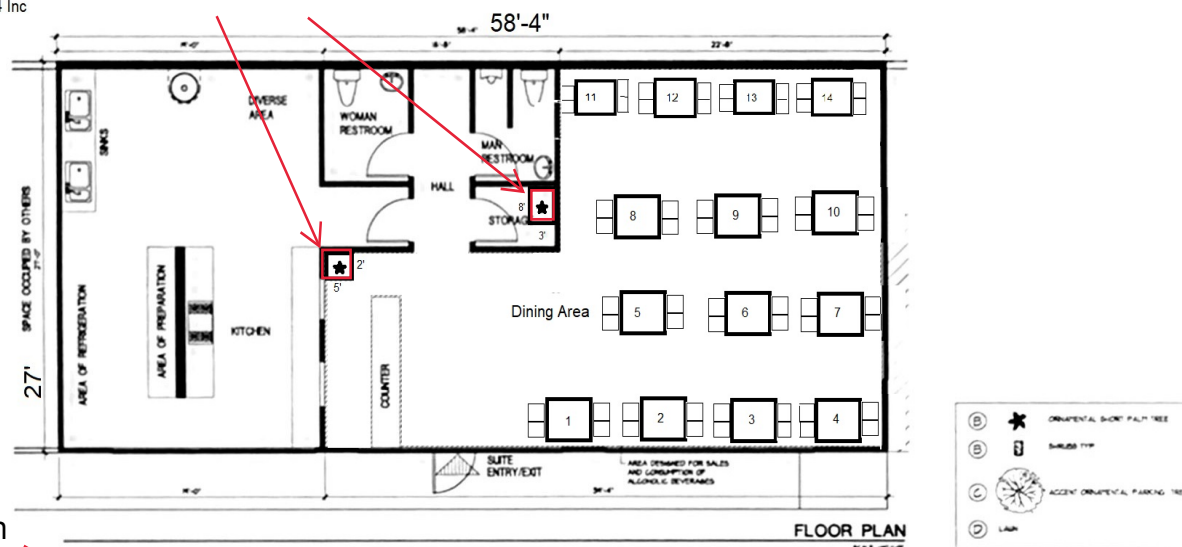
Total Indoor Seats: 56

Total Table Count: 14

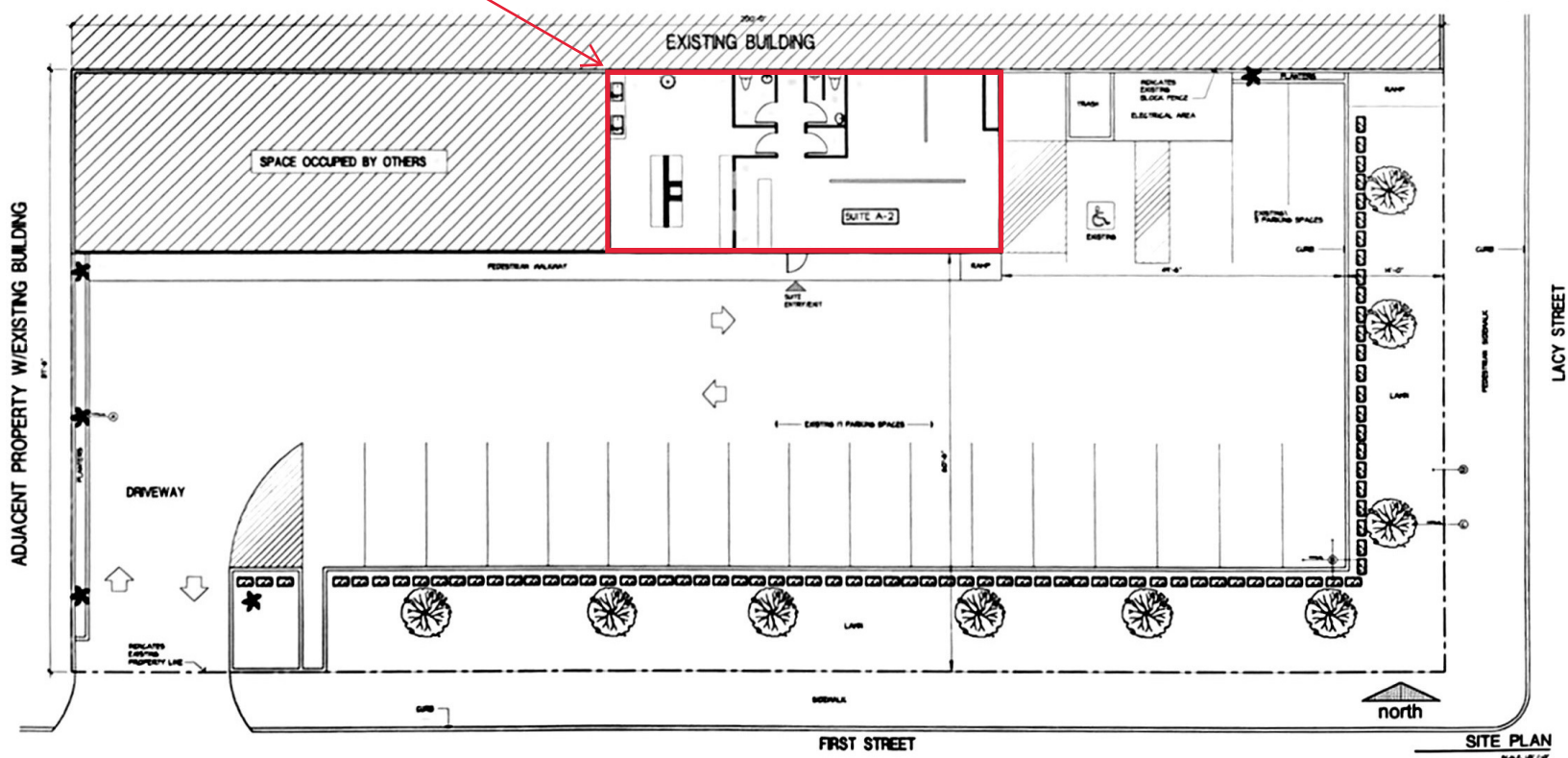
Total Alcohol Storage: 24 square feet
(approximately 2% of total floor area)

Areas depicted on plan with ★

Alcohol Storage areas



Subject Location



Juan Antonio Ayala
Design and Drafting Services
18800 Deer St. #410
San Jose, CA 95130
714 828-9270

LAS BRISAS RESTAURANT

Partial Floor plan and Site plan
719 E. First St. Suite A-2
Santa Ana, Ca 92701 (714) 973-1655



△		
△		
△		
△		

Exhibit 5

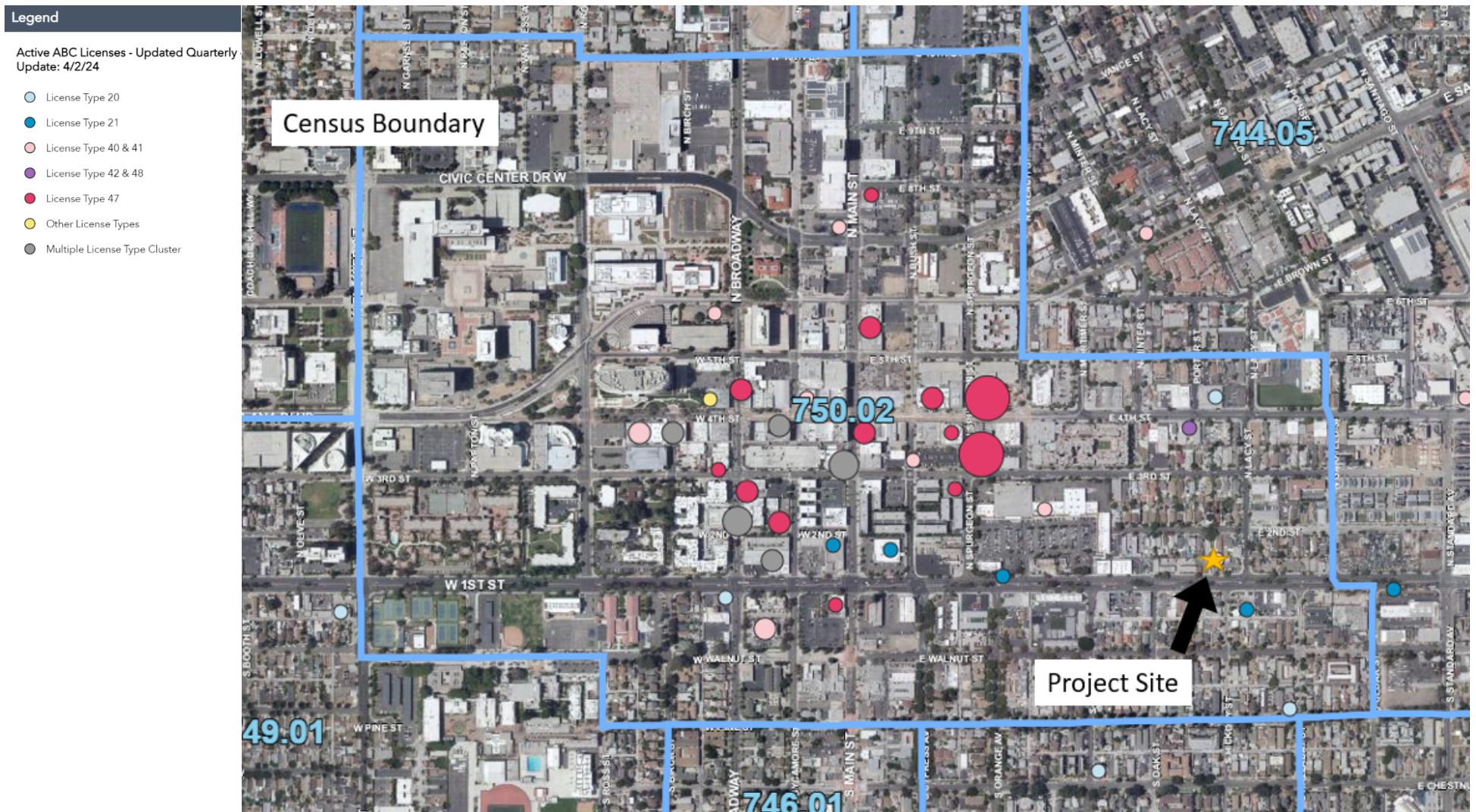


Figure 1: Location of both onsite(red)/offsite(blue) alcohol licenses

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD STE 812, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

NUVIA OCAMPO
CITY OF SANTA ANA/PLANNING & BUILDING AGENCY
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
719 E 1st Street

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/31/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$128.70
Total	\$128.70

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3817141

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 719 East First Street, Unit A located within the Transit Zoning Code (SD84)

Project Applicant: Rudy Lopez & Raul Cueva Jr., representing Las Brisas Restaurant, LLC, on behalf of Liquor License Agents (Applicant)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing 1,575-square-foot eating establishment within an existing multi-tenant commercial strip center.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-14, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting please visit <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any project questions, please contact case planner Cristian Santana with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org, or contact Senior Planner Pedro Gomez by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone

else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732. Necesitamos que nos escriba en inglés, si desea, para que podamos traducirlo. Si desea, puede escribir a Tony Lai (714) 565-2627.

5/31/24

OR-3817141#



* A 0 0 0 0 0 6 7 7 2 6 4 3 *



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 719 East First Street, Unit A located within the Transit Zoning Code (SD84)

Project Applicant: Rudy Lopez & Raul Cueva Jr, representing Las Brisas Restaurant, LLC., on behalf of Liquor License Agents (Applicant)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing 1,575-square-foot eating establishment within an existing multi-tenant commercial strip center.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-14, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

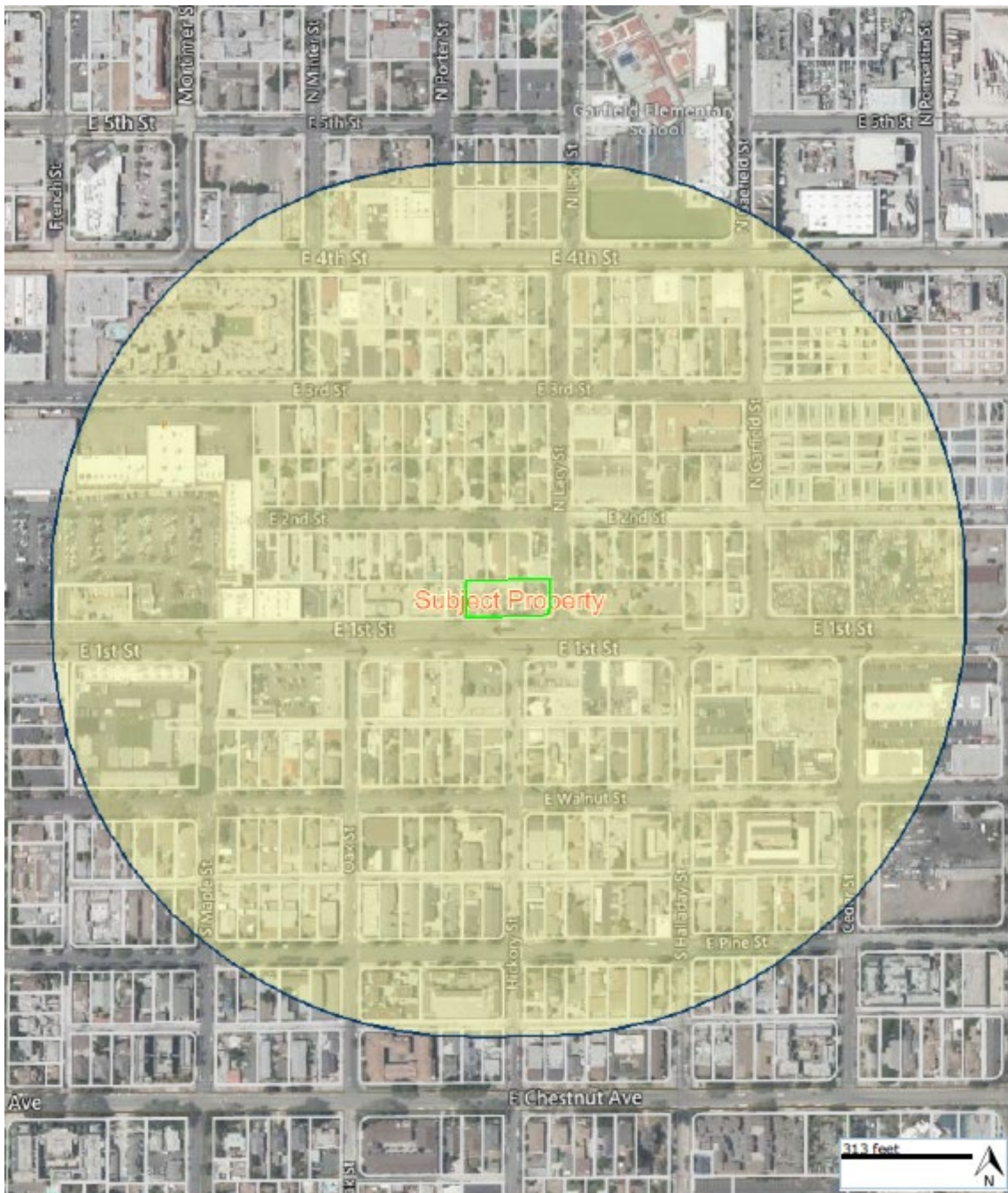
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any project questions, please contact case planner Cristian Santana with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org, or contact Senior Planner Pedro Gomez by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



719 E. First Street, Unit A
1,000 Foot Buffer

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 719 East First Street, Unit A located within the Transit Zoning Code (SD84)

Project Applicant: Rudy Lopez & Raul Cueva Jr, representing Las Brisas Restaurant, LLC., on behalf of Liquor License Agents (Applicant)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing 1,575-square-foot eating establishment within an existing multi-tenant commercial strip center.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-14, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any project questions, please contact case planner Cristian Santana with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org, or contact Senior Planner Pedro Gomez by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

MON 9
TUES 9
WED 9
THUR
FRI 9
SAT 8:
SUN 8:

LAS BRISAS RESTAURANT



W
U
O
P
T
H
L
S
S
S



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
June 10, 2024

Topic: Tentative Tract Map No. 2023-05 and Density Bonus Agreement No. 2024-01 (1921 W. Washington Avenue)

RECOMMENDED ACTION

1. Adopt a resolution approving Tentative Tract Map No. 2023-05 as conditioned.
2. Adopt a resolution approving Density Bonus Agreement No. 2024-01 as conditioned.

EXECUTIVE SUMMARY

Habitat for Humanity of Orange County (applicant & property owner), is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development, proposed to be 100-percent affordable restricted to low income households earning less than 80-percent of the area median income (AMI). The proposed project would be located at 1921 W. Washington Boulevard, within the Artesia Pilar Neighborhood. As proposed, the project requires review and approval of a TTM for condominium purposes as the development is proposed as a for-sale project. In addition, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. Moreover, the project requires approval by the Planning Commission and City Council for a density bonus to allow up to 16.22 dwelling units per acre (du/ac). Staff is recommending approval of the applicant's request due to the project's satisfying the intent of the General Plan to promote a pedestrian-oriented environment, and because the project will provide additional affordable and market-rate ownership housing stock to the community.

DISCUSSION

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	1921 W. Washington Blvd – Ward 5	
Nearest Intersection	Washington Street & English Street	
General Plan Designation	Low Density Residential (LR-7)	
Zoning Designation	Two-Family Residence (R-2)	
Surrounding Land Uses	North	Single-Family Residential
	East	Multi-Family Residential
	South	Single-Family Residential
	West	Multi-Family Residential
Property Size	0.37-acres (16,109 square feet)	
Existing Site Development	Vacant (demolition permits finalized on 1/26/24)	
Use Permissions	Two-Family Residential (R-2)	
Zoning Code Sections Affected	Uses	Article XVI.I (Density Bonus); SAMC Section 41-247
	Development Standards	Two-Family Residential (R-2)

Project Description

The project includes the construction of three new duplex buildings that would accommodate six 100-percent affordable, for-sale residential units. The front two duplex buildings (Units 1-4, closest to Washington Avenue) are designed with a similar floor plan and each contain the same square footage of approximately 1,859-square-feet (net floor area) for each unit. The rear duplex building (Units 5 & 6) will consist of 3,446 square-feet of floor area. In total, all new floor area onsite will be 10,882 square-feet. Units 1-4 each will consist of three bedrooms, two and a half restrooms, a kitchen, living room, and in-unit laundry facilities. Unit 5 will consist of 1,165 square-feet with three bedrooms, two restrooms, a living room, a dining room, a kitchen and a balcony. Unit 6 will consist of one 1,168-square-foot ADA compliant unit with three bedrooms, two restrooms, a dining room, living room, kitchen, and in-unit laundry facilities. Onsite there will be a total of 15 parking stalls, which consist of two garage stalls per unit (tandem spaces for Unit 5) and three guest surface spaces (one ADA compliant space). All six units are proposed to be affordable to low-income households earning less than 80-percent of the area median income (AMI), which is currently set at \$129,000, adjusted for a four-person household size, as published by California Department of Housing and Community Development (HCD).

The project architecture features a traditional farmhouse style. The overall design, massing, features, and materials of the new construction will be compatible with and complement the variation of styles within the neighborhood. The farmhouse architectural style would include exterior horizontal and vertical board siding, exterior wood finishes, vinyl frame hung windows, wood eave brackets, wood trellises, decorative light fixtures, an

enhanced frontage-facing porch area for Unit 1 and porticos for the remaining units. Moreover, the structure is designed to fully screen all mechanical equipment with the inclusion of walls or enhanced landscaping screens. Overall, the project will include a design and quality construction materials that will ensure that the project ages well for the duration of the building’s lifetime.

Density Bonus

The California Density Bonus law allows developers proposing five or more residential units to seek increases in base density for providing on-site housing units in exchange for providing affordable units on site. To help make constructing on-site affordable units feasible, the law allows developers to seek up to five incentives/concessions and an unlimited number of waivers that facilitate production of units, which are essentially variances from development standards that would help the project be built without significant burden and without detriment to public health. The first version of the Density Bonus Law was adopted in 1979 and has since been amended at various times. In early 2017, the law was amended to restrict the ability of local jurisdictions to require studies to “justify” the density bonus and requested incentives/waivers and places the onus on local jurisdictions to prove that the incentives/concessions or waivers are not financially warranted.

Pursuant to the California Density Bonus law, a project’s affordability level is determined by dividing the number of proposed affordable units by the allowable “base” density (i.e., 7 du/ac). Moreover, the law states that units added by a density bonus are excluded from the calculations. As outlined by Table 2 below, the base density for the 0.37-acre site at 7 du/ac is 3 units. All six units of the project are proposed to be affordable to low income households. Therefore, the project would have a 100-percent affordability rate. As such, State density bonus law allows the developer to request a maximum density bonus of 80-percent.

Due to the project’s 100-percent affordability rate, the developer can seek a maximum of five density bonus concessions and unlimited waivers that assist with production of the units onsite, pursuant to Section 65915 et al. of the California Government Code (Density Bonuses and Other Incentives). In addition, California Assembly Bill No. 2345, approved September 28, 2020, revised the State Density Bonus Law originally adopted in 1979 to provide additional benefits for projects that include qualifying affordable housing.

Table 2: Density Bonus Calculation

Affordable Unit – 100% (6 units)*	Density Bonus Calculation	Units Allowed
Base Density - Duplex Dwelling Building type	0.37 acres x 7	3**
80-Percent State Density Bonus	(3 units x 0.80)	+3 Units**
Total Units Allowed		6 Units
Total Units Proposed		6 Units
*Affordable unit percentage is calculated excluding units added by a density bonus.		

****AB 2501 states that any density calculations resulting units shall be rounded up to the next whole number. Applies to: Number of affordable units required to be eligible for the density bonus; Base density (i.e. the number of affordable units in the base project); and Eligible bonus units.**

The purpose of the Density Bonus Law is to encourage the development and availability of affordable housing by requiring the inclusion of affordable housing units within new developments. Pursuant to California Government Code sections 65915 (d)(1) and 65915 (e)(1), a local jurisdiction is limited in its ability to deny requested concessions and waivers and is preempted from denying the Density Bonus Agreement application. Although the City has analyzed the project and has identified several areas of concern, the conditions of approval proposed for the project are intended to address any of the project's potential impacts. Table 3 outlines the incentives/concessions and waivers requested by the applicant.

Table 3: Requested Incentives/Concessions

R-2 Standard	Requirement	Provided
Setbacks	<ul style="list-style-type: none"> Minimum rear setback of 10 feet if at least 1,200 square feet of open space areas is included. SAMC Section 41-251	<ul style="list-style-type: none"> Minimum rear setback of 6 feet. 1,204 square feet of open space is included. Requires Concession (1 of 4), Cal. Gov't Code Sec. 65915 (d)(1)(2)(B)
Front-yard Fencing	<ul style="list-style-type: none"> Residential front-yard fencing height restriction is three feet for sites fronting non-arterial streets. SAMC Section 41-610 (a)(1)	<ul style="list-style-type: none"> A four-foot approximate encroachment of a fence of up to six feet high within the front-yard area. Requires Concession (2 of 4), Cal. Gov't Code Sec. 65915 (d)(1)(2)(B)
Building Separation	<ul style="list-style-type: none"> Minimum building separation of 15 feet. SAMC Section 41-254 (a)	<ul style="list-style-type: none"> 10 feet of separation proposed between the front duplex and the center duplex. 9 feet of separation proposed between the rear duplex and the center duplex. Requires Concession (3 of 4), Cal. Gov't Code Sec. 65915 (d)(1)(2)(B)
Open Space	<ul style="list-style-type: none"> Minimum 100 square feet of private space to be provided per unit in the form of a private patio or deck. SAMC Section 41-255	<ul style="list-style-type: none"> 91 square foot balcony proposed for Unit 5. Requires Concession (4 of 4), Cal. Gov't Code Sec. 65915 (d)(1)(2)(B)
Trash Enclosure	<ul style="list-style-type: none"> Trash Enclosures: Located and screened from public streets and alleys, as well as be physically integrated with the site. SAMC Section 41-623	<ul style="list-style-type: none"> Locating the trash enclosure towards the frontage of the site and reducing the width of the drive aisle by 8-inches to 18 feet and 10-inches (18'-10") to accommodate PWA trash requirements. Requires Waiver (1 of 1) Cal. Gov't Code Sec. 65915 (e)(1)

Onsite Parking

The site is parked in compliance with California Government Code Sections 65915 (p)(1)(A), 65915 (p)(1)(B), and 65915 (p)(2)(A) and provides 15 total parking spaces or two-and-a-half (2.5) spaces per unit. Per the California Density Bonus Law, a jurisdiction cannot impose a vehicular parking ratio that exceeds 0.5 spaces per unit, inclusive of handicapped and guest parking, when the development includes a minimum of twenty-percent low-income units, is located within one-half mile of a major transit stop, and when there is unobstructed access to the major transit stop from the development. As a 100-percent affordable project and at two-and-a-half (2.5) spaces per unit, the proposed development exceeded the minimum required parking ratio by two (2) spaces per unit, or 12 parking spaces.

To proactively address any neighborhood parking impacts that could result from the project, the conditions of approval for the TTM and terms of the DBA include provisions requiring the following parking management practices, to be incorporated into the final, recorded CC&Rs, and applicable throughout the life of the project:

- Requiring onsite parking permits (such as stickers or hang-tags) for any parking in the surface guest parking spaces;
- Policies for maximum time vehicles may be parked in the surface guest spaces;
- Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parking in surface guest parking without a sticker, hang-tag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed; and

Analysis of the Issues

Density Bonus Agreement

Pursuant to Section 41-1607 of the SAMC, an application for a density bonus agreement is required to be approved by the Planning Commission for any project containing “deviations” (incentives/concessions and/or waivers). The Planning Commission’s review of the density bonus agreement is based on the following findings:

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city.
2. The development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element.

3. The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

Table 4: Analysis of the Requested Incentives/Concessions (4) and Waivers (1)

Standard	Analysis
Minimum Setback Requirements	<p>SAMC Section 41-251 requires a minimum rear setback of 10 feet, if at least 1,200 square-feet of open space is provided, exclusive of side-yard areas.</p> <p>As proposed, the project provides a rear setback of six (6) feet and 1,204 square feet of open space areas, excluding the side-yard areas. Strict adherence to this setback requirement would result in a reduction in the number of units that can be provided in the overall project, thus reducing the applicant's ability to achieving the full 100-percent density bonus to which the applicant is entitled under State Housing Law and affecting the feasibility to construct the project. In order to comply with the required setback requirement and maintain the current proposed unit count, the developer would be required to construct additional floor levels, which would exceed the maximum allowable height as part of the Two-Family Residential (R-2) zoning district, and would further increase development costs making the project economically infeasible. To help alleviate the setback deficiency, the project proposes a 29'-0 3/4" upper-story setback from the rear of the property to control the mass and bulk of the structure towards the rear.</p>
Front-Yard Fence Height Restriction	<p>SAMC Section 41-610 (a)(1) requires that fencing within the Front-yard area be a maximum of three feet in height on frontages that abut a non-arterial street, as designed in the Mobility Element of the General Plan.</p> <p>As proposed, the project provides a fence of up to six (6) feet within the front-yard area. Maintaining the height restriction would result in reduction in private open space for Unit 1 and trigger non-compliance of SAMC Section 41-622.5, in which no mechanical equipment, such as an AC condenser, may be located between the building wall and the side property line. In order to maintain the current proposed unit count, the developer would be required to fully redesign the site, further increasing development costs and potentially leading to a loss of residential units, and a loss of further private open space. To help alleviate this deficiency, the landscape plans provide enhanced screening proposals, which include vertical landscaping elements to ensure a harmonious transition from the front-yard's plants/shrubs to the built structure.</p>
Building Separation	<p>SAMC Section 41-254 (a) requires a minimum setback of 15 feet between primary structures.</p> <p>The proposed development is proposing a reduced setback of 10 feet between the front duplex and the center duplex, and a 9-foot setback between the center duplex and the rear duplex. In order to comply with the minimum building setback requirements, the developer would be required to provide a full redesign of the site and/or reduce the number of units provided</p>

	onsite. This would result in further increasing development costs and may result in the loss of potential units onsite.
Open Space	<p>SAMC Section 41-255 requires a minimum 100 square feet of private space to be provided per unit in the form of a private patio or deck, with minimum dimensions of eight (8) feet.</p> <p>As proposed, the designated private space for Unit 5 in the form of a 13' x 7' (91 square foot) balcony is less than 100 square feet and less than eight (8) feet in minimum dimensions. Strict adherence to the 100-square-foot and eight (8) foot minimum dimension requirement would structurally encroach into the required drive-aisle, requiring a redesign of the site. This would result in further increasing development costs and may result in the loss of potential units onsite.</p>
Trash Enclosure	<p>SAMC Section 41-623 requires that trash and utility areas be screened from public streets and alleys as well as be physically integrated into the project.</p> <p>As proposed, the trash enclosure is located towards the front of the property. Strict adherence to SAMC 41-623 would require a full redesign of the site to accommodate for trash pickup located towards the rear of the property. This would further increase development cost and may result in the loss of potential units onsite. To help alleviate this deficiency, the landscape plans provided propose to screen the trash enclosure with vertical landscaping elements to ensure the structure is not visible to the street.</p>

When analyzed cumulatively, the requested concessions and waivers could be avoided if the project were designed on a different site or using a different site plan. If the project were designed on a larger site, the additional area may have allowed for compliance with the mentioned development standards such as setbacks, front-yard fencing, building separation, and open space. However, these changes would increase development costs, resulting in the housing project becoming financially infeasible due to the significantly increased financial implications of selecting an alternative project site. In addition, these changes would reduce the number of units that could be constructed on the site and therefore eliminate the affordable housing units that would result from the project. The changes would also increase development costs and reduce the financial feasibility of redeveloping the site, resulting in the affordable housing project becoming financially infeasible due to the significantly increased financial implications.

Based on the analysis provided within this report, the proposed development will materially assist in accomplishing the goal of providing additional affordable and market-rate ownership housing stock in the city and will consistent with the applicable designation in the general plan land use element. Lastly, the proposed deviations are necessary to make the project economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to Section 41-1603 of the SAMC.

Tentative Tract Map Review

Subdivision requests are governed by Chapter 34 of the SAMC. Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act, applications for tentative tract maps are approved when it can be shown that findings can be made in support of the request.

Specifically, findings related to the proposal need to be made that find the project is consistent with the General Plan, the site is physically suitable for the type and density of the proposed project, the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat, the proposed project will not cause serious public health problems, or the proposed project will not conflict with easements necessary for public access through or use of the property must be made. Using this information, staff has prepared the following analysis, which, in turn forms the basis for the recommendation contained in this report. In analyzing the applicant's request, staff believes that the following analysis warrants approval of the tentative tract map.

The applicant is seeking approval of a tentative tract map to create one legal lot and six (6) residential condominium lot units. In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the City's General Plan and the R-2 zoning district. Further, conditions of approval have been included to ensure the site's landscaping, architectural design, and Covenants, Conditions and Restrictions (CC&Rs) continue to be in compliance with all applicable standards of the SAMC and R-2 zoning district in the future. No adverse environmental impacts to fish or wildlife populations were identified as the project site is located in a built-out, urbanized area surrounded by existing development. Finally, the tentative tract map was found to be consistent with the California Subdivision Map Act and Chapter 34 of the SAMC.

The proposed development will add six new affordable for-sale housing units to the marketplace available for lower-income households. Furthermore, the City's Development Review Committee (DRC) has reviewed the project and finds that it is in compliance with the majority of development standards contained within the city's code, with the exception of the noted request for concessions/incentives and waivers to allow deviation from the code requirements aforementioned.

General Plan Consistency

The proposed project is located in the Low Density Residential (LR-7) land use designation of the General Plan, which allows for development single-family and two-family dwelling units. The land use designation allows a mix of uses, including medium and medium-high density apartments, townhomes, garden- or motor-court homes, and neighborhood- serving commercial. The proposed project proposes a density of 16.2 dwelling units per acre, exceeding the LR-7 allowable density. However, staff notes that subject to the California

Density Bonus law, developers may exceed the density permitted within the General Plan. Therefore, the project would remain consistent with the General Plan.

Moreover, the project would be consistent with several goals and policies in the General Plan. Specifically, goals 1, 2, 3, and 4 of the Land Use Element, and goals 1, 2, 3 of the Housing Element. Goal 1 of the Land Use Element (LU) encourage responsible growth by providing a land use plan that improves the quality of life and respects the existing community. Policy 1.1 of the LU asks that new projects foster compatibility between land uses to enhance livability and promote healthy life styles. Policy 1.2 and 1.5 of the LU encourage innovative development policies to expand homeownership opportunities at all income levels and quality infill residential development that provide a diversity of housing type for all income levels and age groups. Policy 1.8 of the LU encourages development tradeoff to ensure that new development project provide a net community benefit. Goal 2 of the LU supports the balance of land uses that meet Santa Ana's diverse needs. Policy 2.4 supports the balance of benefits of development with fiscal impacts on the city and on quality of life for the community. Policy 2.6 promotes rehabilitation of properties and encourages increased levels of capital investment to create a safe and attractive environment.

Goal 3 of the LU encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.1 of the LU supports new development that provides a net community benefit and contributes to the neighborhood character and identity. Policy 3.2 supports the facilitation of community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries. Policy 3.4 ensures that the scale and massing of new development is compatible and harmonious with the surrounding built environment. Policy 3.7 promotes a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors.

Goal 4 supports a sustainable Santa Ana through improvements to the built environment. Policy 4.1 of the LU encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. Policy 4.2 maintains and improves the public realm through quality architecture, street trees, landscaping, and other pedestrian-friendly amenities. Policy 4.6 supports diverse and innovative housing types that improve living conditions and promote a healthy environment. Policy 4.7 Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods. Policy 4.8 supports the collaboration with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places

Goal 1 of the Housing Element (HE), supports livable and affordable neighborhoods with healthy and safe housing conditions, community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership. Policy 1.2 supports

projects that encourage neighborhood involvement and active participating in neighborhood organizations to help identify needs and implement programs aimed at beautification, improvement, and preservation of neighborhoods. To date, the project has hosted two sunshine meetings with the local neighborhood and revised the project based on cumulative community feedback and inspires pride in homeownership due to the project being for-sale.

Goal 2 of the HE supports fostering inclusive community with a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels, and age groups. Policy 2.5 encourages the facilitation of diverse housing types, prices, and size of housing. The project includes duplex units that contain bedroom ratios suitable for families. Policy 2.6 supports excellence in architectural design through the use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive ("green") building and design practices. The project includes a high-quality farmhouse architectural design that incorporates a mix of exterior materials and enhanced landscaping.

Goal 3 of the HE supports the Increase in opportunities for extremely low-, very low-, low-, and moderate-income individuals and families to find affordable housing, and afford a greater choice of rental and homeownership opportunities. Policy 3.2 encourages expanding home homeownership opportunities for low- and moderate-income residents and workers in Santa Ana through the provision of financial assistance, education, and collaborative partnerships. The project is a 100-percent affordable housing project, providing six lower income households the opportunity to obtain homeownership status. Policy 3.5 encourages collaboration with nonprofit organizations, community land trusts, developers, and other government agencies to develop and provide affordable housing for residents. The project applicant, Habitat for Humanity of Orange County, is a non-profit housing developer and has received pre-commitment funds from the City of Santa Ana Housing Division in support of the development of six affordable for-sale units.

Approval of the requested entitlements would contribute towards the City's for-sale housing stock and provide the opportunity for six lower income households to obtain homeownership status. Moreover, the construction of this project will contribute toward a diverse yet balanced community by providing affordable housing for lower-income levels in an area rich with employment opportunities. Lastly, approval of the requested entitlements would promote residential development, enhanced/healthy life styles, and would contribute to the net community benefit by improving the local area.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 2,000-foot notification radius map, and the site posting are provided in Exhibit 10. In addition, staff contacted the provided contacts for the Artesia Pilar Neighborhood Association to ensure they were aware of the project and public hearing. At the time this report was printed, no issues of concern were raised regarding the proposed development.

The project has held two Sunshine Meetings in accordance with Ordinance No. 3040. The first sunshine meeting was held on March 14, 2023, at 5:30 p.m. in the Performance Hall at El Salvador Community Center located at 1825 W. Civic Center Drive. The second sunshine meeting was held on May 30, 2023, at 5:30 p.m., also held in the Performance Hall at El Salvador Community Center located. A summary report of the meetings and provided meeting materials (PowerPoints, sign in sheets, written questions and minutes, etc.) are provided in Exhibit 9.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review per Section 15194 (Affordable Housing Exception), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). These include size criteria, not located on a site more than five acres in area; location criteria, located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and includes projects that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households.

The project proposed meets the criteria listed in 15194 as the project is not located on a site more than five acres, is within an urbanized area, the project site has been previously developed for qualified urban uses, the project consists of the construction of fewer than 100 residential units, and the developer has provided sufficient legal commitments to ensure continued availability and use of housing units for lower income households for a period exceeding 30 years. As such, a Notice of Exemption, Environmental Review No. 2023-44, will be filed for this project.

EXHIBIT(S)

1. Resolution Approving TTM No. 2023-05 as conditioned
2. Resolution Approving DBA No. 2024-01 as conditioned
3. Vicinity Zoning and Aerial View
4. Site Photos
5. Project Plans

TTM No. 2023-05 and DBA No. 2024-01 (1921 W. Washington Avenue)
June 10, 2024
Page 12

6. Landscape Plans
7. Tentative Tract Map
- 8 Draft Density Bonus Agreement
9. Sunshine Meeting Materials
10. Copy of Public Notice

Submitted By:
Cristian Santana, Assistant Planner I

Approved By:
Minh Thai, Executive Director, Planning and Building Agency

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING TENTATIVE TRACT MAP NO. 2023-05 AS CONDITIONED TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES FOR A NEW FOR-SALE RESIDENTIAL DEVELOPMENT WITH SIX UNITS FOR THE PROPERTY LOCATED AT 1921 W. WASHINGTON AVENUE (APN: 405-101-37).

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Habitat for Humanity of Orange County (Applicant & Property Owner) is requesting approval of Tentative Tract Map (TTM) No. 2023-05 for condominium purposes to facilitate the construction of a for-sale residential development (Project), consisting of six (6) units proposed as affordable to lower-income households earning less than 80 percent of the area median income (AMI) for the property located at 1921 W. Washington Avenue (Project Site).
- B. The Project entails, among other improvements; (1) development of the Project Site with three duplex buildings with six (6) for-sale housing units proposed as affordable to lower-income households, 10,882 square-feet of total new floor area, and 15 onsite parking spaces; and (2) approval of Tentative Tract Map No. 2023-05, to be considered by the Planning Commission on June 10, 2024.
- C. Subdivision requests are governed by Chapter 34 and Chapter 41 of the Santa Ana Municipal Code ("SAMC") and the California Subdivision Map Act ("SMA").
- D. Pursuant to Section 34-127 of the SAMC, the Planning Commission is authorized to review and approve tentative tract maps.
- E. Tentative Tract Map No. 2023-05 came before the Planning Commission of the City of Santa Ana on June 10, 2024, for a duly noticed public hearing.
- F. The Project also seeks a density bonus and related concessions, incentives, and waivers, pursuant to California Government Code § 65915 ("Density Bonus Law").

G. The Planning Commission of the City of Santa Ana determines that the following findings, in accordance with Section 66473.5 and 66474 of the SMA and Section 34-127 of the SAMC, which must be established in order to approve TTM No. 2023-05 , have been established:

1. The proposed project and its design and improvements are consistent with the General Plan land use designation and are otherwise consistent with all other Elements of the General Plan.

The proposed project is located in the Low Density Residential (LR-7) land use designation of the General Plan, which allows for development single-family and two-family dwelling units. The land use designation allows a mix of uses, including medium and medium-high density apartments, townhomes, garden- or motor-court homes, and neighborhood- serving commercial. The project proposes a density of 16.2 dwelling units per acre, exceeding the General Plan's LR-7 allowable density in accordance with the Density Bonus law, which provides that a project may exceed the density permitted within the General Plan for meeting conditions to provide affordable housing.

Moreover, the project is consistent with several goals and policies in the general plan. Specifically, goals 1, 2, 3, and 4 of the Land Use Element and goals 1, 2, 3 of the Housing Element. Goal 1 of the Land Use Element (LU) encourage responsible growth by providing a land use plan that improves the quality of life and respects the existing community. Policy 1.1 of the LU asks that new projects foster compatibility between land uses to enhance livability and promote healthy life styles. Policy 1.2 and 1.5 of the LU encourage innovative development policies to expand homeownership opportunities at all income levels and quality infill residential development that provide a diversity of housing type for all income levels and age groups. Policy 1.8 of the LU encourages development tradeoff to ensure that new development project provide a net community benefit. Goal 2 of the LU supports the balance of land uses that meet Santa Ana's diverse needs. Policy 2.4 supports the balance of benefits of development with fiscal impacts on the city and on quality of life for the community. Policy 2.6 promotes rehabilitation of properties and encourages increased levels of capital investment to create a safe and attractive environment.

Goal 3 of the LU encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.1 of the LU supports new development that provides a net community benefit and

contributes to the neighborhood character and identity. Policy 3.2 supports the facilitation of community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries. Policy 3.4 ensures that the scale and massing of new development is compatible and harmonious with the surrounding built environment. Policy 3.7 promotes a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors.

Goal 4 of the LU supports a sustainable Santa Ana through improvements to the built environment. Policy 4.1 encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. Policy 4.2 maintains and improves the public realm through quality architecture, street trees, landscaping, and other pedestrian-friendly amenities. Policy 4.6 supports diverse and innovative housing types that improve living conditions and promote a healthy environment. Policy 4.7 Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods. Policy 4.8 supports the collaboration with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places.

Goal 1 of the Housing Element (HE), supports livable and affordable neighborhoods with healthy and safe housing conditions, community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership. Policy 1.2 supports projects that encourage neighborhood involvement and active participating in neighborhood organizations to help identify needs and implement programs aimed at beautification, improvement, and preservation of neighborhoods. To date, the project has hosted two sunshine meetings with the local neighborhood and revised the project based on cumulative community feedback and inspires pride in homeownership due to the project being for-sale.

Goal 2 of the HE supports fostering inclusive community with a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and

workforce of all household types, income levels, and age groups. Policy 2.5 encourages the facilitation of diverse housing types, prices, and size of housing. The project includes duplex units that contain bedroom ratios suitable for families. Policy 2.6 supports excellence in architectural design through the use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive (“green”) building and design practices. The project includes a high-quality farmhouse architectural design that incorporates a mix of exterior materials and enhanced landscaping.

Goal 3 of the HE supports the Increase in opportunities for extremely low-, very low-, low-, and moderate-income individuals and families to find affordable housing, and afford a greater choice of rental and homeownership opportunities. Policy 3.2 encourages expanding home homeownership opportunities for low- and moderate-income residents and workers in Santa Ana through the provision of financial assistance, education, and collaborative partnerships.

The project is a 100-percent affordable housing project, providing six lower income households the opportunity to obtain homeownership status. Policy 3.5 encourages collaboration with nonprofit organizations, community land trusts, developers, and other government agencies to develop and provide affordable housing for residents. The project applicant, Habitat for Humanity of Orange County, is a non-profit housing developer and has received pre-commitment funds from the City of Santa Ana Housing Division in support of the development of six affordable for-sale units.

2. The proposed project conforms to all applicable requirements of the zoning and subdivision codes as well as other applicable City ordinances.

The project is consistent with the development standards specified within R-2, including land use, height, minimum development site area, and parking and access, and with the exception of the requested incentives/concessions permitted by the Density Bonus Law. Further, the access and egress for the project has been thoroughly review by the Public Works Agency for compliance with all applicable regulations. Lastly, incentives/concessions and waivers are allowed by the density bonus provisions in the Density Bonus Law for a 100-percent affordability rate for six lower income units. Such requested

incentives/concessions and waivers include: reduction of a rear yard setback, concession of a fence to exceed the height requirement within the front-yard area, reduction in building separation requirements, reduction of private open space requirements, and to allow the trash enclosure to be located towards the frontage of the property to accommodate for Public Works and trash pickup requirements.

3. The Project Site is physically suitable for the type and density of the proposed project.

The Project Site is physically suitable for the type and density of the project. There are no physical constraints on the site that would preclude development. The Project Site consists of approximately 0.37 acres of land and is physically suitable for the project. The lot size, density, width, and lot coverage are consistent with the R-2 development standards for the three (3) base units. Lastly, three additional units are allowed by the density bonus provisions in the California Density Bonus Law for a 100-percent affordability rate for six lower income units (80-percent State Density Bonus).

4. The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injuries to fish or wildlife of their habitat.

The design and improvements of the project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat. The project is located in an urbanized area, and there are no known fish or wildlife populations existing on the Project Site. Therefore, the subdivision will not cause any substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

5. The design or improvements of the proposed project will not cause serious public health problems.

The design or improvements of the project will not cause serious health problems. The subdivision will not have any detrimental effects upon the general public. The property will include necessary utilities and infrastructure improvements as required by the SAMC and SMA.

6. The design or improvements of the proposed project will not conflict with easements necessary for public access through or use, of property within the proposed project.

The design and improvements of the project will not conflict with easements necessary for public access or use of the property within the project. In addition, the CC&Rs will ensure reciprocal access rights and maintenance agreements between properties.

Section 2. In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). This exemption applies to projects or sites that:

1. Meet the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.
2. Meet both of the following size criteria:
 - A. The site of the project is not more than four acres in total area.
 - B. The project does not include any single level building that exceeds 100,000 square feet.
3. Meet both of the following requirements regarding location:
 - A. The project is a residential project on an infill site.
 - B. The project is within one-half mile of a major transit stop.
4. Meet both of the following requirements regarding number of units:
 - A. The project does not contain more than 100 residential units.
 - B. The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
 - 1) A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.
 - 2) A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.
5. Meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low, or very low income families as set forth in either A or B below:
 - A. The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
 - 1) At least 10-percent of the housing is sold to families of moderate income, or

- 2) Not less than 10-percent of the housing is rented to families of low income, or
 - 3) Not less than 5-percent of the housing is rented families of very low income.
- B. If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).

The proposed project meets the criteria listed in Section 15195 as the project site is not more than four acres in area, the project does not include any single level building exceeding 100,000 square feet, and the project is an infill development within one-half mile of a major transit stop. Moreover, the development promotes higher density infill housing, does not contain more than 100 residential units, and results in for sale housing units made available to low income families. Specifically, the project would exceed the minimum affordable requirements outlined in Section 15195, which states that ten-percent of for sale projects need to be sold to families of moderate income. This project proposes to sale 100-percent of the units to low income households. Moreover, the developer has provided sufficient legal commitments to ensure continued availability and use of housing units for lower income households for a period exceeding 30 years.

In addition, the project is also exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). The Class 3 categorical exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six (6) dwelling units. Pursuant to the California Public Resources Code, “Urbanized Area” includes an incorporated city that has a population of at least 100,000 persons. The City of Santa Ana exceeds the population requirements, and is therefore considered an urbanized area. Therefore, the proposed project can be exempt pursuant to the Class 3 exemption, as no more than six (6) unit multi-family residential units are proposed. As such, a Notice of Exemption, Environmental Review No. 2023-44, will be filed for this project.

Section 3. This Resolution shall not be effective unless and until the City Council Resolution for Density Bonus Agreement (DBA No. 2024-01) is adopted and becomes effective. If said resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise does not go into effect for any reason, then this Resolution shall be null and void and have no further force and effect.

Section 4. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands,

lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 5. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Tentative Tract Map No. 2023-05 as conditioned in Exhibit A attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated June 10, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

[Signatures on the following page]

ADOPTED this 10th day of June 2024, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: Jose Montoya
Jose Montoya
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on June 10, 2024.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A
Conditions for Approval for Tentative Tract Map No. 2023-05

Tentative Tract Map No. 2023-05 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, it shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the tentative tract map.

The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation/termination of tentative tract map.

1. All proposed site improvements must conform to the Development Project (DP) approval of DP No. 2023-12.
2. Any amendment to the Tentative Tract Map No. 2023-05, including modifications to approved materials, finishes, architecture, site plan, landscaping, unit count, mix, and square footages must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the tentative tract map must be amended.
3. Applicant must submit Covenants, Conditions and Restrictions (CC&Rs) for the project to the case planner for review and approval prior to the final map being recorded. The following parking management practices shall be incorporated into the final, recorded CC&Rs and shall apply through the life of the project:
 - a. Requiring onsite parking permits (such as stickers or hang-tags) for any parking in the surface guest parking spaces;
 - b. Policies for maximum time vehicles may be parked in the surface guest spaces; and
 - c. Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parking in surface guest parking without a sticker, hang-tag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed.
4. The final map must be approved and recorded prior to issuance of a certificate of occupancy or final sign-offs of building permits for the duplex buildings, whichever is first.

5. The final map and all improvements required to be made or installed by the subdivider must be in accordance with the design standards and specifications of the Santa Ana Municipal Code and the requirements of the State Subdivision Map Act.
6. Two copies of the recorded final map and CC&Rs shall be submitted each to the Planning Division, Fire Authority, Building Division, and Public Works Agency within 10 days of recordation.
7. All mechanical equipment shall be screened from view from public and courtyard areas.
8. Prior to issuance of building permits, the Applicant shall submit a construction schedule and staging plan to the Planning Division for review and approval. The plan shall include construction hours, staging areas, parking and site security/screening during project construction.
9. Prior to issuance of building permits, the Applicant shall provide written notification to the residential community located to the west of the site. This notification shall include comprehensive information about the nature of the proposed activities, anticipated timelines, and contact information for inquiries. The notification shall be delivered via certified mail. Additionally, a designated representative shall be available to address any concerns or inquiries raised by the residential community during this notification period.
10. Two weeks prior to the commencement of construction, notification must be provided to property owners within 500 feet of the project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.
11. Prior to installation of landscaping, the Applicant shall submit representative photos and specifications of all trees to be installed on the project site for review and approval by the Planning Division. Specifications shall include, at a minimum, the species, box size (24 inches minimum), brown trunk height (10-foot minimum), and name and location of the supplier.
12. After project occupancy, landscaping and hardscape materials must be maintained as shown on the approved landscape plans.
13. Prior to final occupancy, a Property Maintenance Agreement must be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all

improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
- b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
- c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or

sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement;

- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the Certificate of Occupancy.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA DENSITY BONUS AGREEMENT APPLICATION NO. 2024-01 AS CONDITIONED FOR A NEW FOR-SALE RESIDENTIAL DEVELOPMENT WITH SIX UNITS FOR THE PROPERTY LOCATED AT 1921 W. WASHINGTON AVENUE (APN: 405-101-37).

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Habitat for Humanity of Orange County (Applicant & Property Owner) is requesting approval of Density Bonus Agreement (DBA) Application No. 2024-01 to facilitate the construction of a for-sale residential development (Project), consisting of six (6) units proposed as affordable to lower-income households earning less than 80 percent of the area median income (AMI) for the property located at 1921 W. Washington Avenue (Project Site).
- B. As part of the Project, the Applicant is also requesting a tentative tract map (TTM No. 2023-05) for condominium purposes to facilitate the construction of the for-sale units.
- C. Applicant requests approval of this DBA under California Government Code § 65915 (the “Density Bonus Law”) because the Project will operate as a common interest development and consists of 100% affordable for-sale units to lower-income households.
- D. Pursuant to Section 4100 of the California Civil Code, the Project meets the definition of a *Common Interest Development*, which includes a condominium project, as further defined in Section 4125 of the California Civil Code. Therefore, the project qualifies as a *Housing Development*, as defined in the California Government Code Section 65915 (i), and is eligible for a density bonus.
- E. As part of the overall process, the City and Applicant have entered into a Conditional Grant Agreement, pursuant to which, City agreed to provide a grant (the “Inclusionary Grant”) in an amount up to Two Million Two Hundred Thousand Dollars (\$2,200,000) to the Applicant for a residential homeownership project that involves construction of six (6) affordable housing units restricted for sale to low income households.

- F. As a condition of receiving the Inclusionary Grant, the applicant agrees that a Regulatory Agreement Imposing Affordable Housing Covenants and Restrictions ("Density Bonus Agreement") shall be recorded against the Project Site prior to disbursement of any portion of the Inclusionary Grant and that the Project Site and Project shall be subject to the covenants and restrictions set forth in the Density Bonus Agreement.
- G. The total affordability term in the Density Bonus Agreement states that each affordable unit shall be restricted for sale to an eligible household for a total period of no less than forty-five (45) years. To maintain this project as a for sale project, the applicant is requesting approval of TTM No. 2023-05, for condominium purposes, ensuring that the project qualifies as a Housing Development, and the Project meets the definition of a Common Interest Development.
- H. The Project entails, among other improvements; (1) development of the Project Site with three duplex buildings with six (6) for-sale housing units proposed as affordable to lower-income households, 10,882 square-feet of total new floor area, and 15 onsite parking spaces; and (2) approval of Density Bonus Agreement (DBA) Application No. 2024-01, to be considered by the Planning Commission on June 10, 2024.
- I. The California Density Bonus law allows developers to seek increases in base density for providing on-site housing units in exchange for providing affordable units on site. To help make constructing on-site affordable units feasible, the law allows developers to seek incentives/concessions or waivers that would help the project be built without significant burden and without detriment to public health.
- J. The Applicant's request has been thoroughly evaluated by the City's Development Review Committee (DRC) through Development Project No. 2023-12. Through this review, the DRC has considered the subject site, proposed development, and the Applicant's requests for incentives/concessions and waivers pursuant to the State's Density Bonus Law.
- K. The Project is entitled to a density bonus that will allow six (6) total residential units, developed as three (3) duplex buildings, based upon the restrictions set forth in the DBA to restrict the sale of the units to households that qualify as low income. Pursuant to the California Density Bonus law, a project's affordability level is determined by dividing the number of proposed affordable units by the allowable "base" density (i.e., 7 du/ac). Moreover, the law states that units added by a density bonus are excluded from the calculations. The base density for the 0.37-acre site at 7 du/ac is 3 units. All six units of the project are proposed to be affordable to low income households. Therefore, the project would have a 100-percent affordability

rate. As such, State density bonus law allows the developer to request a density bonus of 80 percent.

- L. Section 41-1607 of the Santa Ana Municipal Code (SAMC) requires an application for a density bonus agreement containing deviations (incentives/concessions and/or waivers) to be approved by the Planning Commission.
- M. On June 10, 2024, the Planning Commission of the City of Santa Ana held a duly noticed public hearing and at that time considered all testimony, written and oral.
- N. The Planning Commission determines that the following findings, which must be established in order to grant this Density Bonus Agreement application pursuant to SAMC Section 41-1607, have been established for Density Bonus Agreement No. 2024-01 to allow construction of the proposed project:
 - 1. That the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city.

The proposed development will provide six (6) residential for-sale units, all units are designated for lower-income households, contributing toward the City's housing stock to serve the needs of diverse and underserved populations. The area in which the project is proposed, the Two-Family Residential zone within the Artesia Pilar Neighborhood currently contains a mix of housing stock, including single-family residential and two to three unit duplexes/triplexes. The construction of this project will contribute toward an economically balanced community by providing housing for different income levels in an area rich with employment opportunities.

- 2. That the development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element.

The proposed project is located in the Low Density Residential (LR-7) land use designation of the General Plan, which allows for development single-family and two-family dwelling units. The land use designation allows a mix of uses, including medium and medium-high density apartments, townhomes, garden- or motor-court homes, and neighborhood- serving commercial. The project proposes a density of 16.2 dwelling units per acre, exceeding the General Plan's LR-7 pursuant to

the Density Bonus law, which allows developers to exceed the density permitted within the General Plan when providing affordable housing that meets specific conditions.

Moreover, the project is consistent with several goals and policies in the general plan. Specifically, goals 1, 2, 3, and 4 of the Land Use Element and goals 1, 2, 3 of the Housing Element. Goal 1 of the Land Use Element (LU) encourage responsible growth by providing a land use plan that improves the quality of life and respects the existing community. Policy 1.1 of the LU asks that new projects foster compatibility between land uses to enhance livability and promote healthy life styles. Policy 1.2 and 1.5 of the LU encourage innovative development policies to expand homeownership opportunities at all income levels and quality infill residential development that provide a diversity of housing type for all income levels and age groups. Policy 1.8 of the LU encourages development tradeoff to ensure that new development project provide a net community benefit. Goal 2 of the LU supports the balance of land uses that meet Santa Ana's diverse needs. Policy 2.4 supports the balance of benefits of development with fiscal impacts on the city and on quality of life for the community. Policy 2.6 promotes rehabilitation of properties and encourages increased levels of capital investment to create a safe and attractive environment.

Goal 3 of the LU encourages the preservation and improvement of the character and integrity of the existing neighborhoods and districts. Policy 3.1 of the LU supports new development that provides a net community benefit and contributes to the neighborhood character and identity. Policy 3.2 supports the facilitation of community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries. Policy 3.4 ensures that the scale and massing of new development is compatible and harmonious with the surrounding built environment. Policy 3.7 promotes a clean, safe, and creative environment for Santa Ana's residents, workers, and visitors.

Goal 4 of the LU supports a sustainable Santa Ana through improvements to the built environment. Policy 4.1 encourages the promotion of complete neighborhoods by encouraging a mix of complementary uses, community services, and people places within a walkable area. Policy 4.2 maintains and improves the public realm through quality architecture, street

trees, landscaping, and other pedestrian-friendly amenities. Policy 4.6 supports diverse and innovative housing types that improve living conditions and promote a healthy environment. Policy 4.7 Promote mixed-income developments with mixed housing types to create inclusive communities and economically diverse neighborhoods. Policy 4.8 supports the collaboration with property owners, community organizations, and other local stakeholders to identify opportunities for additional open space and community services, such as community gardens and gathering places

Goal 1 of the Housing Element (HE), supports livable and affordable neighborhoods with healthy and safe housing conditions, community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership. Policy 1.2 supports projects that encourage neighborhood involvement and active participating in neighborhood organizations to help identify needs and implement programs aimed at beautification, improvement, and preservation of neighborhoods. To date, the project has hosted two sunshine meetings with the local neighborhood and revised the project based on cumulative community feedback and inspires pride in homeownership due to the project being for-sale.

Goal 2 of the HE supports fostering inclusive community with a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels, and age groups. Policy 2.5 encourages the facilitation of diverse housing types, prices, and size of housing. The project includes duplex units that contain bedroom ratios suitable for families. Policy 2.6 supports excellence in architectural design through the use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive ("green") building and design practices. The project includes a high-quality farmhouse architectural design that incorporates a mix of exterior materials and enhanced landscaping.

Goal 3 of the HE supports the Increase in opportunities for extremely low-, very low-, low-, and moderate-income individuals and families to find affordable housing, and afford a greater choice of rental and homeownership opportunities. Policy 3.2 encourages expanding home homeownership opportunities for low- and moderate-income residents and

workers in Santa Ana through the provision of financial assistance, education, and collaborative partnerships.

The project is a 100-percent affordable housing project, providing six lower income households the opportunity to obtain homeownership status. Policy 3.5 encourages collaboration with nonprofit organizations, community land trusts, developers, and other government agencies to develop and provide affordable housing for residents. The project applicant, Habitat for Humanity of Orange County, is a non-profit housing developer and has received pre-commitment funds from the City of Santa Ana Housing Division in support of the development of six affordable for-sale units.

3. That the deviation is necessary to make it economically feasible for the Applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

The proposed project requires four deviations through incentives/concessions: (1) setbacks, (2) front-yard fencing, (3) building separation, and (4) open space. Moreover, one (1) waiver is requested in relation to the location of the trash enclosure. The deviations are described as follows:

Minimum Setback Requirements (Incentive/Concession)

SAMC Section 41-251 requires a minimum rear setback of 10-feet if at least 1,200 square-feet of open space is provided, exclusive of side-yard areas.

As proposed, the project provides a rear setback of 6-feet and 1,204 square feet of open space areas, excluding the side-yard areas. Strict adherence to this setback requirement would result in a reduction in the number of units that can be provided in the overall project, thus reducing the applicant's ability to achieving the density bonus to which the applicant is entitled under the Density Bonus Law and affecting the feasibility to construct the project. In order to comply with the required setback requirement and maintain the current proposed unit count, the developer would be required to construct additional floor levels, which would exceed the maximum allowable height as part of the Two-Family Residential (R-2) zoning district, and would further increase development costs making the project economically infeasible. To help alleviate the setback deficiency, the project proposes a 29'-0 3/4" upper-story setback from the rear of the

property to control the mass and bulk of the structure towards the rear.

Front-yard Fence Height Restriction (Incentive/Concession)

SAMC Section 41-610 (a)(1) requires that fencing within the Front-yard area (defined in SAMC Section 41-172 as the yard extending across the full width of the lot, the depth of which is the distance between the front lot line and the main wall of the building.) be a maximum of three feet in height on frontages that abut a non-arterial street as designed in the Mobility Element of the General Plan.

Maintaining the height restriction would result in reduction in private open space for Unit 1 and trigger non-compliance of SAMC Section 41-622.5 in which no mechanical equipment, such as an AC condenser, may be located between the building wall and the side property line. In order to maintain the current proposed unit count, the developer would be required to fully redesign the site, further increasing development costs and potentially leading to a loss of residential units, and a loss of further private open space. To help alleviate this deficiency, the landscape plans provide enhanced screening proposals which include vertical landscaping elements to ensure a harmonious transition from the front-yard's plants/shrubs to the built structure.

Building Separation (Incentive/Concession)

SAMC Section 41-254 (a) requires a minimum setback of 15 feet between primary structures.

The proposed development is proposing a reduced setback of 10-feet between the front duplex and the center duplex, and a 9-foot setback between the center duplex and the rear duplex. In order to comply with the minimum building setback requirements, the developer would be required to provide a full redesign of the site and/or reduce the number of units provided onsite. This would result in further increasing development costs and may result in the loss of potential units onsite.

Open Space Requirement (Incentive/Concession)

SAMC Section 41-255 requires a minimum 100 square feet of private space to be provided per unit in the form of a private patio or deck, with minimum dimensions of eight (8) feet.

As proposed, the designated private space for Unit 5 in the form of a 13' x 7' (91 square foot) balcony is less than 100 square-feet and less than eight (8) feet in minimum dimensions. Strict adherence to the 100 square foot and eight (8) foot minimum dimension requirement would structurally encroach into the required drive-aisle, require a redesign of the site. This would result in further increasing development costs and may result in the loss of potential units onsite

Trash Enclosure Location (Waiver)

SAMC Section 41-623 requires that trash and utility areas be screened from public streets and alleys as well as be physically integrated into the project.

As proposed, the trash enclosure is located towards the front of the property. Strict adherence to SAMC 41-623 would require a full redesign of the site to accommodate for trash pickup located towards the rear of the property. This would further increase development cost and may result in the loss of potential units onsite. To help alleviate this deficiency, the landscape plans provided propose to screen the trash enclosure with vertical landscaping elements to ensure the structure is not visible to the street.

Section 2. In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). This exemption applies to projects or sites that:

1. Meet the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.
2. Meet both of the following size criteria:
 - A. The site of the project is not more than four acres in total area.
 - B. The project does not include any single level building that exceeds 100,000 square feet.
3. Meet both of the following requirements regarding location:
 - A. The project is a residential project on an infill site.
 - B. The project is within one-half mile of a major transit stop.
4. Meet both of the following requirements regarding number of units:
 - A. The project does not contain more than 100 residential units.

- B. The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
 - 1) A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.
 - 2) A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.
- 5. Meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low, or very low income families as set forth in either A or B below:
 - A. The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
 - 1) At least 10-percent of the housing is sold to families of moderate income, or
 - 2) Not less than 10-percent of the housing is rented to families of low income, or
 - 3) Not less than 5-percent of the housing is rented families of very low income.
 - B. If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).

The proposed project meets the criteria listed in Section 15195 as the project site is not more than four acres in area, the project does not include any single level building exceeding 100,000 square feet, and the project is an infill development within one-half mile of a major transit stop. Moreover, the development promotes higher density infill housing, does not contain more than 100 residential units, and results in for sale housing units made available to low income families. Specifically, the project would exceed the minimum affordable requirements outlined in Section 15195, which states that ten-percent of for sale projects need to be sold to families of moderate income. This project proposes to sale 100-percent of the units to low income households. Moreover, the developer has provided sufficient legal commitments to ensure continued availability and use of housing units for lower income households for a period exceeding 30 years.

In addition, the project is also exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). The Class 3 categorical exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor

modifications are made in the exterior of the structure. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six (6) dwelling units. Pursuant to the California Public Resources Code, "Urbanized Area" includes an incorporated city that has a population of at least 100,000 persons. The City of Santa Ana exceeds the population requirements, and is therefore considered an urbanized area. Therefore, the proposed project can be exempt pursuant to the Class 3 exemption, as no more than six (6) unit multi-family residential units are proposed. As such, a Notice of Exemption, Environmental Review No. 2023-44, will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Density Bonus Agreement No. 2024-01 as conditioned in Exhibit A attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to the Request for Planning Commission Action dated June 10, 2024, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

[Signatures on the following page]

ADOPTED this 10th day of June 2024, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Bao Pham
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: Jose Montoya
Jose Montoya
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on June 10, 2024.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A
Conditions for Approval for Density Bonus Agreement Application No. 2024-01

Density Bonus Agreement Application No. 2024-01 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, it shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Density Bonus Agreement.

The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation/termination of the Density Bonus Agreement.

1. All proposed site improvements must conform to the Development Project (DP) approval of DP No. 2023-12.
2. Any amendment to the DP No. 2023-12, including modifications to approved materials, finishes, architecture, site plan, landscaping, unit count, mix, and square footages must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the Development Project Review must be amended.
3. All mechanical equipment shall be screened from view from public and courtyard areas.
4. The plans shall be revised to include a note for the following:
 - a. The trash enclosure shall be kept locked during non-trash pickup days and when not in use. The area surrounding and within the enclosure shall be kept in a neat and clean condition. No intensive odor shall be emitted from the area.
 - b. No overcrowding of the trash receptacles is allowed. All trash shall be located within the trash receptacles.
 - c. The trash lid shall remain closed during all hours when not in use.
5. Prior to issuance of building permits, the Applicant shall submit a construction schedule and staging plan to the Planning Division for review and approval. The plan shall include construction hours, staging areas, parking and site security/screening during project construction.

6. Prior to issuance of building permits, the Applicant shall provide written notification to the residential community located to the west of the site. This notification shall include comprehensive information about the nature of the proposed activities, anticipated timelines, and contact information for inquiries. The notification shall be delivered via certified mail. Additionally, a designated representative shall be available to address any concerns or inquiries raised by the residential community during this notification period.
7. Prior to issuance of building permits, the Applicant shall submit to the Planning Division and have approved a Parking Management Plan (PMP). The PMP shall provide for measures to address any parking shortages that may result from the project, with terms including but not limited to:
 - a. Requiring onsite parking permits (such as stickers or hang-tags) for any parking in the onsite parking spaces for both residents and guests;
 - b. Policies for maximum time vehicles may be parked in the surface parking spaces, including any guest parking; and
 - c. Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parking in surface guest parking without a sticker, hang-tag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed.
8. Two weeks prior to the commencement of construction, notification must be provided to property owners within 500 feet of the project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.
9. Prior to installation of landscaping, the Applicant shall submit representative photos and specifications of all trees to be installed on the project site for review and approval by the Planning Division. Specifications shall include, at a minimum, the species, box size (24 inches minimum), brown trunk height (10-foot minimum), and name and location of the supplier.
10. After project occupancy, landscaping and hardscape materials must be maintained as shown on the approved landscape plans.
11. Prior to final occupancy, a Property Maintenance Agreement must be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the

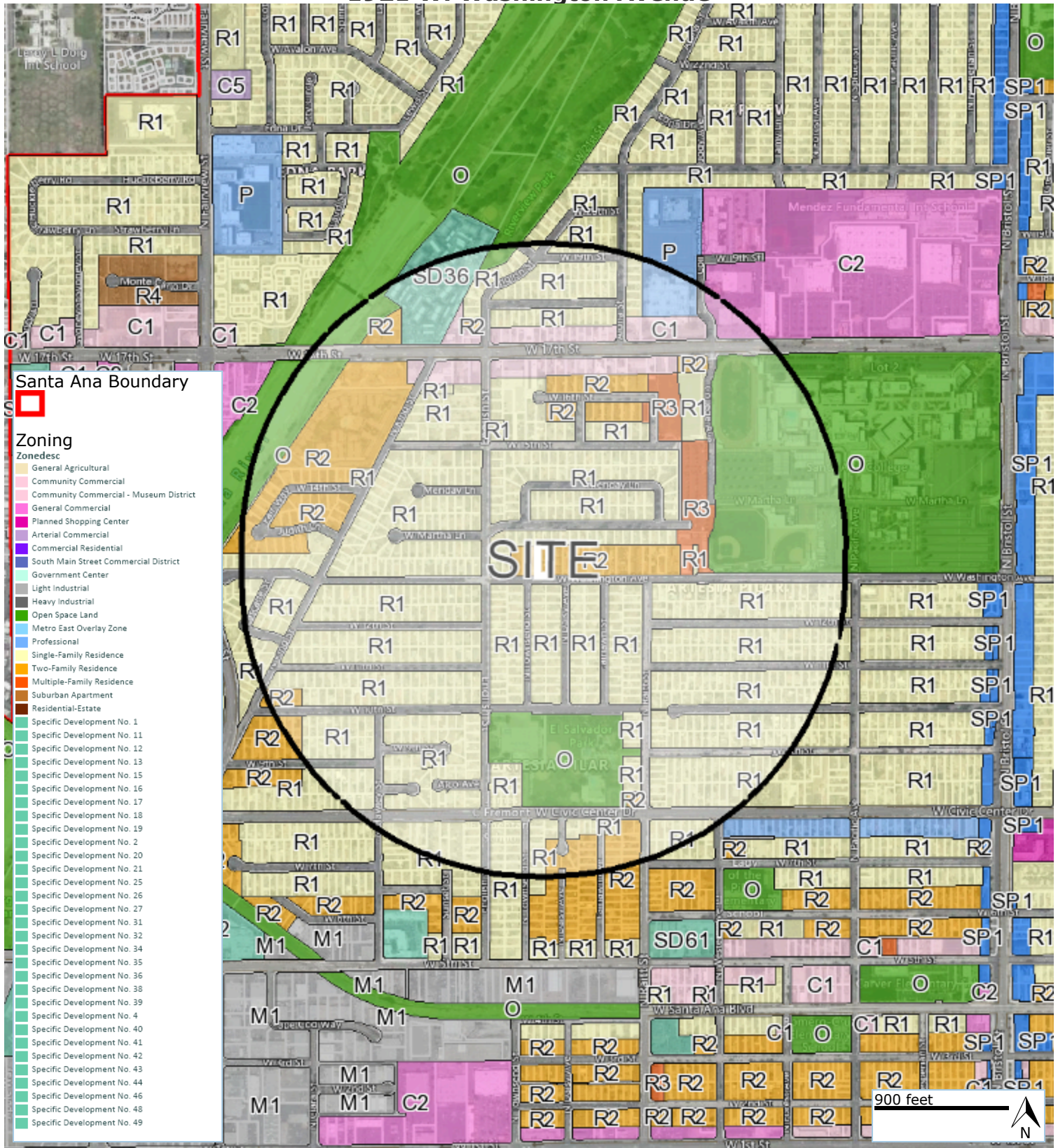
owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
- b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
- c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume

all of the duties and obligations and responsibilities set forth under the maintenance agreement;

- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the Certificate of occupancy.

Tentative Tract Map No. 2023-05 & Density Bonus Agreement No. 2024-01 - Habitat for Humanity of Orange County 1921 W. Washington Avenue



TTM No. 2023-05 & DBA No. 2024-01
1921 W. Washington Avenue



Exhibit 4 – Site Photo

6-UNIT
DEVELOPMENT
WASHINGTON AVE
SANTA ANA, CA



TYPICAL ENTRY FACADE FOR
UNITS 2, 3, AND 4



NEWPORT BEACH LOCATION:
1401 DOWNE STREET
SUITE 250
NEWPORT BEACH, CA 92660
PHONE: 949-563-3000

THESE PLANS AND SPECIFICATIONS
ARE PROTECTED UNDER FEDERAL
COPYRIGHT LAWS. GMD DESIGN
GROUP OF CALIFORNIA, INC.
MAINTAINS OWNERSHIP OF SUCH
AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION:
	05-22-23	DEVELOPMENT SUBMITTAL
	08-05-23	DEVELOPMENT REVIEW COMMENTS
	09-22-23	DENO PLAN REVS

PROFESSIONAL SEAL:

PROJECT TITLE
**ATTACHED
RESIDENTIAL**
1921 W
Washington Ave
Santa Ana, CA
92706

DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION

CLIENTS NAME:
**Habitat for
Humanity
Orange
County**
1921 W Washington Ave
Santa Ana, CA 92706
(714) 434-6220

PROJECT NO. GMD22501

SHEET TITLE

**COVER
SHEET**
October 27,
2023



INDEX

ARCHITECTURAL		CIVIL	LIGHTING		
CS	COVER SHEET	1	COVER SHEET, INDEX, & GENERAL NOTES	1	PHOTOMETRICS PLAN
A0.0	PROPOSED SITE PLAN	2	PRELIMINARY GRADING PLAN	1	LIGHTING SHEET
BLDG '1'		2	CIVIL SHEETS	1B	TOTAL SHEETS
A1.01	1ST FLOOR PLAN	LANDSCAPE			
A1.02	2ND FLOOR PLAN	L-1	CONCEPTUAL LANDSCAPE PLAN		
A1.03	1X PORCH FLOOR & ROOF PLAN	L-2	CONCEPTUAL LANDSCAPE PALETTE		
A1.20	ROOF PLAN				
A1.31	EXTERIOR ELEVATIONS	2	LANDSCAPE SHEETS		
A1.32	1X EXTERIOR ELEVATIONS				
BLDG '2'					
A2.01	1ST FLOOR PLAN				
A2.02	2ND FLOOR PLAN				
A2.20	ROOF PLAN				
A2.31	EXTERIOR ELEVATIONS				
A2.32	EXTERIOR ELEVATIONS & TRASH ENCLOSURE PLAN AND EXT. ELEVATIONS				
13	ARCHITECTURAL SHEETS				

THE PROPOSED DEVELOPMENT SHALL COMPLY WITH
ACCESSIBILITY REQUIREMENTS FOR PUBLIC HOUSING
FACILITIES PER 2022 CBC SECTION 11B-233.

UNIT 6 SHALL BE PROVIDED WITH BOTH MOBILITY AND
COMMUNICATION FEATURES PER 2022 CBC SECTION
11B-804.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL PER PHOTOMETRIC PLAN	DESCRIPTION	MODEL
	12	A	BOLLARD 43" HIGH	Pemco - CAV52QF1X18WU4KC
	4	B	SURFACE MOUNT 18" WIDE	Cooper McGraw Edison - TT-D2-740-U-WQ
	23	C	WALL MOUNT 24" HIGH	Pemco - PIO20QF1X36U4KO

project data

ZONING DISTRICT: R-2 TWO FAMILY RESIDENCE
GENERAL PLAN: LOW DENSITY RESIDENTIAL L8-7 (7 DU) AC
PARKING PROVIDED:
ENCLOSED PRIVATE GARAGE STALLS (2 PER UNIT): 12
STANDARD GUEST STALLS: 2
VAN ACCESSIBLE GUEST STALLS: 1
TOTAL PARKING PROVIDED: 15
OCCUPANCY GROUP: R30U
TYPE OF CONSTRUCTION: V-S SPRINKLERED
LOT COVERAGE: 50% MAX ALLOWABLE

site plan notes

- ALL SITE DIMENSIONS WITH CIVIL DRAWINGS.
- THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST THE MINIMUM ENERGY EFFICIENCY PER CURRENT ENERGY EFFICIENCY STANDARDS.
- THE PROJECT SHALL RECYCLE AND/OR SALVAGE AT LEAST THE MINIMUM AMOUNT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE LOCAL GOVERNING JURISDICTION.
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND PURSUANT TO SECTION 41-428 OF THE SANTA ANA MUNICIPAL CODE (SAMC).
- WATER SERVICE AND SEWER LATERAL REQUIREMENTS WILL BE DEFERRED UNTIL THE TECHNICAL CHECK IS DONE DURING STREET IMPROVEMENT PLAN CHECK.
- GRIND AND CAP OF 2" OF THE EXISTING AC FURNISHMENT FROM THE STREET CENTERLINE TO THE GUTTER UP EDGE ALONG THE ENTIRE PROPERTY FRONTAGE.
- THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8 2009 0030 DISCHARGE REQUIREMENTS (NSA PERMIT).
- APPROPRIATE PRIVATE BACK FLOW PREVENTER REQUIRED FOR ALL FIRE SERVICE, DOMESTIC, AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS (AS APPLICABLE).
- NO VEHICULAR GATES ARE PROPOSED FOR THIS PROJECT. ANY PROPOSED GATE WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
- ALL MECHANICAL EQUIPMENT WHETHER MOUNTED ON THE ROOF OR GROUND SHOULD BE SCREENED FROM PUBLIC VIEW. UTILITY METERS AND EQUIPMENT SHOULD BE PLACED IN LOCATIONS THAT ARE NOT EXPOSED TO VIEW FROM THE STREET AND MUST BE SCREENED. ALL SCREENING DEVICES ARE TO BE COMPATIBLE WITH THE ARCHITECTURE AND COLOR OF THE ADJACENT STRUCTURES.
- TRASH REQUIREMENTS:
DEPICT AND NOTE THE EXACT LOCATION(S) OF THE TRASH AND RECYCLING RECEPTACLES.
THE RESIDENTIAL ELEMENT OF A PROJECT WITH 3 OR MORE DWELLING UNITS WILL REQUIRE A MINIMUM COMBINED TRASH AND RECYCLING BIN SERVICE LEVEL OF 0.5 CUBIC YARDS (CY) PER RESIDENTIAL UNIT PER SAMC SEC. 16-37 AND FOOD WASTE BIN SERVICE LEVEL OF 0.02 CUBIC YARDS (CY) OF FOOD WASTE PER RESIDENTIAL UNIT PER SB 1383.
MAXIMUM SIZE OF BIN SHALL BE 4 CUBIC YARDS.
MAXIMUM NUMBER OF PICKUPS 2 TIMES PER WEEK FOR RESIDENTIAL PROJECTS ONLY.

site plan key

- PROPERTY LINE
- STREET CENTER LINE
- ROOF OVERHANG
- (P) PERMETER/PRIVATE FENCE
- PROPOSED BUILDING TYPE 1
- PROPOSED BUILDING TYPE 2
- PROPOSED TREE

- PRIVATE YARD AREA PLANTINGS BY OWNERS
- CONCRETE/IMPERVIOUS PAVING PER LANDSCAPE
- COMMON PLANTING AREA PER LANDSCAPE
- ENHANCED PAVING
- OPEN SPACE AREA EXCLUDING SETBACKS

gmd design group
of california
NEARPOINT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEARPOINT BEACH, CA 92660
PHONE: (414) 568-3030
THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER FEDERAL COPYRIGHT LAWS. (C) 2024 DESIGN GROUP OF CALIFORNIA, INC. VIOLATION OF THESE PLANS IS A CRIME AND ALL RIGHTS ARE RESERVED.

NO.	DATE	REVISION
1	05-23-23	DEVELOPMENT SUBMITTAL
2	08-03-23	REVIEW REVISION COMMENTS
3	09-22-23	REDO PLAN REVIS
4	01-10-24	PLAN CHECK COMMENTS

PROFESSIONAL SEAL

PROJECT TITLE:
ATTACHED RESIDENTIAL
1921 W Washington Ave
Santa Ana, CA 92706

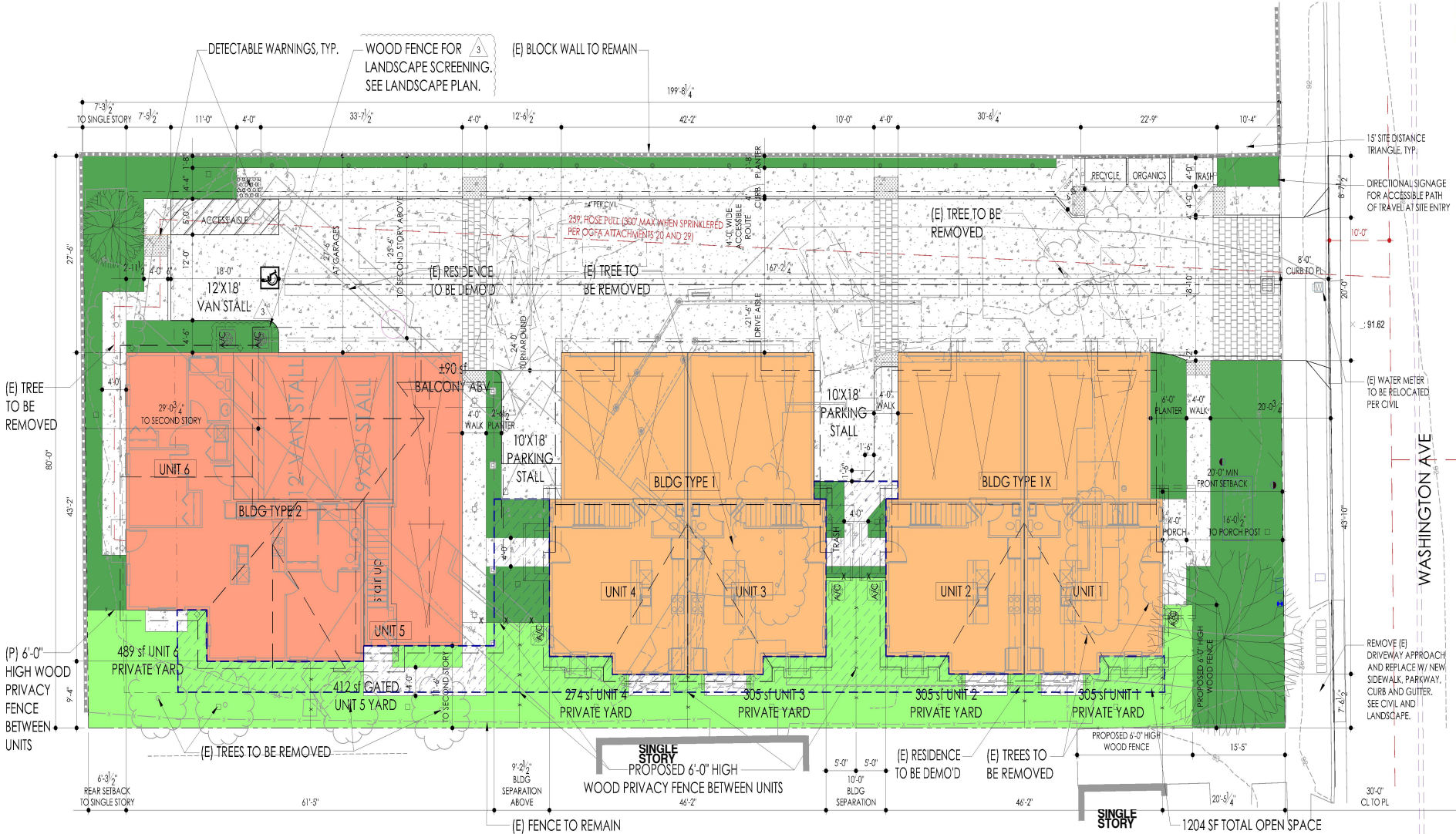
DEVELOPMENT SUBMITTAL
NOT FOR CONSTRUCTION

CLIENT NAME:
Habitat for Humanity Orange County
14141 434-6220

PROJECT NO: 6-10-22501
SHEET TITLE

SITE PLAN
February 16, 2024

SHEET NO: **A0.0**



density bonus calcs	
PROPOSED GROSS FLOOR AREA	0.37 AC
LESS UNDEVELOPED AREA	0.00 AC
NET ACREAGE	0.37 AC
DENSITY CALCULATION:	
R2 ZONING ALLOWABLE DENSITY	1/6000 SF (ADDITIONAL)
EXISTING STRUCTURES TO BE DEMO'D	5 DU PER ZONING
0.37 AC * ALLOWABLE DENSITY	35% DENSITY BONUS
100% LOW INCOME UNITS	2 DU DENSITY BONUS
5 DU PER ZONING + 35% (ROUND UP)	7 DU ALLOWABLE
5 DU PER ZONING + 2 DU BONUS	6 DU PROVIDED
100% LOW INCOME UNITS	

building area	
LOT AREA	16,109 SF
EXISTING STRUCTURES TO BE DEMO'D	4,385 SF
PROPOSED TWO STORY UNITS 1, 2, 3 & 4 (incl garage)	1,859 SF
PROPOSED UNIT 5 (incl garage)	1,731 SF
PROPOSED UNIT 6 (incl garage)	1,715 SF
TOTAL PROPOSED BUILDING AREA	10,882 SF

lot coverage	
LOT AREA	16,109 SF
EXISTING STRUCTURES TO BE DEMO'D	4,385 SF
PROPOSED TWO STORY BLDG FOOTPRINT 1 UNITS 1, 2, 3 & 4	1,943 SF
PROPOSED TWO STORY BLDG FOOTPRINT 2 UNITS 5 & 6	2,289 SF
TOTAL PROPOSED LOT COVERAGE (38%)	6,175 SF



6 Units
Conceptual Site Plan

1204 SF TOTAL OPEN SPACE EXCLUSIVE OF SETBACKS (COMMON AND PRIVATE)

A0.0

main floor notes

- REFER TO GENERAL NOTES SHEETS FOR PLAN GENERAL NOTES.
- REFER TO "E"Y SHEETS FOR CERTIFICATE OF COMPLIANCE AND INSULATION VALUES. AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE TITLE 24 REQUIREMENTS.
- ALL DIAGONAL WALLS TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW HEAD HEIGHTS:
1ST FLOOR - 8'-0" U.N.O. ON EXT. ELEVATIONS
DOOR HEIGHTS AS NOTED ON PLANS
[AUGN ADJACENT WINDOW HEADER HEIGHT WITH DOOR HEADERS.]

plan key notes

- MAXIMUM FLOOR AREA SHALL COMPLY WITH THE MAXIMUM FLOOR AREA PER CALIF. SECTION 4.303 AS FOLLOWS:
• SINGLE SHOWER HEADS SHALL NOT EXCEED 1.8 GAL PER MINUTE MEASURED AT 80 PS.
• WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GAL PER MINUTE AT 80 PS. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
• RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GAL PER MINUTE AT 60 PS.
• KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GAL PER MINUTE AT 60 PS. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THEIR FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GAL PER MINUTE AT 60 PS. AND MUST BE ALL TO A MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 PS.

- ACC CONDENSATION 30" X 30" MIN PRECAST CONCRETE PAD, 3" MINIMUM ABOVE GRADE. LOCATION VARIES PER SITE PLAN.

- NOT USED.

- 30 GAL "LOWBOY" ELECTRIC WATER HEATER ON PLATFORM AS NOTED. PROVIDE DRAIN PAN, DRAIN TO EXTERIOR. SEE DETAIL XXIII AND GENERAL NOTES SECTION 220000. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS IN APPROPRIATE CLEARANCES AND RELIEF VALVE WITH DRAIN.

- 30" SLIDE-IN GAS RANGE WITH 30" WOOD LIGHT EXHAUST FAN AND MICROWAVE ABOVE. VENT PER GENERAL NOTES SECTION 074000. [DOWN DRAFT VENT PER GENERAL NOTES SECTION 074000.]

- DRIVE VENT TO OUTSIDE AIR PER MECHANICAL PLANS. DUCT SHALL BE OF MIN. 4" DIA. TO THE OUTSIDE. EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14 FT. WITH 2 ELBOWS. OTHER LENGTHS ORIZES AS PRESENTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. [PER CMC 304.4.]
ROOF TERMINATION SHALL NOT BE WITHIN 4 FT. OF DWELLING SEPARATION WALL.

- 32" X 62" FIBERGLASS TUB, SHOWER OVER, WITH INTEGRAL SURROUND 70" MINIMUM ABOVE DRAIN. SHOWER HEAD 78" [CLEAR TEMPERED GLASS ENCLOSURE AND O.D. ALUMINUM FRAME]

- TEMPERED SAFETY GLASS. PER GENERAL NOTES SECTION 088000.

- EMERGENCY EGRESS: ONE EACH IN EA. SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES MAXIMUM JAIL HEIGHT AT EGRESS WINDOW SHALL NOT EXCEED 44" A.F.F.

- ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" X 30". SEE DETAIL 16A-D-4.

- RAIN IN ATTIC ABOVE: PROVIDE UNOBSTRUCTED PASSAGEWAY WHICH IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. PROVIDE 48" HIGH X 30" WIDE PASSAGEWAY WITH 24" WIDE PLYWOOD FLOORING WITH 30" X 42" PLANKS AT SERVICE SIDE OF THE EQUIPMENT. MAX. 20' FROM ACCESS POINT TO FAIL. VERIFY LOCATION W/ MECHANICAL DRAWINGS. INSTALL PER GENERAL NOTES SECTION 074000 AND DETAIL 16A-D-4.

- INTERIOR 30" FIFTS: FLOORS OFF AT 18" O.U.O.

- WALL MOUNTED UPPER CABINET ABOVE

- FACE FRAME CABINET WITH 5 EQ. SHELVES. SEE DETAIL 9A-D-4.

- ALL WATER CLOSETS THAT WILL BE INSTALLED WILL BE LOW FLOW WATER CLOSETS WITH A MAXIMUM CAPACITY OF 1.28 GALLONS.

- STUB WALL, HEIGHT AT 42" U.O. PROVIDE 1/2" PLYWOOD BELOW DRINK WALL, OTHER THAN S.O.D. FRAMING.

- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES AND ATTICS SHALL BE PROTECTED WITH NO LESS THAN 1/2" GYPSUM BOARD PER CMC TABLE R302.6

- GARAGE/HOUSE SEPARATION AT HABITABLE ROOMS ABOVE THE GARAGE SHALL BE PROTECTED WITH NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD. PER CMC TABLE R302.6

- HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1 1/2" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSURE AND TIGHT FITTING.
- BEHIND STAIRS AND LANDINGS, 5/8" TYPE "X" SUPPORTS AT 6" O.C. ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS.
- WOOD OR QUALITY FAN. VENTILATION SHALL COMPLY WITH SECTION 4 OF ASHRAE 62.2. OPERATE WHEN THE HOUSE IS IN USE.
MINIMUM REQUIRED RATE OF VENTILATION (CFM):
(1/428 SF/100 + (3/528 CFM) x 1) x 1.75 = 45 CFM
EXHAUST FAN AS SELECTED BY OWNER, WITH MAXIMUM SOUND RATING OF 1 SONE, RATED FOR CONTINUOUS USE AND ENERGY STAR RATED.

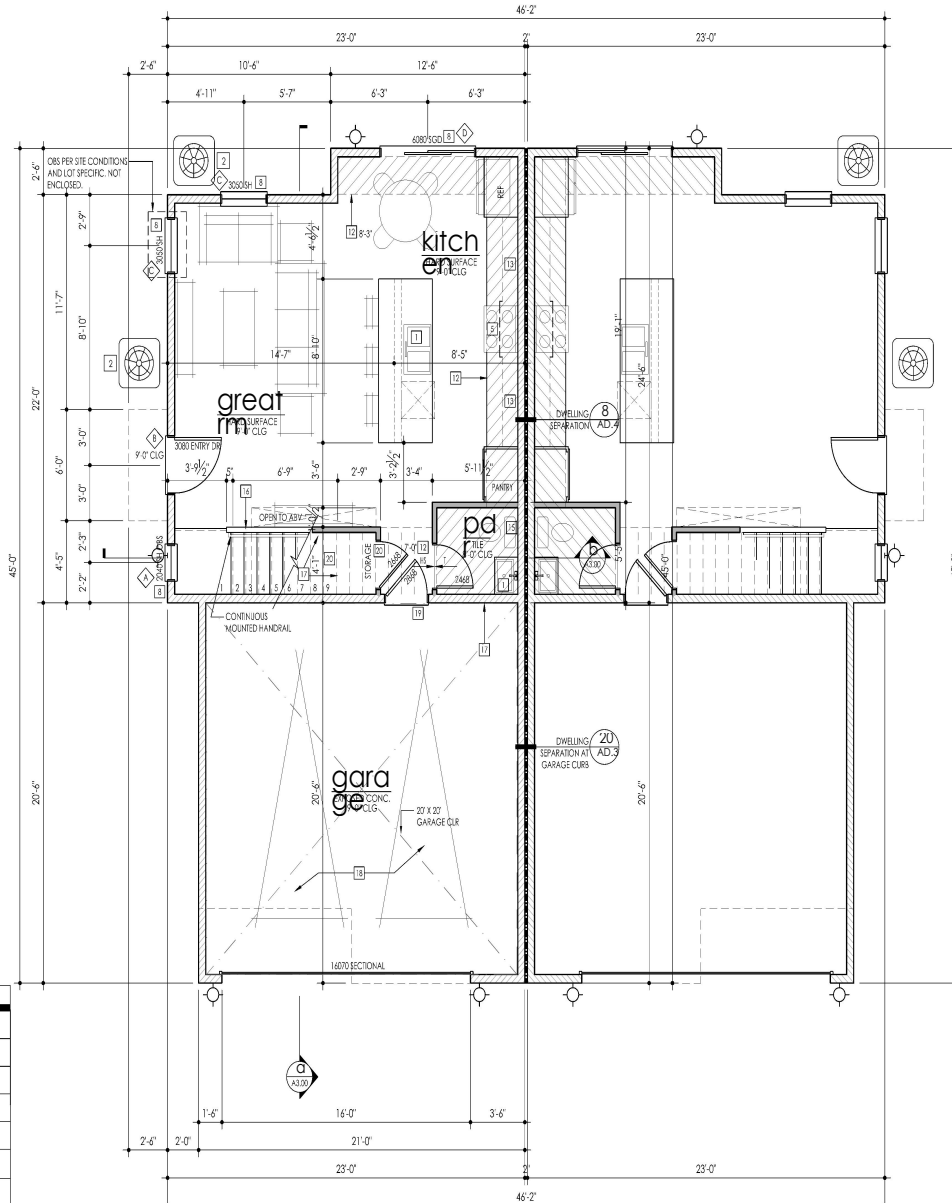
- COVERED DOOR PER MECHANICAL PLANS. A MIN. OF 100 SQ. IN. FOR MAKEUP AIR WHEN A DOMESTIC CLOTHES DRYER IS INSTALLED IN A CLOSET DESIGNATED FOR THE INSTALLATION. PER SECTION CODE S04.1.1.

- 36" X 62" FIBERGLASS SHOWER WITH INTEGRAL SURROUND 70" MINIMUM ABOVE DRAIN. SHOWER HEAD 6'-0" OR MORE. [OBSOLETE TEMPERED GLASS ENCLOSURE AND O.D. ALUMINUM FRAME] NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 IN. DIA. CURB.

- NOT USED.

- WASHER DRAIN PAN AT SECOND FLOOR ONLY. DRAIN TO EXTERIOR BY MEANS OF AN APPROVED DRAINAGE SYSTEM.

- BATHS AND SHOWER WALLS, WALLS ABOVE BATHS WITH A SHOWERHEAD. AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 1 FEET ABOVE THE FLOOR (R007.2).



**First Floor
Plan**
SCALE: 1/8" = 1'-0"
22' X 34'
11' X 17'

wall
legend

INTERIOR ELEVATION KEY	
THESE CALCULATIONS ARE FOR THE ARCHITECTS USE ONLY AND ARE NOT INTENDED FOR USE BY OTHERS.	
units 1-4	537
subtotal	51
garage	1,428
porch	451
	51

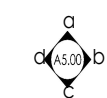
Note: Refer to floor plan(s) & Title 24 calculations in case of discrepancy and contact Architect and permanent labels.
Note: The NFRC temporary label displayed on windows and skylights (incl. tubular) must remain on the unit until final inspection has been completed.

TAG	ROOM NAME	OPERATION TYPE	SIZE	MATERIAL	UFACTOR	SHGC	NOTES
A	STAR	SINGLE-HING WINDOW	2'0" X 4'0"	VNVL	0.31	0.23	(a) TEMPERED GLASS ONLY ONE PER SITE CONDITIONS
B	GREAT ROOM	IN-SWING ENTRY DOOR	3'0" X 8'0"	VNVL	-	-	
C	GREAT ROOM	SINGLE-HING WINDOW	5'0" X 5'0"	VNVL	0.31	0.23	ONLY ONE PER SITE CONDITIONS
D	KITCHEN	SLIDING GLASS DOOR	6'0" X 8'0"	VNVL	0.31	0.23	(a) TEMPERED GLASS
E	MASTER BATH	SLIDING WINDOW	3'0" X 1'6"	VNVL	0.31	0.23	
F	BATH	SINGLE-HING WINDOW	2'0" X 4'0"	VNVL	0.31	0.23	
G	MASTER BED	SLIDING WINDOW	6'0" X 5'0"	VNVL	0.31	0.23	
H	MASTER BED	SINGLE-HING WINDOW	2'0" X 4'0"	VNVL	0.31	0.23	
I	BED	SINGLE-HING WINDOW	3'0" X 5'0"	VNVL	0.31	0.23	(a) TEMPERED GLASS
J	BATH2	SINGLE-HING WINDOW	2'0" X 4'0"	VNVL	0.31	0.23	(a) TEMPERED GLASS
K	BED	SINGLE-HING WINDOW	3'0" X 5'0"	VNVL	0.31	0.23	

- A. REFER TO GENERAL NOTES SHEETS FOR PLAN GENERAL NOTES.
- B. REFER TO "EV" SHEETS FOR CERTIFICATE OF COMPLIANCE AND INSULATION VALUES.
AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION THE INSTALLER SHALL POST IN A CO-SPICUOUS LOCATION A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE 24 REQUIREMENTS.
- C. ALL DIAGONAL WALLS TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- D. WINDOW HEAD HEIGHTS:
-1ST FLOOR - 8'-0" U.N.O.NEXT. ELEVATIONS
-DOOR HEIGHTS AS NOTED ON PLANS
[ALIGN ADJACENT WINDOW HEADS: HEIGHT WITH DOOR HEADERS.]

ALL FLOWMETERS SHALL COMPLY WITH THE MAXIMUM FLOW RATE PER CALGREEN SECT 4.303 AS FOLLOWS:

- ALL FLOWMETERS SHALL COMPLY WITH THE MAXIMUM FLOW RATE PER CALGREEN SECT 4.303 AS FOLLOWS:



Open Plan

Open Plan

<div> <div></div> <div>2x4</div> </div>	
<div> <div></div> <div>2x6</div> </div>	

NO.	DATE	REVISION:
	05-22-23	DEVELOPMENT SUBMITTAL
	08-05-23	DEVELOPMENT REVIEW COMMENTS
	09-22-23	RENO PLAN REVIS

PROFESSIONAL SEAL:

PROJECT TITLE

**ATTACHED
RESIDENTIAL**

**1921 W
Washington Ave
Santa Ana, CA
92706**

**DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION**

CLIENTS NAME:
**Habitat for
Humanity
Orange
County**
(714) 494-6220

PROJECT NO: **GMD22501**

SHEET TITLE:

**building
1X
PORCH
FLOOR
PLAN**
October 27,
2023

SHEET NO:

A1.13

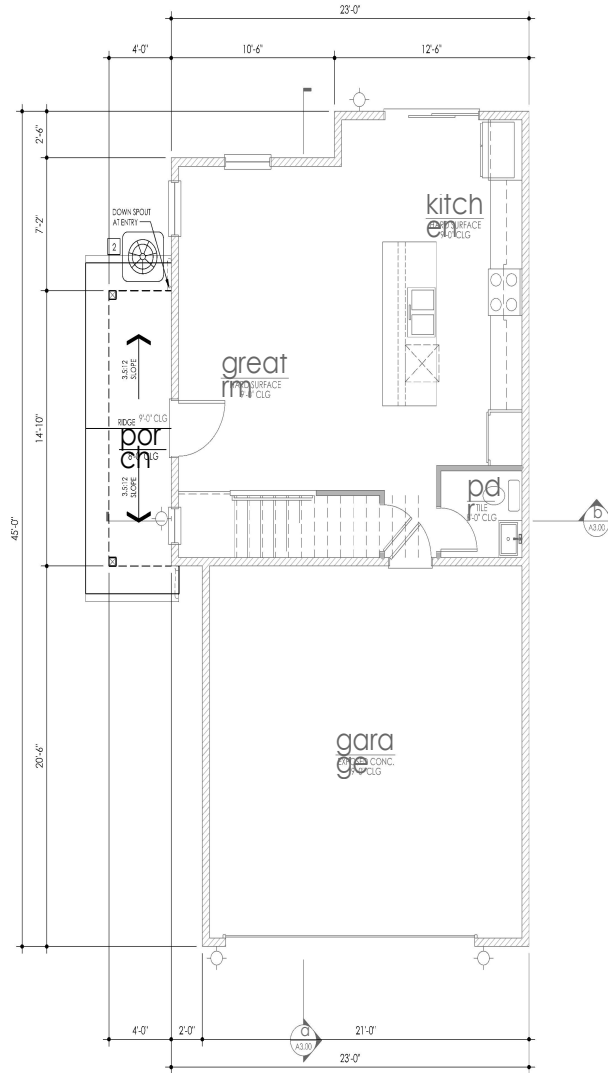
main floor notes

- REFER TO GENERAL NOTES SHEETS FOR PLAN GENERAL NOTES.
- REFER TO "E"Y SHEETS FOR CERTIFICATE OF COMPLIANCE AND INSULATION VALUES. AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE TITLE 24 REQUIREMENTS.
- ALL DIAGONAL WALLS TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW HEAD HEIGHTS:
1ST FLOOR - 85" U.N.O. ON EXT. ELEVATIONS
DOOR HEIGHTS AS NOTED ON PLANS
[ALIGN ADJACENT WINDOW HEADER HEIGHT WITH DOOR HEADERS.]

plan key notes

- ALL MECHANICAL PRESSURE SHALL COMPLY WITH THE MAXIMUM FLOW RATE PER CALGESC SECTION 4.303 AS FOLLOWS:
• SINGLE SHOWER HEADS SHALL NOT EXCEED 1.8 GAL PER MINUTE MEASURED AT 80 PS.
• WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GAL PER MINUTE AT 80 PS. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
• RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GAL PER MINUTE AT 80 PS.
• KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GAL PER MINUTE AT 60 PS. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GAL PER MINUTE AT 60 PS. AND MUST BE ALL TO A MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 PS.
- ACC CONDENSATION 30"X30" MIN PRECAST CONCRETE PAD, 3" MINIMUM ABOVE GRADE. LOCATION VARIES PER SITE PLAN.
- NOT USED.
- 30 GAL 120WBY" ELECTRIC WATER HEATER ON PLATFORM AS NOTED. PROVIDE DRAIN PAN, DRAIN TO EXTERIOR. SEE DETAIL XXIX AND GENERAL NOTES SECTION 230000. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS IN APPROPRIATE CLEARANCES AND RELIEF VALVE WITH DRAIN.
- 30" SLIDE IN GAS RANGE WITH 30" HOOD, LIGHT EXHAUST FAN AND MICROWAVE ABOVE. VENT PER GENERAL NOTES SECTION 074000. [DOWN DRAFT VENT PER GENERAL NOTES SECTION 074000.]
- DRIVE VENT TO OUTSIDE AIR PER MECHANICAL PLANS. DUCT SHALL BE OF MIN. 4" DIA. TO THE OUTSIDE. EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14 FT. WITH 2 ELBOWS. OTHER LENGTHS ORIZES AS PREHATED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. [PER CMC 304.4.2.]
ROOF PENETRATION SHALL NOT BE WITHIN 4 FT. OF DWELLING SEPARATION WALL.
- 32" X 60" FIBERGLASS TUB, SHOWER OVER, WITH INTEGRAL SURROUND 70" MINIMUM ABOVE DRAIN. SHOWER HEAD 78" [CLEAR TEMPERED GLASS ENCLOSURE AND DEDD ALUMINUM FRAME]
- TEMPERED SAFETY GLASS. PER GENERAL NOTES SECTION 088000.
- EMERGENCY EGRESS: ONE EACH IN EA. SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES MAXIMUM JAIL HEIGHT AT EGRESS WINDOW SHALL NOT EXCEED 44" A.F.F.
- ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x30". SEE DETAIL 16A.4.
- RAIN IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED PASSAGEWAY WHICH IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. PROVIDE 48" HIGH X 30" WIDE PASSAGEWAY WITH 24" WIDE PLYWOOD FLOORING WITH 30"x42" PLATFORM AT SERVICE SIDE OF THE EQUIPMENT. MAX. 20' 0" FROM ACCESS POINT TO FAUL VERIFY LOCATION W/ MECHANICAL DRAWINGS. INSTALL PER GENERAL NOTES SECTIONS 074000 & 230000. AND DETAIL 16A.4.
- INTERIOR SLOTTED: FLAT OFF AT 8'-0", U.N.O.
- WALL MOUNTED UPPER CABINET ABOVE
- FACER FRAME CABINET WITH 5 EQ. SHELVES. SEE DETAIL 9A.0.4.
- ALL WATER CLOSETS THAT WILL BE INSTALLED WILL BE LOW FLOW WATER CLOSETS WITH A MAXIMUM CAPACITY OF 1.28 GALLONS.
- STUB WALL, HEIGHT AT 4'-2" U.N.O. PROVIDE 1/2" PLYWOOD BELOW DRY WALL. OTHER THAN SOLID FRAMING.
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES AND ATTICS SHALL BE PROTECTED WITH NO LESS THAN 1/2" GYPSUM BOARD. PER CMC TABLE K302.6
- GARAGE/HOUSE SEPARATION AT HABITABLE ROOMS ABOVE THE GARAGE SHALL BE PROTECTED WITH NO LESS THAN 5/8" TYPE X GYPSUM BOARD. PER CMC TABLE K302.6

- HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1/2" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSURE AND TIGHT FITTING.
- BEHIND STAIRS AND LANDING, 5/8" TYPE X, SUPPORTS AT 16" O.C. ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS.
- DOOR AIR QUALITY FAN. VENTILATION SHALL COMPLY WITH SECTION 4 OF ASHRAE 62.2. OPERATE WHEN THE HOUSE IS IN USE. MINIMUM REQUIRED RATE OF VENTILATION (CFM):
[1400 BTU/100] + [15 BED ROOMS + 1] x 1.5 = 445 CFM
SMALLER FAN AS SELECTED BY OWNER WITH MAXIMUM SOUND RATING OF 1 SONE. RATED FOR CONTINUOUS USE AND ENERGY STAR RATED.
- COVERED DOOR PER MECHANICAL PLANS. A MIN. OF 100 SQ. IN. FOR MAKEUP AIR WHEN A DOMESTIC CLOTHES DRYER IS INSTALLED IN A CLOSET DESIGNED FOR THE INSTALLATION. PER SECTION C102.6.4.1.
- 32" X 60" FIBERGLASS SHOWER WITH INTEGRAL SURROUND 70" MINIMUM ABOVE DRAIN. SHOWER HEAD 6'8" OR MORE. [GLASS TEMPERED GLASS ENCLOSURE AND DEDD ALUMINUM FRAME] NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30" IN. DIA. CIRCLE
- NOT USED
- WASHER DRAIN PAN AT SECOND FLOOR ONLY. DRAIN TO EXTERIOR BY MEANS OF AN APPROVED DRAINAGE SYSTEM.
- BATHUBS AND SHOWER FLOORS WALLS ABOVE BATHUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NO ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN FEET ABOVE THE FLOOR [R307.2].



REFER TO SHEET A1.11 FOR
ADDITIONAL DIMENSIONS AND NOTES

Porch Floor & Roof Plan

SECTION 1000
SECTION 1000
SECTION 1000

wall
legend

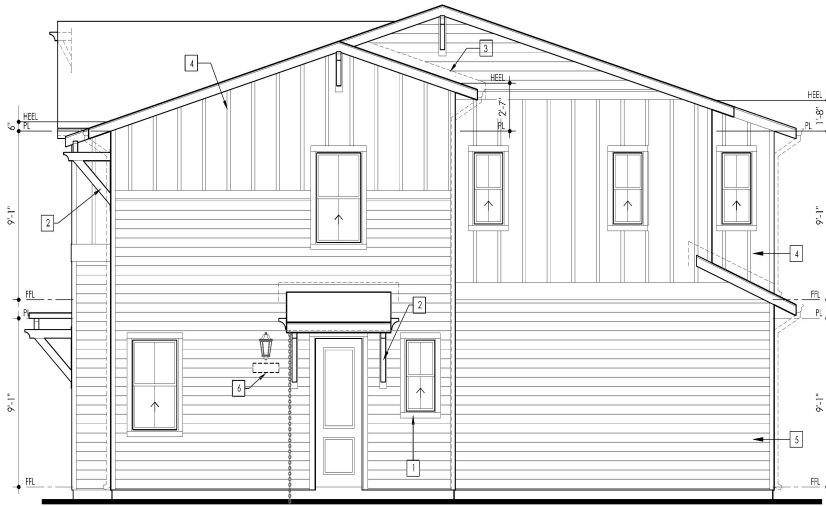
a
b
c
A5.00

INTERIOR ELEVATION KEY

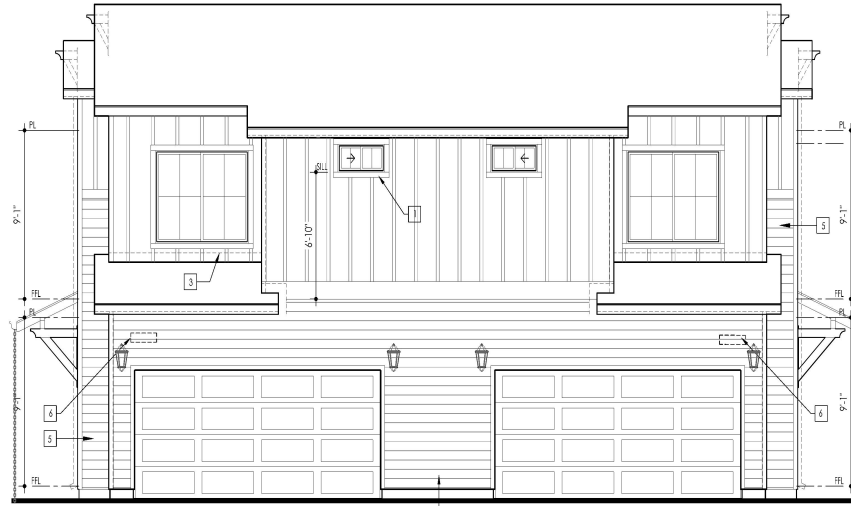
THESE CALCULATIONS ARE FOR THE
ARCHITECT'S USE ONLY AND ARE NOT
INTENDED FOR USE BY OTHERS.

units 1-4	
THIS SHEET	537
SUBTOTAL	891
GARAGE	1,428
PORCH	451
TOTAL	1,370

ST



FARMHOUSE
**Right
Elevation**
SCALE: 1/8"=1'-0" AND 1/4"=1'-0"



FARMHOUSE
**Rear
Elevation**
SCALE: 1/8"=1'-0" AND 1/4"=1'-0"



FARMHOUSE
**Left
Elevation**
SCALE: 1/8"=1'-0" AND 1/4"=1'-0"



FARMHOUSE
**Front
Elevation**
SCALE: 1/8"=1'-0" AND 1/4"=1'-0"

exterior elevation notes

- A. REFER TO GENERAL NOTES SHEET FOR TYPICAL REQUIREMENTS AND SPECIFIC DESCRIPTION OF MATERIALS.
- B. WINDOW/HEAD HEIGHTS:
-1ST & 2ND FURS = 8'-0" U.N.O. ON EXT. ELEVATIONS
-DOOR HEIGHTS AS NOTED ON PLANS.
[ALIGN ADJACENT WINDOW/HEAD HEIGHT WITH DOOR HEADERS.]
- C. EXTERIOR WALLS:
-FIBERCEMENT SIDING PER GENERAL NOTES.
- D. EXTERIOR SOFFITS:
-FIBERCEMENT SOFFIT PANEL SIDING PER GENERAL NOTES.
- E. ROOFING:
CLASS: A FIRE-RETARDANT CONCRETE TILES.
USE EVALUATION REPORT ER-190.
-FLAT CONCRETE TILE PER GENERAL NOTES.
SEE ROOFING DETAILS FOR FASCIAS.
- F. WINDOWS:
-VINYL WINDOWS PER GENERAL NOTES. DIVIDED LITES WHERE SHOWN ON EXTERIOR ELEVATIONS.
- G. ENTRY DOORS:
-RAISED PANEL PER GENERAL NOTES AND AS SELECTED BY OWNER.
- H. DOOR AND WINDOW TRIM:
-FIBERCEMENT TRIM WITH WOOD GRAIN FINISH, PER GENERAL NOTES. SEE DETAILS.
- ELEVATION KEY NOTES
- 1 FIBERCEMENT TRIM PER GENERAL NOTES, 2X4 U.N.O. SEE DETAILS.
- 2 RESAWN WOOD POST, BRACE AND/OR BEAM. SEE DETAILS.
- 3 CORROSION RESISTANT ROOF TO WALL FLASHING. SEE ROOF DETAILS.
- 4 FIBERCEMENT PANEL SIDING W/ 1X3 BATS AT 18" O.C. AND 2X CORNER BOARDS. SEE DETAILS.
- 5 6" FIBERCEMENT LAP SIDING W/ 2X CORNER BOARDS. SEE DETAILS.
- 6 HOUSE STREET NUMBERS PER BUILDER, SHALL BE VISIBLE AND LEGIBLE FROM THE STREET.

NO.	DATE	REVISION
05-22-23		DEVELOPMENT SUBMITTAL
06-03-23		DEVELOPMENT REVIEW COMMENTS
04-22-23		DEMO PLAN REVIS

PROFESSIONAL SEAL:

PROJECT TITLE:

**ATTACHED
RESIDENTIAL**

**1921 W
Washington Ave
Santa Ana, CA
92706**

**DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION**

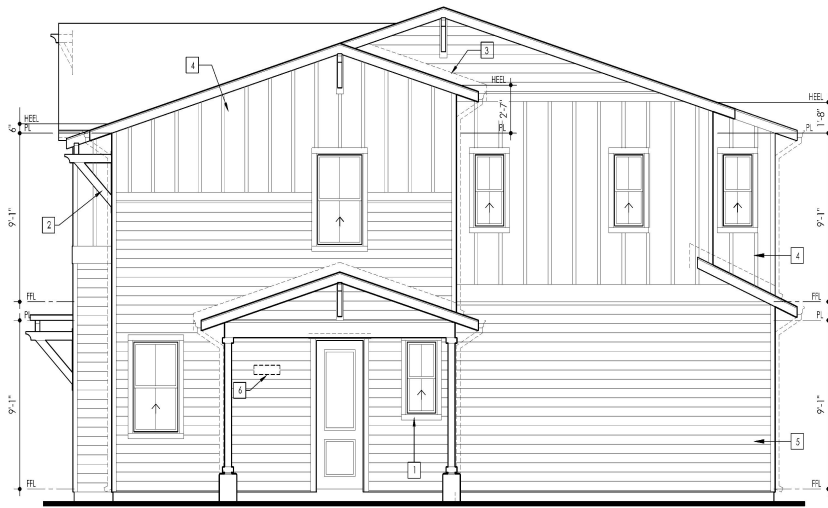
CLIENTS NAME:
**Habitat for
Humanity
Orange
County**
(714) 434-6200

PROJECT NO: GMD22501

SHEET TITLE:

**build
EXTERIOR
ELEVATIONS**
October 27,
2023

SHEET NO:
A1.31



FARMHOUSE
**Right
Elevation**
SCALE: 1/8" = 1'-0" ALL ROUNDS



FARMHOUSE
**Rear
Elevation**
SCALE: 1/8" = 1'-0" ALL ROUNDS



FARMHOUSE
**Left
Elevation**
SCALE: 1/8" = 1'-0" ALL ROUNDS



FARMHOUSE
**Front
Elevation**
SCALE: 1/8" = 1'-0" ALL ROUNDS

exterior elevation notes

- A. REFER TO GENERAL NOTES SHEET FOR TYPICAL REQUIREMENTS AND SPECIFIC DESCRIPTION OF MATERIALS.
- B. WINDOW HEAD HEIGHTS:
-1ST & 2ND FLOORS = 8'-0" U.N.O. ON EXT. ELEVATIONS
-DOOR HEIGHTS AS NOTED ON PLANS.
(ALIGN ADJACENT WINDOW HEADER HEIGHT WITH DOOR HEADERS.)
- C. EXTERIOR WALLS:
-FIBERCEMENT SIDING PER GENERAL NOTES.
- D. EXTERIOR SOFFITS:
-FIBERCEMENT SOFFIT PANEL Siding PER GENERAL NOTES.
- E. ROOFING:
CLASS: A FIRE-RETARDANT CONCRETE TILES.
US EVALUATION REPORT EA-1100.
-FLAT CONCRETE TILE PER GENERAL NOTES.
SEE ROOFING DETAILS FOR FASCIAS.
- F. WINDOWS:
-VINYL WINDOWS PER GENERAL NOTES. DIVIDED LITES WHERE SHOWN ON EXTERIOR ELEVATIONS.
- G. ENTRY DOORS:
-RAISED PANEL PER GENERAL NOTES AND AS SELECTED BY OWNER.
- H. DOOR AND WINDOW TRIM:
-FIBERCEMENT TRIM WITH WOOD GRAIN FINISH PER GENERAL NOTES. SEE DETAILS.
- ELEVATION KEY NOTES
- 1 FIBER CEMENT TRIM PER GENERAL NOTES, 2X4 U.N.O. SEE DETAILS.
- 2 RESAWN WOOD POST, BRACE AND/OR BEAM, SEE DETAILS.
- 3 CORROSION RESISTANT ROOF TO WALL FLASHING. SEE ROOF DETAILS.
- 4 FIBERCEMENT PANEL SIDING W/ 1X3 BATTS AT 18" O.C. AND 2X CORNER BOARDS. SEE DETAILS.
- 5 6" FIBERCEMENT LAP SIDING W/ 2X CORNER BOARDS. SEE DETAILS.
- 6 HOUSE STREET NUMBERS PER BUILDER, SHALL BE VISIBLE AND LEGIBLE FROM THE STREET.

NO.	DATE	REVISION
05-22-23		DEVELOPMENT SUBMITTAL
08-03-23		DEVELOPMENT REVIEW COMMENTS
09-22-23		SEND PLAN REVIS

PROFESSIONAL SEAL:

PROJECT TITLE:

**ATTACHED
RESIDENTIAL**

**1921 W
Washington Ave
Santa Ana, CA
92706**

**DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION**

CLIENT'S NAME:
**Habitat for
Humanity
Orange
County**
24-81/4 92705
(714) 434-6200

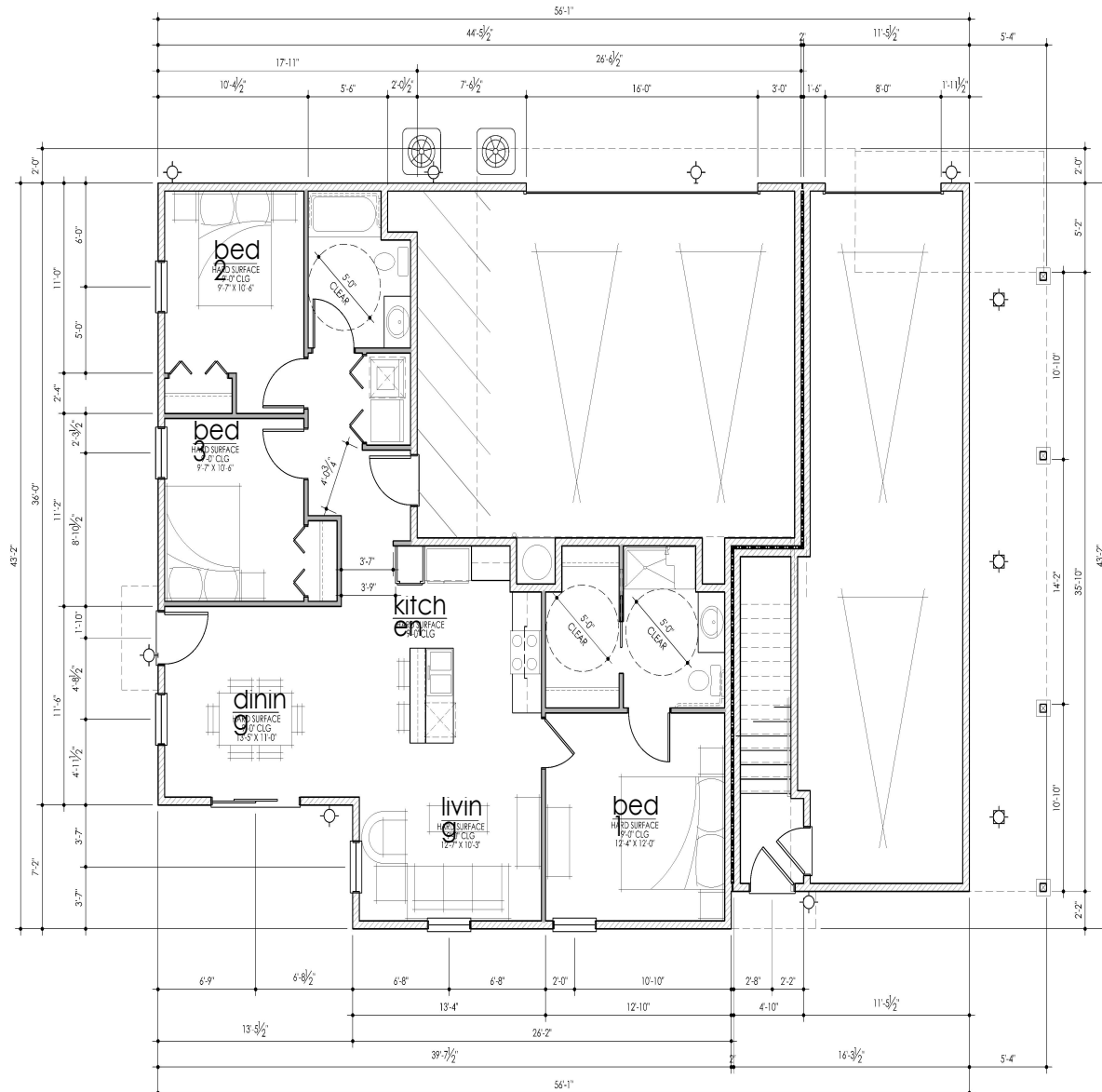
PROJECT NO: GMD22501

SHEET TITLE:

**building
1X
EXTERIO
ELEVATIONS**

A1.32

11/1/2023
9:20:42 PM



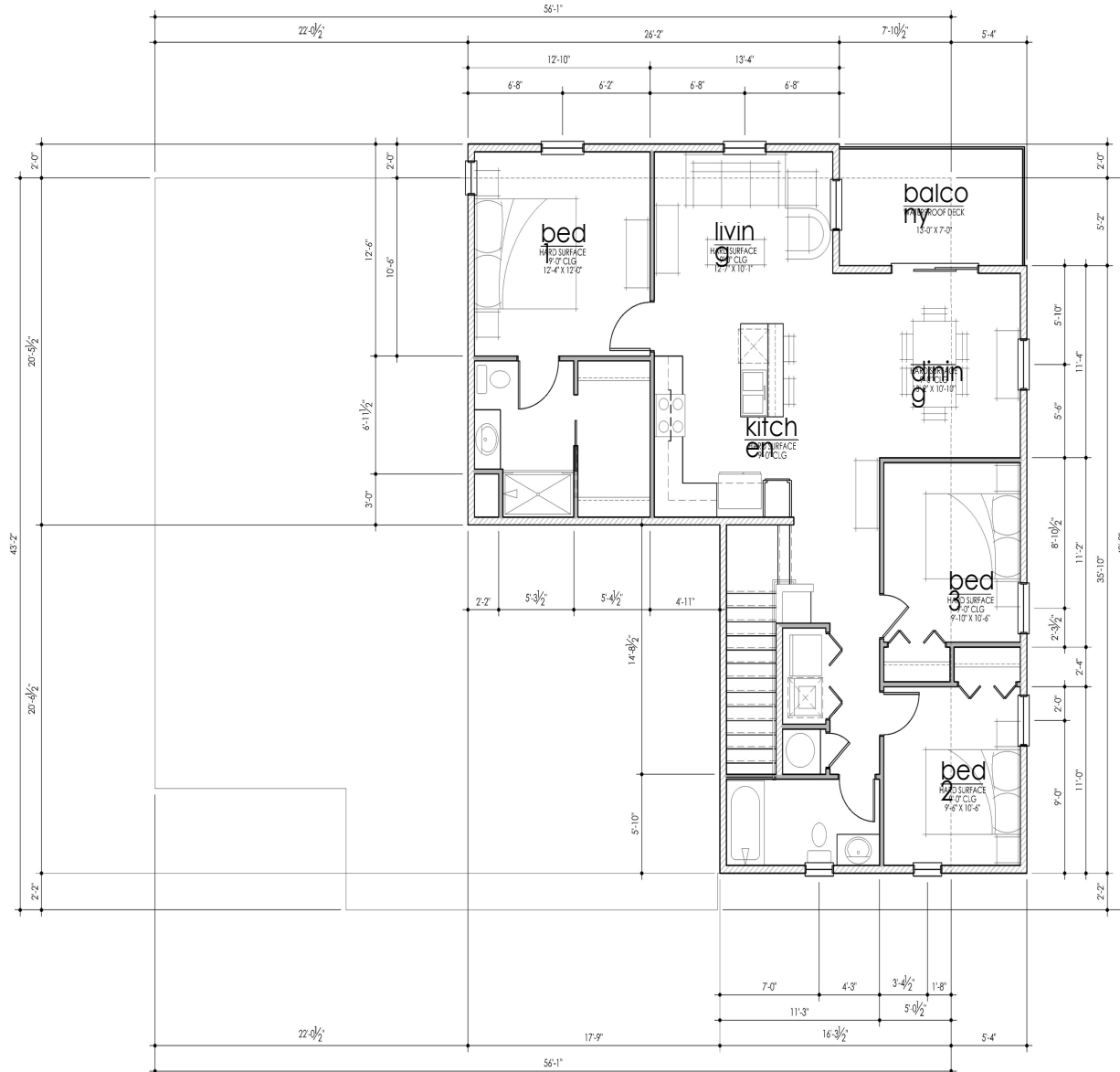
Plan 2X:
1A168 St
(ground flr)



INTERIOR ELEVATION KEY
THESE CALCULATIONS ARE FOR THE
ARCHITECTS USE ONLY AND ARE NOT
INTENDED FOR USE BY OTHERS.

unit 6 sq	1,168
garage	547
total	1,715

15 sf



Plan 2:
1,165 sf
Upper Flr
Unit



INTERIOR ELEVATION KEY
THESE CALCULATIONS ARE FOR THE
ARCHITECTS USE ONLY AND ARE NOT
INTENDED FOR USE BY OTHERS.

unit 5 sq	
UPPER FLR	1,165
SUBTOTAL	1,165
GARAGE	566
BALCONY	566

89 sf

NO.	DATE	REVISION:
	05-22-23	DEVELOPMENT SUBMITTAL
	06-05-23	DEVELOPMENT REVIEW COMMENTS
	09-22-23	DEMO PLAN REVIS

PROFESSIONAL SEAL:

PROJECT TITLE

**ATTACHED
RESIDENTIAL**

**1921 W
Washington Ave
Santa Ana, CA
92706**

**DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION**

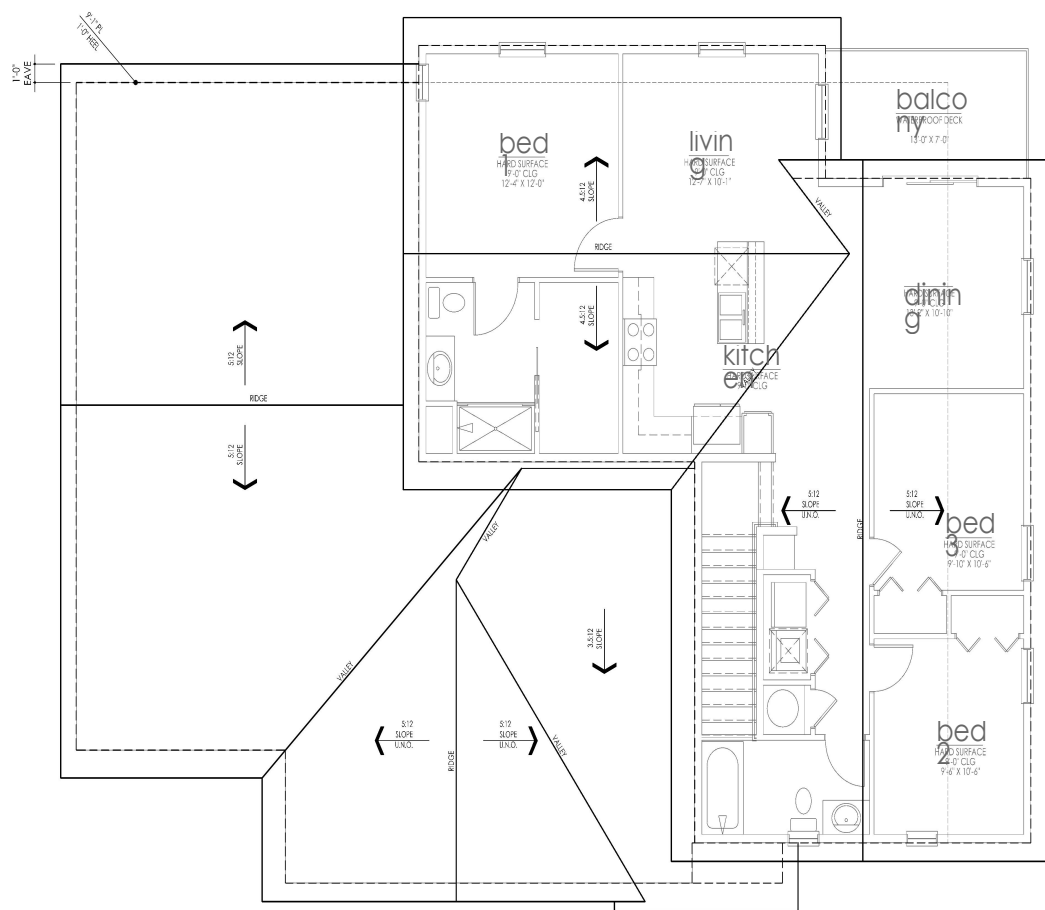
CLIENTS NAME:
**Habitat for
Humanity
Orange
County**
1111 N. Main St
Santa Ana, CA 92705
(714) 434-6220

PROJECT NO: **GMD22501**

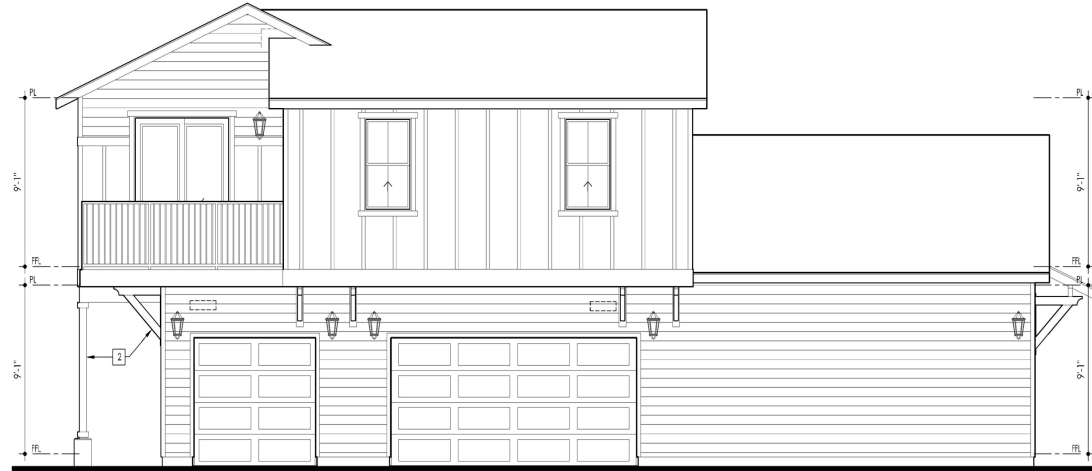
SHEET TITLE

**building
a2
ROOF
PLAN**

**October 27,
2023
A2.20**



**Root
Plan**
22'x34"
SCALE: 1/4" = 1'-0"



FARMHOUSE
Rear
Elevation
SEE NORTH ARROW



FARMHOUSE
Front
Elevation
SEE NORTH ARROW

exterior elevation notes

- A. REFER TO GENERAL NOTES (GND) FOR TYPICAL REQUIREMENTS AND SPECIFIC DESCRIPTION OF MATERIALS.
- B. WINDOW "HEAD" HEIGHTS:
- 1ST & 2ND FURS - 8'-0" U.N.O. ON EXT. ELEVATIONS
- DOOR HEIGHTS AS NOTED ON PLANS.
(ALIGN ADJACENT WINDOW HEADER HEIGHT WITH DOOR HEADERS.)
- C. EXTERIOR WALLS:
- FIBER CEMENT SIDING PER GENERAL NOTES.
- D. EXTERIOR SOFFITS:
- FIBER CEMENT SOFFIT PANEL SIDING PER GENERAL NOTES.
- E. ROOFING:
CLASS 'A' FIRE RETARDANT CONCRETE TILES.
US EVALUATION REPORT BR-1900
- 4:41 CONCRETE TILE PER GENERAL NOTES.
SEE ROOFING DETAILS FOR FASCIAS.
- F. WINDOWS:
- VINYL WINDOWS PER GENERAL NOTES. DIVIDED LITES WHERE SHOWN ON EXTERIOR ELEVATIONS.
- G. ENTRY DOORS:
- RASSED PANEL PER GENERAL NOTES AND AS SELECTED BY OWNER.
- H. DOOR AND WINDOW TRIM:
- FIBER CEMENT TRIM WITH WOOD GRAIN FINISH PER GENERAL NOTES. SEE DETAILS.
- ELEVATION KEY NOTES
- 1 FIBER CEMENT TRIM PER GENERAL NOTES. 2X4 U.N.O. SEE DETAILS.
 - 2 RE-SAWN WOOD POST, BRACE AND/OR BEAM. SEE DETAILS.
 - 3 CORROSION RESISTANT ROOF TO WALL FLASHING. SEE ROOF DETAILS.
 - 4 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C. AND 2X CORNER BOARDS. SEE DETAILS.
 - 5 6" FIBER CEMENT LAP SIDING W/ 2X CORNER BOARDS. SEE DETAILS.
 - 6 HOUSE STREET NUMBERS PER BUILDER. SHALL BE VISIBLE AND LEGIBLE FROM THE STREET.

gmd
design group
of california

NEWPORT BEACH LOCATION:
1401 DOWNE STREET
SUITE 220
NEWPORT BEACH, CA 92660
PHONE: 949-563-3000

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. GMD DESIGN GROUP OF CALIFORNIA, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION:
	05-23-23	DEVELOPMENT SUBMITTAL
	06-05-23	DEVELOPMENT REVIEW COMMENTS
	09-22-23	DEMO PLAN REVIS

PROFESSIONAL SEAL:

PROJECT TITLE:

**ATTACHED
RESIDENTIAL**

**1921 W
Washington Ave
Santa Ana, CA
92706**

**DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION**

CLIENTS NAME:
**Habitat for
Humanity
Orange
County**
11111 11111
(714) 434-6220

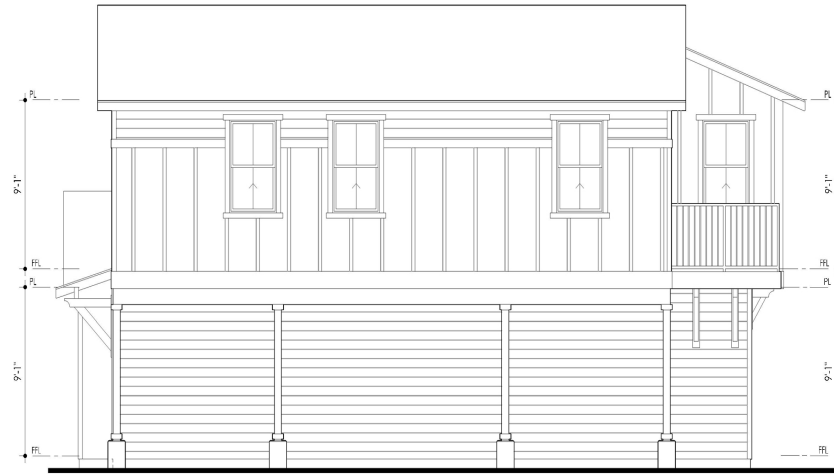
PROJECT NO: **GMD22501**

SHEET TITLE:

**building
EXT
ELEVATIONS
October 27,
2023**

SHEET NO:

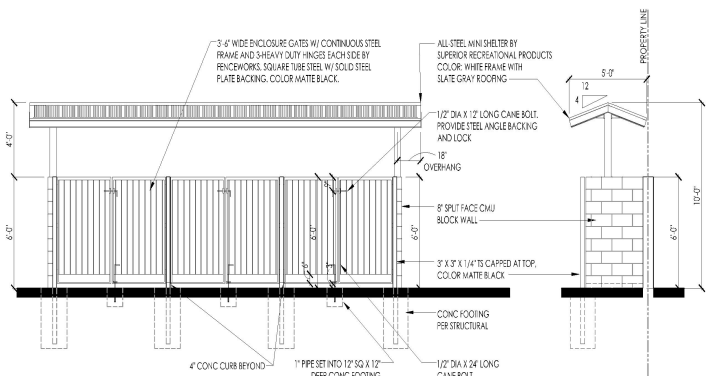
A2.31



FARMHOUSE
Right
Elevation

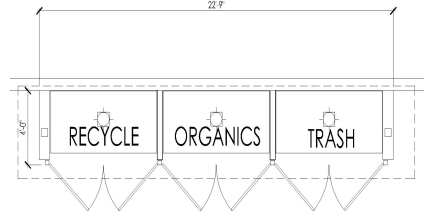


FARMHOUSE
Left
Elevation



Irish
Enclosure
Left

Irish
Enclosure
Front



Irish
Enclosure
Plan

exterior elevation notes

- A. REFER TO GENERAL NOTES SHEET 01 FOR TYPICAL REQUIREMENTS AND SPECIFIC DESCRIPTION OF MATERIALS.
- B. WINDOW "HEAD" HEIGHTS:
- 1ST & 2ND FLS = 8'-0" U.N.O. ON EXT. ELEVATIONS
- DOOR HEIGHTS AS NOTED ON PLANS.
(ADJ. ADJACENT WINDOW HEADER HEIGHT WITH DOOR HEADERS)
- C. EXTERIOR WALLS:
- FIBERCEMENT SIDING PER GENERAL NOTES.
- D. EXTERIOR SOFFITS:
- FIBERCEMENT SOFFIT PANEL SIDING PER GENERAL NOTES.
- E. ROOFING:
CLASS "A" FIRE RETARDANT CONCRETE TILES, USE EVALUATION REPORT BR-1900.
- FLAT CONCRETE TILE PER GENERAL NOTES. SEE ROOFING DETAILS FOR FASCIAS.
- F. WINDOWS:
- VINYL WINDOWS PER GENERAL NOTES, DIVIDED LITES WHERE SHOWN ON EXTERIOR ELEVATIONS.
- G. ENTRY DOORS:
- RASID PANEL PER GENERAL NOTES AND AS SELECTED BY OWNER.
- H. DOOR AND WINDOW TRIM:
- FIBERCEMENT TRIM WITH WOOD GRAIN FINISH, PER GENERAL NOTES. SEE DETAILS.
- ELEVATION KEY NOTES
1. FIBERCEMENT TRIM PER GENERAL NOTES. 2X4 U.N.O. SEE DETAILS.
 2. RESAWN WOOD POST, BRACE AND/OR BEAM. SEE DETAILS.
 3. CORROSION RESISTANT ROOF TO WALL FLASHING. SEE ROOF DETAILS.
 4. FIBERCEMENT PANEL SIDING W/ 1X3 BATTS AT 18" O.C. AND 2X CORNER BOARDS. SEE DETAILS.
 5. 6" FIBERCEMENT LAP SIDING W/ 2X CORNER BOARDS. SEE DETAILS.
 6. HOUSE STREET NUMBERS PER BUILDER. SHALL BE VISIBLE AND LEGIBLE FROM THE STREET.



NEAPORT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEAPORT BEACH, CA 92660
PHONE: (441) 563-3000

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. © 2023 DESIGN GROUP OF CALIFORNIA, INC. MAINTAINING OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	05-23-23	DEVELOPMENT SUBMITTAL
2	05-23-23	DEVELOPMENT REVIEW COMMENTS
3	09-23-23	DEVELOPMENT PLAN REVIS

PROFESSIONAL SEAL

PROJECT TITLE:
**ATTACHED
RESIDENTIAL**
**1921 W
Washington Ave
Santa Ana, CA
92706**

**DEVELOPMENT
SUBMITTAL
NOT FOR
CONSTRUCTION**

CLIENTS NAME:
**Habitat for
Humanity
Orange
County**
1921 W Washington Ave
Santa Ana, CA 92706
(714) 434-6200

PROJECT NO: **GMD22501**
SHEET TITLE:

**building
2
EXT
ELEVATION**
**October
21, 2023**
SHEET NO: **A2.32**



CONCEPTUAL
LANDSCAPE PLAN
AVE TOWNHOMES
CALIFORNIA

0' 10' 20' 40' 60'

CDPC PROJECT
NO. 23033
Date: 11.27.2023

conceptual design &
planning company
1111 E. Airport
Loop Drive
Studio One
Orange, CA 92668
714.959.8800
SAN JOSE / LAS VEGAS

TREES



Citrus sinensis
'Washington'
Navel Orange



Juniperus
'Skyrocket'
Juniper



Magnolia
grandiflora 'Kay
Farris'
Southern Magnolia

SHRUBS



Agave
attenuata
Fox Tail
Agave



Bougainvillea
'Raspberry Ice'
Bougainvillea



Callistemon v.
'Little John'
Dwarf
Bottlebrush



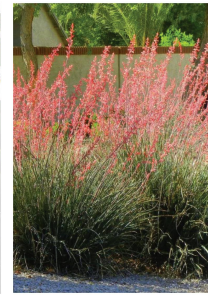
Cistus
'Sunset'
Orchid
Rock Rose



Dianella
revoluta
Flax Lily



Dietes
vegeta
Fortnight
Lily



Hesperaloe
parviflora
Red Yucca



Lavandula
'Meerlo'
Meerlo English
Lavender



Lomandra
'Platinum Beauty'
Platinum Beauty
Lomandra



Mahonia 'Soft
Caress'
Soft Caress
Mahonia



Muhlenbergia
capillaris
Pink Muhly
Grass



Salvia greggii
'Flame'
Furman's Red
Sage

GROUND COVERS



Carissa g.
'Green Carpet'
Dwarf Natal
Plum



Dymondia
margaretae
Silver Carpet



Myoporum
parvifolium
Pink
Myoporum



Rosa 'Flower
Carpet'
Flower
Carpet Rose



Senecio
Madnalscae
Blue Pickle

SCREENING SHRUBS & VINES



Hardenbergia
violacea
Lilac Vine



Mactadyena
unguis-cati
Cat's Claw Vine

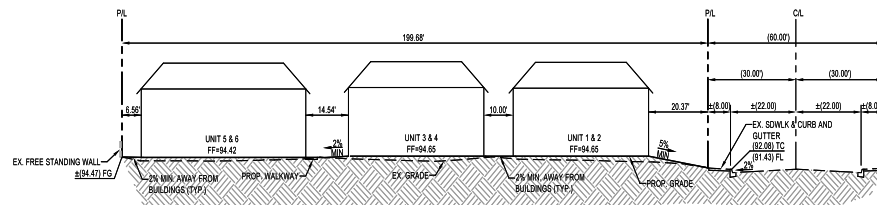
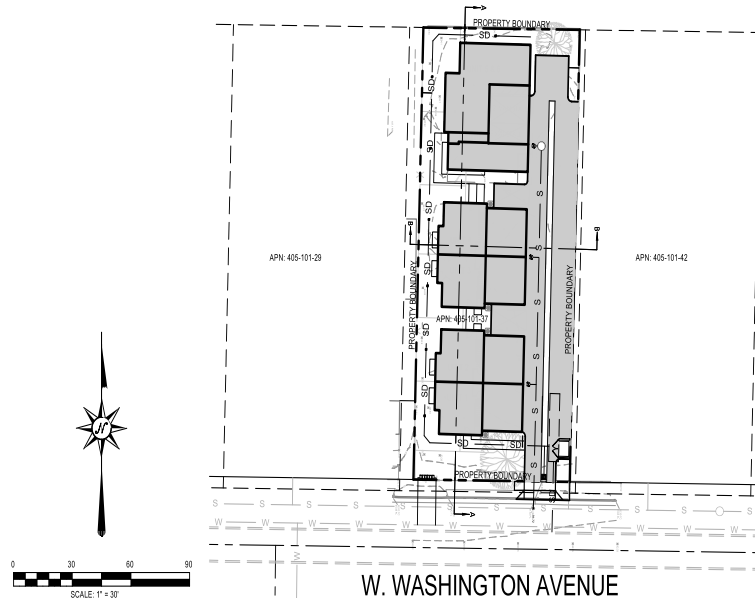


Westringia 'Blue
Gem'
Blue Gem Coastal
Rosemary

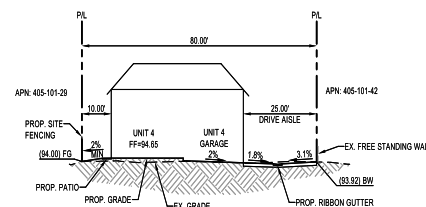
TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR:
1921 W WASHINGTON AVENUE TOWNHOMES PROJECT
SANTA ANA, CA

LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	---
LOT LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
CENTERLINE	---
EXISTING OVERHEAD ELECTRICAL	OE
EXISTING WATERLINE	W
EXISTING SEWER MAIN	S
EXISTING GAS LINE	G
EXISTING STORM DRAIN	SD
EXISTING FIRE HYDRANT	⊙
EXISTING FENCE	X
DAYLIGHT LINE	W
CUTFILL LINE	C
FINISHED GROUND CONTOUR	440
EXISTING GROUND CONTOUR	440
PROPOSED CUTFILL SLOPE	1:1
TOP/TOE GRADING LINE	---
RETAINING WALL (PER SEPARATE PERMIT)	---
EXISTING SPOT ELEV.	400.50 FG
FUTURE SPOT ELEVATIONS	400.50 FG
PROPOSED 8" CURB	---
PROPOSED RIBBON GUTTER	---
PROPOSED STORM DRAIN	SD
PROPOSED SEWER	S
PROPOSED SEWER MANHOLE	⊙
PROPOSED WATER	W
PROPOSED WATER METER	⊠



SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS

OWNER/SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

HABITAT FOR HUMANITY, ORANGE COUNTY
CONTACT: JOHN KAYE
220 RITCHIE STREET
SANTA ANA, CA 92705
714-834-8200

JOHN KAYE

ENGINEER OF WORK

WILLIAM J. SUTER RCE 68964



ABBREVIATIONS

AC	ASPHALT CONCRETE	INV	INVERT ELEVATION
ADA	AMERICAN WITH DISABILITIES ACT	MH	MANHOLE
BFD	BACKFLOW DEVICE	MIN	MINIMUM
BUILD	BUILDING	PA	PLANTER AREA
BS	BOTTOM OF STAIRS	PBOX	PULL BOX
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CB	CATCH BASIN	POC	POINT OF CONNECTION
CF	CURB FACE	POT	PATH OF TRAVEL
CMU	CONCRETE MASONRY UNIT	PP	POWER POLE
CO	CLEANOUT	PROP	PROPOSED
COMM	COMMUNICATIONS	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RW	RIGHT-OF-WAY
CS	DOWNSPUT	SD	SEWER CLEANOUT
EG	EDGE OF GUTTER	SDO	STORM DRAIN
ELEC	ELECTRICAL	SDCO	STORM DRAIN CLEANOUT
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SL	STREET LIGHT
FG	FINISH GRADE	SMH	SEWER MANHOLE
FL	FLOW LINE	TC	TOP OF CURB
FM	FORCE MAIN	TD	TOP OF DECK
FS	FINISHED SURFACE	TG	TOP OF GRADE
GA	GUY ANCHOR	TS	TOP OF STAIRS
GB	GRADE BREAK	TW	TOP OF WALL
OFF	GARAGE FINISH FLOOR	TYP	TYPICAL
GP	GUY POLE	WAR	WATER AIR RELEASE
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
HT	HEIGHT		

LEGAL DESCRIPTION

LOT 4 IN BLOCK 4 OF TRACT NO. 451, IN THE CITY OF SANTA ANA, AS PER MAP RECORDED IN BOOK 16, PAGE 41 OF MISCELLANEOUS MAPS, IN THE OFFICES OF THE COUNTY RECORDER OF SAID ORANGE COUNTY. EXCEPTING THEREFROM THE WEST 7 FEET AND THE EAST 3 FEET. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ANA AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 25, 1983 AS INSTRUMENT NO. 83-84912 OF OFFICIAL RECORDS.

FIELD TOPOGRAPHY

FIELD TOPOGRAPHY
SUPPLIED BY: F3 & ASSOCIATES, INC.
701 EAST H STREET
BENICIA, CA 94510
707-338-4086
SURVEY ON 6-7-2022

ASSESSOR'S PARCEL NUMBER

405-101-37
TAX RATE AREA: 11-003

FEMA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.

FIRM PANEL 144 OF 539, FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).

GENERAL NOTES:

1. APN: 405-101-37
2. GROSS ACREAGE: 0.37 AC
3. NET ACREAGE: 0.37 AC
4. NUMBER OF LOTS: 1
5. NUMBER OF DWELLING UNITS: 6
6. EXISTING ZONING: R-2 (LIMITED MULTIPLE-FAMILY RESIDENCE)
7. EXISTING GENERAL PLAN: LRS-7 (LOW DENSITY RESIDENTIAL)
8. FINISH GRADES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
9. PROPOSED DENSITY: 16.3 DU/AC
10. CUT AND FILL SLOPES NO STEEPER THAN 2:1
11. PUBLIC SERVICES AND DISTRICTS:
 - GAS & ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - TELEPHONE: AT&T
 - WATER: CITY OF SANTA ANA
 - SEWER: CITY OF SANTA ANA
 - FIRE DISTRICT: ORANGE COUNTY FIRE AUTHORITY (OCFA)
 - SCHOOL DISTRICT: SANTA ANA UNIFIED SCHOOL DISTRICT
12. NO SPECIAL DISTRICTS ARE PROPOSED
13. PROPOSED SETBACK:
 - FRONT YARD = MINIMUM 20'
 - SIDE YARD = MINIMUM 5'
 - REAR YARD = MINIMUM 5'
14. SEE STORM WATER MITIGATION PLAN PREPARED BY: PASCO LARET SUTER & ASSOCIATES DATED:
15. SEE PRELIMINARY DRAINAGE STUDY PREPARED BY: PASCO LARET SUTER & ASSOCIATES DATED:
16. SEE GEOTECHNICAL AND INFILTRATION EVALUATION PREPARED BY:
17. PROPOSED STREET LIGHTS WILL BE PER CITY STANDARDS

EARTHWORK QUANTITIES

CUT: 325 CY
FILL: 25 CY
NET EXPORT: 300 CY
THE ABOVE RAW EARTHWORK QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL NOT RELY UPON QUANTITIES FOR BID PURPOSES. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES TO THEIR SATISFACTION PRIOR TO START OF WORK.
NOTE: QUANTITIES DO NOT INCLUDE ANY EARTHWORK FOR REMEDIAL PURPOSES. EARTHWORK ESTIMATES ARE BASED ON IN-PLACE VOLUMES AND DO NOT ACCOUNT FOR ANY SHRINKAGE OR SWELL OF THE SOIL THAT MAY OCCUR DURING GRADING.

**HABITAT FOR HUMANITY 1921
W. WASHINGTON AVE**

**PASCO LARET SUTER
& ASSOCIATES**
San Diego | Encinitas | Orange County
Phone 949.661.6665 | www.pascoengineering.com

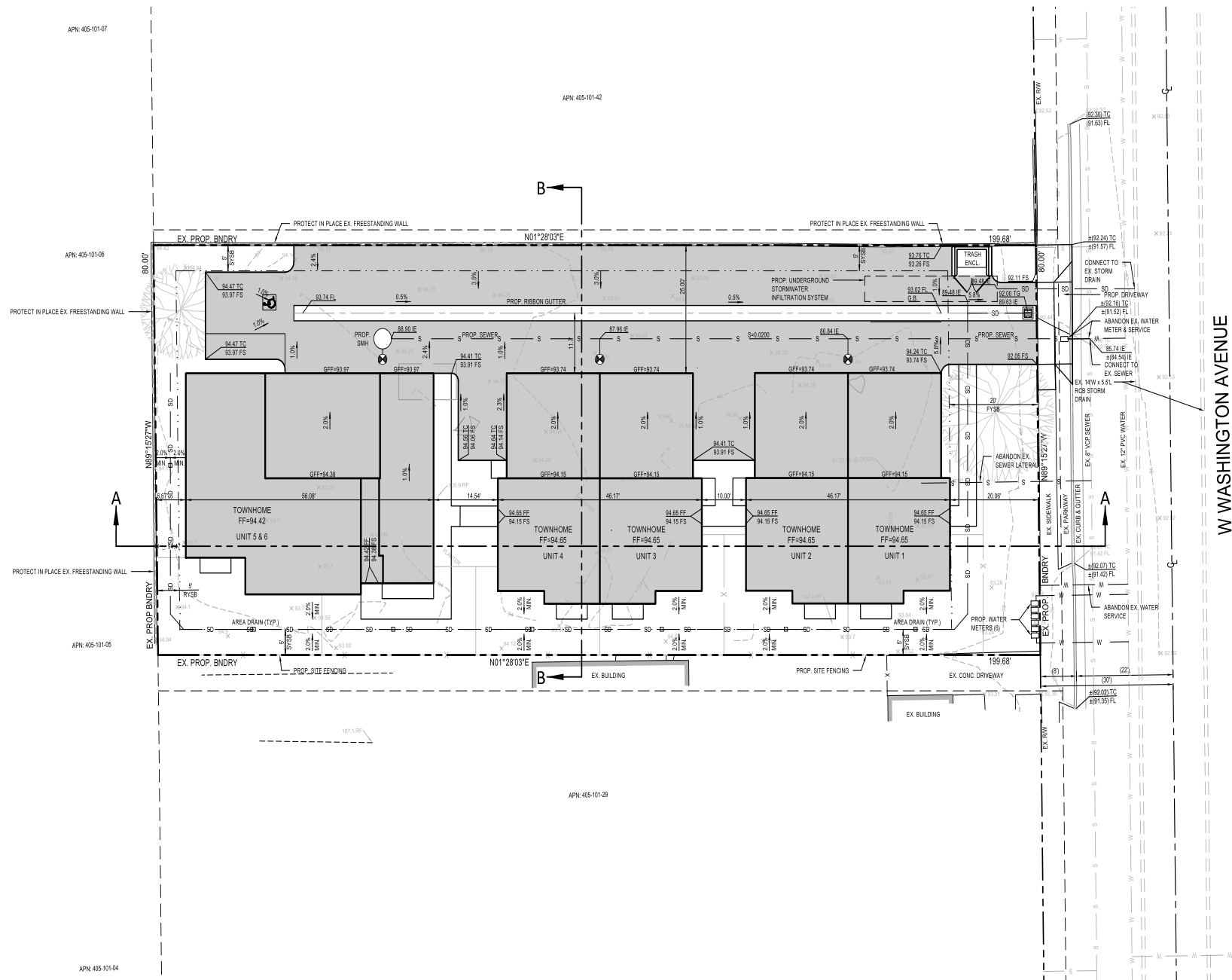
TITLE SHEET
PLSA JOB NO. 3791
2-23-2022
SHEET 1 OF 2

APN: 405-101-42

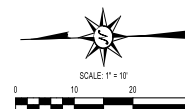
APN: 405-101-06

APN: 406-101-06

APN: 405-101-04



W WASHINGTON AVENUE



PASCO LARET SUITER
& ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 949.661.6695 | www.pasengineering.com

HABITAT FOR HUMANITY 1921
W. WASHINGTON AVE

PRELIMINARY GRADING PLAN
PLSA JOB NO.3791
2-22-2022
SHEET 2 OF 2

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Santa Ana
Clerk of the Council
20 Civic Center Plaza (M-30)
P.O. Box 1988
Santa Ana, California 92702
Attention: City Clerk

*Free Recording pursuant to
Government Code 27383*

**REGULATORY AGREEMENT
IMPOSING AFFORDABLE HOUSING COVENANTS AND RESTRICTIONS
(DENSITY BONUS)**

(1921 W. Washington, Santa Ana, California; APN: 405-101-37)

This REGULATORY AGREEMENT IMPOSING AFFORDABLE HOUSING COVENANTS AND RESTRICTIONS (DENSITY BONUS & INCLUSIONARY HOUSING) (“Regulatory Agreement”), made and entered into this ____ day of _____, 2024 (“Effective Date”), by and between the City of Santa Ana, a charter city and municipal corporation of the State of California (“City”), and Habitat for Humanity of Orange County, a California nonprofit corporation (“Developer”). City and Developer are sometimes referred to collectively as the “Parties” and individually as a “Party.”

RECITALS

- A. Developer is the owner of that certain property located within the City of Santa Ana, County of Orange, State of California, commonly known as 1921 W. Washington Avenue, Santa Ana, California, (APN 405-101-37), with the legal description set forth in Exhibit A attached hereto and incorporated herein by this reference (“Property”).
- B. City and Developer have entered into a Conditional Grant Agreement, pursuant to which, City agreed to provide a grant (the “Inclusionary Grant”) in an amount up to Two Million Two Hundred Thousand Dollars (\$2,200,000) to Developer for a residential homeownership project that involves construction of six (6) affordable housing units restricted for sale to low income households, which will be provided within three (3) duplex buildings, and include related amenities, including but not limited to: parking, landscaping, lighting, signage, and other amenities, and all other on-site and off-site improvements required for operation of the Property (the “Project”).
- C. As a condition of receiving the Inclusionary Grant, Developer agrees that this Regulatory Agreement shall be recorded against the Property prior to disbursement

of any portion of the Inclusionary Grant and that the Property and the Project shall be subject to the covenants and restrictions set forth herein.

- D. In addition, in connection with the Project, Developer seeks a density bonus under California Government Code § 65915, *et seq.* (“State Density Bonus Law”) and Santa Ana Municipal Code sections 41-1600, *et seq.* (“City Density Bonus Ordinance”). Based on the Property size of 0.37 acres, and the City’s allowable density for the Property of seven (7) dwelling units per acre, without the density bonus, the existing density for the Property would allow only two (2) dwelling units on the Property (rounded down from 2.59). Thus, the City also enters into this Agreement to fulfill requirements of the State Density Bonus Law and City Density Bonus Ordinance.
- E. In light of the purpose of the State Density Bonus Law and City Density Bonus Ordinance, City has determined to approve Developer’s application for four (4) concessions/incentives and one (1) waiver.
- F. Based upon the foregoing, on the terms and conditions set forth below, this Agreement, and the exhibits attached hereto and incorporated herein by reference, are intended to (1) implement and fulfill obligations set forth in the Conditional Grant Agreement, and (2) implement the Project’s requirement to provide affordable housing units in exchange for receiving the density bonus, concession and waivers set forth herein.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by this reference, and of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS

1.1 Definitions. In addition to the terms that may be defined elsewhere in this Agreement, the following terms when used in this Agreement shall be defined as follows:

1.1.1 **"Adjusted for family size appropriate to the unit"** shall have the meaning set forth by California Health and Safety Code Section 50052.5(h).

1.1.2 **“Administrative Procedures Manual”** shall mean the City’s Administrative Procedures Manual: Ownership Housing Development, setting forth rules and regulations for the City’s homeownership program.

1.1.3 **"Affordable Housing Cost"** means the total housing costs paid by a qualifying Low Income Household, which shall not exceed thirty percent (30%) multiplied by eighty (80%) of area median income, in accordance with the calculation methodology described in Section VI of the Administrative Procedures Manual.

1.1.4 **“Affordable Housing Resale Restrictions”** means the restrictions imposed on each Affordable Unit that restrict sales to qualified Eligible Households pursuant to a

local preference for families who live or work in the City of Santa Ana at an Affordable Sales Price as set forth in Section 4.6.3, in accordance with Homebuyer Loan Agreement.

1.1.5 **"Affordable Sales Price"** means the maximum sales price that can be charged for an Affordable Unit as set forth in Section 3.3.2.

1.1.6 **"Affordable Unit(s)"** means the six (6) individual dwelling units, which shall be constructed within three (3) duplex buildings, and each restricted for occupancy to Low Income Households.

1.1.7 **"Area Median Income"** or **"AMI"** shall mean the area median income published by HCD in accordance with California Health and Safety Code § 50093.

1.1.8 **"Benchmark Down Payment"** is a component of the Affordable Sales Price calculations. For the purposes of this Agreement, the Benchmark Down Payment is set at 5% of the total Affordable Sales Price. The Benchmark Down Payment is used solely as a component for determining the Affordable Sales Price for an Affordable Unit. It does not represent a cap on the down payment amount that can be contributed by a Homebuyer.

1.1.9 **"Certificate of Occupancy"** shall mean a certificate of occupancy issued by the City after completion of construction and a dwelling unit has been certified by the City as available for occupancy.

1.1.10 **"City"** means the City of Santa Ana, California

1.1.11 **"City Council"** means the City Council of the City of Santa Ana.

1.1.12 **"City Attorney"** means the City Attorney for the City of Santa Ana.

1.1.13 **"City Manager"** means the City Manager for the City of Santa Ana.

1.1.14 **"City's Planning Commission"** means the Planning Commission for the City of Santa Ana.

1.1.15 **"City Deed of Trust"** means a deed of trust, in the form attached hereto as Exhibit C, executed by Homebuyer in favor of the City that secures the performance of the Affordable Housing Resale Restrictions, the City and Homebuyer Loan Agreement, and the City Promissory Note, and which is recorded against each Affordable Unit as required under this Agreement.

1.1.16 **"City Promissory Note"** shall mean a promissory note, in the form attached hereto as Exhibit D, executed by Homebuyer evidencing an agreement to pay to City the amount owed pursuant to the City and Homebuyer Loan Agreement.

1.1.17 **"Density Bonus Application"** shall mean the Density Bonus Application No. for the Project.

1.1.18 **"Developer"** means Habitat for Humanity of Orange County, a California nonprofit corporation, and its permitted successors and assigns to all or any part of the Property, Project or this Agreement.

1.1.19 **"Effective Date"** means the date the Developer and the City shall record or cause to be recorded in the Official Records for Orange County, California, an executed original of this Agreement, pursuant to section 4.1 herein.

1.1.20 **"Eligible Household"** means a Household whose income does not exceed the qualifying limit for a Low Income Household, as defined herein.

1.1.21 **"Gross Household Income"** means all income from whatever source from all adult Household members, which is anticipated to be received during the 12-month period following the date of the determination of Gross Household Income. The applicable sources of income are defined in California Code of Regulations Title 25 Housing and Community Development Section 6914. The definition includes the following specific requirements:

(a) Except as provided in subdivision (b), all payments from all sources received by the head of Household (even if temporarily absent) and each additional member of the Household who is not a minor shall be included in the annual income of a Household. Gross Household Income shall include, but not be limited to:

(i) The gross amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses;

(ii) The net income from operation of a business or profession or from rental or real or personal property (for this purpose, expenditures for business expansion or amortization of capital indebtedness shall not be deducted to determine the net income from a business);

(iii) Interest and dividends;

(iv) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts (but see subdivision (2)(c));

(v) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay;

(vi) Public Assistance. If the public assistance payment includes an amount specifically designated for shelter and utilities which is subject to adjustment by the public assistance agency in accordance with the actual cost of shelter and utilities, the amount of public assistance income to be included as income shall consist of:

(1) The amount of the allowance or grant exclusive of the amount specifically designated for shelter and utilities, plus

(2) The maximum amount which the public assistance agency could in fact allow for the Household for shelter and utilities.

(vii) Periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling;

(viii) All regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the Household or spouse or domestic partner (but see subdivision (b)(v));

(ix) Where a Household has net assets in excess of \$5,000, income shall include the actual amount of income, if any, derived from all of the net Household assets or 10 percent of the value of all such assets, whichever is greater. For purposes of this section, net Household assets means value of equity in real property other than the Household's full-time residence, savings, stocks, bonds, and other forms of capital investment. The value of necessary items such as furniture and automobiles shall be excluded.

(b) The following items shall not be considered as income:

(i) Casual, sporadic or irregular gifts;

(ii) Amounts which are specifically for or in reimbursement of the cost of medical expenses;

(iii) Lump-sum additions to Household assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses;

(iv) Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran for use in meeting the costs of tuition, fees, books and equipment. Any amounts of such scholarships, or payments to veterans not used for the above purposes of which are available for subsistence are to be included in income;

(v) The special pay to a serviceman head of a Household away from home and exposed to hostile fire;

(vi) Relocation payments made pursuant to federal, state, or local relocation law;

(vii) Foster child care payments;

(viii) The value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is in excess of the amount actually charged the eligible Household;

(ix) Payments received pursuant to participation in the following volunteer programs under the ACTION Agency:

(1) National Volunteer Antipoverty Programs which include VISTA, Service Learning Programs and Special Volunteer Programs.

(2) National Older American Volunteer Programs for persons aged 60 and over which include Retired Senior Volunteer Programs, Foster Grandparent Program, Older American Community Services Program, and National Volunteer Program to Assist Small Business Experience, Service Corps of Retired Executive (SCORE) and Active Corps of Executives (ACE).

1.1.22 “**HCD**” means the California Department of Housing and Community Development.

1.1.23 “**Homebuyer**” means an Eligible Household that has an executed agreement to purchase an Affordable Unit.

1.1.24 “**Homebuyer Loan Agreement**” means the loan agreement entered into between Homebuyer and City prior to transfer of an Affordable Unit, as referenced in Section 3.5 and 4.6 of this Agreement.

1.1.25 “**Household**” all the persons who will occupy the Affordable Unit as their primary residence. The size of a prospective Household must be compatible with the size of the Affordable Unit to be purchased. The minimum number of occupants is three (3). The maximum number of occupants is eight (8). A child who is subject to a legally-binding shared-custody agreement, in which the child resides with the Household at least 50% of the time, is counted as a member of the Household. For the purpose of calculating the Household income and not the number of occupants, excluded from the definition of Household are live-in caregivers/caretakers, foster children, unborn children and children being pursued for legal custody or adoption that are not currently living with the Household.

1.1.26 “**Housing Cost**” means and includes all of the following costs associated with ownership of an Inclusionary Unit as defined in Title 25 of the California Code of Regulations Section 6920:

- (a) Principal and interest on a mortgage loan at the defined interest rate;
- (b) Property tax and assessments;
- (c) Fire and casualty insurance covering replacement value of property improvements;
- (d) Property maintenance and repairs;
- (e) A reasonable utility allowance, as determined by the City; and
- (f) Homeowner Association assessments and dues.

1.1.27 **"Low Income Household"** means a Household whose income does not exceed eighty percent (80%) of the area median income for the Orange County, California PMSA, adjusted for actual household size, as published by HCD, and in accordance with the definition of "low-income household" set forth in SAMC § 41-1901 and California Health and Safety Code § 50079.5.

1.1.28 **"Notice of Affordability Restrictions"** means the notice of affordability restrictions to prospective buyers, which shall have a term of at least forty-five (45) years, in the form attached hereto as Exhibit E.

1.1.29 **"Program Director"** has the day-to-day authority for making determinations related to the Administrative Procedures Manual. The Program Director will be appointed by the Executive Director for the City's Community Development Agency.

1.1.30 **"Project"** means that certain affordable residential development as more particularly described in Recital B and Section 2 of this Agreement.

1.1.31 **"Property"** means that certain real property more particularly described in the legal description in Exhibit A and improvements thereon, including each Affordable Unit.

1.1.32 **"Regulatory Agreement"** means this Affordable Housing Agreement and Declaration of Covenants and Restrictions.

1.1.33 **"State Density Bonus Law"** means Government Code sections 65915, et seq., as they exist on the Effective Date.

1.1.34 **"Supportable Mortgage"** means the mortgage amount that can be supported by a Low Income Household based on the Affordable Housing Cost calculations. The mortgage calculation is based on the prevailing market interest rate for a 30-year fully amortizing mortgage with a fixed interest rate. The Supportable Mortgage shall be determined in accordance with the City's Administrative Procedures Manual, provided that it should be determined for a Low Income Household consistent with the requirements of this Agreement and State Density Bonus Law.

1.1.35 **"Unit"** means a residential dwelling unit within the Project to be constructed or caused to be constructed by Developer pursuant to this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

- 1.2.1 **Exhibit A:** Legal Description of the Property
- 1.2.2 **Exhibit B:** Affordable Housing Resale Restrictions
- 1.2.3 **Exhibit C:** City Deed of Trust
- 1.2.4 **Exhibit D:** City Promissory Note
- 1.2.5 **Exhibit E:** Notice of Affordability Restrictions
- 1.2.6 **Exhibit F:** Income Verification Form
- 1.2.7 **Exhibit G:** Certification of Continued Occupancy

2. DEVELOPMENT OF THE PROPERTY

2.1 Project. Developer shall develop, operate, and maintain, or cause the development, operation and maintenance of, the Property, to provide the Affordable Units required by this Agreement.

2.2 Density Bonus. Developer understands and agrees that, for purposes of calculating the density bonus in accordance with the State Density Bonus Law, the base density for the Property is three (3) dwelling units (fractional units are rounded up) and therefore the Project will receive a density bonus to develop a total of six (6) dwelling units that will be restricted as Affordable Units under this Agreement. Developer shall not construct or develop, or otherwise claim a right to construct or develop any additional dwelling units on the Property. Developer agrees that the Project is eligible for a density bonus based upon compliance with the requirement to develop the Project as a common interest development, in accordance with California Government Code § 65915(i).

2.3 Development Concessions, Incentives, and Waivers. As set forth in the City entitlements, Developer petitioned for and is hereby granted the following concessions, incentives, and waivers as part of the approval of Density Bonus Application:

2.3.1 Concession. In accordance with Government Code Section 65915(d)(1), Developer is granted the following concession(s):

(a) The setback at the north end of the parcel shall be reduced from ten feet (10') to six feet (6'), and the setback at the west side of the parcel shall be reduced to seven feet (7') (provided that the Project provides a minimum of 1,200 square feet of open space per unit).

(b) The building separation shall be reduced from fifteen feet (15') to nine to ten feet (9-10').

(c) The open space requirement for a private balcony for unit five, as identified on the Project entitlements, shall be reduced from one hundred (100) square feet to ninety one (91) square feet, provided that the unit is also provided with four hundred twelve (412) square feet of private yard space.

(d) The private yard fencing encroachment into the front-yard area for unit one, as identified on the Project entitlements, shall be allowed to exceed the height restriction of three feet (3') but shall not exceed six feet (6'), as necessary to allow for the screening of the air conditioner.

2.3.2 Waivers. In accordance with Government Code Section 65915(e)(1), Developer is granted the following waiver(s): The drive aisle area by the trash enclosures shall be reduced by eight inches (8") to a total of eighteen feet ten inches (18'10") to accommodate PWA trash pickup requirements.

2.4 Parking Requirements. Onsite parking shall be provided in compliance with Government Code Sections 65915 (p)(1)(A) and 65915 (p)(1)(B). All units will have a private

two-car garage with direct access to each unit (residents shall be required to park vehicles in the garages and not use garages only for storage). The Project must also provide short-term overflow/guest parking spots as follows: two (2) standard parking spots and one (1) accessible parking spot.

2.5 No Further Concessions, Incentives, or Waivers. Developer acknowledges and agrees that the concessions, incentives, and waivers set forth in section 2.3, and the parking requirements set forth in section 2.4, above fully satisfies any duty City may have under the City Density Bonus Ordinance, the Density Bonus Law, or any other law or regulation to provide any density bonus incentive or to waive any building, zoning, or other requirement in connection with a density bonus. By this Agreement, Developer releases any and all claims Developer may have against City in any way relating to or arising from City's obligation to waive requirements or to provide development incentives pursuant to the City Density Bonus Ordinance and the Density Bonus Law applicable to the Project.

2.6 Affordable Units. The Project, for purposes of this Agreement, shall have no less than six (6) Affordable Units, restricted for homeownership opportunities to Low Income Households, pursuant to the terms and conditions of this Agreement. Each Affordable Unit shall be consistent with all City approvals, and meet the following requirements:

2.6.1 Each unit shall have three (3) bedrooms and a minimum of two (2) bathrooms;

2.6.2 Each unit shall have a private two-car garage with direct access to the interior living space;

2.6.3 The interior living space of each unit shall range from a minimum of 1,100 square feet to 1,430 square feet;

2.6.4 Each unit will have a private yard; and,

2.6.5 One unit shall be constructed as an accessible unit with mobility and communication features in compliance with the California Building Code.

2.7 Permits and Processing; Compliance with Laws. Developer, at its sole cost and expense, or as otherwise set forth in a separate written agreement, shall secure or cause to be secured any and all permits that may be required for development of the Project by City or any other federal, state, or local governmental entity having or claiming jurisdiction over the Property or Project. Upon securing any and all permits, and all necessary financing and property interests, Developer shall carry out and perform the development, operation, and maintenance of the Project or cause the performance of the development, operation, and maintenance of the Project, in conformity with all applicable federal, state, and local laws and regulations, and all conditions of approval issued by the City Council and City's Planning Commission for the Project. Any changes to the Project shall be reviewed by the City to determine compliance with this Agreement. If any changes to the Project shall materially alter the ability of Developer to comply with any terms of this Agreement in City's sole determination, then City and Developer shall meet and confer to address amendments and revisions to this Agreement as necessary.

2.8 Common Interest Development. The Project shall be operated as a “common interest development” as defined in California Civil Code § 4100 and operated in accordance with all state laws regarding common interest developments.

2.9 Mechanic's Liens; Indemnification. Developer shall take all actions reasonably necessary to remove any future mechanic's liens or other similar liens (including design professional liens) against the Property or Project, or any part thereof, by reason of work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of Developer. Prior to the recording of this Agreement (or memorandum thereof) pursuant to Section 4.1 below, Developer shall provide evidence from the Title Company of any new recordings against the Property or Project. City hereby reserves all rights to post notices of non-responsibility and any other notices as may be appropriate upon a filing of a mechanic's lien. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld, conditioned or delayed and which may be joint defense counsel upon City's and Developer's consent), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party by reason of a mechanic's lien or work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of Developer.

3. AFFORDABILITY

3.1 Total Affordability Term. Each Affordable Unit shall be restricted for sale to an Eligible Household for a total period of no less than forty-five (45) years ("Total Affordability Term"). The Total Affordability Term for an Affordable Unit shall commence on the date that the Affordable Unit receives all required occupancy permits from the City and a Certificate of Occupancy.

3.2 Memorializing Commencement of Total Affordability Term. Developer shall keep or cause to be kept detailed records of the commencement date of the Total Affordability Term for each Affordable Unit. City shall have the right to review and verify said records without a fee from City to Developer to ensure that the commencement date specified by Developer for an Affordable Unit coincides with the date that the initial Affordable Unit received all permits from City required for occupancy of the Unit. In the event that a conflict exists between the date specified by Developer for the commencement of the Total Affordability Term for an Affordable Unit and the date specified by City's issuance of all required permits for occupancy of the Unit, the date specified by City's issuance of all required permits for occupancy of the Unit shall control.

3.3 Affordability Covenants and Restrictions.

3.3.1 Affordable Homeownership. Developer covenants that, during the Total Affordability Term, each Affordable Unit shall be sold to, or held vacant for sale to, an Eligible Household for an Affordable Sales Price.

3.3.2 Affordable Sales Price. The Affordable Sales Price is equal to the sum of the Supportable Mortgage [plus, if applicable, the Benchmark Down Payment]. Prior to the sale

of any Affordable Unit, Developer shall provide the City with at least thirty (30) days' written notice of the determined amount, and the City shall have ten (10) days to approve or disapprove of the proposed Affordable Sales Price. The Affordable Sales Price for Affordable Units shall be adjusted quarterly until all Affordable Units are sold and, thereafter, determined in connection with each re-sale, as applicable.

3.4 Notice to City. Prior to entering into an agreement for the transfer of an Affordable Unit, Developer shall provide at least thirty (30) days written notice to the City, along with a proposed written agreement setting forth the terms of the sale, including the proposed Affordable Sales Price. For the initial sale of an Affordable Unit from Developer to a Homebuyer, Developer shall also provide a proposed equity share promissory note and a deed of trust.

3.5 Homebuyer Documents. The sale of each Affordable Unit is subject to satisfaction of the following conditions:

3.5.1 City and Homebuyer shall enter into the Homebuyer Loan Agreement, which memorializes a loan from the City to Homebuyer in the amount equal to the difference between (a) the Affordable Sales Price for the Affordable Unit and (b) the fair market value of the Affordable Unit without any restrictions on affordability or resale price as set forth herein, which amount shall be the amount of the City Promissory Note. The Homebuyer Loan Agreement shall also set forth the terms of the Affordable Housing Resale Restrictions, the City Deed of Trust, and the Notice of Affordability Restrictions (collectively, the "City Loan Documents"). The Parties agree and understand that the Homebuyer Loan Agreement does not require the payment of funds from City to Homebuyer, but rather evidences a promise to pay the amount of the City Promissory Note in the event of a breach of the obligations, covenants, and restrictions set forth in the City Loan Documents.

3.5.2 Each Homebuyer shall execute the Affordable Housing Resale Restrictions, the City Deed of Trust, and the Notice of Affordability Restrictions, each of which shall be recorded against the Affordable Unit.

3.5.3 Each Homebuyer of an Affordable Unit shall execute the City Promissory Note, which shall be secured by the City Deed of Trust.

3.6 Equity Sharing Agreement. The Affordable Housing Resale Restrictions for each initial sale from Developer to a Homebuyer shall include an equity sharing agreement in accordance with California Government Code § 65915(c)(2)(A). The City and Developer agree that Developer shall recapture the equity share pursuant to Government Code § 65915(c)(2)(C). the amount of the equity share shall be determined in accordance with this Section 3.6, and shall be evidenced by a promissory note secured by a deed of trust in favor of Developer.

3.6.1 Except in the event of a conflict with requirements of another public funding source, the following provisions of the equity sharing agreement shall be enforced when the initial Homebuyer sells an Affordable Unit:

(i) The Homebuyer selling the Affordable Unit shall retain the value of any improvements and the down payment that were paid for by the seller, and the seller's proportionate share of appreciation.

(ii) Developer shall recapture its “initial subsidy,” in accordance with Government Code Section 65915(c)(2)(C)(v), in an amount equal to the fair market value of the Affordable Unit at the time of the initial sale from Developer to the Homebuyer, minus the Affordable Sales Price, plus any down payment assistance or mortgage assistance.

(iii) Developer shall recapture its “proportionate share of appreciation,” in accordance with Government Code Section 65915(c)(2)(C)(v), in an amount equal to: (A) the ratio of the City’s initial subsidy to the fair market value of the home at the time of the initial sale multiplied by (B) the fair market value of the Affordable Unit at the time of the sale from the Homebuyer to a new Eligible Household.

(iv) The proceeds of the sale of an Affordable Unit from a Homebuyer to a new Eligible Household shall be disbursed in the following priority: first, to satisfy a first deed of trust from a primary lender, as approved by City at the time of the initial sale, or subsequent approval in the event of a refinance event; second, to the Developer for the equity share determined in accordance with this Section 3.6.1; and, third, the remainder to the selling Homebuyer.

(v) Developer shall use one hundred percent (100%) of the proceeds to promote homeownership for lower income households as defined by Section 50079.5 of the Health and Safety Code within the jurisdiction of the City. By way of example, and without approval from the City or limiting any the eligible uses, these uses may include: financing a silent second for a homeownership program, neighborhood improvements and revitalization; outreach and qualification of new homebuyers; financial education and counseling; advocacy and policy work; and, homeowner support networks. Developer is solely responsible for determining compliance with requirements of state law for using proceeds referenced herein.

3.6.2 To determine the fair market value of the Affordable Unit for purposes of this Section 3.6, Developer shall require an appraisal by a qualified appraisal at the time of the initial sale to an Eligible Household and for the initial re-sale by a Homebuyer. If a Homebuyer disputes the appraised value, the Homebuyer may pay for the costs of a second appraisal and, if there is still disagreement, the average of the two appraisals shall be used to determine the fair market value.

4. OPERATION OF THE PROJECT BY DEVELOPER

4.1 Recording of Documents.

4.1.1 Prior to issuance of a building permit for the Project, Developer and the City shall record or cause to be recorded in the Official Records for Orange County, California, an executed original of this Agreement. City shall cooperate with Developer in promptly executing in recordable form this Agreement. The date of recording of the Agreement shall be the Effective Date of the Agreement. Upon the date of recording, the terms and conditions of this Agreement shall be binding upon and run with the Property and each Affordable Unit for the Total Affordability Term. It is the express intent and agreement between the Parties that this Agreement

shall remain binding and enforceable against the Property, the Project, and the Affordable Units to ensure compliance with the Conditional Grant Agreement, the State Density Bonus Law and City Density Bonus Ordinance, and to ensure the continued supply of Affordable Units in the Project, except as expressly set forth in this Agreement.

4.1.2 Prior to the sale of an individual Affordable Unit to a Homebuyer, Developer shall cause each Eligible Household purchasing an Affordable Unit to sign the Affordable Housing Resale Restrictions and, as required by Section 3, the City Deed of Trust, as approved by the City pursuant to Section 4.5, below, and Developer shall record them or cause them to be recorded in the Official Records for Orange County, California.

4.2 Occupancy Levels. Subject to state or federal laws and regulations, the number of persons permitted to occupy each three-bedroom Affordable Unit shall not exceed eight (8) occupants.

4.3 Use of the Property. All uses conducted on the Property by Developer, including, without limitation, all activities undertaken by the Developer pursuant to this Agreement, shall conform to all applicable provisions of the Santa Ana Municipal Code and other applicable federal, state, and local laws, rules, and regulations.

4.4 Maintenance. Developer shall, at all times during the term of this Agreement, cause the Property and the Project to be maintained in a decent, safe and sanitary manner, regardless of cause of the disrepair. Developer and each Homebuyer shall be fully and solely responsible for costs of maintenance, repair, addition and improvements. City, and any of its employees, agents, contractors or designees shall have the right to enter upon the Property at reasonable times and in a reasonable manner to inspect the Project, after providing notice as follows: (i) at least a 24-hour notice to Developer and Tenants / Homebuyer of the Affordable Unit which will be inspected, or (ii) at least 48 hours' notice to Developer, which shall promptly give notice to Tenants / Owners of the Affordable Unit to be inspected.

4.5 Preparation and Recordation of Transfer Documents. Developer shall prepare and obtain City's approval, which approval shall not be unreasonably withheld, conditioned or delayed, of the City Loan Documents for each Affordable Unit to Eligible Households required by Section 3.5 of this Agreement. Developer shall not sell an Affordable Unit unless and until the City has reviewed and approved the Homebuyer as an Eligible Household for the purchase of the Affordable Unit, and the Homebuyer has executed and submitted to the Program Director, in recordable form, the Homebuyer Loan Agreement, the Affordable Housing Resale Restrictions, the City Promissory Note, the City Deed of Trust, the Notice of Affordability Restrictions, and the approved financing for the Homebuyer.

4.6 Selection of Homebuyers.

4.6.1 The Developer shall, at its sole cost and expense, conduct all procedures and comply with all requirements as set forth in this Agreement and the Administrative Procedures Manual in selecting Eligible Homebuyers for each Affordable Unit. Specific procedures are set forth in Attachment C in the Administrative Procedures Manual.

4.6.2 Developer shall be responsible for the selection of Eligible Homebuyers for the Affordable Units in compliance with lawful and reasonable criteria and the requirements of this Agreement. Prior to marketing any Affordable Units, Developer shall submit to the City for review and approval a proposed form purchase and sale agreement (“Form PSA”) to be used for transferring the Affordable Units to Homebuyers. The Form PSA must contain all disclosures required by the Administrative Procedures Manual, and copy of the Affordable Housing Resale Restrictions, the City Promissory Note and the City Deed of Trust.

4.6.3 Subject to applicable laws and regulations governing nondiscrimination and preferences in housing occupancy required by the State of California, the Developer shall give a local preference in selecting Homebuyers of the Affordable Units in the following order of priority:

(a) First priority shall be given to persons who have been permanently displaced or who face permanent displacement from housing in the City as a result of any of the following: (i) for projects funded by the Low-Moderate Income Housing Asset Fund, a redevelopment project undertaken pursuant to California’s Community Redevelopment Law (Health & Safety Code Sections 33000, et seq.); (ii) Ellis Act, owner-occupancy, or removal permit eviction; (iii) earthquake, fire, flood, or other natural disaster; (iv) cancellation of a Housing Choice Voucher HAP Contract by property owner; or (v) governmental action, such as Code Enforcement.

(b) Second priority shall be given to persons who are either: (i) residents of Santa Ana, (ii) individuals working in the City at least thirty two (32) hours per work for at least six (6) months prior to the occupancy, (iii) persons who seek to reside in the City as an accommodation to a mental or physical disability, or (iv) households with students who attend public school in the City.

4.6.4 The initial Homebuyer for each Affordable Unit shall have provided at least five hundred (500) hours of sweat equity pursuant to a written program implemented by Developer, with written documentation of the requisite number of hours.

4.6.5 Developer shall select Homebuyers in accordance with their Homebuyer Selection Process, which shall be provided to City upon request.

4.6.6 If a prospective Homebuyer qualifies as an Eligible Household, as defined herein, the Homebuyer shall be required to execute the Developer’s Form PSA for the purchase and sale of an Affordable Unit. The Developer shall seek and obtain all approvals required from the City pursuant to the Form PSA and the Administrative Procedures Manual, and shall provide the City with all documentation required pursuant to this Agreement and the Administrative Procedures Manual. The Developer must submit a copy of the executed Form PSA for the purchase and sale of the Affordable Unit. The Program Director shall have not less than thirty (30) days to review the agreement to verify the total purchase price and the Homebuyer down payment amount to determine whether the terms are consistent with the requirements of this Agreement. The City has approval rights over any material amendments to the Form PSA made after it has been reviewed and approved by the Program Director.

4.7 Income Verification and Certification.

4.7.1 Developer shall verify income of prospective Homebuyers and certify the verification to the City. In evaluating prospective Homebuyers, Developer shall consider the following sources of income in order of preference: (i) employment income; (ii) business income; (iii) income from Social Security, Supplemental Security Income (SSI), welfare, disability, or pension payments; and (iv) alimony or child support. To verify income, Developer shall comply with the procedures set forth in Section A-3 of the Administrative Procedures Manual. Subject to the foregoing preferences, Developer shall consider Gross Household Income from all adult Household members, which is anticipated to be received during the 12-month period following the date of the determination of Gross Household Income. Within fifteen (15) days of delivery of the executed Form PSA for a prospective Homebuyer to the City, Developer shall provide City with the Income Verification Form set forth in **Exhibit F**.

4.8 RESERVED

4.9 Notice of Affordability Restrictions on Transfer of Property. For each sale of an Affordable Unit, Developer and the proposed buyer shall execute and deposit into escrow, a Notice of Affordability Restrictions, in a form substantially similar to Exhibit E, which is attached hereto and must be executed by the parties prior to any transfer of the Property.

4.10 Property Management Plan. Prior to issuance of a Certificate of Completion, Developer shall submit, for the reasonable approval of the City, a "Management Plan" that sets forth in detail Developer's property management duties to operate the Project in accordance with this Agreement, including but not limited to the rules and regulations for the Property and manner of enforcement, an operating budget, the identity and emergency contact information of the professional property manager who will provide property management services for the Property, and other matters relevant to the management of the Property. The Management Plan may include, or be submitted in coordination with, the Emergency Evacuation Plan required under Section 4.11, the Crime Free Housing Plan required by Section 4.12, the Onsite Parking Management Plan required by Section 4.13, and the Marketing and Resident Selection Plan required by Section 4.14.

4.11 Emergency Evacuation Plan. Developer shall submit and obtain approval of an Emergency Evacuation Plan (the EEP) from City Police and Fire Protection agencies prior to issuance of a Certificate of Occupancy. Up-to-date 24-hour emergency contact information for the on-site personnel shall be provided to the City on an ongoing basis and the approved EEP shall be kept onsite and also be submitted to the following City Agencies:

- (a) Police Department
- (b) Fire Department
- (c) Planning and Building Agency
- (d) Community Development Agency

4.12 Crime Free Housing. Developer shall submit a crime-free housing policy, procedure, and design plan (the "CFH Plan"), which includes the following provisions:

- (a) Require parking areas to contain security cameras;

(b) Require routine unit inspections; and

(c) Have policies in place to ensure that common use areas such as trash enclosures are maintained in good condition and repair (e.g., well-lit, kept clean, etc.).

Developer shall submit and obtain approval from the City's Planning and Building Agency ("PBA") that the CFH Plan meets the requirements of this Subsection 4.12 prior to issuance of the Certificate of Occupancy. The approved CFH Plan shall be implemented and administered by Developer or its designated property manager, subject to all legal requirements, prohibitions against discrimination or unlawful housing practices.

4.13 Onsite Parking Management Plan. Developer shall provide onsite parking for residents and visitors of the Project and actively monitor the parking demand of the Project site. Developer shall continually monitor and take the following measures to manage the parking demand of the Project site to mitigate the use of offsite parking spaces on private or public properties and/or right-of-way.

(a) Require onsite parking permits (such as stickers or hang-tags) for any parking in the short-term overflow/guest parking spots;

(b) Policies for maximum time vehicles may be parked in the short-term overflow/guest parking spots; and

(c) Policies for towing unauthorized vehicles, vehicles parked in unauthorized locations (such as fire lanes), vehicles parking in short-term overflow/guest parking spots without a sticker, hang-tag, or other identifiers, and vehicles parked longer than any maximum guest parking timeframes allowed.

Prior to issuance of the Certificate of Occupancy, Developer shall submit and obtain approval from the PBA a Parking Management Plan (the "PMP") including those measures above. The approved PMP shall be adhered to and be enforced by the Project at all times.

4.14 Marketing and Resident Selection Plan.

4.14.1 Prior to Certificate of Occupancy, Developer shall prepare and obtain City's approval of a marketing program and resident selection plan for the sale of the Affordable Units at the Project ("Marketing Program"). The sale of the Affordable Units shall thereafter be marketed in accordance with the Marketing Program as the same may be amended from time to time with City's prior written approval. Upon request, Developer shall provide City with periodic reports with respect to the sale of the Affordable Units.

4.14.2 The Marketing Program shall include, but is not limited to, marketing and community outreach activities, proposed homebuyer selection criteria, occupancy standards, income requirements, timeline and details for outreach and marketing, data collection, record keeping and monitoring, procedures for complaints, and compliance assessment. Components of the resident selection plan shall include, but are not limited to, the application process, interview procedure, Affordable Unit offer and assignment for selected homeowners, rejected applications, and wait list management. The resident selection process shall contain the Local Preference set

forth in Section 4.6.3. All requirements set forth herein shall be incorporated in the Marketing Program.

4.15 Non-Discrimination in Housing. Developer, and any successors in interest, shall not discriminate any person or group of persons on account of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial or marital status, disability, veteran or military status, genetic information, political affiliation or opinion, medical condition, pregnancy or pregnancy-related condition, or condition of physical or mental disability or other handicap, age, or source of income or status with regard to public assistance in the transfer, use, occupancy, tenure or enjoyment of the Property or the Affordable Units, and the Developer, or any person claiming under or through it, shall not establish or permit any such practice of discrimination or segregation with reference to the selection, location, number, use or occupancy of any Homebuyer or resident of the Property or the Affordable Units.

5. TERM OF THIS AGREEMENT

5.1 Term. The term of this Agreement shall commence on the Effective Date and shall continue until the date that is forty-five (45) years after the City issues the last certificate of occupancy for the building in which the Affordable Units are located.

6. DEFAULT AND TERMINATION; INDEMNIFICATION

6.1 Default. Failure or delay by any Party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of notice from the other Party specifying the default (or such other period specifically provided herein), constitutes a default under this Agreement; provided, however, if such default is of the nature requiring more than thirty (30) days to cure, the defaulting Party shall avoid default hereunder by commencing to cure within such thirty (30) day period, and thereafter diligently pursuing such cure to completion within an additional sixty (60) days following the conclusion of such thirty (30) day period (for a total of ninety (90) days). Except as required to protect against further damages, the injured Party may not institute proceedings against the Party in default until the time for cure has expired. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

6.2 Rights and Remedies Cumulative.

6.2.1 The rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party. City's rights and remedies to enforce this Agreement include any and all civil, administrative, or criminal remedies as set forth in local, state, or federal law. Notwithstanding anything to the contrary contained in this Agreement, in no event shall either Party be liable for speculative, consequential, punitive or other indirect damages, and each Party waives any right to collect speculative, consequential, punitive or other indirect damages against the other Party.

6.2.2 The City's actions and remedies may include, but are not limited to, the following:

(a) Actions for specific performance of this Agreement or to enjoin any actions by the Developer or any other person in violation of this Agreement, the Conditional Grant Agreement, or the requirements of the Administrative Procedures Manual;

(b) Actions to disapprove, revoke or suspend any permit, including a building permit, Certificate of Occupancy or other discretionary approval;

(c) Actions for civil damages, restitution, or other monetary relief;

(d) Injunctive relief and damages; or

(e) Civil citations with monetary penalties.

6.2.3 If the Developer sells any of the Affordable Units in violation of this Agreement, as restitution to the City, the Developer shall forfeit all monetary amounts obtained through the sale of the Affordable Units.

6.2.4 All such restitution shall be made to the City. Any funds received by the City under this provision of this Agreement shall be placed in the City's Inclusionary Housing Fund.

6.3 Indemnification. In addition to any other indemnity specifically provided in this Agreement, Developer agrees to defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld, conditioned or delayed and which may be joint defense counsel upon City's and Developer's consent) indemnify and hold harmless City and its respective officers, officials, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against any loss, liability, claim, or judgment arising from any act or omission of Developer in carrying out its obligations under this Agreement, except to the extent caused by the negligence or willful misconduct of Indemnitees.

7. ASSIGNMENT; COVENANTS RUN WITH THE LAND

7.1 Assignment by Developer.

7.1.1 Prohibited Transfers or Assignments. Developer shall not sell, transfer, or assign the Property or Project in whole or in part, or transfer or assign Developer's rights and obligations in this Agreement, in whole or in part, unless the sale, transfer, or assignment complies with this section ("Permitted Transfer"). If Developer seeks to sell, transfer or assign the Property or Project, or any rights and obligations in this Agreement, in a manner that does not constitute a Permitted Transfer, Developer shall request City's written consent, and City shall respond within thirty (30) days with a written approval or denial, which City may determine in its sole and absolute discretion. If City approves such a request, then prior to any such sale, transfer or assignment, Developer shall pay City's reasonable fees as compensation for the City's review of the request. City's failure to respond to the request within thirty (30) days shall be deemed an approval.

7.1.2 Sale of Property. Developer agrees and declares that the Property and the Project shall be held, conveyed, mortgaged, encumbered, used, occupied, operated, sold, and approved subject to all obligations set forth or incorporated in this Agreement, all of which are for

the purpose of enhancing and protecting the value and attractiveness of the Property and the Project. All of the obligations set forth or incorporated in this Agreement shall constitute covenants which run with the land and shall be binding on Owner and its successors and assigns, and all parties having or acquiring any right, title or interest in, or to any part of the Property or Project. Owner further understands and agrees that the Density Bonus permit approvals received for this Project have been made on the condition that Owner and all subsequent owners, or other successors and assigns of the Property and/or Project sell the Affordable Units in accordance with the terms, conditions, covenants, and restrictions of this Agreement for the Total Affordability Term.

7.1.3 Subsequent Assignment. As used in this Agreement, the term "Developer" shall be deemed to include any such transferee or assignee after the date such sale, transfer, or assignment occurs in compliance with this Agreement.

7.1.4 Unpermitted Assignments Void. Any sale, transfer, or assignment made in violation of this Agreement shall be null and void, and City shall have the right to pursue any right or remedy at law or in equity to enforce the provisions of the restriction against unpermitted sales, transfers, or assignments.

7.2 Covenants Run with the Land. The Property shall be used, occupied and improved subject to the covenants, conditions, and restrictions set forth herein. The covenants, conditions, restrictions, reservations, equitable servitudes, liens and charges set forth in this Agreement shall run with the Property and shall be binding upon Developer and all persons having any right, title or interest in the Property, or any part thereof, their heirs, and successive owners and assigns, shall inure to the benefit of City and its successors and assigns, and may be enforced by City and its successors and assigns. The covenants established in this Agreement shall, without regard to technical classification and designation, be binding for the benefit and in favor of City and its successors and assigns, and the parties hereto expressly agree that this Agreement and the covenants herein shall run in favor of City. City is deemed the beneficiary of the terms and provisions of this Agreement and of the covenants running with the land, for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, in whose favor and for whose benefit this Agreement and the covenants running with the land have been provided. Developer hereby declares its understanding and intent that the burden of the covenants set forth herein touch and concern the land and that the Developer's interest in the Property is rendered less valuable thereby. Developer hereby further declares its understanding and intent that the agreement provides a public benefit in furtherance of benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the citizens of City and by furthering the health, safety, and welfare of the residents of City.

8. MISCELLANEOUS

8.1 Entire Agreement. This Agreement and all of its exhibits and attachments set forth and contain the entire understanding and agreement of the parties with respect to the matters set forth herein, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any

proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

8.2 Amendment. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance approved by the City Council, and signed on behalf of each party. Any requested alteration, change or modification of the Agreement by Developer shall require the payment of fees or deposit by Developer to City, as applicable, for the City's review of the request. Each alteration, change, or modification to this Agreement shall be recorded against the Property in the Official Records of Orange County, California.

8.3 Notices.

8.3.1 Delivery. As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder. All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) two (2) days after deposit in the United States mail in a sealed envelope, first class mail and postage prepaid, and addressed to the recipient named below; or (iv) one (1) day after deposit with a known and reliable next-day document delivery service (such as Federal Express), charges prepaid and delivery scheduled next-day to the recipient named below, provided that the sending party receives a confirmation of delivery from the delivery service provider; or (v) the first business day following the date of transmittal of any facsimile, provided confirmation of successful transmittal is retained by the sending Party; or (vi) upon transmission thereof (as evidenced by the recipient's reply to such notice or other competent evidence of actual receipt) if transmitted by electronic transmission (email), provided that a copy of such notice is concurrently sent by first-class mail postage prepaid. All notices shall be addressed as follows:

If to City:	City of Santa Ana Community Development Agency 20 Civic Center Plaza (M-26) P.O. Box 1988 Santa Ana, California 92702 Attention: Housing Manager
With a copy to:	Office of the City Attorney City of Santa Ana 20 Civic Center Plaza, 7th Floor (M-29) Santa Ana, California 92702
If to Developer:	Habitat for Humanity of Orange County 2200 S. Ritchey Street Santa Ana, CA 92705 Attn: Executive Director

8.3.2 Change of Address. Either Party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

8.4 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

8.5 Interpretation and Governing Law. This Agreement and any dispute hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to conflict of law principles. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all Parties having been represented by counsel in the negotiation and preparation hereof.

8.6 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

8.7 Singular and Plural. As used herein, the singular of any word includes the plural, and vice versa, as context so dictates. Masculine, feminine, and neuter forms of any word include the other as context so dictates.

8.8 Joint and Several Obligations. If at any time during the term of this Agreement the Property and/or Project is owned, in whole or in part, by more than one Developer, all obligations of such Developer under this Agreement shall be joint and several, and the default of any such Developer shall be the default of all such Developers.

8.9 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

8.10 Computation of Days. Unless otherwise specified in this Agreement or any Exhibit attached hereto, use of the term "days" shall mean calendar days. For purposes of this Agreement and all Exhibits attached hereto, "business days" shall mean every day of the week except Saturdays, Sundays, official State holidays as recognized in Government Code Section 19853(a) or successor statute, and any days in which Santa Ana City Hall is closed for business.

8.11 Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

8.12 Non-Discrimination in Employment. In performing its obligations under this Agreement, Developer shall not discriminate because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, reproductive health decisionmaking, medical condition, genetic information, marital status, sex, gender, gender identity, gender

expression, age, sexual orientation, or veteran or military status, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other related activities. Developer affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

8.13 Third Party Beneficiaries. No person or entity, other than City and Developer shall have any right of action based upon any provision of this Agreement.

8.14 Force Majeure. Neither Party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, pandemics as declared by federal, state, or local emergency resolution, wars, riots or similar hostilities, strikes and other labor difficulties beyond the Party's control (including the Party's employment force), court actions (such as restraining orders or injunctions), or other causes beyond the Party's control, including delays by any governmental entity (although the City may not benefit from this provision for a delay that results from City's failure to perform its obligations under this Agreement), or an insurance company of either party. If any such events shall occur, the term of this Agreement and the time for performance by either Party of any of its obligations hereunder may be extended by the written agreement of the Parties for the period of time that such events prevented such performance.

8.15 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

8.16 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all permitted successors in interest to the Parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each Party and each successor in interest approved pursuant to this Agreement during ownership of the Property or any portion thereof.

8.17 Counterparts. This Agreement may be executed by the Parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

8.18 Jurisdiction and Venue. Any action at law or in equity under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Orange, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

8.19 Project as a Public-Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a public-private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and

conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of public-private property and the Developer of such property.

8.20 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and in the satisfaction of the Project and conditions of this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or the Project or to evidence or consummate the transactions contemplated by this Agreement. City hereby authorizes City Manager to take such other actions and negotiate and execute any additional agreements or amendments to this agreement as may be reasonably necessary or proper to fulfill the City's obligations under this Agreement. The City Manager may delegate her or his powers and duties under this Agreement to an authorized management level employee of the City.

8.21 Estoppel Certificate. Within ten (10) business days following a written request by any of the Parties, the other Party shall execute and deliver to the requesting Party a statement certifying that (i) either this Agreement is unmodified and in full force and effect or there have been specified (date and nature) modifications to the Agreement, but it remains in full force and effect as modified; and (ii) either there are no known current uncured defaults under this Agreement or that the responding Party alleges that specified (date and nature) defaults exist. The statement shall also provide any other reasonable information requested. The failure to timely deliver this statement shall constitute a conclusive presumption that this Agreement is in full force and effect without modification, except as may be represented by the requesting Party, and that there are no uncured defaults in the performance of the requesting Party, except as may be represented by the requesting Party.

8.22 No Subordination. City's approval of the necessary land use entitlements that authorize Developer to develop, operate, and maintain the Project was based upon Developer's obligation to provide the Affordable Units pursuant to the State Density Bonus Law, City Density Bonus Ordinance, and the terms and conditions of this Agreement. For the Total Affordability Term, this Agreement shall have priority over any and all mortgages, deeds of trust, and other similar forms of secured financing recorded against the Property or any portion thereof. Developer expressly understands and acknowledges that state law requires preservation of affordability covenants in connection with the approval of this density bonus project.

8.22.1 Furthermore, the City will require each Homebuyer purchasing an Affordable Unit to execute an Affordable Housing Resale Restrictions and Notice of Affordability on Transfer of Property. The Affordable Housing Resale Restrictions and Notice of Affordability on Transfer of Property shall have priority over any and all mortgages, deeds of trust, and other similar forms of secured financing recorded against the Property or any portion thereof.

8.23 Attorneys' Fees and Costs. If either Party to this Agreement commences an action against the other Party to this Agreement arising out of or in connection with this Agreement, the

prevailing Party shall be entitled to recover reasonable attorneys' fees, expert witness fees, costs of investigation, and costs of suit from the losing Party.

8.24 Authority to Execute. The person or persons executing this Agreement on behalf of each Party warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind the Party to the performance of its obligations hereunder.

{Signatures on following page}

IN WITNESS WHEREOF, the parties hereto have caused this Affordable Housing Regulatory Agreement and Declaration of Covenants and Restrictions to be executed on the date set forth at the beginning of this Agreement.

DEVELOPER

HABITAT FOR HUMANITY OF ORANGE COUNTY
a California nonprofit corporation.

By: _____
Name: _____
Title: _____

ATTEST:

CITY OF SANTA ANA


Jennifer L. Hall
City Clerk

Alvaro Nuñez
Acting City Manager

Dated: _____

Dated: _____

APPROVED AS TO FORM:
SONIA R. CARVALHO, City Attorney

By: 

Matthew Cody
Best, Best & Krieger
Special Counsel for the City

Dated: June 3, 2024

RECOMMENDED FOR APPROVAL:

Michael L. Garcia
Executive Director
Community Development Agency

EXHIBITS

- Exhibit A: Legal Description of the Property
- Exhibit B: Affordable Housing Resale Restrictions
- Exhibit C: City Deed of Trust
- Exhibit D: City Promissory Note
- Exhibit E: Notice of Affordability Restrictions
- Exhibit F: Income Verification Form
- Exhibit G: Certification of Continued Occupancy

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

Real property in the City of Santa Ana, County of Orange, State of California, described as follows:

LOT 4 IN BLOCK A OF TRACT NO. 451, IN THE CITY OF SANTA ANA, AS PER MAP RECORDED IN BOOK 16, PAGE 41 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM THE WEST 7 FEET AND THE EAST 3 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ANA AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 25, 1983 AS INSTRUMENT NO. 83-84912 OF OFFICIAL RECORDS.

APN: 405-101-37

EXHIBIT B

AFFORDABLE HOUSING RESALE RESTRICTIONS

RECORDING REQUESTED BY,)
AND WHEN RECORDED MAIL TO:)
)
City of Santa Ana)
20 Civic Center Plaza (M-37))
Santa Ana, California 92702)
Attn: Housing Manager)

This document is exempt from payment of a recording fee pursuant to Government Code Sections 27383 and 6103.

**AFFORDABLE HOUSING RESALE RESTRICTION
(Conditions, Covenants, and Restrictions Affecting Real Property and the Resale,
Ownership, Occupancy, Maintenance, and Other Matters Related to Real Property)**

This **AFFORDABLE HOUSING RESALE RESTRICTION** (“Restriction”) is made as of _____, by _____ (“Homebuyer”) in favor of the **CITY OF SANTA ANA**, a charter city and municipal corporation (“City”).

R E C I T A L S

A. Homebuyer has purchased a single family house located at _____, Santa Ana, California 9270_, as such real property is more particularly described in “Exhibit A” attached hereto and incorporated herein (“Property”).

B. Homebuyer and City have entered into that certain Homebuyer Loan Agreement (“Loan Agreement”) dated of even date herewith, which is incorporated herein by reference and a copy of which is on file with City at its offices and is a public record, pursuant to which City has agreed for the Property to be sold to Homebuyer at an Affordable Sales Price by providing certain financial assistance for the Project, which benefits the Homebuyer (“Homebuyer Loan”) and Homebuyer has agreed to subject the Property to certain conditions, covenants and restrictions. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the Loan Agreement.

C. Homebuyer and City desire and intend to restrict the Property and the improvements thereon in accordance with this Restriction to preserve its value for the benefit of Homebuyer, its successors and the surrounding neighborhood. Homebuyer agrees and acknowledges that these Restrictions are intended to implement and further the intent of the Regulatory Agreement Imposing Affordable Housing Covenants and Restrictions (Density Bonus) (hereafter, the “Regulatory Agreement”), entered into between City and Developer of the Property, which was recorded against the Affordable Unit to impose the conditions, covenants, and restrictions as set forth herein. These Restrictions shall be construed in accordance with the Regulatory Agreement and, in the event of a conflict, the provisions of the Regulatory Agreement shall control.

D. Homebuyer is a Low Income Household, as that term is defined in this Restriction.

E. Homebuyer has represented to City that Homebuyer and Homebuyer's household intend to reside in the Property as Homebuyer's principal residence at all times during Homebuyer's ownership of the Property.

NOW, THEREFORE, for good and valuable consideration, the parties agree as follows:

1. Definitions

"Affordability Period" means that period of time commencing upon the Date of this Restriction and terminating on the forty-fifth (45th) anniversary of such date.

"Affordable Housing Cost" means the purchase price for Moderate Income Households pursuant to California Health & Safety Code Section 50052.5, the implementing regulations of Sections 6920, 6924 and 6930 of Title 25 of the California Code of Regulations for Moderate Income Households

Notwithstanding the provisions of this Restriction, if the Property is sold during the Affordability Period by Homebuyer to a Low Income Household, and the Sales Price does not exceed an "Affordable Housing Cost" to such Buyer, then so long as the Maker is not in default (either Ownership Default or Maintenance Default) of the Agreement, the Note may be assumed by the eligible Buyer by an assignment and assumption agreement that is reasonably acceptable to City. Upon the effective date of such assignment and assumption, the assigning Homebuyer shall no longer be liable for any further obligations under the Loan Agreement or this Restriction that accrue after the date of such assignment and assumption. In order to verify the Buyer's status as a Low Income Household, Homebuyer shall submit to the City the identity of the proposed Buyer and adequate information evidencing the income and household size of the proposed Buyer. Said income information shall be submitted together with the notice of proposed sale pursuant to Section 2 of the Loan Agreement not less than thirty (30) days prior to opening of escrow for the proposed sale and shall include original or true copies of pay stubs, income tax records or other financial documents in order that the City may determine and verify the household income of the proposed Buyer to determine whether the Buyer is a Low Income Household, and whether the Property is being transferred to such Buyer at an Affordable Housing Cost. If the City is unable to verify the Buyer's income as provided herein prior to the proposed sale, then the Buyer's income shall be deemed to exceed the maximum allowable income limit for Eligible Persons and Families.

"City" means the City of Santa Ana, California, a California municipal corporation, and the City's successors and assigns.

"County" means the County of Orange, California.

"Date of this Restriction" means the date in the first paragraph of this Restriction.

"Default" means the failure of a party to perform any action or covenant required by this Restriction within the time periods provided herein following notice and opportunity to cure.

The term default also includes an Ownership Default and a Maintenance Default as more fully defined and described herein. Notwithstanding the foregoing for purposes of acceleration of the Homebuyer Loan, or initiation of foreclosure proceedings there shall be a distinction between the types of default hereunder, including an “Ownership Default” and a “Maintenance Default.” The term “Ownership Default” means the failure of Homebuyer to perform any action or covenant required by the Affordable Housing Resale Restriction related to ownership, owner-occupancy, lien priority, and restrictions on sale and resale of the Property subject to the notice and opportunity to cure provisions set forth herein. A default of any obligation secured by the First Lien shall be a cross-default and also constitute an Ownership Default. The term “Maintenance Default” means the failure of Homebuyer to perform any action or covenant required by Restriction relating to a “Maintenance Deficiency,” including the ongoing upkeep, maintenance, and use of the Property in decent, safe, sanitary, clean, and neighborly manner, subject to the notice and opportunity to cure provisions set forth herein (and expressly excluding an Ownership Default).

“Developer” means Habitat for Humanity of Orange County, a non-profit public benefit corporation.

“First Lien” means the lien of the institution making the purchase money mortgage loan to Homebuyer for the purchase of the Property.

“Homebuyer” means the person or persons set forth in the first paragraph of this Restriction, and their successors and assigns.

“Legal Description” means the legal description of the Property which is attached hereto as Exhibit A and incorporated herein.

“Low Income” and **“Low Income Households”** means low income households as defined in Health & Safety Code Section 50079.5.

“Notice of Intent to Transfer” means the Notice of Intent to Transfer attached hereto as Exhibit B and incorporated herein by reference.

“Permitted Transfer” means any Transfer which is permitted pursuant to Section 4 hereof.

“Prohibited Transfer” means any Transfer which is not permitted pursuant to Section 4 hereof.

“Property” means that certain real property located at the street address set forth in Recital A and legally described in the Legal Description.

“Purchase Agreement” means that certain agreement pursuant to which Homebuyer has agreed to purchase the Property from the Developer.

“Request for Approval of Proposed Transferee” means the Request for Approval of Proposed Transferee attached hereto as Exhibit B and incorporated herein.

“Request for Notice” means the Request for Notice of Default attached hereto as Exhibit C and incorporated herein.

“Restriction” means this Affordable Housing Resale Restriction.

“Sales Price” means the sum to be paid by a Transferee for the Transfer of the Property.

“Transfer” shall mean any sale, assignment, conveyance, lease or transfer, voluntary or involuntary, of any interest in the Property. Without limiting the generality of the foregoing, Transfer shall include (i) a transfer by devise, inheritance or intestacy to a party who does not meet the definition of a Low or Moderate Income Household; (ii) a life estate; (iii) creation of a joint tenancy interest; (iv) a gift of all or any portion of the Property; or (v) any voluntary conveyance of the Property. Transfer shall not include transfer to a spouse in a dissolution proceeding.

“Transferee” shall mean any natural person or entity who obtains ownership or possessory rights in the Property pursuant to a Transfer.

2. Restrictions on Sale of Property. Homebuyer covenants and agrees that during the Affordability Period, each subsequent resale of the Property by the then-owner thereof shall be to a Low Income Household at an Affordable Housing Cost.

3. Homebuyer’s Representations and Warranties as to the Sale of the Property to Homebuyer. Homebuyer represents and warrants to City that the financial and other information which Homebuyer has provided to City with respect to Homebuyer’s income and the purchase price of the Property was true and correct at the time such information was provided, and remains true and correct as of the Date of this Restriction.

4. Permitted Sales of the Property. City hereby permits sales of the Property to proposed Transferees who are Low Income Households, and are approved in accordance with this Section 4, provided the Sales Price does not exceed an Affordable Housing Cost to such proposed Transferee (“Permitted Transfers”). In the event that Homebuyer desires to Transfer the Property during the Affordability Period, prior to the Transfer the owner shall notify City by delivering a Notice of Intent to Transfer to City, which shall indicate the identity of the proposed Transferee who desires to purchase the Property, whether the purchaser is a Low Income Household, and whether the sales price is at an Affordable Housing Cost. In addition to Homebuyer’s and the proposed Transferee’s delivery of the Notice of Intent to Transfer, the following procedure shall apply:

a. Notice to City. Homebuyer shall send the Notice of Intent to Transfer to City at the address set forth in Section 24.

b. Qualification of Proposed Transferee. The proposed Transferee shall provide City with sufficient information in the form provided by City including without limitation, a certification as to the income and family size of the proposed Transferee, for City to determine if the proposed Transferee is a Low or Moderate Income Household, and the purchase price is at an Affordable Housing Cost.

c. Certificates from Parties. Homebuyer and proposed Transferee each shall certify in writing, in a form acceptable to City, that the Transfer shall be closed in accordance with, and only with, the terms of the sales contract and other documents submitted to and approved by City and that all consideration delivered by the proposed Transferee to owner has been fully disclosed to City. The written certificate shall also include a provision that in the event a Transfer is made in violation of the terms of this Restriction or false or misleading statements are made in any documents or certificate submitted to City for its approval of the Transfer, City shall have the right to file an action at law or in equity to make the parties terminate and/or rescind the sales contract and/or declare the sale void notwithstanding the fact that the Transfer may have closed and become final as between Homebuyer and Transferee.

d. Written Consent of City Required Before Transfer. During the Affordability Period, the Property, and any interest therein, shall not be conveyed by any Transfer except with the express written consent of City, which consent shall be given only if the Transfer is in accordance with the provisions of this Restriction. This provision shall not prohibit the encumbering of title for the sole purpose of securing financing of the purchase price of the Property.

e. Notice of Prohibited Transfer. Within twenty (20) days after receiving notification of a proposed Transfer in accordance with Section 4a., City shall determine and give notice to Homebuyer as to whether the proposed Transfer is a Permitted Transfer or Prohibited Transfer, or whether the Transfer would cause an acceleration of the Note. In the event that the proposed Transfer is a Prohibited Transfer, such notice to Homebuyer shall specify the nature of the Prohibited Transfer. If the violation is not corrected to the satisfaction of City within ten (10) days after the date of the notice, or within such further time as City determines is necessary to correct the violation, City may declare a Default under this Restriction. Upon the declaration of a Default, City may apply to a court of competent jurisdiction for specific performance of this Restriction, for an injunction prohibiting a proposed sale or Transfer in violation of this Restriction, for a declaration that the Prohibited Transfer is void, or for any such other relief as may be appropriate.

f. Delivery of Documents. Upon the close of the proposed Transfer, Homebuyer and Transferee, as applicable, shall provide the City with a copy of the final sales contract, settlement statement, escrow instructions, all certificates required by this Section 4 and any other documents City may request.

5. Encumbrances.

a. Subordination. Except as provided otherwise herein, the provisions of the Loan Agreement, this Restriction, the Notice of Affordability Restrictions and the City Deed of Trust and Rider, the obligations herein and therein, shall be subordinate only to the First Lien on the Property and, if applicable, other loan(s) as approved by the Executive Director, including lien instruments that secure other Homebuyer purchase money and/or down payment assistance, including without limitation City, State of California, or federal affordable housing programs, which liens shall not impair the rights under the First Lien in the event of default under the First Lien by Homebuyer. Such remedies under the First Lien include the right of foreclosure or acceptance of a deed or assignment in lieu of foreclosure. If title to the Property is transferred by foreclosure or acceptance of a deed in lieu of foreclosure, or assignment of the First Lien to the Secretary of the Department of Housing and Urban Development, the Loan Agreement, this Restriction, and City Deed of Trust shall be automatically terminated and shall have no further effect as to the Property or any Transferee thereafter. However, in no event shall the Loan Agreement, the City Deed of Trust, and this Affordable Housing Resale Restriction, be subordinate to any First Lien on the Property securing a loan with provisions which allow negative amortization, or to refinancing of the lien of the First Lien for a loan amount in excess of the sum of the then current loan balance secured by the First Lien and loan closing costs.

b. Request for Notice of Default. City may cause a Request for Notice to be recorded on the Property subsequent to the recordation of the First Lien deed of trust or mortgage requesting a statutory notice of default as set forth in California Civil Code Section 2924b. A form of a Request for Notice is attached hereto as Exhibit C and incorporated herein.

c. Further Encumbrances. Homebuyer agrees that it shall not record or cause the recordation of any deed of trust ("Further Encumbrance") securing a note having an original principal sum which, when added to the sum of the principal amount(s) of any notes secured by any deeds of trust against the Property as of the date of recordation of the Further Encumbrance, exceeds one hundred percent (100%) of the fair market value of the Property.

6. Reserved.

7. Uses. Homebuyer covenants and agrees to devote, use and maintain the Property in accordance with this Restriction. All uses conducted on the Property, including, without limitation, all activities undertaken by Homebuyer pursuant to this Restriction, shall conform to all applicable provisions of the Santa Ana Municipal Code, and the recorded documents pertaining to and running with the Property.

8. Nondiscrimination Covenants. Homebuyer covenants by and for itself, its successors and assigns, and all persons claiming under or through them that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or

practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land. All deeds, leases or contracts relating to the Property, or any part thereof, shall contain or be subject to substantially the following non-discrimination or non-segregation clauses:

(a) In deeds: “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

(b) In leases: “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: “That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

(c) In contracts: “There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises which are the subject of this Agreement, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

The covenants established in this Section 8 shall, without regard to technical classification and designation, be binding for the benefit and in favor of City and its successors and assigns, and shall remain in effect in perpetuity.

9. Maintenance of Property. Homebuyer shall maintain the improvements and landscaping on the Property in a manner consistent with community standards which will uphold the value of the Property, in accordance with the Santa Ana Municipal Code. Homebuyer also agrees to comply with all applicable federal, state and local laws.

a. Exterior Maintenance. Except as to be maintained by the homeowners association, as applicable, all exterior, painted surfaces of any structures located on the Property shall be maintained at all times in a clean and good condition. Any defacing marks shall be cleaned or removed within a reasonable period of time.

b. Front and Side Exteriors. Except as to be maintained by the homeowners association, as applicable, Homebuyer shall at all times maintain the front exterior, any visible side exteriors, and yards, if any, in a clean, safe and presentable manner.

c. Graffiti Removal. All graffiti and defacement of any type, including but not limited to marks, words and pictures, shall be promptly removed from the Property within two (2) days of the time they were made and any necessary painting or repair completed in a timely and expeditious manner after notice thereof, whichever is less.

d. No Nuisance. Homebuyer shall not maintain, cause to be maintained, or allow to be maintained on or about the Property any public or private nuisance, including without limitation, the conduct of criminal activities set forth in the nuisance abatement provisions of the Uniform Controlled Substances Act (Health & Safety Code Sections 11570, *et seq.*) or the Street Terrorism Enforcement and Prevention Act (Penal Code Sections 186.22 *et seq.*), or any successor statute or law.

10. Occupancy Standards. The Property shall be used as the principal personal residence of Homebuyer and Homebuyer's immediate family/household and for no other purpose. Homebuyer shall not enter into an agreement for the rental or lease of all or any part of the Property. Homebuyer shall not rent out a room or rooms at the Property. Homebuyer may request a temporary waiver of the foregoing requirement in the event of extreme hardship requiring Homebuyer to move to another geographical area or to less expensive housing, including, for example and without limitation, transfer of job location, loss of job, or unexpected major expenses. City may approve or disapprove such request in its sole discretion, and may require as a condition of approval that Homebuyer only rent the Property to Eligible Low Income Households at an affordable rent (as defined in Section 50052.5 and 50053 of the California Health & Safety Code.) Subject to applicable state or federal law, the standard occupancy for the Property shall be consistent with the Regulatory Agreement. Homebuyer shall, upon demand by City, submit to City an affidavit of occupancy verifying Homebuyer's compliance with this Section 10. Such affidavit may be required by City on an annual basis.

11. Effect of Violation of the Terms and Provisions of this Restriction.

a. In General. The covenants established in this Restriction shall, without regard to technical classification and designation, be binding for the benefit and in favor of City, its successors and assigns, as to those covenants which are for its benefit. The covenants contained in this Restriction shall remain in effect for the periods of time specified herein. The covenants against discrimination shall remain in effect in perpetuity. City is deemed the beneficiary of the terms and provisions of this Restriction and of the covenants running with the land, for and in its own rights and for the purposes of protecting the interests of the community and other parties, public or private, in whose favor and for whose benefit this Restriction and the covenants running with the land have been provided. This Restriction and the covenants herein shall run in favor of City, without regard to whether City has been, remains or is an owner of any land or interest therein in the Property or in the Project Area. City shall have the right, if the Restriction or covenants are breached, to exercise all rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breaches to which it or any other beneficiaries of this Restriction and covenants may be entitled.

b. Acceleration. The whole of the Note Amount (as defined in Section 1.2.b. of the Loan Agreement) and all other payments due under the Homebuyer Loan shall become due and immediately payable to City by Homebuyer upon the occurrence of any one of the following events of acceleration:

(i) Homebuyer, in Homebuyer's sole discretion, elects to Transfer the Property for a price in excess of an Affordable Housing Cost, and Transfers the Property;

(ii) Homebuyer makes a Prohibited Transfer of title to or any interest in the Property in violation of this Restriction;

(iii) Homebuyer refinances any lien or encumbrance to which City Deed of Trust is subordinate (each such lien, a "First Lien") for a loan amount in excess of the then current loan balance secured by such lien or encumbrance and loan closing costs;

(iv) Homebuyer fails to occupy the Property as Homebuyer's principal residence pursuant to Section 7 of the Regulatory Agreement or is in Default of any other obligation under the Loan Agreement;

(v) Homebuyer has an Ownership Default violating any affordable housing terms or provisions of this Restriction.

12. Hardship. At the request of Homebuyer, and for a specific occasion, City may, in its sole and absolute discretion, in writing waive the requirements of Section 11, subparagraph (b) and defer repayment and/or extend the term of the Note. Any waiver or deferment shall be on a case-by-case basis, and no future rights for waiver or deferment shall arise or be implied. Notwithstanding the foregoing, Homebuyer may, upon written approval by City, refinance any First Lien with a fixed rate loan for a loan amount equal to or less than the then current loan balance secured by such First Lien with no reduction in term.

13. Reserved.

14. Compliance with Laws; Governing Law. Homebuyer hereby agrees to comply with all applicable ordinances, rules, and regulations of City. Nothing herein is intended to be, nor shall it be deemed to be, a waiver of any City ordinance, rule, or regulation. This Restriction shall be governed by the laws of the State of California. Any legal action brought under this declaration must be instituted in the Superior Court of the County of Orange, State of California, or in the Federal District Court in the Central District, Santa Ana Division.

15. Indemnification. Homebuyer shall pay for, defend, indemnify and hold harmless City and the City and their respective officers, officials, agents, employees, representatives, and volunteers from and against any loss, liability, claim, or judgment relating in any manner to Homebuyer's use of the Property or Homebuyer's violation of this Restriction. Homebuyer shall remain fully obligated for the payment of taxes, liens and assessments related to the Property. There shall be no reduction in taxes for Homebuyer, nor any transfer of responsibility to City to make such payments, by virtue of this Restriction.

16. Insurance. Homebuyer shall maintain, during the term of this Restriction, an all-risk property insurance policy insuring the Property in an amount equal to the full replacement value of the structures on the Property. The policy shall contain a statement of obligation on behalf of the carrier to notify the City of any material change, cancellation or termination of coverage at least thirty (30) days in advance of the effective date of such material change, cancellation or termination. Homebuyer shall transmit a copy of the certificate of insurance to City within thirty (30) days of the effective date of this Restriction, and Homebuyer shall annually transmit to City a copy of the certificate of insurance, signed by an authorized agent of the insurance carrier setting forth the general provisions of coverage. The copy of the certificate of insurance shall be transmitted to City at the address set forth in Section 24 hereof. The form, content and issuer of any certificate of insurance approved by City.

17. Defaults. Failure or delay by either party to perform any term or provision of this Restriction which is not cured within thirty (30) days after receipt of notice from the other party constitutes a default under this Restriction; provided, however, that if such default is of the nature requiring more than thirty (30) days to cure, the defaulting party shall avoid default hereunder by commencing to cure within such thirty (30) day period, and thereafter diligently pursuing such cure to completion. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with diligence. The injured party shall give written notice of default to the party in default, specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not institute proceedings against the party in default until thirty (30) days after giving such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

18. Non-Waiver. Failure to exercise any right City may have or be entitled to, in the event of default hereunder, shall not constitute a waiver of such right or any other right in the event of a subsequent default.

19. Further Assurances. Homebuyer shall execute any further documents consistent with the terms of this Restriction, including documents in recordable form, as City shall from

time to time find necessary or appropriate to effectuate its purposes in entering into this Restriction.

20. Governing Law. Homebuyer hereby agrees to comply with all ordinances, rules and regulations of City and the City. Nothing in this Restriction is intended to be, nor shall it be deemed to be, a waiver of any City ordinance, rule or regulation. This Restriction shall be governed by the laws of the State of California. Any legal action brought under this Restriction must be instituted in the Superior Court of the County of Orange, State of California, or in the Federal District Court in the Central District of California, Santa Ana Division.

21. Amendment of Restriction. No modification, rescission, waiver, release or amendment of any provision of this Restriction shall be made except by a written agreement executed by Homebuyer and City.

22. City May Assign. City may, at its option, assign its rights hereunder without obtaining the consent of Homebuyer.

23. Homebuyer Assignment Prohibited. In no event shall Homebuyer assign or transfer any portion of this Restriction without the prior express written consent of City, which consent shall be given by City only in the event that City determines that the assignee or transferee is a Low or Moderate Income Household, that the assignee's or transferee's monthly housing payments are at an Affordable Housing Cost, and that the assignee or transferee has expressly assumed this Restriction by execution of a written assignment document to be provided by City. This section shall not affect or diminish City's right to assign all or any portion of its rights hereunder.

24. Notices. Any notices, requests or approvals given under this Restriction from one party to another may be personally delivered or deposited with the United States Postal Service for mailing, postage prepaid, registered or certified mail, return receipt requested to the following address:

To Homebuyer:

Santa Ana, CA 92704

To City:

Housing City
City of Santa Ana
20 Civic Center Plaza (M-37)
Santa Ana, California 92701
Attn: Housing Manager

Either party may change its address for notice by giving written notice thereof to the other party.

25. Attorneys' Fees and Costs. In the event that any action is instituted to enforce payment or performance under this Restriction, the parties agree the non-prevailing party shall be responsible for and shall pay all costs and all attorneys' fees incurred by such prevailing party in enforcing this Restriction.

26. Entire Agreement. This Restriction, together with the Loan Agreement and all attachments thereto and hereto, constitutes the entire understanding and agreement of the parties. This Restriction integrates all of the terms and conditions mentioned herein or incidental thereto, and supersedes all prior negotiations, discussions and previous agreements between the City and Homebuyer concerning all or any part of the subject matter of this Restriction.

[Signature block begins on follow page.]

IN WITNESS WHEREOF, the parties have executed this Restriction as of the date set forth above.

HOMEBUYER:

By: _____

By: _____

CITY:

ATTEST:

CITY OF SANTA ANA

By:
City Clerk

By:
City Manager

Dated: _____

Dated: _____

APPROVED AS TO FORM:
City Attorney

By:

Dated: _____

RECOMMENDED FOR APPROVAL:

By:
Executive Director
Community Development Agency

Exhibit A
Legal Description

EXHIBIT C

CITY DEED OF TRUST

RECORDING REQUESTED BY,)
AND WHEN RECORDED MAIL TO:)
)
City of Santa Ana)
20 Civic Center Plaza (M-37))
Santa Ana, California 92702)
Attn: Housing Manager)

1
Exhibit C

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	S. Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	S. Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	S. Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	S. Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	1964	149774			
						Series 5					

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor also agrees to all terms set forth in Exhibit 2, 3 and 4, attached hereto and incorporated herein by reference.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him/her at the address hereinbefore set forth.

TRUSTOR:

EXHIBIT 1 TO DEED OF TRUST
LEGAL DESCRIPTION

Address:

EXHIBIT 2 TO DEED OF TRUST

The following is a copy of Subdivisions A and B of the fictitious Deed of Trust recorded in each county in California as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

A. To protect the security of this Deed of Trust, Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary, the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) to pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation thereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To Pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance or any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(9) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

EXHIBIT 3

DO NOT RECORD

**REQUEST FOR FULL RECONVEYANCE
TO _____, TRUSTEE**

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby requested and directed on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated: _____

Please mail Deed of Trust,
Note and Reconveyance to

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**DEED OF TRUST
with power of sale**

TRUSTEE

EXHIBIT 4

RIDER TO DEED OF TRUST

This **RIDER TO DEED OF TRUST** is made and delivered pursuant to and in implementation of the Homebuyer Loan Agreement entered by and between the Trustor and the Beneficiary dated concurrently herewith (“Agreement”), a copy of which is on file as a public record with the Beneficiary at 20 Civic Center Plaza, Santa Ana, California 92701 and is incorporated herein by reference. Unless definitions of terms have been expressly set out at length herein, each term shall have the same definition as set forth in the Agreement. Trustor and Beneficiary further covenant and agree as follows:

1. Acceleration of Payment. The whole of the Note Amount and all other payments due hereunder and under the Agreement shall become due and be immediately payable to the Beneficiary by the Trustor upon the occurrence of any one of the following events of acceleration:

(a) the sale or transfer of the Property (or any part thereof) by any means, including, without limitation, the lease, exchange or other disposition of the Property or any interest therein, whether voluntary or involuntary, except (A) a sale of the Property to a qualified Low Income Household at an Affordable Housing Cost with the Beneficiary’s prior written approval accomplished in strict conformity with Section 4 of the Agreement, or (B) the transfer of the Property solely as a result of the marriage, divorce, incompetence or death of one or more individuals constituting the Trustor, so long as the transferee(s) give written notice supported by reasonable evidence of such event to the Beneficiary within thirty (30) days of its occurrence and the transferee(s) assume(s) the Trustor’s obligations under the Agreement, by execution of an assignment and assumption agreement to be provided by the Beneficiary, or (C) a sale or transfer which under federal law would not, by itself, permit the Beneficiary to exercise a due on sale or due on encumbrance clause;

(b) the Trustor refinances any purchase money lien or encumbrance to which the Authority Deed of Trust is subordinate (each such lien, a “First Lien”) for a loan amount in excess of the then current loan balance secured by such lien or encumbrance and loan closing costs; and/or

(c) the Trustor fails to own and occupy the Property as their principal residence pursuant to Section 7 of the Agreement or is in Ownership Default as defined in Section 18 of the Agreement.

At the request of the Trustor, and for a specific occasion, the Beneficiary may, in its sole and absolute discretion, in writing waive the requirements of these subparagraphs. Any waiver or deferment shall be on a case by case basis, and no future rights for waiver or deferment shall arise or be implied. Notwithstanding the foregoing, the Trustor may, upon prior written approval by the Beneficiary, refinance any First Lien for a loan amount equal to or less than the then current loan balance secured by such First Lien.

2. Reserved.

3. Sale to Low Income Household. During the Affordability Period, the Note Amount will not become due and payable, if Trustor sells or otherwise conveys the Property to a Low Income Household at an Affordable Sales Price (an “Eligible Household”), and the purchaser assumes the Note and the Agreement by an assignment and assumption agreement which is reasonably acceptable to the Beneficiary.

For the purposes of this Authority Deed of Trust, the Note, and the Agreement, “Low Income” and “Low Income Households” means low income households as defined in Health & Safety Code Section 50079.5.

3.1 Affordable Sales Price and Affordable Housing Cost – Low Income Household.

“Affordable Housing Cost” shall be as defined in Health & Safety Code Section 50052.5 (or its successor statute) and the implementing regulations thereto promulgated by the Housing and Community Development Department of the State of California.

Notwithstanding the provisions of this Section 3, if the Property is sold during the Affordability Period by the Trustor to a Low Income Household and the Affordable Sales Price does not exceed an “Affordable Housing Cost” to such Buyer, then so long as the Trustor is not in default (either Ownership Default or Maintenance Default) of the Agreement, this Note may be assumed by the eligible Buyer by an assignment and assumption agreement which is reasonably acceptable to the Beneficiary. Upon the effective date of such assignment and assumption, the assigning Trustor shall no longer be liable for any further obligations under the Agreement, the Note or the City Deed of Trust that accrue after the date of such assignment and assumption. In order to verify the Buyer’s status as a Low Income Household, the Trustor shall submit to the Beneficiary the identity of the proposed Buyer and adequate information evidencing the income and household size of the proposed Buyer. Said income information shall be submitted together with the notice of proposed sale pursuant the Agreement not less than thirty (30) days prior to opening of escrow for the proposed sale and shall include original or true copies of pay stubs, income tax records or other financial documents in order that the Holder may determine and verify the household income of the proposed Buyer to determine whether the Buyer is a Low Income Household, and whether the Property is being transferred to such Buyer at an Affordable Housing Cost. If the Holder is unable to verify the Buyer’s income as provided herein prior to the proposed sale, then the Buyer’s income shall be deemed to exceed the maximum allowable income limit for Eligible Persons and Families.

4. Subordination. Except as provided otherwise herein, the provisions of the Agreement, the Notice of Affordability Restrictions, this Rider and Deed of Trust, and the Affordable Housing Resale Restriction, and the obligations therein, shall be subordinate only to the First Lien on the Property held by the Lender and, if applicable, other loan(s) as approved by the Executive Director, including lien instruments that secure other homebuyer purchase money and/or downpayment assistance, including without limitation City, State of California, or federal affordable housing programs, which liens shall not impair the rights of Lender, or Lender’s assignee or successor in interest or the City, if applicable, to exercise their remedies under the First Lien in the event of default under the First Lien by the Homebuyer. Such remedies under the First Lien include the right of foreclosure or acceptance of a deed or assignment in lieu of

foreclosure. If title to the Property is transferred by foreclosure or acceptance of a deed in lieu of foreclosure, or assignment of the First Lien to the Secretary of the Department of Housing and Urban Development, this Agreement and the Authority Deed of Trust shall be automatically terminated and shall have no further effect as to the Property or any transferee thereafter. However, in no event shall this Agreement, the Deed of Trust, and the Affordable Housing Resale Restriction, be subordinate to any First Lien on the Property securing a loan with provisions which allow negative amortization, or to refinancing of the lien of the First Lien for a loan amount in excess of the sum of the then current loan balance secured by the First Lien and loan closing costs.

Trustor agrees it shall instruct the Escrow Agent for the acquisition of the Property by Trustor that the order of recording in the escrow for the purchase of the Property by Trustor shall occur as follows: (1) the Grant Deed, (2) the First Lien; (3) other affordable housing loan(s), if applicable; (4) the Affordable Housing Resale Restriction; (5) the Notice of Affordability Restrictions and (6) the Deed of Trust. City shall cause a Request for Notice of Default to be recorded on the Property subsequent to the recordation of the First Lien deed of trust or mortgage requesting a statutory notice of default as set forth in the California Civil Code Section 2924b, and shall cause a request for Notice of Delinquency to be recorded on the Property subsequent to the recordation of the First Lien deed of trust or mortgage.

IN WITNESS WHEREOF, Trustor has executed this Rider to Deed of Trust as of the date set forth below.

TRUSTOR/HOMEBUYER:

By:_____

By:_____

EXHIBIT D

CITY PROMISSORY NOTE

PROMISSORY NOTE SECURED BY DEED OF TRUST

\$ _____

Santa Ana, California

Date: _____

Property Address: _____ Street, Santa Ana, CA 9270

FOR VALUE RECEIVED, the undersigned _____, (the “Maker” or “Homebuyer”) promises to pay to the **CITY OF SANTA ANA**, a public body, corporate and politic (the “Holder”) at 20 Civic Center Plaza, Santa Ana, California 92701, or at such other address as the Holder may direct from time to time in writing, the sums specified in the terms and provisions of this Promissory Note as the “Note Amount”.

1. Loan Agreement. This Promissory Note Secured by Deed of Trust (this “Note”) is made and delivered pursuant to and in implementation of the Homebuyer Loan Agreement entered into by and between the Holder and the Maker dated concurrently herewith (“Agreement”), a copy of which is on file as a public record with the Holder. The Agreement is incorporated herein by this reference. The Maker acknowledges that but for the execution of this Note, the Holder would not enter into the Agreement or make the loan contemplated therein. Unless definitions of terms have been expressly set out at length herein, each term shall have the same definition as set forth in the Agreement.

2. Term. The term of the Note shall be forty-five (45) years from the Homebuyer Loan Date (“Term”).

3. Note Amount. The sums due and payable pursuant to the terms and provisions of this Note consists of the Homebuyer Loan Amount (the “Note Amount”). Maker shall pay to the City the principal amount of _____ Dollars (\$_____) (the “Homebuyer Loan Amount”), with zero percent (0%) interest thereon. [The Homebuyer Loan Amount shall be determined as the difference between the Affordable Sales Price and the fair market value of the Property, as determined in accordance with the Homebuyer Loan Agreement and the Regulatory Agreement Imposing Affordable Housing Covenants and Restrictions (Density Bonus), which restricts the sale and resale of Affordable Units.]

4. Homebuyer Loan Amount; Interest Deferred Until Acceleration. The Homebuyer Assistance Loan Amount shall accrue zero percent (0%) interest unless and until an event of acceleration occurs as set forth in Section 6.

5. Homebuyer Loan Amount; Time of Payment. In the event that the Homebuyer Loan Amount does not become due and payable prior to the forty-fifth (45th) Anniversary (“Maturity Date”) as set forth below in Section 6, the full amount of the Promissory Note shall be considered mature and the obligation to pay shall be extinguished as of the Maturity Date.

6. Acceleration. The whole of the Note Amount and all other payments due hereunder and under the Agreement shall become due and be immediately payable to the Holder by the Maker upon the occurrence of any one of the following events of acceleration:

(a) the sale or transfer of the Property (or any part thereof) by any means, including, without limitation, the lease, exchange or other disposition of the Property or any interest therein, whether voluntary or involuntary, except (i) a sale of the Property to a qualified Low Income Household at an Affordable Housing Cost with the City's prior written approval accomplished in strict conformity with [Section 4] of the Agreement, or (ii) the transfer of the Property solely as a result of the marriage, divorce, incompetence or death of one or more individuals constituting the Homebuyer, so long as the transferee(s) give written notice supported by reasonable evidence of such event to the Authority within thirty (30) days of its occurrence and the transferee(s) assume(s) the Homebuyer's obligations under the Agreement, by execution of an assignment and assumption agreement to be provided by the Authority, or (iii) a sale or transfer which under federal law would not, by itself, permit the City to exercise a due on sale or due on encumbrance clause;

(b) the Maker refinances any purchase money lien or encumbrance to which the City Deed of Trust is subordinate (each such lien, a "First Lien") for a loan amount in excess of the then current loan balance secured by such lien or encumbrance and loan closing costs; and/or

(c) the Maker (and all co-signors and co-mortgagors, if any) fails to own and occupy the Property as their principal residence pursuant to [Section 7] of the Agreement or is in Ownership Default as defined in [Section 18] of the Agreement.

At the request of the Maker, and for a specific occasion, the Holder may, in its sole and absolute discretion, in writing waive the requirements of these subparagraphs and defer repayment and/or extend the term of this Note. Any waiver or deferment shall be on a case by case basis, and no future rights for waiver or deferment shall arise or be implied. Notwithstanding the foregoing, the Maker may, upon prior written approval by the Holder, refinance any First Lien for a loan amount equal to or less than the then current loan balance secured by such First Lien.

7. Reserved.

8. Right of First Refusal. Homebuyer shall notify the Holder of any desire to sell the Property immediately. Homebuyer shall also immediately notify Developer (Habitat for Humanity of Orange County) as required by the terms of the Agreement and documents executed between Homebuyer and Developer provide Developer an option and the right of first refusal to purchase the Property.

9. Sale to Low Income Household at Affordable Housing Cost. During the Affordability Period, the Note will not become due and payable in connection with such sale, if the Maker sells or otherwise conveys the Property to an Eligible Household, and the purchaser assumes this Note and the Agreement by an assignment and assumption agreement which is reasonably acceptable to the Holder.

9.1 Affordable Housing Cost – Low Income Household. The Maker has qualified as and each eligible and qualified successor-in-interest to the Maker shall be a Low Income Household. The term "Affordable Housing Cost" as used herein and for each Homebuyer (and

all successors thereto during the Affordability Period) shall be as defined in Health & Safety Code Section 50079.5 (or its successor statute) and the implementing regulations thereto promulgated by the Housing and Community Development Department of the State of California; provided, however, that the term Affordable Housing Cost shall include Monthly Housing Cost as defined in Section 6924 of Title 25 of the Regulations.

Notwithstanding the provisions of this Section 9.1, if the Property is sold during the Affordability Period by the Maker to an Eligible Household, and the Sales Price does not exceed an "Affordable Housing Cost" to such Buyer, then so long as the Maker is not in default (either Ownership Default and/or Maintenance Default) of the Agreement, this Note may be assumed by the Eligible Household by an assignment and assumption agreement which is reasonably acceptable to the Holder. Upon the effective date of such assignment and assumption, the assigning Maker shall no longer be liable for any further obligations under the Agreement or this Note that accrue after the date of such assignment and assumption. In order to verify the Buyer's status as a Low Income Household, the Maker shall submit to the Holder the identity of the proposed Buyer and adequate information evidencing the income and household size of the proposed Buyer. Said income information shall be submitted together with the notice of proposed sale pursuant to Section 2 of the Agreement not less than thirty (30) days prior to opening of escrow for the proposed sale and shall include original or true copies of pay stubs, income tax records or other financial documents in order that the Holder may verify the household income of the proposed Buyer to determine whether the Buyer is a Low Income Household, and whether the Property is being transferred to such Buyer at an Affordable Housing Cost. If the Holder is unable to verify the Buyer's income as provided herein prior to the proposed sale, then the Buyer's income shall be deemed to exceed the maximum allowable income limit for an Eligible Household.

10. Security for Note. This Note shall be secured by a subordinate deed of trust and rider thereto of even date herewith encumbering the Property (the "City Deed of Trust"), executed by the Maker, as Trustor, in favor of the Holder, as beneficiary.

11. Prepayment of Note. The Maker may prepay this Note to the Holder, provided that any prepayment must be in full and not in part. Prepayment shall be treated in the same manner as refinancing of the Property. In any event, the Affordable Housing Resale Restrictions shall continue in full force and effect, notwithstanding such prepayment.

12. Holder May Assign. The Holder may, at its option, assign its right to receive payment under this Note without necessity of obtaining the consent of the Maker.

13. Maker Assignment Prohibited. In no event shall the Maker assign or transfer any portion of this Note, the Note Amount and/or the Agreement without the prior express written consent of the Holder, as provided in Section 9.

14. Joint and Several. The undersigned, if more than one, shall be jointly and severally liable hereunder.

15. Attorneys' Fees and Costs. In the event that any action is instituted to enforce payment under this Note, the parties agree the non-prevailing party shall be responsible for and

shall pay to the prevailing party all court costs and all attorneys' fees incurred in enforcing this Note.

16. Amendments. This Note may not be modified or amended except by an instrument in writing expressing such intention executed by the parties sought to be bound thereby, which writing must be so firmly attached to this Note so as to become a permanent part thereof.

17. Maker's Waivers. The Maker waives any rights to require the Holder to: (a) demand payment of amounts due (known as "presentment"), (b) give notice that amounts due have not been paid (known as "notice of dishonor"), and (c) obtain an official certification of nonpayment (known as "protest").

18. Notice. Any notice that must be given to the Maker under this Note shall be given by personal delivery or by mailing it by certified mail addressed to the Maker at the Property address above or such other address, as Maker shall direct from time to time in writing. Failure or delay in giving any notice required hereunder shall not constitute a waiver of any default or late payment, nor shall it change the time for any default or payment. Any notice to the Holder shall be given by certified mail at the address stated above.

19. Successors Bound. This Note shall be binding upon the parties hereto and their respective heirs, successors and assigns.

20. Effect of Foreclosure. If title to the Property is transferred by foreclosure or acceptance of a deed in lieu of foreclosure, or assignment of the First Lien to the Secretary of the Department of Housing and Urban Development, the Agreement, the Affordable Housing Resale Restriction executed pursuant to the Agreement, Notice of Affordability Restrictions and the Authority Deed of trust shall be automatically terminated and shall have no further effect as to the Property or any transferee thereafter.

IN WITNESS WHEREOF, Maker has executed this Note as of the date set forth below.

MAKER and HOMEBUYER:

By:_____

By:_____

EXHIBIT E

NOTICE OF AFFORDABILITY RESTRICTIONS

RECORDING REQUESTED BY,)
AND WHEN RECORDED MAIL TO:)
)
City of Santa Ana)
20 Civic Center Plaza (M-37))
Santa Ana, California 92702)
Attn: Housing Manager)

This document is exempt from payment of a recording fee pursuant to Government Code Sections 27383 and 6103.

NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY

This Notice of Affordability Restrictions on Transfer of Property (or “Notice of Affordability Restrictions”) is executed and recorded pursuant to the Regulatory Agreement Imposing Affordable Housing Covenants and Restrictions (Density Bonus), recorded on or about _____, 2024, in the Official Records of San Orange County, against that certain real property generally located at _____, in the City of Santa Ana, California (“City”) as legally described in Exhibit A hereto (“Property”). The City of Santa Ana, a charter city and _____ municipal _____ corporation (“City”), and _____ (collectively “Homebuyer”) have entered into that certain Homebuyer Loan Agreement dated concurrently herewith (“Homebuyer Loan Agreement”).

1. The Homebuyer Loan Agreement provides for affordability restrictions and restrictions on the transfer of the Property, as more particularly set forth in the Homebuyer Loan Agreement. A copy of the Homebuyer Loan Agreement is on file with City as a public record and is deemed incorporated herein. Reference is made to the Homebuyer Loan Agreement with regard to the complete text of the provisions of such agreement and all defined terms therein, which provides for affordability restrictions and restrictions on the transfer of the Property.

2. The Homebuyer Loan Agreement generally provides for City to lend to Homebuyer and for Homebuyer to borrow from City a loan in order to assist

Homebuyer's purchase of the Property pursuant to the Program and subject to the terms and conditions set forth herein. For a period commencing upon the date on which Homebuyer acquires fee title to the Property and terminating on the forty-fifth (45th) anniversary thereof, the Property may only be transferred to another eligible, qualified Low Income Household at an Affordable Housing Cost; such restrictions are set forth at greater length in a document entitled Affordable Housing Resale Restriction (Conditions, Covenants, and Restrictions Affecting Real Property and the Resale, Ownership, Occupancy, Maintenance, and Other Matters Related to Real Property), substantially in the form of Exhibit "D" to the Homebuyer Loan Agreement ("Affordable Housing Resale Restriction"), which has been entered into by and between City and Homebuyer, and which is expected to be recorded substantially concurrently herewith among the Official Records of Orange County, California. The Affordable Housing Resale Restriction and the Homebuyer Loan Agreement are deemed to be incorporated herein by reference.

3. Section 4 of the Affordable Housing Resale Restriction provides as follows:

"4. Permitted Sales of the Property. City hereby permits sales of the Property to proposed Transferees who are Low Income Households, and are approved in accordance with this Section 4, provided the Sales Price does not exceed an Affordable Housing Cost to such proposed Transferee ("Permitted Transfers"). In the event that Homebuyer desires to Transfer the Property during the Affordability Period, prior to the Transfer the owner shall notify City by delivering a Notice of Intent to Transfer to City, which shall indicate the identity of the proposed Transferee who desires to purchase the Property, whether the purchaser is a Low or Moderate Income Household, and whether the sales price is at an Affordable Housing Cost. In addition to Homebuyer's and the proposed Transferee's delivery of the Notice of Intent to Transfer, the following procedure shall apply:

a. Notice to City. Homebuyer shall send the Notice of Intent to Transfer to City at the address set forth in [Section 28] of the Loan Agreement.

b. Qualification of Proposed Transferee. The proposed Transferee shall provide City with sufficient information in the form provided by City including without limitation, a certification as to the income and family size of the proposed Transferee, for City to determine if the proposed Transferee is a Low Income Household, and the purchase price is at an Affordable Housing Cost.

c. Certificates from Parties. Homebuyer and proposed Transferee each shall certify in writing, in a form acceptable to City, that the Transfer shall be closed in accordance with, and only with, the terms of the sales contract and other documents submitted to and approved by City and that all consideration delivered by the proposed Transferee to owner has been fully disclosed to City. The written certificate shall also include a provision that in the event a Transfer is made in violation of the terms of this Restriction or false or misleading statements are made in any documents or certificate submitted to City for its approval of the Transfer, City shall have the right to file an action at law or in equity to make the parties terminate and/or rescind the sales contract and/or declare the sale void notwithstanding the fact that the Transfer may have closed and become final as between Homebuyer and Transferee.

d. Written Consent of City Required Before Transfer. During the Affordability Period, the Property, and any interest therein, shall not be conveyed by any Transfer except with the express written consent of City, which consent shall be given only if the Transfer is in accordance with the provisions of this Restriction. This provision shall not prohibit the encumbering of title for the sole purpose of securing financing of the purchase price of the Property.

e. Notice of Prohibited Transfer. Within twenty (20) days after receiving notification of a proposed Transfer in accordance with Section 4a., City shall determine and give notice to Homebuyer as to whether the proposed Transfer is a Permitted Transfer or Prohibited Transfer, or whether the Transfer would cause an acceleration under the Note under Section 1.f. of the Agreement, in which case, upon Homebuyer's payment of the Contingent Equity Participation Amount as set forth in Section 3 of the Agreement such Transfer would be deemed a Permitted Transfer. In the event that the proposed Transfer is a Prohibited Transfer, such notice to Homebuyer shall specify the nature of the Prohibited Transfer. If the violation is not corrected to the satisfaction of City within ten (10) days after the date of the notice, or within such further time as City determines is necessary to correct the violation, City may declare a Default under this Restriction. Upon the declaration of a Default, City may apply to a court of competent jurisdiction for specific performance of this Restriction, for an injunction prohibiting a proposed sale or Transfer in violation of this Restriction, for a declaration that the Prohibited Transfer is void, or for any such other relief as may be appropriate.

f. Delivery of Documents. Upon the close of the proposed Transfer, Homebuyer and Transferee, as applicable, shall provide the City with a copy of the final sales contract, settlement statement, escrow instructions, all certificates required by this Section 4 and any other documents City may request."

4. The restrictions contained in the Affordable Housing Resale Restriction commence upon the date on which Homebuyer acquires fee title to the Property and terminate on the forty-fifth (45th) anniversary thereof.

5. The commonly known address for the Property is _____Street, Santa Ana, California 92701.

6. The assessor's parcel number for the Property is APN_____.

7. The legal description of the Property is attached hereto as Exhibit A, and is incorporated herein by reference.

8. The Affordable Housing Resale Restriction, which includes the affordability restrictions referenced above, is expected to be submitted for recordation in the Office of the Orange County Recorder contemporaneously with this Notice of Affordability Restrictions.

9. The Homebuyer Loan Agreement and the Affordable Housing Resale Restriction both remain in full force and effect and are not amended or altered in any manner whatsoever by this Notice of Affordability Restrictions.

10. Capitalized terms shall have the meaning established under the Homebuyer Loan Agreement (including all Attachments thereto) excepting only to the extent as otherwise expressly provided under this Notice of Affordability Restrictions.

11. Persons having questions regarding this Notice of Affordability Restrictions, the Homebuyer Loan Agreement or the Attachments thereto (including the Affordable Housing Resale Restriction) should contact City at its offices (20 Civic Center Plaza, Santa Ana, California 92701, or such other address as may be designated by City from time to time).

HOMEBUYER:

By:_____

By:_____

CITY:

ATTEST:

CITY OF SANTA ANA

By:
City Clerk

By:
City Manager

Dated: _____

Dated: _____

APPROVED AS TO FORM:
City Attorney

By:

Dated: _____

RECOMMENDED FOR APPROVAL:

By:
Executive Director
Community Development Agency

EXHIBIT F

INCOME VERIFICATION FORM

EXHIBIT "F"

INCOME VERIFICATION FORM

Inclusionary Unit Address: _____

Head of Household (Print Name): _____

Current Address (if
different from above): _____

Telephone Number: Home: _____ Work: _____ Cell: _____

Email address: _____

Date of Birth: _____ Social Security # or TIN: _____

Household Composition				
List All Household Members Living in the Inclusionary Unit				
Name	Sex	Age	Dependent (Y/N)	Social Security # or Taxpayer ID #

List additional household members on a separate sheet of paper.

EXHIBIT "F"
INCOME VERIFICATION FORM

Monthly Gross Income *

List All Sources of Income of All Household Members Living in the Inclusionary Unit

Part 1: Earned Income

		Head of Household	Other Household Members	Total
1.	Gross wages, before payroll deductions and including overtime pay, commissions, fees, tips and bonuses.	\$	\$	\$
2.	Net income from self employment, independent contractor work or a business.	\$	\$	\$
3.	Social security and any payments from annuities, insurance policies, pension/retirement funds, disability or death benefits received periodically.	\$	\$	\$
4.	Payment in lieu of earnings, such as unemployment, disability compensation, worker's compensation and severance pay.	\$	\$	\$
5.	Public assistance, welfare payments	\$	\$	\$
6.	Alimony, child support, other periodic allowances	\$	\$	\$
7.	Regular pay, special pay and allowances of members of the Armed Forces	\$	\$	\$
8.	Other	\$	\$	\$
Subtotal: Monthly Earned Income				\$
Total Monthly Earned Income x 12 = \$_____ Total Annual Household Gross Earned Income				

EXHIBIT "F"
INCOME VERIFICATION FORM

Monthly Gross Income * List All Sources of Income of All Household Members Living in the Inclusionary Unit Part 2: Investment Income				
		Head of Household	Other Adult Household Members	Total Household Investment Income
1.	Interest paid on Bank and Savings accounts	\$	\$	\$
2.	Dividends and other payments from stocks and bonds	\$	\$	\$
3.	Income from real property (i.e. rental property)	\$	\$	\$
4.	Other (describe)	\$	\$	\$
Subtotal: Monthly Investment Income:				\$
Total Monthly Investment Income x 12 = \$_____ Total Annual Household Investment Income				

*Note: The following items are not considered income: casual or sporadic gifts; amounts specifically for or in reimbursement of medical expenses; lump sum payments such as inheritances, insurance payments, capital gains and settlement for personal or property losses; educational scholarships paid directly to the student or educational institution; special pay to a serviceman head of family away from home and under hostile fire; relocation payments under federal, state or local law; foster child care payments; value of coupon allotments for purpose of food under Food Stamp Act of 1964 which is in excess of amount actually charged the eligible household; payments received pursuant to participation in the following programs: VISTA, Service Learning Programs, and Special Volunteer Programs, SCORE, ACE, Retired Senior Volunteer Program, Foster Grandparent Program, Older American Community Services Program, and National Volunteer Program to Assist Small Business Experience.

EXHIBIT "F"
INCOME VERIFICATION FORM

Assets **

List the Current Value of All Assets of All Household Members Living in the Inclusionary Unit

If the Asset generates income, that income must be specified In Part 2 above

		Head of Household Value	Other Adult Household Members Value	Total Value of Assets
1.	Bank and Savings accounts	\$	\$	\$
2.	Stocks and bonds	\$	\$	\$
3.	Real property (i.e. rental property)	\$	\$	\$
4.	Other (describe)	\$	\$	\$
Total Asset Value \$_____				

**Note: Necessary items, such as furniture and automobiles, used for personal use are excluded from household assets. Collections of items for hobby, investment or business purposes must be included in household assets. If the total value of household assets exceeds \$5,000, the calculation of the household's annual income shall include the greater of the actual amount of income, if any, derived from all of the household assets; or 10% of the total value of the assets.

EXHIBIT "F"
INCOME VERIFICATION FORM

If the total asset value exceeds \$5,000, perform the calculations in the following table. If the total asset value is less than \$5,000, the amount of investment income to be included in annual household income is \$0.

Calculation of Investment Income to be Included in Annual Household Income				
1.	Total Annual Household Investment Income			\$
2.	Total Asset Value	\$	x 10%	\$
The Greater of #1 or #2 = Investment Income to be Included in Annual Household Income \$_____				

Calculation of the Household's Total Annual Income	
Total Annual Household Gross Earned Income	\$
Total Investment Income to be Included in Annual Household Income	\$
Total Household Income	\$

Documentation Attach True Copies of the Relevant Documents Listed Below	
_____ Paycheck stubs from three most recent pay periods	_____ Bank/Savings account verification
_____ Employment verification	_____ Self-employment verification
_____ Three years Income tax returns for Title Holders	_____ Unemployment verification
_____ Social security verification	_____ Welfare verification
_____ Alimony/child support verification	_____ Disability income verification
_____ Other (Describe)	

EXHIBIT "F"
AFFIDAVIT

This Affidavit is made with the knowledge that it will be relied upon by _____ and the City of Santa Ana to determine maximum income for eligibility to purchase the Inclusionary Unit listed above. (I/we) warrant that all information set forth in this document is true, correct and complete and based upon information (I/we) deem reliable and based upon such investigation as (I/we) deemed necessary.

(I/We) acknowledge that (I/we) have been advised that the making of any misrepresentation or misstatement in this affidavit will constitute a material breach of (my/our) purchase agreement and will additionally enable the seller to terminate the purchase contract and sell the Inclusionary Unit to another party.

(I/We) do hereby swear under penalty of perjury that the foregoing statements are true and correct and that this affidavit has been executed as of the date specified below by each adult member of the household which intends to occupy an Inclusionary Unit located at _____, Santa Ana, California.

Signature

Date

Printed Name

Executed at _____, Santa Ana, California

Signature

Date

Printed Name

Executed at _____, Santa Ana, California

EXHIBIT G

CERTIFICATION OF CONTINUED OCCUPANCY

CERTIFICATION OF CONTINUED OCCUPANCY

Date:

Owner(s) Name:

Address: Santa Ana, CA

We are the Owners of an Inclusionary Unit that was produced under the requirements of the City of Santa Ana Inclusionary Housing Ordinance. We understand and agree that the Inclusionary Unit must be used as our Primary Residence and for no other purpose.

By this Certification, we declare under penalty of perjury that:

1. We currently occupy the Inclusionary Unit; and
2. We have occupied the Inclusionary Unit for at least ten (10) out of the past twelve (12) months; and
3. We have not used the Inclusionary Unit for any other purpose than as our Primary Residence; and
4. We are not renting or leasing any part of the Inclusionary Unit to another party.

We have attached true and accurate copies of two utility bills or other documentation evidencing our continued occupancy of the Inclusionary Unit.

We acknowledge that any intentional or negligent misrepresentation in this Certification may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment, or both, and liability for monetary damages under the provisions of Title 18, United States Code, Section 100.1, et seq.

EXHIBIT G

**SIGNATURE PAGE
TO
OCCUPANCY RECERTIFICATION FORM**

OWNER:

Signature: _____

Print Name: _____

Date: _____

CO-OWNER:

Signature: _____

Print Name: _____

Date: _____



Report on Washington Avenue Homes
Sunshine Ordinance Community Meeting #1
by Habitat for Humanity of Orange County
March 17, 2023

March 17, 2023

Mr. Cristian Santana, Assistant Planner
City of Santa Ana 20 Civic Center Plaza
Santa Ana, CA 92701
Via email: <csantana@santa-ana.org>

Re: Washington Avenue Homes, 1921 West Washington Ave. Santa Ana, CA
92706

Dear Cristian,

On behalf of the applicant--Habitat for Humanity of Orange County—for the Washington Avenue Homes Project (“the Project”) at 1921 West Washington Avenue, Santa Ana, CA 92706, I am providing this affidavit under penalty of perjury, as well as associated attachments to verify that the Applicant has satisfied the requirements of the Sunshine Ordinance (SAMC Sec. 2-153) for the Project.

Please find attached the materials related to Community Meeting #1 for the Project held at 5:30 pm on March 14, 2023, in the Performance Hall at the El Salvador Community Center at 1825 W. Civic Center Dr., Santa Ana, CA 92703.

Habitat for Humanity of Orange County submitted its Development Project Review Application for the proposed Project to the Planning Department on Thursday, February 23, 2023.

Prior to Community Meeting #1, Habitat for Humanity of Orange County notified the community as follows:

1. Bilingual Meeting Notices were produced in English and Spanish and mailed to all commercial and residential owners and tenants with a valid US Postal address within a 1,000-foot radius of the subject property.
2. 500 of the same printed Notices were hand distributed door-to-door in the Project neighborhood and handed out at school, church and commercial sites in Santa Ana.
3. The same Bilingual Notice was printed on 10 lawn signs and posted at the development project site as well as in park, school, place of worship and other sites throughout the Artesia-Pilar neighborhood.
4. The Notice was published in the OC Register on Tuesday, March 7. A digital copy of the Notice was provided to the City for posting on the City’s website.

Detailed meeting minutes were taken by a note-taker and a meeting scribe as well as electronic recording and are provided as an attachment to this Affidavit. All public comments/inquiries were responded to during the meeting.

If you have any questions please contact john irvine at 949-923-7143 or jirvine@JUSTconnectGroup.com.

Sincerely,

A handwritten signature in blue ink that reads "John Irvine". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Irvine".

john irvine

(Contractor and Principal, JUSTconnect)
3/17/23

Sections

- Preparing for / Publicizing the Meeting
- Venue and Preparation (photos)
- Meeting Notices (photos)
- Direct Mailing
- Social Media
- OC Register Ad
- At the Meeting
- Maximizing Feedback
- Questions and Answers
- Comment Cards
- PowerPoints
- Project Brochure
- Sign-in Sheets
- Mailing Labels

—

—

—

Preparing for the Meeting

- Researched Santa Ana's specific affordable housing issues and discussed them with staff from Kennedy Commission.
- Informal discussions with Artesia-Pilar residents, and leaders of places of worship, education and community organizations and retail establishments.
- Online and media research on Artesia-Pilar--its residents, issues, events and cultures.
- Door-to-door contact with residents nearest the Habitat OC home-sites; personal invitations to Community Meeting.
- Researched, identified, vetted and hired a professional translator/interpreter with specific experience in Community Development and Affordable Housing. The aim was to ensure that listeners to the Spanish interpretation would receive the most accurate and professional rendering of specialized terminology into Spanish.
- Notices were written in English, translated into Spanish, designed and produced to conform to the requirements of the Ordinance—including time, place and date of the community meeting, map of the subject property and the properties contained within the notification boundary.
- Used a private mailing company to prepare a list of all addresses within 1,000 ft radius of the project site. The Notices were mailed on Friday March 3—conforming to the prescribed 10-day-notice requirement.
- Mailing list and US Post Office Receipt and Verification of Mailing Affidavit is included in this report.

Lawn signs duplicating the bilingual Meeting Notice were produced in English and Spanish, as stipulated in the Ordinance. Two signs were placed at the subject property, 1921 W. Washington Avenue, Santa Ana, CA 92706.

- Additional signs were posted throughout the neighborhood.

- o El Salvador Community Center

- o Fremont Elementary Elementary School

- o El Salvador Park

- o Iglesia Comunion de Gracia

- o Panaderia Rosario's at La Placita Cinco

- o Nuestra Senora Del Pilar Catholic Church

- o Immaculate Heart Catholic Church

- Printed and hand-distributed 500 Meeting Notice flyers

- Additional printed and digital notices were distributed to:

- o St. Joseph Elementary School

- o St. Joseph Catholic Church

- o El Salvador Community Center

- o Santa Ana College Office of the President (for reposting and distribution)
- o SantaAna College Office of the Vice President of Student Services
- o Santa Ana College Upward Bound Veteran's Program
- o Dayle McIntosh Center Access and Independence for People with Disabilities
- o Office of Lou Correa, U.S. Congressional Representative
- The bilingual Notice was emailed to the Planning Dept for posting on the City's project website.
- Meeting Notice information was posted to the Habitat for Humanity of OC website and to the organization's social media.
- Published Meeting notice in the form of an advertisement in the OC Register on March 7, 2023. (Ad and Affidavit of Publication are included in this report)
- PowerPoint slides were produced in English to describe three things:
 1. **Who is the developer?**
 2. **What is the project?**
 3. **Who is eligible to buy these homes?**
- Once edited and finalized, all slides were translated into Spanish and sent to a native speaker of Spanish for review.
- Large color graphics were produced and displayed at the meeting to reinforce the graphics in the PowerPoint and enable residents to visualize the design of the homes up close.

Community Meeting venue and preparation

After checking meeting rooms in churches, schools and other organizations, we decided that El Salvador Community Center would meet our needs and comply with the Sunshine Ordinance. We visited, walked through and discussed with Community Center staff about what we could and could not do. Nothing was left to chance.



El Salvador Community Center



Performance Hall



Performance Hall Vestibule

Meeting Notices

English and Spanish signage posted at proposed build site



Habitat for Humanity of Orange County

Cordially invites you to a community information meeting for:

Washington Avenue Homes
1921 W. Washington Ave., Santa Ana, CA 92706

The proposed project is highlighted in **blue**. The 1000 ft. boundary is in **red**.



MEETING INFORMATION

DATE AND TIME: Tuesday, March 14, 2023, 5:30 – 7:00 p.m.
LOCATION: El Salvador Community Center
1825 W Civic Center Dr., Santa Ana, CA 92703
RSVP by Friday, March 10, 2023

Washington Avenue Homes

A proposed six-unit workforce housing development with affordable and Americans with Disabilities Act-compliant homes. At the meeting we will provide additional information about the homes, answer questions and solicit input on this proposal. Please come and share your thoughts and ideas about this new **home-ownership opportunity** for working families.

If you have questions regarding this event, or **if you require language interpretation services** in a language other than English, please contact: John Irvine at (949) 923-7143 or jirvine@JUSTconnectGroup.com.

RSVP: jirvine@JUSTconnectGroup.com

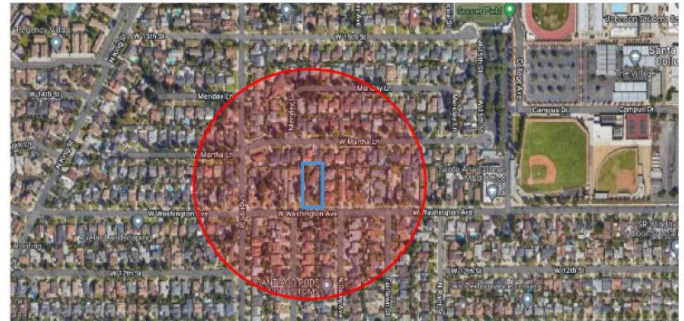
This notice is being provided pursuant to the Sunshine Ordinance, Section 153(c) of the Santa Ana Municipal Code.

Habitat For Humanity of Orange County

Le invita cordialmente a una reunión de información comunitaria sobre:

El proyecto de viviendas de la West Washington Avenue en el
1921 Washington Av., Santa Ana, CA 92706

El proyecto propuesto está identificado en **azul**. El límite de 1000 pies está en **rojo**.



INFORMACIÓN SOBRE LA REUNIÓN

FECHA Y HORA: Martes, 14 de Marzo 2023, 5:30-7:00 pm
UBICACIÓN: Sala Comunitaria, Centro Comunitario El Salvador
1825 W Civic Center Dr, Santa Ana, CA 92703
RSVP antes del Viernes, 10 de Marzo 2023

Washington Avenue Homes

Un desarrollo propuesto de viviendas para la fuerza laboral de seis unidades con unidades asequibles y que cumplen con la Ley de Estadounidenses con Discapacidades. En la reunión proporcionaremos información adicional sobre las viviendas, responderemos preguntas y solicitaremos comentarios sobre esta propuesta. Por favor, venga y comparta sus pensamientos e ideas sobre esta nueva oportunidad de propiedad de vivienda para las familias trabajadoras.

Si tiene preguntas sobre este evento, o **si requiere de servicios de interpretación** en un idioma que no sea inglés, comuníquese con: John Irvine al (949) 923-7143 o jirvine@JUSTconnectGroup.com.

POR FAVOR CONFIRME SU ASISTENCIA: jirvine@JUSTconnectGroup.com

Este aviso se proporciona en conformidad con la Ordenanza Sunshine, Artículo 153 (c) del Código Municipal de Santa Ana.



Meeting Notice signs at Project site.

Notification signage was posted at locations throughout the community.



El Salvador Community Center



Fremont Elementary School



El Salvador Park



Comunion de Gracia Church



Rosario's Panaderia

Direct Mailing Notices

Delivered to 894 homes within a 1,000-foot radius of the project

1921 Washington Avenue, Santa Ana, CA 92706

(Full mailing list at end of this report)



Habitat for Humanity of Orange County

Cordially invites you to a community information meeting for:

Washington Avenue Homes
1921 W. Washington Ave., Santa Ana, CA 92706

The proposed project is highlighted in **blue**. The 1000 ft. boundary is in **red**.



MEETING INFORMATION

DATE AND TIME: Tuesday, March 14, 2023, 5:30 – 7:00 p.m.
LOCATION: El Salvador Community Center
1825 W Civic Center Dr., Santa Ana, CA 92703
RSVP by Friday, March 10, 2023

Washington Avenue Homes

A proposed six-unit workforce housing development with affordable and Americans with Disabilities Act-compliant homes. At the meeting we will provide additional information about the homes, answer questions and solicit input on this proposal. Please come and share your thoughts and ideas about this new **home-ownership opportunity** for working families.

If you have questions regarding this event, or **if you require language interpretation services** in a language other than English, please contact: John Irvine at (949) 923-7143 or jirvine@JUSTconnectGroup.com.

RSVP: jirvine@JUSTconnectGroup.com

This notice is being provided pursuant to the Sunshine Ordinance, Section 153(c) of the Santa Ana Municipal Code.

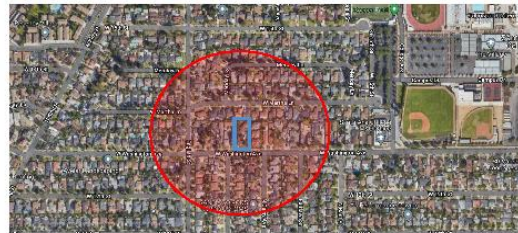


Habitat For Humanity of Orange County

Le invita cordialmente a una reunión de información comunitaria sobre:

El proyecto de viviendas de la West Washington Avenue en el
1921 Washington Av., Santa Ana, CA 92706

El proyecto propuesto está identificado en **azul**. El límite de 1000 pies está en **rojo**.



INFORMACIÓN SOBRE LA REUNIÓN

FECHA Y HORA: Martes, 14 de Marzo 2023, 5:30-7:00 pm
UBICACIÓN: Sala Comunitaria, Centro Comunitario El Salvador
1825 W Civic Center Dr, Santa Ana, CA 92703
RSVP antes del Viernes, 10 de Marzo 2023

Washington Avenue Homes

Un desarrollo propuesto de viviendas para la fuerza laboral de seis unidades con unidades asequibles y que cumplen con la Ley de Estadounidenses con Discapacidades. En la reunión proporcionaremos información adicional sobre las viviendas, responderemos preguntas y solicitaremos comentarios sobre esta propuesta. Por favor, venga y comparta sus pensamientos e ideas sobre esta nueva oportunidad de propiedad de vivienda para las familias trabajadoras.

Si tiene preguntas sobre este evento, o **si requiere de servicios de interpretación** en un idioma que no sea inglés, comuníquese con: John Irvine al (949) 923-7143 o jirvine@JUSTconnectGroup.com.

POR FAVOR CONFIRME SU ASISTENCIA: jirvine@JUSTconnectGroup.com

Este aviso se proporciona en conformidad con la Ordenanza Sunshine, Artículo 153 (c) del Código Municipal de Santa Ana.

Company Detail

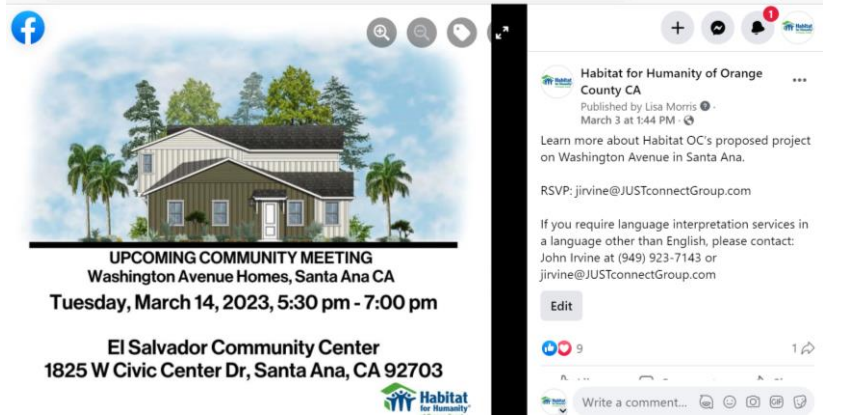
Company Name	HABITAT FOR HUMANITY OF ORANGE COUNTY
Address	2210 RITCHEY ST SANTA ANA, CA 92705-5308
Contact Name	KYM ESPINOSA
Phone Number	(714)434-6200
Profit Indicator	N

PS Form 3607R - Mailing Transaction Receipt

Account Holder Account Number	3583437
Account Holder Permit Number	363
Account Holder Permit Type	PI
Account Holder CRID	41668742
Post Office of Permit	SANTA ANA CA 92799-9324
Post Office of Mailing	SANTA ANA CA 92799-9324
Post Office of Permit Cost Center	056936-0100
Post Office of Mailing Cost Center	056936-0100
Mailing Agent Name	WE DO MAIL
Mailing Agent CRID	3670370
Mail Owner Name	HABITAT FOR HUMANITY OF ORANGE COUNTY
Mail Owner CRID	41668742
JOB ID	24884MFX
Customer Reference ID	N/A
CAPS Transaction Number	N/A
Class of Mail	USPS Marketing Mail
Processing Category	Letters
Postage Statement ID	532965786
Mailing Group ID	401141376
Mailer's Mailing Date	03/03/2023
Mailer Declared Total Pieces	894 pcs.
Mailer Declared Total Weight	19.3104 lbs.
Mailer Declared Weight of a single-piece	0.0216 lbs.
USPS Determined Total Pieces	894 pcs.
USPS Determined Total Weight	19.3104 lbs.
USPS Determined Weight of a single-piece	0.0216 lbs.
Total Number of Containers	7
Total Adjusted Postage	\$ 114.55
Payment Date and Time	03/03/2023 17:14
Payment Transaction Number	202306219145830M1
Adjustment Transaction Number	
Mailer Figures Adjusted?	No
Person authorizing adjustment	
Name	
Phone Number	

Facebook Notification/ Social Media

Notice of the meeting was posted and pinned to the top of the Habitat for Humanity of Orange County Facebook page for two weeks from March 3 – March 14.



Published in the Orange County Register

The Orange County Register

1920 Main St., Suite 225
Irvine, Ca 92614
714-798-7000

5285062

COLUMN-OCRP
1701 RHODE ISLAND AVE NW
WASHINGTON, DC 20036

FILE NO. WASH Neighbors Meeting Notice

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } SS.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of The Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/07/2023

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: March 07, 2023.

Christine Wang

Signature

PROOF OF PUBLICATION

Legal No. 0011590366

Washington Avenue Homes
Community Information Meeting
Habitat for Humanity of Orange County Cordially invites you to a community information meeting for an affordable home ownership development:
1921 W. Washington Ave., Santa Ana, CA 92706
DATE / TIME: Tuesday, March 14, 2023, 5:30 am - 7:00 pm
LOCATION: El Salvador Community Center 1825 W. Civic Center Dr., Santa Ana, CA 92703
RSVP by Friday, March 10, 2023
A proposed six-unit workforce home ownership development with affordable and Americans with Disabilities Act-compliant homes. At the meeting we will provide additional information about the homes, answer questions and solicit input on this proposal. Please come and share your thoughts and ideas about this new home-ownership opportunity for working families.
If you have questions regarding this event, or if you require language interpretation services in a language other than English, please contact: John Irvine at (949) 923-7143 or jirvine@JUSTconnectGroup.com.
RSVP: jirvine@JUSTconnectGroup.com
This notice is being provided pursuant to the Sunshine Ordinance, Section 153(c) of the Santa Ana Municipal Code.
The Orange County Register
Published: 3/7/23

3/07/2023

15P5-12/15/18

1

At the Meeting

- Optional sign-in
- Name tags were available (not many used these!)
- Although no requests—either written or spoken—for meeting interpretation into Spanish Habitat OC eagerly provided professional meeting interpretation. That decision was based on language justice. It was clear from walking around talking with Artesia-Pilar residents that a significant percentage of meeting participants were monolingual Spanish speakers who would not only welcome but require interpretation into Spanish at the meeting.
- Served pan dulce, cafecito and water in an commitment to cultural competence and to make folks feel relaxed, familiar and at home.
- Meeting presenters were:
 - o **John Irvine, JUSTconnect**, a community engagement specialist, who gave the introduction, set the process, established expectations and facilitated the three Q and A sections.
 - o **Monique Davis**, President and CEO of Habitat for Humanity of Orange County, who talked about the developer, Habitat OC, its track record, partnership with the City of Santa Ana and benefits of the planned homes.
 - o **Judson Brown**, Director of the Housing Division for the City of Santa Ana spoke briefly about the City's support for the Project and substantial involvement in its financing.
 - o **Katie Gomez**, Project Architect of the Washington Avenue Homes, who described the homes and how they were designed to fit the character of the neighborhood and to preserve the safety and privacy of neighbors.
 - o **Erica Berrios**, CFO, Habitat for Humanity of OC, who spoke on eligibility requirements for the homes.
 - o **Lauren Hahn**, who spoke on the Habitat OC process of selecting eligible home-buyer candidates.
- Prior to the formal presentation, an introduction was provided about the reason the meeting was being held, who received the notices, what would be discussed, the meeting format, and how participants could share their questions and feedback.
- The heart of the meeting was a PowerPoint presentation in three sections—each followed by a highly interactive facilitated Question and Answer session, which covered:
 1. **Who is the developer?**
 2. **What is the project?**
 3. **Who is eligible to buy these affordable homes?**

Maximizing feedback

- Habitat assigned a note-taker to the meeting to ensure all questions from homeowners and renters as well as responses were captured.
- One of the project architects served as scribe and recorded questions from participants.
- An ample unhurried Q and A session was held after each of the three sections of the presentation. In this way questioners had more time to ask questions rather than in a single Q and A session at the end.
- A roving microphone was brought to each individual who raised their hand—thus establishing an easy way to share feedback/questions with the presenters and the audience.
- Brightly colored “Comment Cards” and a pen were placed on each and every chair in the auditorium to encourage each and every attendee to share their ideas.
- The Comment Cards were accompanied by a quirky but eye-catching, handmade “ballot box”-type container covered in shiny silver foil—as a fun way to alert people to an additional means to provide feedback.

Questions and Answers (see also Comment Cards, below)

Q. What’s the timeline for the demolition of the existing buildings? They are attracting people who stay inside.

A. We expect demo to take about six weeks.

Q. Is there a Homeowners Association?

A. Yes. The HOA will be responsible for maintaining the landscaping and cutting the grass that faces the street. That means the homes will always show an attractive face to the neighborhood.

Q. What about parking?

A. There will be 2-car garage for each unit as well as 3 guest parking spaces.

Q. Will the people who move in be noisy?

A. City of Santa Ana Code prohibits loud noise at any time but more so after 10 pm.

Q. We live behind the property (1921 West Washington Ave.) and the people didn’t take care of their fence. They moved out and it fell down and we had to build a new one. Will you reimburse us?

A. Let’s you and I talk about your specific situation after the meeting.

Q. I want to know if you went around and talked to the neighbors before you bought this property?

A. No we didn’t. We typically do that after we buy the property so we can connect with neighbors and hear their concerns, like we’re doing tonight.

Q. How big are the rear-facing windows?

Not large. As you can see we’ve designed the home so that any windows are 29 feet away from the property line. We’ve positioned them to maximize your privacy.

Q. We’ve had problems with people going into the property and coming over to our property next door. What about security during construction?

A. There should be a construction fence going up any day now. The property will have security 24/7—not a guard on the property but a security company with monitoring equipment who will know when someone unauthorized comes on the property. They will send out a patrol to check on that and will be patrolling the property regularly.

Q. Are Low-Income families eligible to buy one of these homes?

A. Yes. These homes were designed for Low-Income working families.

Comment Cards

Each Neighbors Meeting attendee was given a Comment Card and a pen and asked to provide feedback before leaving. These are the results:

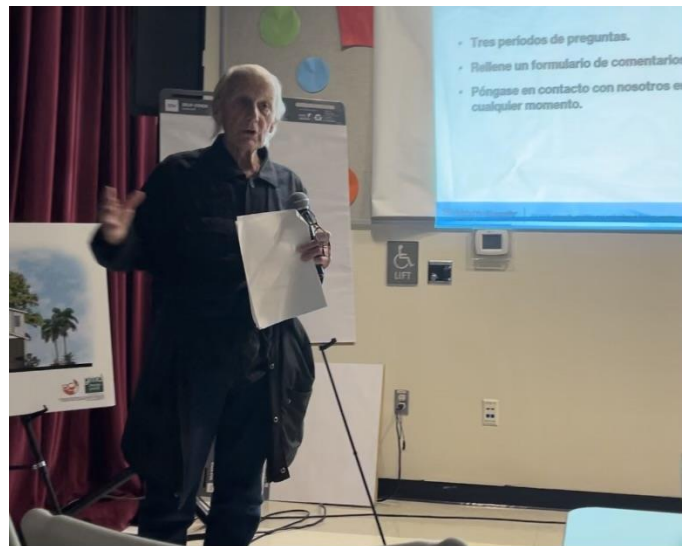
- RENTER: Very good info and the presenters. I wish I can live in one someday! Thank you.
- RENTER: Great project! I wish I could qualify. I will check the website.
- OWNER: Excited for the Artesia-Pilar residence [sic].
- RENTER OF A BEDROOM: I think Washington Avenue Homes offers us a great opportunity to be owners of our own little home at a price that we are able to pay, and in that way, live in dignity.
- RENTER/OWNER: I think that Habitat is doing a great job in Santa Ana and Washington [sic] is a good place for me and my family. Thank you so much for the job your [members?] are doing.
- RENTER: Interest in future home building, if so what area? [sic] Look forward to working with your team.

Following up

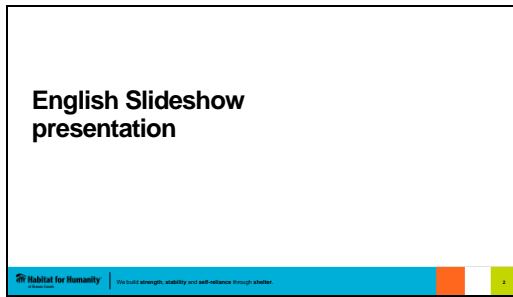
Habitat OC will follow up with each and every participant who provided contact information—both to advise of upcoming Sunshine Ordinance meetings and to keep updated on general project news

###

Community Meeting Photos March 14, 2023



Slide 1



Slide 2




Slide 3



Slide 4

Your ideas are important!

- Three question periods.
- Fill out a comment form.
- Contact us anytime.



Habitat for Humanity | We build strength, stability and self-reliance through shelter.

We're all ears.
The team at Habitat OC is eager to hear what you think.

Slide 5

Let's Talk...

- Introducing Habitat for Humanity of Orange County
 - City of Santa Ana = our partner
- Six more affordable ownership homes!
 - Benefits of Washington Avenue Homes
- Who is eligible to own these homes?




Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide 6

**Welcome...
From Habitat for Humanity OC**

- We help low / moderate income families **BUY** a home.
- **237** families have bought our homes.
- Affordable for working families.





Habitat for Humanity of Orange County Santa Ana Office

Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Monique Davis begins.

Slide 7

OC Needs Affordable Homes!
Habitat Homes Across Orange County



Habitat Homes are built to help working families. We work with cities like Santa Ana to keep them in the AFFORDABLE price range.

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Last year, the median sales price of an Orange County home passed \$1.02 million, according to DQ News/CoreLogic.

That's why Habitat was founded in 1988—to build homes and help working families buy them at an affordable price. People in Orange County need houses in all price ranges. We build in the affordable price ranges. We've been doing this from San Juan Capistrano to Fullerton. From Rancho Santa Margarita to Anaheim. And all over Santa Ana.

Slide 8

What does Affordable Housing Mean?

- These homes are FOR SALE—NOT RENT!
- Habitat OC reduces:
 - The purchase price
 - The mortgage interest rate
 - The downpayment



Habitat for Humanity
We build strength, stability and self-reliance through shelter.


We don't build apartments or rentals. We don't give houses away. We sell affordable homes for Working families.

Slide 9

Gaining and Passing Financial Stability to Your Family

Build Savings for:

- College
- Disposable Income
- For financial emergency



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

As most of you know, owning your home is the #1 way to acquire wealth in the US.

Slide 10

The City of Santa Ana is our partner.

- 33-year partnership.
- 30 affordable homes now owned by Santa Ana's working families.
- Financial assistance from the City = more homes.



Habitat for Humanity | We build strength, stability and self-reliance through shelter.


CITY OF SANTA ANA
PARTNERSHIP

Slide 11

The City of Santa Ana provided \$2.2 million

Thanks to the City for enabling:

- Two additional units
- Americans-with-Disabilities- One (ADA)-compliant unit
- All affordable ownership housing



Habitat for Humanity | We build strength, stability and self-reliance through shelter.

CITY OF SANTA ANA REP EXPLAIN
PARTNERSHIP
Judson Brown

Slide 12

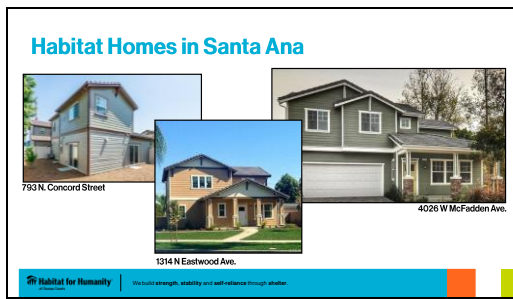
Habitat Homes in Santa Ana



Habitat for Humanity | We build strength, stability and self-reliance through shelter.

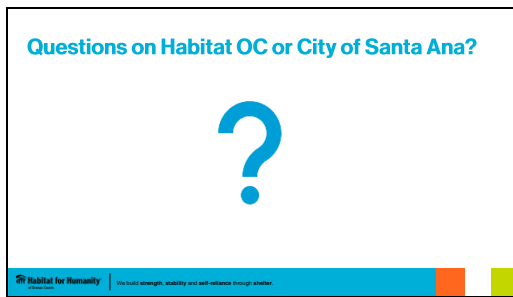
Habitat and Santa Ana have had
a long, successful partnership. Santa Ana
is a strong advocate for affordable home
ownership as a way to build their
resident's long-term wealth.

Slide 13



These are some of the Habitat Homes you will find here in the city of Santa Ana.

Slide 14



Slide 15



Washington Avenue Home Proposed Project:

Front Elevation from Washington Street

All units will have approximately 1,430 sq. ft. of interior living space. In addition, each unit will have a private yard that will be approximately 540 sq. ft. A private-use open space in the back of the lot will be available for the homeowners.

Slide 16



Side Elevation

Slide 17



Back Elevation showing garage/parking planning.

Slide 18



Second building with ADA-compliant home will be stacked. Larger garage for this home will provide ADA parking.

Slide 19



Building 2 Stacked duplex

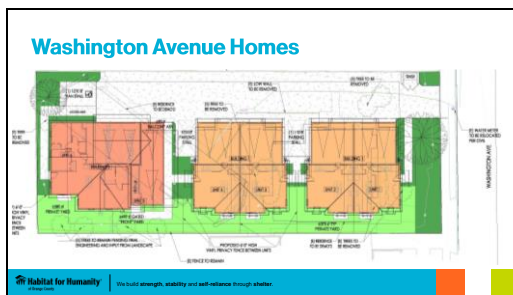
Slide 20



- Six beautiful homes for low-income workers.
- Including one Americans-with-Disabilities-Act (ADA)-compliant home

Each unit will have an attached 2-c garage and residents will be required to park vehicles in the garage. The additional 3 standard parking spots will be designated as short-term overflow parkin

Slide 21




Site Plan

Slide 22

Things are looking better!


Old Structures will be removed.



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 23

Homes designed to complement the lot.



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 24

Good for Neighbors

- Deteriorating structures removed.
- Beautify the street with good-looking homes, attractive landscaping.
- Support property values of nearby homes.



We build strength, stability and self-reliance through shelter.

Slide 25

Good for Homebuyers

- Pride of ownership.
- Children living in a secure environment do better in school.
- Provides stable housing for families.
- Generates equity, intergenerational wealth.



We build strength, stability and self-reliance through shelter.

- Homeowners put down roots and become more invested in their community. As we stated before, our families all invest their physical energy in the house they will call a home. They take pride in the finished product and learn skills to care for their home long term.




Family Benefits

- For children, frequent or unplanned moves will often negatively impact achievement. A stable place to call home provides a secure environment and adequate space to study and think. Habitat's affordable mortgages and loans, energy-efficient construction, and repairs all help to lower housing costs for many families, allowing them to make greater investments in their children's education.

Slide 26

Good for Santa Ana



- Increase City's property tax income.
- Enhance the Artesia-Pilar neighborhood.
- Continue City's commitment to affordable home ownership.



PRIDE OF OWNERSHIP HELPS EVERYONE

Slide 27




Questions on West Washington Homes?



Slide 28

Who can buy these homes?

- Need for improved housing
- Able to pay:
 - a. Meet project income guidelines
 - i. Household Income approx. \$61,000 - \$126,000/year
 - b. Have good credit / low debt
 - c. Meet residency requirement
- Willing to partner with Habitat OC



Are you seeking an affordable home in the West Washington neighborhood?


Do you have a family member or friend who could qualify?

- SA residents get preference.
- Meet income requirements based on household size. (Refer to current income chart on website)
 - Able to pay a Down Payment and Closing Costs. (For Low-income buyers, currently estimated at \$12,000-\$17,000)
 - Must be citizens or permanent residents of the U.S. and live or work Orange County.

Slide 29

Next steps

- Register our online Homebuyer Orientation
<https://www.habitatoc.org/home-buyer-orientation/>
- Take a project brochure and Habitat OC brochure.
- Talk with your family about this important step for your future.




Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Be sure and take a project brochure and give it to anyone you want as a neighbor.

Slide 30

Questions on buying one of these affordable homes?



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 31

Thank you!

Before you go, please share your ideas on an orange comment card

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

SPANISH SLIDESHOW PRESENTATION

Besides having all slides translated into Spanish, a professional interpreter translated every word of the meeting into Spanish using state-of-the-art electronic receivers and headphones

Slide 1




Slide 2

1921 Washington Street

La Ciudad de Santa Ana, con el fin de servirle mejor, ha aprobado **La Ordenanza Sunshine**.

1. Usted se enterará de lo que está pasando en su vecindario.
2. Usted da su opinión sobre la vivienda.



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 2 contains the title "1921 Washington Street" and a paragraph in Spanish about the City of Santa Ana approving "La Ordenanza Sunshine". Below this is a numbered list with two items. To the right of the list is an icon depicting a sun and two houses. The slide footer includes the Habitat for Humanity logo and tagline.

Slide 3

¡Sus ideas son importantes!

- Tres períodos de preguntas.
- Rellene un formulario de comentarios.
- Póngase en contacto con nosotros en cualquier momento.



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 3 features the heading "¡Sus ideas son importantes!" followed by a bulleted list in Spanish. To the right of the list is an icon showing two people at a table with a question mark, a thumbs up icon, and a heart icon. The slide footer includes the Habitat for Humanity logo and tagline.

Slide 4

Hablemos...

- Presentamos Habitat for Humanity del Condado de Orange
 - El ayuntamiento de Santa Ana = Nuestro colaborador.
- ¡Seis viviendas más asequibles!
 - Beneficios de Washington Avenue Homes
- ¿Quiénes son elegible para ser propietarios de estas casas?



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 5

Habitat for Humanity le da la Bienvenida...

- Ayudamos a las familias de ingresos bajos / moderados a **COMPRAR** casa.
- **237** familias han comprado nuestras casas.
- Asequible para familias trabajadoras.



Habitat for Humanity of Orange County Santa Ana Office

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 6

¡OC necesita viviendas asequibles!

Hogares de Habitat en todo el Condado de Orange




Los hogares de Habitat se construyen para ayudar a las familias trabajadoras y trabajamos con ciudades como Santa Ana para mantenerlas en el rango de precios **ASEQUIBLES**.

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 7

¿Qué significa vivienda asequible?

- Estas casas están **EN VENTA**, ¡NO EN ALQUILER!
- HabitatOC reduce:
 - El precio de compra
 - La tasa de interés hipotecaria
 - El anticipo



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 8

Obtener y pasar riqueza a su familia

- Para la universidad
- Para su propia casa
- Para emergencia financiera



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide 9

El ayuntamiento de Santa Ana es nuestro colaborador

- En colaboración por 33 años.
- **30** viviendas asequibles ahora propiedad de las **familias trabajadoras de Santa Ana**.
- Asistencia financiera de la Ciudad = más viviendas.
-



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
10

La Ciudad de Santa Ana aportó \$2.2 millones

Gracias a la Ciudad por permitir:

- Dos unidades adicionales
- Unidad que cumple con la ley de los estadounidenses con discapacidades (ADA)
- Todas las viviendas de propiedad asequible



Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide
11

Viviendas Habitat en Santa Ana



Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide
12

Viviendas Habitat en Santa Ana



793 N. Concord Street

1314 N Eastwood Ave.

4026 W McFadden Ave.

Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide
13

Preguntas sobre Habitat OC o la Ciudad de Santa Ana?

?

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
14

Washington Avenue Homes



Habitat for Humanity
Washington Avenue
Plan 1 - Right Elevation

gmo
group

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
15

Washington Avenue Homes



Habitat for Humanity
Washington Avenue

gmo
group

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
16



Slide
17



Slide
18



Slide
19

Construcción y desarrollo bien pensado



No hay construcción fuera de las horas / días de inicio de la ciudad



Se está trabajando con el departamento de Obras Publicas de Santa Ana para brindar la mejor solución para la recolección semanal de basura.



Estacionamiento para invitados y garaje para dos autos por cada casa.

Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide
20

¡Las cosas se ven mejor!

Se eliminaron las estructuras antiguas








Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide
21

Las viviendas en Washington Avenue



Habitat for Humanity | We build strength, stability and self-reliance through shelter.

Slide
22

Las viviendas diseñadas para complementar el lote.




The slide features two images. On the left, an aerial view shows a row of colorful, modern houses designed to fit into a traditional lot layout. On the right, a man is smiling and carrying a young child on his shoulders. The Habitat for Humanity logo and tagline are at the bottom.

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
23

Bueno para los vecinos

- Se removieron las estructuras deterioradas.
- Embellecen la calle con casas bonitas, paisajes atractivos.
- fortalece el valor de la propiedad de las casas cercanas.



The slide shows a group of people standing in a line on a street, holding a long wooden plank. A large blue thumbs-up icon is overlaid on the image. The Habitat for Humanity logo and tagline are at the bottom.

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
24

Bueno para los compradores de vivienda

- El orgullo de ser propietario.
- A los niños que viven en un entorno seguro les va mejor en la escuela.
- Proporciona vivienda estable para las familias.
- Genera equidad, riqueza intergeneracional.



The slide shows a family of three sitting at a table with food. A large blue thumbs-up icon is overlaid on the image. The Habitat for Humanity logo and tagline are at the bottom.

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
25



Bueno para Santa Ana

- Aumenta los ingresos por impuestos a la propiedad de la Ciudad.
- Mejora el barrio Artesia-Pilar.
- Continúa el compromiso de la Ciudad con la propiedad de vivienda asequible.



Slide
26

¿Preguntas sobre West Washington Homes?





Slide
27

¿Quiénes puede comprar estas viviendas?

- Necesiten una viviendas mejorada
- Cuenten con la posibilidad de costearla:

Guía de ingresos que dicta el proyecto:


- Ingresos familiares aprox. \$61,000 - \$26,000/año
- Buen crédito / deudas bajas
- Requisito de residencia
- Dispuestos a asociarse con Habitat OC



Slide
28

Próximos pasos


- Registre a nuestra orientación para compradores de vivienda en línea
<https://www.habitatoc.org/home-buyer-orientation/>
- Tome un folleto del proyecto y un folleto de Habitat OC.
- Hable con su familia sobre
Este importante paso para su futuro.



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
29

¿Preguntas sobre la compra de una de estas viviendas asequibles?



Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Slide
30

¡Gracias!

*Antes de irse, comparta sus ideas en
una tarjeta de comentarios.*

Habitat for Humanity
We build strength, stability and self-reliance through shelter.

Project Brochure on Washington Avenue Homes was provided as a takeaway.



**Affordable
Home Ownership
in Santa Ana.**



**every parent
wants a better future
for their family**

**Washington Avenue Homes are
designed with your family in mind.**

- Six 3-bedroom duplex homes
- 1,430 sq ft interior
- Private entry, yard
- Attached 2-car garage
- One block from Santa Ana College
- Walk to 150 or 57 bus
- One home is ADA-compliant



Washington Avenue Homes



Affordable Homes for low-income families to buy in Santa Ana, California.



Habitat for Humanity of Orange County.

**We help low and moderate income
families buy a home.**

For eligibility and more information

go to:

www.habitatoc.org/our-homes/



Sign up today for a Home Buyer Orientation Meeting

go to:

www.habitatoc.org/homeownership-2/



2010 Richey Street Santa Ana CA 92705 714.434.6200

Comment Cards were provided in English and Spanish

Habitat for Humanity of Orange County

Needs your ideas!

Make sure you fill out and deposit your Comment Card in the silver box.

Name _____

Email address _____

☐ I rent my home.

☐ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:



Habitat for Humanity of Orange County

¡Necesita sus ideas!

Nombre _____

Dirección de correo electrónico _____

☐ Alquilo mi casa.

☐ Soy dueño de mi casa.

Esto es lo que pienso sobre WASHINGTON AVENUE HOMES:

[illegible]



Please sign in to help us know who attended this meeting and how to follow up with you.

[illegible]

[illegible]

Meeting Notice Mailing List:

FULL_NAME	ADDRESS	CITY	ST	ZIP
PAT MERCURI	18195 MCDURMOTT E STE I	IRVINE	CA	92614-4792
CHARLES CHOP & CHARLES J CHOP TRUST	1602 N LINWOOD AVE	SANTA ANA	CA	92701-2725
ANTONIO ADAME	1323 N SPURGEON ST # PHW	SANTA ANA	CA	92701-2472
ANGEL & ANGELICA GUILLEN	1501 N HATHAWAY ST	SANTA ANA	CA	92701-2632
JAVIER & MARIA ROBLES	1632 E STAFFORD ST	SANTA ANA	CA	92701-3232
HOE VAN NGUYEN & DUNG VU	1013 S ELLIOTT PL	SANTA ANA	CA	92704-2224
THUY HA	1101 S ARAPAHO DR	SANTA ANA	CA	92704-2406
MAYRA SANTACRUZ & RAMON PEREZ	5002 W CRYSTAL LN	SANTA ANA	CA	92704-1923
SCOTT HUYNH & KIM LE	1814 W OCCIDENTAL ST	SANTA ANA	CA	92704-4227
KHOI LE	2406 S SALTA ST	SANTA ANA	CA	92704-5627
MARCUS HANSON	3710 S BEAR ST UNIT L	SANTA ANA	CA	92704-7200
MANUEL ARELLANO & MIREYA GALLARDO	12722 MITTMAN LN	SANTA ANA	CA	92705-1229
NGA BUI	1852 ALITA LN	SANTA ANA	CA	92705-3401
J SERNA & TERESA BUCIO	2730 CONCORD ST	SANTA ANA	CA	92705-6811
LUPE & XAVIER FONSECA	12191 WOODLAWN AVE	SANTA ANA	CA	92705-3010
EMILIO & JUANITA GUILLEN	1110 E BUFFALO AVE	SANTA ANA	CA	92705-7003
RODOLFO GONZALEZ & LORENA CERVANTES	1202 E BUFFALO AVE	SANTA ANA	CA	92705-7004
JOHN & VIRGINIA LONGWELL	1261 TREASURE LN	SANTA ANA	CA	92705-2491
MARCOS MARQUEZ	13502 SANDHURST PL	SANTA ANA	CA	92705-2742
BEVERLY PACKARD & BEVERLY A PACKARD REVOCABLE		1430 FRANZEN AVE	SANTA ANA	CA 92705-6925
ANH TRAN & XUAN TRUONG	3410 S BIRCH ST	SANTA ANA	CA	92707-4313
MARCO ARIAS	1126 S GARNSEY ST	SANTA ANA	CA	92707-1127
GUSTAVO & PRISCILLA CALDERA	606 W CURIE AVE	SANTA ANA	CA	92707-3920
STEVEN MCLAUGHLIN	PO BOX 2429	SANTA ANA	CA	92707-0429
VIRGINIA FLORES	2002 OAK ST	SANTA ANA	CA	92707-2921
ALFONSO CORTEZ	1922 EVERGREEN ST	SANTA ANA	CA	92707-3016
RE INVESTING GROUP INC	8563 AMAZON RIVER CIR	FOUNTAIN VALLEY	CA	92708-5510
KHANH DAO & TIFFANY PHAM	10448 SALINAS RIVER CIR	FOUNTAIN VALLEY	CA	92708-6841
TUYEN CO & TRANG TRAN	9701 CARNATION AVE	FOUNTAIN VALLEY	CA	92708-1508
DANIA INVESTMENT LLC	17200 NEWHOPE ST APT 228A	FOUNTAIN VALLEY	CA	92708-4280
JESUS PICASO & GEORGINA ORNELAS	9751 TALBERT AVE	FOUNTAIN VALLEY	CA	92708-5148
GLORIA NGUYEN	18030 BROOKHURST ST # 342	FOUNTAIN VALLEY	CA	92708-6756
CAM MAI & CAM T MAI REVOCABLE LIVING TRUST	9409 POINSETTIA AVE	FOUNTAIN VALLEY	CA	92708-2268
RICARDO MORENO & ANGIE DIAZ MORENO	9643 CARNATION AVE	FOUNTAIN VALLEY	CA	92708-1507
BE REALTY CO LLC	PO BOX 10256	SANTA ANA	CA	92711-0256
SA1717 LLC	PO BOX 9747	FOUNTAIN VALLEY	CA	92728-9747
THOMAS LE	PO BOX 8334	FOUNTAIN VALLEY	CA	92728-8334
GLORIA SANCHEZ & GLORIA SANCHEZ REVOCABLE LIV		17462 VILLAGE DR	TUSTIN	CA 92780-2548
PAYAM JAHANGIRI	125 W MAIN ST	TUSTIN	CA	92780-4346
TINA LAU & TINA SO WAN LAU TRUST	251 FLYERS LN	TUSTIN	CA	92782-6510
KAREN TISCARENO & TISCARENO LIVING TRUST	1105 S FAIRVIEW ST	SANTA ANA	CA	92704
TRINA MAI & MINH TRINH	15500 CITY GARDEN LN	PROSPER	TX	75078-1726
WDM_M24884	695 N MAIN ST	ORANGE	CA	92868-1103
JOSE MEDINA & OLGA DE MEDINA	1531 W 10TH ST	SANTA ANA	CA	92703-2001
ENRIQUE MARTINEZ	1604 W 10TH ST	SANTA ANA	CA	92703-2004
ERNESTO AGUILAR	1605 W 10TH ST	SANTA ANA	CA	92703-2003
MARIA AGUILAR	1609 W 10TH ST	SANTA ANA	CA	92703-2003
BLANCA & ERICK FELIX	1610 W 10TH ST	SANTA ANA	CA	92703-2004
MARIA SARABIA	1615 W 10TH ST	SANTA ANA	CA	92703-2003
TIMOTEO & NORMA LARES	1617 W 10TH ST	SANTA ANA	CA	92703-2003
MARICELA ZARATE & THE PAZ DEL ALMA REVOCABLE	1620 W 10TH ST	SANTA ANA	CA	92703-2004
MCAR INVESTMENTS LLC	1621 W 10TH ST	SANTA ANA	CA	92703-2003
MARIO & ALEXIS GARCEZ	1624 W 10TH ST	SANTA ANA	CA	92703-2004
EFRAIN RAMIREZ	1628 W 10TH ST	SANTA ANA	CA	92703-2004
GRACIELA MAYA & CESAR ALTAMIRANO	1629 W 10TH ST	SANTA ANA	CA	92703-2003
FILIBERTO & LEONOR REYES	1636 W 10TH ST	SANTA ANA	CA	92703-2004

MIGUEL LUNA & LAUREANO JIMENEZ	1701 W 10TH ST	SANTA ANA	CA	92703-2005
DAVID & LUCIA SARINANA	1702 W 10TH ST	SANTA ANA	CA	92703-2005
LILLIE MURDOCK & THE LILLIE MURDOCK TRUST	1706 W 10TH ST	SANTA ANA	CA	92703-2005
JOSE & PAULA BRIDGE	1709 W 10TH ST	SANTA ANA	CA	92703-2005
SIDNEY BRIDGES	1710 W 10TH ST	SANTA ANA	CA	92703-2005
FRANCISCO & BRENDA MARTINEZ	1715W W 10TH ST	SANTA ANA	CA	92703-2005
SHEILA MALLOY & THE SHEILA R MALLOY TRUST	1716 W 10TH ST	SANTA ANA	CA	92703-2005
CAM TRUONG	1719 W 10TH ST	SANTA ANA	CA	92703-2005
HILDA ORTIZ & THE HILDA ORTIZ REVOCABLE TRUST	1921 W 10TH ST	SANTA ANA	CA	92703-2044
ISAIAS GOMEZ & MARGARITA LOPEZ	1931 W 10TH ST	SANTA ANA	CA	92703-2044
IGNACIO PLASCENCIA	2008 W 10TH ST	SANTA ANA	CA	92703-1917
ANTONIO & TERESA GONZALEZ	2009 W 10TH ST	SANTA ANA	CA	92703-1916
EDUARDO GONZALEZ & MARICELA RETANO	2012 W 10TH ST	SANTA ANA	CA	92703-1917
ANITA DE FUENTES & RAYMUNDO MACARENO	2013 W 10TH ST	SANTA ANA	CA	92703-1916
ANTONIO & VIRGINIA VALENCIA	2017 W 10TH ST	SANTA ANA	CA	92703-1916
STEVEN & ALMA MADRID	4410 OAKFIELD AVE	SANTA ANA	CA	92703-1636
ISIDRO MENDEZ & GLORIA ROSALES	2022 W 10TH ST	SANTA ANA	CA	92703-1917
RAUL ARAUJO	2025 W 10TH ST	SANTA ANA	CA	92703-1916
HECTOR & MANUELA LOPEZ	2026 W 10TH ST	SANTA ANA	CA	92703-1917
SAMUEL SANCHEZ	2029 W 10TH ST	SANTA ANA	CA	92703-1916
SEVERIANO LOPEZ & CRISTINA SALVADOR	2030 W 10TH ST	SANTA ANA	CA	92703-1917
MARIA & JOSE GONZALEZ	2033 W 10TH ST	SANTA ANA	CA	92703-1916
JOSE ORELLANA & LORENA ARIAS	2034 W 10TH ST	SANTA ANA	CA	92703-1917
MARIO & FABIOLA HIGAREDA	2037 W 10TH ST	SANTA ANA	CA	92703-1916
MARTHA TOVAR & MARTHA I TOVAR FAMILY TRUST	2038 W 10TH ST	SANTA ANA	CA	92703-1917
LYNDA SORIA & THE LYNDA F SORIA TRUST	2041 W 10TH ST	SANTA ANA	CA	92703-1916
ARTURO & NORMA BARAJAS	2042 W 10TH ST	SANTA ANA	CA	92703-1917
SAMUEL VARELA	2045 W 10TH ST	SANTA ANA	CA	92703-1916
MARTIN & MARIA ESQUEDA	2101 W 10TH ST	SANTA ANA	CA	92703-1918
MARIO & MARIA MAGALLON	2102 W 10TH ST	SANTA ANA	CA	92703-1919
ATANACIO & VALENTINA ESCANUELA	2105 W 10TH ST	SANTA ANA	CA	92703-1918
FRANCISCO ESQUEDA & ANALIA RODRIGUEZ	2110 W 10TH ST	SANTA ANA	CA	92703-1919
MARIA LEON	2113 W 10TH ST	SANTA ANA	CA	92703-1918
FAUSTINO GARCIA & FAUSTINO FARCIA REVOCABLE L	2114 W 10TH ST	SANTA ANA	CA	92703-1919
MARISOL GAHLER	2121 W 10TH ST	SANTA ANA	CA	92703-1918
ROGELIO PONCE	2122 W 10TH ST	SANTA ANA	CA	92703-1919
GERARDO CHAVEZ & JULIETA DE CHAVEZ	2126 W 10TH ST	SANTA ANA	CA	92703-1919
PHUOC NGO & THAO NGUYEN	2129 W 10TH ST	SANTA ANA	CA	92703-1918
SERGIO & EUNICE RAMIREZ	2130 W 10TH ST	SANTA ANA	CA	92703-1919
CLARIBEL SALGUERO	2133 W 10TH ST	SANTA ANA	CA	92703-1918
CARLOS & RAQUEL LOPEZ	2134 W 10TH ST	SANTA ANA	CA	92703-1919
JUAN & TERESA HERNANDEZ	2201 W 10TH ST	SANTA ANA	CA	92703-1920
MORRIS & TONI ELMORE	2205 W 10TH ST	SANTA ANA	CA	92703-1920
ADRIAN & CHRISTINA REQUEJO	1519 W 11TH ST	SANTA ANA	CA	92703-2006
BERNARDO & GLORIA CEJA	1522 W 11TH ST	SANTA ANA	CA	92703-2007
JACINTO RIVERA & MARTHA ROMERO	1530 W 11TH ST	SANTA ANA	CA	92703-2007
MIGUEL & LUCIA RODRIGUEZ	1531 W 11TH ST	SANTA ANA	CA	92703-2006
LETICIA PRADO	1601 W 11TH ST	SANTA ANA	CA	92703-2008
MARIA RAMIREZ	1602 W 11TH ST	SANTA ANA	CA	92703-2009
DANNY NHAN & ELLEN NGUY	1605 W 11TH ST	SANTA ANA	CA	92703-2008
XING CAO	1606 W 11TH ST	SANTA ANA	CA	92703-2009
JOSE ANAYA	1610 W 11TH ST	SANTA ANA	CA	92703-2009
MIKE & MARIA VAZQUEZ	1614 W 11TH ST	SANTA ANA	CA	92703-2009
JESSE JOVEL & JENNIFER CORONA	1618 W 11TH ST	SANTA ANA	CA	92703-2009
FERNANDO & ANA PONCE	1619 W 11TH ST	SANTA ANA	CA	92703-2008
AURELIO GONZALEZ	1622 W 11TH ST	SANTA ANA	CA	92703-2009
CESAR & JUANA ENRIQUEZ	1623 W 11TH ST	SANTA ANA	CA	92703-2008
RAFAEL RAMOS & REBECA DE RAMOS	1626 W 11TH ST	SANTA ANA	CA	92703-2009
ANTONIO PEREZ & THE PEREZ FAMILY TRUST	1627 W 11TH ST	SANTA ANA	CA	92703-2008
EDUARDO GONZALEZ & MARIA TARIN	1629 W 11TH ST	SANTA ANA	CA	92703-2008
NOE & EVA RUIZ	1630 W 11TH ST	SANTA ANA	CA	92703-2009
CARLOS & CARLOS CORONA	1634 W 11TH ST	SANTA ANA	CA	92703-2009

JAVIER & GINA MENDEZ	1638 W 11TH ST	SANTA ANA	CA	92703-2009
ANSBERTO ONOFRE & MARIA GRAJEDA	1641 W 11TH ST	SANTA ANA	CA	92703-2008
CINTHIA & CLEOTIDE VELASQUEZ	1642 W 11TH ST	SANTA ANA	CA	92703-2009
DESIREE GUZMAN-MCGLASSON	1702 W 11TH ST	SANTA ANA	CA	92703-2011
ALFONSO & CELIA CARRIEDO	1703 W 11TH ST	SANTA ANA	CA	92703-2010
CHRISTIAN & ROCIO SUPANCIC	1706 W 11TH ST	SANTA ANA	CA	92703-2011
FELIPE & MAYRA VASQUEZ	1707 W 11TH ST	SANTA ANA	CA	92703-2010
DUNG DO	1423 W 6TH ST	SANTA ANA	CA	92703-2105
CYNTHIA ESTRADA & ESTRADA REVOCABLE TRUST	1711 W 11TH ST	SANTA ANA	CA	92703-2010
CARLOS FLORES	1714 W 11TH ST	SANTA ANA	CA	92703-2011
ANTONIO & ERNESTINA HERNANDEZ	1717 W 11TH ST	SANTA ANA	CA	92703-2010
JOHN & MARY BARNETT	1718 W 11TH ST	SANTA ANA	CA	92703-2011
JUAN & GLORIA PLASCENCIA	1721 W 11TH ST	SANTA ANA	CA	92703-2010
CLARIZA TORRES & RMANJO LUNA	1722 W 11TH ST	SANTA ANA	CA	92703-2011
KEZIA RIVERA	1725 W 11TH ST	SANTA ANA	CA	92703-2010
EDGAR ROGEL & MARIA BAHENA	1726 W 11TH ST	SANTA ANA	CA	92703-2011
JASON MA & HIEN TO	2005 W 11TH ST	SANTA ANA	CA	92703-1922
DANIEL & ANDREA AGUILAR	2006 W 11TH ST	SANTA ANA	CA	92703-1923
FRANCISCO MARTINEZ	2009 W 11TH ST	SANTA ANA	CA	92703-1922
HUGO & SANDRA HERNANDEZ	2010 W 11TH ST	SANTA ANA	CA	92703-1923
ELADIO & ADELA CONTRERAS	2013 W 11TH ST	SANTA ANA	CA	92703-1922
LEANDRO & RITA RODRIGUEZ	2017 W 11TH ST	SANTA ANA	CA	92703-1922
NHAT DUONG	2018 W 11TH ST	SANTA ANA	CA	92703-1923
ADRIAN & EUSTOLIA CASTILLO	2021 W 11TH ST	SANTA ANA	CA	92703-1922
MARIO & STEPHANIE HERNANDEZ	2022 W 11TH ST	SANTA ANA	CA	92703-1923
JOSE RAMOS	2025 W 11TH ST	SANTA ANA	CA	92703-1922
ELIZABETH GOMEZ & THE ELIZABETH GOMEZ REVOCAB	2026 W 11TH ST	SANTA ANA	CA	92703-1923
GERARDO IRIBE	2029 W 11TH ST	SANTA ANA	CA	92703-1922
JOSE MALDONADO	2030 W 11TH ST	SANTA ANA	CA	92703-1923
WILFRIDO & AUDELIA PEDRAZA	2033 W 11TH ST	SANTA ANA	CA	92703-1922
JESIE & IRMA HERNANDEZ	2034 W 11TH ST	SANTA ANA	CA	92703-1923
ISAURO & OFELIA RODRIGUEZ	2037 W 11TH ST	SANTA ANA	CA	92703-1922
RAYMUNDO LOPEZ & JOSEFINA MARIN	2038 W 11TH ST	SANTA ANA	CA	92703-1923
THU NGUYEN	2041 W 11TH ST	SANTA ANA	CA	92703-1922
BENJAMIN ORATE & MARY CHEADLE	2042 W 11TH ST	SANTA ANA	CA	92703-1923
JAVIER & JULIA OLIVAS	2045 W 11TH ST	SANTA ANA	CA	92703-1922
HERMELINDA SERRANO	2046 W 11TH ST	SANTA ANA	CA	92703-1923
JUAN & MARIA HERNANDEZ	2101 W 11TH ST	SANTA ANA	CA	92703-1924
HANA VU	2105 W 11TH ST	SANTA ANA	CA	92703-1924
ANDRES & BEATRIZ HERNANDEZ	2109 W 11TH ST	SANTA ANA	CA	92703-1924
MARIA BLANCO	2110 W 11TH ST	SANTA ANA	CA	92703-1925
AGUSTIN VASQUEZ & ELIZABETH OLALDE	2113 W 11TH ST	SANTA ANA	CA	92703-1924
FELIPE RODRIGUEZ	2114 W 11TH ST	SANTA ANA	CA	92703-1925
NGOC & DON PHAN	2117 W 11TH ST	SANTA ANA	CA	92703-1924
JOSE PADILLA & GRACIELA IBARRA	2118 W 11TH ST	SANTA ANA	CA	92703-1925
PHONG BUI	2121 W 11TH ST	SANTA ANA	CA	92703-1924
ALBERTO ZEPEDA	2122 W 11TH ST	SANTA ANA	CA	92703-1925
ALEJANDRA RUIZ	2125 W 11TH ST	SANTA ANA	CA	92703-1924
BA DANG & THOA LUU	2126 W 11TH ST	SANTA ANA	CA	92703-1925
MARTIN VENTURA & MONSERRATH PEREZ	2129 W 11TH ST	SANTA ANA	CA	92703-1924
RICARDO & KARLA RENTERIA	2130 W 11TH ST	SANTA ANA	CA	92703-1925
JUAN & IRENE LUGO	2133 W 11TH ST	SANTA ANA	CA	92703-1924
JOSE LUPERCIO	2134 W 11TH ST	SANTA ANA	CA	92703-1925
JOHNIE PEEPLES JR & CARLA PEEPLES	2137 W 11TH ST	SANTA ANA	CA	92703-1924
MIGUEL & JULISA LOPEZ	2138 W 11TH ST	SANTA ANA	CA	92703-1925
EFREN PEREZ	2142 W 11TH ST	SANTA ANA	CA	92703-1925
JUAN & ARACELI OLIVARRIA	1518 W 12TH ST	SANTA ANA	CA	92703-2013
GREGORIO CEJA	1519 W 12TH ST	SANTA ANA	CA	92703-2012
GREGORY CARSON & CARSON FAMILY TRUST	1641 W 12TH ST	SANTA ANA	CA	92703-2014
RAUL MARISCAL	1523 W 12TH ST	SANTA ANA	CA	92703-2012
CARMEN CABRERA	1526 W 12TH ST	SANTA ANA	CA	92703-2013
EUDOSIA DE JESUS & DE JESUS FAMILY TRUST	1527 W 12TH ST	SANTA ANA	CA	92703-2012
ARNULFO & MARIA OCHOA	1530 W 12TH ST	SANTA ANA	CA	92703-2013
JUSTIN & ELAINE YAGERLENER	1601 W 12TH ST	SANTA ANA	CA	92703-2014
ANGELICA DE LA RIVA	1602 W 12TH ST	SANTA ANA	CA	92703-2015

MARTHA GONZALEZ	1605 W 12TH ST	SANTA ANA	CA	92703-2014	
MARTIN & ANGELA CALIZ	1606 W 12TH ST	SANTA ANA	CA	92703-2015	
ROBERTA BELTRAN & ROBERTA FLORES TRUST	1609 W 12TH ST	SANTA ANA	CA	92703-2014	
ISABEL LOPEZ & ISABEL G LOPEZ TRUST	1610 W 12TH ST	SANTA ANA	CA	92703-2015	
MARGARITO & MARIA LOPEZ	1614 W 12TH ST	SANTA ANA	CA	92703-2015	
GUILLERMO & NIDIA GONZALEZ	1615 W 12TH ST	SANTA ANA	CA	92703-2014	
EDGAR BERBER & MARSHA LOPEZ	1618 W 12TH ST	SANTA ANA	CA	92703-2015	
FABIAN & ESMERALDA QUINTANA	1619 W 12TH ST	SANTA ANA	CA	92703-2014	
MARCELINO & MAELENA CERDA	1623 W 12TH ST	SANTA ANA	CA	92703-2014	
ALFREDO & ELDA FLORES	1625 W 12TH ST	SANTA ANA	CA	92703-2014	
ANTONIO & HERMILA DE LIRA	1626 W 12TH ST	SANTA ANA	CA	92703-2015	
JOSE & PATRICIA BERRELLEZA	PO BOX 3357	SANTA ANA	CA	92703-0357	
JOSE HERNANDEZ	1630 W 12TH ST	SANTA ANA	CA	92703-2015	
HENRY & NANCY PHAM	1634 W 12TH ST	SANTA ANA	CA	92703-2015	
JAIME & FLORENTINA OSORIO	1638 W 12TH ST	SANTA ANA	CA	92703-2015	
MARTIN & LORENA ROCHA	1642 W 12TH ST	SANTA ANA	CA	92703-2015	
RAFAEL RUIZ	1703 W 12TH ST	SANTA ANA	CA	92703-2016	
CARLOS MANCIA	1707 W 12TH ST	SANTA ANA	CA	92703-2016	
FIDEL RODARTE & ROSALIA ROJAS	1708 W 12TH ST	SANTA ANA	CA	92703-2017	
DANIEL & JUAN CARRILLO	1711 W 12TH ST	SANTA ANA	CA	92703-2016	
MANUEL CHAVEZ	1714 W 12TH ST	SANTA ANA	CA	92703-2017	
MAXIMILIANO & CARMEN GUZMAN	1718 W 12TH ST	SANTA ANA	CA	92703-2017	
ELIA VIDANA	2005 W 12TH ST	SANTA ANA	CA	92703-1926	
MILDRED GULLEDGE	2006 W 12TH ST	SANTA ANA	CA	92703-1927	
PAUL VIDANA	2009 W 12TH ST	SANTA ANA	CA	92703-1926	
RENE CASTROEDGAR & OLGA PALMA	2010 W 12TH ST	SANTA ANA	CA	92703-1927	
JESUS & ELENA CERVANTES	2013 W 12TH ST	SANTA ANA	CA	92703-1926	
LETICIA CERVANTES	2014 W 12TH ST	SANTA ANA	CA	92703-1927	
SACRAMENTO SANTANA	2017 W 12TH ST	SANTA ANA	CA	92703-1926	
MARIA GARCIA	2018 W 12TH ST	SANTA ANA	CA	92703-1927	
HENRY DO	2021 W 12TH ST	SANTA ANA	CA	92703-1926	
RAMONA PEREZ & JESUS ESCALARA	2022 W 12TH ST	SANTA ANA	CA	92703-1927	
RAMON & BLANCA BELTRAN	2025 W 12TH ST	SANTA ANA	CA	92703-1926	
ALEJANDRO & EMMA SOLIS	2026 W 12TH ST	SANTA ANA	CA	92703-1927	
RAMIRO & ROSAURA GARCIA	2029 W 12TH ST	SANTA ANA	CA	92703-1926	
JUSTO & MARIA NARANJO	2030 W 12TH ST	SANTA ANA	CA	92703-1927	
MODESTO RUVALCABA & ADRIANA SOLANO	2033 W 12TH ST	SANTA ANA	CA	92703-1926	
THAO NGUYEN	2034 W 12TH ST	SANTA ANA	CA	92703-1927	
TONY LE	2038 W 12TH ST	SANTA ANA	CA	92703-1927	
AGUEDA BRADLEY & PATRICIA HIGAREDA	2042 W 12TH ST	SANTA ANA	CA	92703-1927	
HANH NGUYEN & THE TRUST OF HANH LAM TUYET NGU	2045 W 12TH ST	SANTA ANA	CA	92703-1926	
JOSE ARTEAGA & THE JOSE GONZALEZ REVOCABLE TR	2046 W 12TH ST	SANTA ANA	CA	92703-1927	
ANA MARTINEZ	2101 W 12TH ST	SANTA ANA	CA	92703-1946	
MIREYA GUILLEN & MIREYA GUILLEN REVOCABLE LIV	2102 W 12TH ST	SANTA ANA	CA	92703-1928	
MICHAEL & TIFFANY NGUYEN	2106 W 12TH ST	SANTA ANA	CA	92703-1928	
TREND TRAN & THE TREND TRAN LIVING TRUST	2109 W 12TH ST	SANTA ANA	CA	92703-1946	
ARNULFO & CUTBERTA VASCONCELOS	2110 W 12TH ST	SANTA ANA	CA	92703-1928	
BRIJIDO & MARIA LOMELI	2113 W 12TH ST	SANTA ANA	CA	92703-1946	
RICHARD & AURORA MEDINA	2114 W 12TH ST	SANTA ANA	CA	92703-1928	
RUBEN & MARTHA CHAVEZ	2118 W 12TH ST	SANTA ANA	CA	92703-1928	
THOMAS TALLABAS	2121 W 12TH ST	SANTA ANA	CA	92703-1946	
MELINDA MONTECINO & RICHARD MONTECINO JR	2122 W 12TH ST	SANTA ANA	CA	92703-1928	
JESUS & STEPHANIE MARTINEZ	2126 W 12TH ST	SANTA ANA	CA	92703-1928	
JOSE MONTES & MARIA SALAS	2130 W 12TH ST	SANTA ANA	CA	92703-1928	
MARCO MEJIA	2315 W 12TH ST	SANTA ANA	CA	92703-1929	
HAMPTON JOSEPHINE RUIZ TR THE HAMPTON LIVING	2316 W 12TH ST	SANTA ANA	CA	92703-1930	
DE LOS	2319 W 12TH ST	SANTA ANA	CA	92703-1929	
LUIS MENDOZA	2323 W 12TH ST	SANTA ANA	CA	92703-1929	
QUYNH NGUYEN	1734 W WILLITS ST	SANTA ANA	CA	92703-4441	
OSCAR ADAME	2831 W 1ST ST	SANTA ANA	CA	92703-4101	
RUBEN RAMIREZ	1609 W 9TH ST	SANTA ANA	CA	92703-2935	

NABOR SERRANO	1615 W 9TH ST	SANTA ANA	CA	92703-2935
IRMA JIMENEZ & IRMA JIMENEZ LIVING TRUST	1619 W 9TH ST	SANTA ANA	CA	92703-2935
ANTONIO & MARIA ARROYO	1625 W 9TH ST	SANTA ANA	CA	92703-2935
LORENZO & MARIA ZAMORA	1628 W 9TH ST	SANTA ANA	CA	92703-2936
ANH LUONG & DANIEL NGUYEN	1631 W 9TH ST	SANTA ANA	CA	92703-2935
MILAD HANNA	1632 W 9TH ST	SANTA ANA	CA	92703-2936
MELCHOR & MARIA GUILLEN	1635 W 9TH ST	SANTA ANA	CA	92703-2935
CARLOS & ROSITA LEYVA	1638 W 9TH ST	SANTA ANA	CA	92703-2936
RAMON HURTADO & JOSEFINA RIOS	1641 W 9TH ST	SANTA ANA	CA	92703-2935
EFRAIN & LUISA VAZQUEZ	1705 W 9TH ST	SANTA ANA	CA	92703-2937
JORGE & SYLVIA LICEA	1706 W 9TH ST	SANTA ANA	CA	92703-2938
VICTOR MATA & JULIA MENDOZA	1708 W 9TH ST	SANTA ANA	CA	92703-2938
CHRISTIAN GARCIA & ANGELICA TAPIA ITURBIDE	1711 W 9TH ST	SANTA ANA	CA	92703-2937
JULIA OROZCO & JULIA OROZCO LIVING TRUST	1714 W 9TH ST	SANTA ANA	CA	92703-2938
CRUZ RIOS	1715 W 9TH ST	SANTA ANA	CA	92703-2937
JOSE MORALES & ELVIA LOMELI	1718 W 9TH ST	SANTA ANA	CA	92703-2938
COMPARD ESPARANZA TR	1719 W 9TH ST	SANTA ANA	CA	92703-2937
ISAURO BAUTISTA	1726 W 9TH ST	SANTA ANA	CA	92703-2938
JULIAN RIVERA	2012 W 9TH ST	SANTA ANA	CA	92703-1911
DE & MARGARITA LEON	2013 W 9TH ST	SANTA ANA	CA	92703-1911
MARY TOBY	2017 W 9TH ST	SANTA ANA	CA	92703-1911
GERARDO MOLINA & NORMA DE LOPEZ	2021 W 9TH ST	SANTA ANA	CA	92703-1911
PROCESO & BELEN PALOMINO	2026 W 9TH ST	SANTA ANA	CA	92703-1911
OCTAVIO & VIVIANA GONZALEZ	2029 W 9TH ST	SANTA ANA	CA	92703-1911
DE & SOCORRO LEON	2030 W 9TH ST	SANTA ANA	CA	92703-1911
IRENE CASTRO	2034 W 9TH ST	SANTA ANA	CA	92703-1911
VERONICA & CRYSTAL GAYLES	2038 W 9TH ST	SANTA ANA	CA	92703-1911
MIRIAM SANCHEZ PORTILLO & SAL PORTILLO	2041 W 9TH ST	SANTA ANA	CA	92703-1911
ABEL & MARIA AVELAR	2042 W 9TH ST	SANTA ANA	CA	92703-1911
OCTAVIO LUCIO & NORA RUESGA	2101 W 9TH ST	SANTA ANA	CA	92703-1912
ANDRES & ANGELICA GURROLA	2102 W 9TH ST	SANTA ANA	CA	92703-1913
MINH MAC	2105 W 9TH ST	SANTA ANA	CA	92703-1912
JEAN BETANCOURT & CRISTINA BALBUENA	2110 W 9TH ST	SANTA ANA	CA	92703-1913
ALEJANDRO & OLIVIA ANDRES	2117 W 9TH ST	SANTA ANA	CA	92703-1912
CARLOS CORDOVA	2121 W 9TH ST	SANTA ANA	CA	92703-1912
RITA & SALVADOR MARTINEZ	2125 W 9TH ST	SANTA ANA	CA	92703-1912
MARCO & MARCO PINON	2009 ALCO AVE	SANTA ANA	CA	92703-1931
SON HUYNH	2010 ALCO AVE	SANTA ANA	CA	92703-1951
MARVIN HENRIQUEZ	2014 ALCO AVE	SANTA ANA	CA	92703-1951
EZEQUIEL TORRES & HALLEY TORRES SPECIAL NEEDS	2017 ALCO AVE	SANTA ANA	CA	92703-1931
CRISOFORO DELAMORA & MARIA VIGIL	2018 ALCO AVE	SANTA ANA	CA	92703-1951
GONZALO CARRILLO JR & MARGARET CARRILLO	2021 ALCO AVE	SANTA ANA	CA	92703-1931
GENARO VILLASENOR & ADRIANA ARCEO	2022 ALCO AVE	SANTA ANA	CA	92703-1951
JOSE & SIRINA OCHOA	2025 ALCO AVE	SANTA ANA	CA	92703-1931
PHILIP & TERRY VALLE	2026 ALCO AVE	SANTA ANA	CA	92703-1951
GUILLERMINA NAJERA & DAVID FERNANDEZ	2029 ALCO AVE	SANTA ANA	CA	92703-1931
OPHELIA CRUZ & OPHELIA M CRUZ REVOCABLE LIVIN	2030 ALCO AVE	SANTA ANA	CA	92703-1951
JESUS & ALICIA GALVAN	2033 ALCO AVE	SANTA ANA	CA	92703-1931
KEVIN NGUYEN & THU BUI	2034 ALCO AVE	SANTA ANA	CA	92703-1951
DAISY LACY	2037 ALCO AVE	SANTA ANA	CA	92703-1931
ROSELA FELIX	2038 ALCO AVE	SANTA ANA	CA	92703-1951
FRED LOVER	2042 ALCO AVE	SANTA ANA	CA	92703-1951
JOSE & OLGA MEDINA	1531 W 10TH ST	SANTA ANA	CA	92703-2001
GAILDENELL KING	1201 CASCADE ST	SANTA ANA	CA	92703-1932
MONIQUE & ERIC RUELAS	1205 CASCADE ST	SANTA ANA	CA	92703-1932
ROBERT & VIRGINIA LUCIO	1701 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943
DOUGLAS & MARVIN RIVAS	1707 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943
ISRAEL LUVIANO & DEMETRIA GONZALEZ	1711 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943
JAIME & MARIA ZAMORA	1715 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943
FRANCISCO GONZALEZ	# B	SANTA ANA	CA	92703-2943
OMAR & ITZEL HERNANDEZ	1721 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943
	1725 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943

GUSTAVO & EVANGELINA MUNOZ	1730 W CIVIC CENTER DR	SANTA ANA	CA	92703-2944	92703-2823
DIEM CHU & THE DIEM UYEN BUI CHU RECOCCABLE TR	1830 W CIVIC CENTER DR	SANTA ANA	CA	92703-2822	
LEA ALMAZAN & THE LYDIA M LEYVA REVOCABLE TRU		1903 W CIVIC CENTER DR	SANTA ANA	CA	
RUDY LUNA	1917 W CIVIC CENTER DR	SANTA ANA	CA	92703-2823	
IBETH ARRIETA	2002 W CIVIC CENTER DR	SANTA ANA	CA	92703-1935	92703-2825
GONZALO & MARINA PLASCENCIA	2024 W CIVIC CENTER DR	SANTA ANA	CA	92703-1935	
JOEL & BERTHA BERBER	713 N DAISY AVE	SANTA ANA	CA	92703-2825	
HIEU NGUYEN & HOA TRAN	717 N DAISY AVE	SANTA ANA	CA	92703-2825	
PETER & LUPE KOLE SAR	718 N DAISY AVE	SANTA ANA	CA	92703-2825	
ANTANACI CUMPIAN	723 N DAISY AVE	SANTA ANA	CA	92703-2825	
JUAN & ALICIA AYALA	724 N DAISY AVE	SANTA ANA	CA	92703-2825	
JOEL & JEANETTE SALCEDO	1001 N DAISY AVE	SANTA ANA	CA	92703-2018	
JEANETTE RODRIGUEZ & LEONOR AGUILAR	1002 N DAISY AVE	SANTA ANA	CA	92703-2019	
HIROKO LEWLESS	1005 N DAISY AVE	SANTA ANA	CA	92703-2018	
PABLA AMAYA & AMAYA FAMILY TRUST	1009 N DAISY AVE	SANTA ANA	CA	92703-2018	
MARIA & MARIA RODRIGUEZ	1010 N DAISY AVE	SANTA ANA	CA	92703-2019	
OSCAR ROSA & GUADALUPE RIVAS	1013 N DAISY AVE	SANTA ANA	CA	92703-2018	
URBANO & SARA VIRAMONTES	1014 N DAISY AVE	SANTA ANA	CA	92703-2019	
AURELIO & ABELINA AREVALO	1101 N DAISY AVE	SANTA ANA	CA	92703-2020	
JUAN VARGAS	1102 N DAISY AVE	SANTA ANA	CA	92703-2021	
JOSE GARCIA & ALEJANDRA URIOSTEGUI	1105 N DAISY AVE	SANTA ANA	CA	92703-2020	
TIMOTHY NGUYEN	1106 N DAISY AVE	SANTA ANA	CA	92703-2021	
ANTONIO SANTIAGO	1110 N DAISY AVE	SANTA ANA	CA	92703-2021	
SILVANO & ALICIA MUNOZ	1113 N DAISY AVE	SANTA ANA	CA	92703-2020	
ELSY DELGADO	1114 N DAISY AVE	SANTA ANA	CA	92703-2021	
STEVE TLASECA	1201 N DAISY AVE	SANTA ANA	CA	92703-2022	
ARMANDO & ANNA RAMIREZ	1202 N DAISY AVE	SANTA ANA	CA	92703-2023	
DAVID & KIMBERLY PADILLA	1205 N DAISY AVE	SANTA ANA	CA	92703-2022	
ADAN & MARIA CHAVEZ	1209 N DAISY AVE	SANTA ANA	CA	92703-2022	
EZEQUIEL VALENCIA	1210 N DAISY AVE	SANTA ANA	CA	92703-2023	
ANH & NGUYEN PHAM	2301 W DAVID WAY	SANTA ANA	CA	92703-1903	
ELENA MARTIN & THE ELENA ROCHA MARTIN FAMILY		714 ENGLISH ST	SANTA ANA	CA	92703-2831
RAYMOND RUIZ	715 ENGLISH ST	SANTA ANA	CA	92703-2830	
IRENE & MONICA SALCIDO	718 ENGLISH ST	SANTA ANA	CA	92703-2831	
ANTONIO & YADIRA GONZALEZ	723 ENGLISH ST	SANTA ANA	CA	92703-2830	
LEONIDES LUNA JR	802 ENGLISH ST	SANTA ANA	CA	92703-1902	
JESUS SALCE	813 ENGLISH ST	SANTA ANA	CA	92703-1901	
ROGER & MARTHA SALGADO	822 ENGLISH ST	SANTA ANA	CA	92703-1902	
JOSE & MARIA AVILA	825 ENGLISH ST	SANTA ANA	CA	92703-1901	
J & TONY LOZANO	826 ENGLISH ST	SANTA ANA	CA	92703-1902	
HELEN & JOSEPHINE VEGA	902 ENGLISH ST	SANTA ANA	CA	92703-1904	
HERMINIA GONZALES & THE HERMINIA GONZALES LIV		906 ENGLISH ST	SANTA ANA	CA	92703-1904
GLORIA HURTADO	918 ENGLISH ST	SANTA ANA	CA	92703-1904	
MARIA ACUNA	922 ENGLISH ST	SANTA ANA	CA	92703-1904	
AMARILDO FRANCO	1001 ENGLISH ST	SANTA ANA	CA	92703-1905	
PEDRO & ELODIA JIMENEZ	1002 ENGLISH ST	SANTA ANA	CA	92703-1906	
TUAN TRAN & PHUONG DAO	1005 ENGLISH ST	SANTA ANA	CA	92703-1905	
BRIAN & VAN NGUYEN	1006 ENGLISH ST	SANTA ANA	CA	92703-1906	
MARIA CHAVEZG & IRMA VALADEZ	1009 ENGLISH ST	SANTA ANA	CA	92703-1905	
DOROTHI CAMARILLO	1015 ENGLISH ST	SANTA ANA	CA	92703-1905	
CONNIE AGUIRRE	1019 ENGLISH ST	SANTA ANA	CA	92703-1905	
MARICRUZ CABRERA & GERARDO GALVEZ	1101 ENGLISH ST	SANTA ANA	CA	92703-1907	
RENE SALDANA SR & SOFIA SALDANA	1102 ENGLISH ST	SANTA ANA	CA	92703-1908	
RUBEN LOPEZ	1105 ENGLISH ST	SANTA ANA	CA	92703-1907	
MARIA ROCHA	1106 ENGLISH ST	SANTA ANA	CA	92703-1908	
ANGELICA CARDOZA & WINDY DE LA PUENTE	1109 ENGLISH ST	SANTA ANA	CA	92703-1907	
DIONICIO & ROSA LOPEZ	1115 ENGLISH ST	SANTA ANA	CA	92703-1907	
GERARDO HERRERA & ALICA CORTES	1119 ENGLISH ST	SANTA ANA	CA	92703-1907	
BARDOMIANO & MARIA CARDENAS	1201 ENGLISH ST	SANTA ANA	CA	92703-1909	
OSCAR NAVA SR & ALICIA NAVA	1202 ENGLISH ST	SANTA ANA	CA	92703-1910	
GUADALUPE & ISIDRA RUIZ	1205 ENGLISH ST	SANTA ANA	CA	92703-1909	
MANUEL & MARTHA BOLANOS	1209 ENGLISH ST	SANTA ANA	CA	92703-1909	
GERARDO DIAZ & KAREN SANCHEZ	1215 ENGLISH ST	SANTA ANA	CA	92703-1909	

GARY & MARIA BRADLEY	1219 ENGLISH ST	SANTA ANA	CA	92703-1909	
AMPARO GUZMAN	1223 ENGLISH ST	SANTA ANA	CA	92703-1909	
DOLORES MEDINA	706 FAIRLAWN AVE	SANTA ANA	CA	92703-2816	
JUAN ARANA & MARISOL EQUEZ	708 FAIRLAWN AVE	SANTA ANA	CA	92703-2816	
JESUS CAMARENA & MARIA DEL CAMARENA	711 FAIRLAWN AVE	SANTA ANA	CA	92703-2815	
SON LE & SON NAM LE AND THU KIM QUACH JOINT R	1001 FAIRLAWN ST	SANTA ANA	CA	92703-2024	
ESTELLA GARZA & THE ESTELLA S GARZA TRUST	1002 FAIRLAWN ST	SANTA ANA	CA	92703-2025	
JAIME & NANCY BENAVIDEZ	1009 FAIRLAWN ST	SANTA ANA	CA	92703-2024	
FABIOLA RUIZ-HERNANDEZ	1010 FAIRLAWN ST	SANTA ANA	CA	92703-2025	
GERARDO & MYRA CASILLAS	1013 FAIRLAWN ST	SANTA ANA	CA	92703-2024	
ADRIANA QUINTANA	1014 FAIRLAWN ST	SANTA ANA	CA	92703-2025	
CARLOS MURGA	1102 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
RICARDO & MARIA SAENZ	1106 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
SANDRO & REBECA SALINAS	1109 FAIRLAWN ST	SANTA ANA	CA	92703-2026	
JUAN & MARIA ARROYO	1110 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
PEDRO FIGUEROA	1113 FAIRLAWN ST	SANTA ANA	CA	92703-2026	
CAMELIA CRUZ & THE NEFTALI REVOCABLE LIVING T	1114 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
BONNIE ALBA BERNAL & LORENA COWELL	1201 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
JESSICA VERGARA & VICTOR SANDOVAL	1205 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
MARIO DURAN & MA PACHECO	1206 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
FLORENTINO & EUSTORGIA PULIDO	1209 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
CONSUELO CONTRERAS	1210 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
SAUL LOPEZ & GABRIELA GARCIA	1214 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
CARMEN GONZALEZ & GONZALEZ REVOCABLE LIVING T	1215 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
SON BUI & NANCY PHAM	1218 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
ABEL & MARIA ESPINOZA	1219 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
IRMA BARRERA	1116 N KING ST	SANTA ANA	CA	92703-1945	
SANTANA HERNANDEZ	1120 N KING ST	SANTA ANA	CA	92703-1945	
MIKE MITCHELL & MARY ALCALA MITCHELL	1001 FREEMAN ST	SANTA ANA	CA	92703-2317	
MARIA HERNANDEZ	714 N RAITT ST	SANTA ANA	CA	92703-2927	
ROSE & NANCY NUNEZ	801 N RAITT ST	SANTA ANA	CA	92703-2947	
AMANDA ARZATE	805 N RAITT ST	SANTA ANA	CA	92703-2947	
MARIA RODRIGUEZ & MARIA ALVARADO RODRIGUEZ LI	809 N RAITT ST	SANTA ANA	CA	92703-2947	
PETER PACHECO & MARIA RODRIGUEZ	815 N RAITT ST	SANTA ANA	CA	92703-2947	
ANA BORBOA & THE ANA L BORBOA TRUST	817 N RAITT ST	SANTA ANA	CA	92703-2947	
ANTONIO & ANTONIA RUIZ	821 N RAITT ST	SANTA ANA	CA	92703-2947	
JESUS & GUSTAVO LOPEZ	822 N RAITT ST	SANTA ANA	CA	92703-2948	
JOAQUINA LOPEZ & ROSARIO ROMAN	824 N RAITT ST	SANTA ANA	CA	92703-2948	
GILBERT & DANIEL FERNANDEZ	825 N RAITT ST	SANTA ANA	CA	92703-2947	
RAMIRO & MARIBEL ATILANO	828 N RAITT ST	SANTA ANA	CA	92703-2948	
VICTOR & MARIA NEVAREZ	901 N RAITT ST	SANTA ANA	CA	92703-2030	
ELISA LOPEZ	904 N RAITT ST	SANTA ANA	CA	92703-2031	
RITA & MARTHA SOLORIZANO	909 N RAITT ST	SANTA ANA	CA	92703-2030	
DONNA MARTIN & BONNIE CASEY	912 N RAITT ST	SANTA ANA	CA	92703-2031	
FRANCISCO ARDONA & LOLITA CO	914 N RAITT ST	SANTA ANA	CA	92703-2031	
MANUEL SANDOVAL & YOLANDA SUAREZ	915 N RAITT ST	SANTA ANA	CA	92703-2030	
FELIPE MARTINEZ & MARGARITA SERRANO	1001 N RAITT ST	SANTA ANA	CA	92703-2032	
PEDRO & SILVIA SALGADO	1004 N RAITT ST	SANTA ANA	CA	92703-2033	
JAIME & EMMA VILLALPANDO	1008 N RAITT ST	SANTA ANA	CA	92703-2033	
SEPEDA ERNESTINE A TR; SEPEDA FAMILY TR	1012 N RAITT ST	SANTA ANA	CA	92703-2033	
SUSIE SALAZAR	1016 N RAITT ST	SANTA ANA	CA	92703-2033	
JIMMY LE	1020 N RAITT ST	SANTA ANA	CA	92703-2033	
EDUARDO MORA & MARIA OLIVEROS	1108 N RAITT ST	SANTA ANA	CA	92703-2035	
ABEL PINEDO JR & LISA PINEDO	1111 N RAITT ST	SANTA ANA	CA	92703-2034	
JUANA ALVAREZ & ROSA GARZA	1115 N RAITT ST	SANTA ANA	CA	92703-2034	
SAMUEL & HAYLEE WILSON	1116 N RAITT ST	SANTA ANA	CA	92703-2035	
FELICIANO & GUADALUPE CASTRO	1120 N RAITT ST	SANTA ANA	CA	92703-2035	
ISAIAS SARINANA & SYLVIA GRANIELLO	1201 N RAITT ST	SANTA ANA	CA	92703-2036	
NADIA FLORES	1205 N RAITT ST	SANTA ANA	CA	92703-2036	
PASCUAL & MARTHA VIZCARRA	1208 N RAITT ST	SANTA ANA	CA	92703-2037	
FRANCISCO & CECILIA MEJIA	1212 N RAITT ST	SANTA ANA	CA	92703-2037	
MARCO ZAMORA & BERLYNN COFFMAN	709 N TOWNSEND ST	SANTA ANA	CA	92703-2842	

JAMES SOLANO	714 N TOWNSEND ST	SANTA ANA	CA	92703-2843	
JOSE ADAME	715 N TOWNSEND ST	SANTA ANA	CA	92703-2842	
ERNESTO NIETO & JUANA ALMANZA	718 N TOWNSEND ST	SANTA ANA	CA	92703-2843	
JESUS NIETO	723 N TOWNSEND ST	SANTA ANA	CA	92703-2842	
HELIODORO CAMPOS & HERMELINDA LUPERCIO	1005 N TOWNSEND ST	SANTA ANA	CA	92703-2038	
JOSE & RASA BARRON	1006 N TOWNSEND ST	SANTA ANA	CA	92703-2039	
DAVID RODRIGUEZ JR	1009 N TOWNSEND ST	SANTA ANA	CA	92703-2038	
REYNALDO BARRIGA & JUANA SIERRA	1010 N TOWNSEND ST	SANTA ANA	CA	92703-2039	
VALERIE KROLL	1014 N TOWNSEND ST	SANTA ANA	CA	92703-2039	
AURELLO & JOSE ROMAN	1015 N TOWNSEND ST	SANTA ANA	CA	92703-2038	
MIGUEL & ROSA ZATARAIN	1101 N TOWNSEND ST	SANTA ANA	CA	92703-2040	
ABELARDO & SILVIA CASTILLO	1105 N TOWNSEND ST	SANTA ANA	CA	92703-2040	
RICHARD MILLER & RICHARD WARREN MILLER REVOCA	1106 N TOWNSEND ST	SANTA ANA	CA		92703-2041
	1109 N TOWNSEND ST # 142	SANTA ANA	CA	92703-2040	
ISABEL GARCIA	1110 N TOWNSEND ST	SANTA ANA	CA	92703-2041	
JORGE ALVAREZ M & MARTHA ALVAREZ	1114 N TOWNSEND ST	SANTA ANA	CA	92703-2041	
CYNTHIA & RALPH FUENTEZ	1115 N TOWNSEND ST	SANTA ANA	CA	92703-2040	
LYN TRAN	1201 N TOWNSEND ST	SANTA ANA	CA	92703-2042	
JOSE & GLORIA GARCIA	1202 N TOWNSEND ST	SANTA ANA	CA	92703-2043	
JOSE CAMACHO & AMPARO PEREZ	1206 N TOWNSEND ST	SANTA ANA	CA	92703-2043	
DOMINGO & ESPERANZA CABRERA	1210 N TOWNSEND ST	SANTA ANA	CA	92703-2043	
GUILLERMO CAMBEROS	1214 N TOWNSEND ST	SANTA ANA	CA		92703-2043
IRMA MARTINEZ & THE IRMA MARTINEZ FAMILY TRUS	1215 N TOWNSEND ST	SANTA ANA	CA	92703-2042	
AGUSTIN & AMPARO FERNANDEZ	221 N EUCLID ST	SANTA ANA	CA	92703-3090	
DONALD DUONG & HAN TRAN	4822 W 7TH ST	SANTA ANA	CA	92703-2523	
CHI LE & THE CHI THANH LE REVOCABLE LIVING TR	1514 W 12TH ST	SANTA ANA	CA	92703-2013	
HERRERA ALVARO TR PELIGROSA TR	708 FAIRLAWN AVE	SANTA ANA	CA	92703-2816	
JUAN ARANA & MARISOL EGUEZ	1802 W 15TH ST	SANTA ANA	CA	92706-3235	
CRISTOBAL & JOSE MERCADO	1150 W RIVIERA DR	SANTA ANA	CA	92706-1543	
SALVADOR & SOCORRO SARMIENTO	1727 MCEVOY LN	SANTA ANA	CA	92706-1332	
ELIDA FLORES	2202 W 14TH ST	SANTA ANA	CA	92706-3109	
XAVIER & BERTHA MANZO	2209 W 14TH ST	SANTA ANA	CA	92706-3108	
AGUSTIN & GUILLERMINA HERNANDEZ	2216 W 14TH ST	SANTA ANA	CA	92706-3109	
ANTONIO MIRON & IMELDA SANCHEZ	2217 W 14TH ST	SANTA ANA	CA	92706-3108	
OSVALDO GUILLEN & TERESA MORA					
ALFREDO CANTORAN & PEDRO CANTORAN REVOCABLE T	2225 W 14TH ST	SANTA ANA	CA		92706-3108
MARIA CHAVEZ	2229 W 14TH ST	SANTA ANA	CA	92706-3108	
ESTELA ACEVES	2230 W 14TH ST	SANTA ANA	CA	92706-3109	
OFELIA MADRIGAL & JOSE ITURBIDE	2231 W 14TH ST # 2233	SANTA ANA	CA	92706-3108	
MARTHA & JULISSA BARAJAS	2237 W 14TH ST	SANTA ANA	CA	92706-3108	
JUAN & EVELYN ARAIZA	1726 W 15TH ST	SANTA ANA	CA	92706-3258	
JUAN & NAOMI ESCOBEDO	1730 W 15TH ST	SANTA ANA	CA	92706-3258	
DEL RIO	1802 W 15TH ST	SANTA ANA	CA	92706-3235	
DANA LUSIANI & MARIE PACHECO	1806 W 15TH ST	SANTA ANA	CA	92706-3235	
MARIO & MARIA MARTINEZ	1810 W 15TH ST	SANTA ANA	CA	92706-3235	
ENRIQUE ALCARAZ	1813 W 15TH ST	SANTA ANA	CA	92706-3234	
GUIDO & MARIA PINON	1814 W 15TH ST	SANTA ANA	CA	92706-3235	
CARMEN DE ALFARO & CARMEN MACZ DE ALFARO REVO	1818 W 15TH ST	SANTA ANA	CA		92706-3235
MANUEL & ERNESTINA GARCIA	1821 W 15TH ST	SANTA ANA	CA	92706-3234	
SANDRA GOMEZ & JUAN AVELAR	1822 W 15TH ST	SANTA ANA	CA	92706-3235	
M FONSECA	1825 W 15TH ST	SANTA ANA	CA	92706-3234	
ALFONSO HERNANDEZ & HILDA SALCEDA	1826 W 15TH ST	SANTA ANA	CA	92706-3235	
SWANSON KEIKO M TR	1829 W 15TH ST	SANTA ANA	CA	92706-3234	
ABEL & MARIA AVELAR	1830 W 15TH ST	SANTA ANA	CA	92706-3235	
ERIKA NIEVES	1902 W 15TH ST	SANTA ANA	CA	92706-3237	
CLYDE WALTERS & CLYDE H WALTERS 1997 REVOCABL	1901 W 15TH ST	SANTA ANA	CA		92706-3236
TERESA NIEVES	1902 W 15TH ST	SANTA ANA	CA	92706-3237	
LAURIE ELAYDA	1905 W 15TH ST	SANTA ANA	CA	92706-3236	
MAYRA DAVALOS & MARCO CASTILLO JR	1909 W 15TH ST	SANTA ANA	CA	92706-3236	
GABRIEL & LUANNA DERUSSE	1910 W 15TH ST	SANTA ANA	CA	92706-3237	
ANA MORONES	1914 W 15TH ST	SANTA ANA	CA	92706-3237	

JUAN ARVIZU & VIVIAN CHAVEZ	1917 W 15TH ST	SANTA ANA	CA	92706-3236	
KEN VILA	1918 W 15TH ST	SANTA ANA	CA	92706-3237	
JESUS GARCIA & AURA GUERRERO	1919 W 15TH ST	SANTA ANA	CA	92706-3236	
ELOY & MARTHA MANRIQUEZ	1925 W 15TH ST	SANTA ANA	CA	92706-3236	
MOTOYAMA BARBARA F T & FAMILY TRR	1927 W 15TH ST	SANTA ANA	CA	92706-3236	
JUAN & MARIA ESPARZA	1930 W 15TH ST	SANTA ANA	CA	92706-3237	
ADALBERTO & MARTHA BARAJAS	2002 W 15TH ST	SANTA ANA	CA	92706-3239	
JOSE BARAJAS & JUAN GUTIERREZ	2010 W 15TH ST	SANTA ANA	CA	92706-3239	
AMBROSIO & JOSE SERRANO	2015 W 15TH ST	SANTA ANA	CA	92706-3238	
MARIA DE LA CRUZ	2020 W 15TH ST	SANTA ANA	CA	92706-3239	
KEVIN GLEASON & KEVIN M GLEASON TRUST	2021 W 15TH ST	SANTA ANA	CA	92706-3238	
KIM LE & TRUYEN TRANG	2024 W 15TH ST	SANTA ANA	CA	92706-3239	
PHILIP & STACEY CORDOVA	2028 W 15TH ST	SANTA ANA	CA	92706-3239	
MARIA ALVEAR	2030 W 15TH ST	SANTA ANA	CA	92706-3239	
BEVERLY PACKARD & BEVERLY A PACKARD REVOCABLE		2434 BONNIE BRAE	SANTA ANA CA		92706-1605
TUAN TRAN & THUAN NGUYEN	1814 W 16TH ST	SANTA ANA	CA	92706-3241	
DEBORAH HUBBALL & VICENTE CHAVEZ	1822 W 16TH ST	SANTA ANA	CA	92706-3241	
CARMEN & OSCAR MENDOZA	1825 W 16TH ST	SANTA ANA	CA	92706-3240	
WILLIAM WAYMACK	611 W 17TH ST	SANTA ANA	CA	92706-3620	
LEOBARDO & MARIA ALVARADO	1904 W 16TH ST	SANTA ANA	CA	92706-3243	
GILBERT WEYER & THE GILBERT J WEYER REVOCABLE	1910 W 16TH ST	SANTA ANA	CA	92706-3243	
MARY S TR P GARCIA & GARCIA M	1916 W 16TH ST	SANTA ANA	CA	92706-3243	
GUADALUPE VALDEZ & THE GUADALUPE VALDEZ LIVIN		1805 W 17TH ST	SANTA ANA CA		92706-2318
CESAR TOYOFUKU	1913 W 17TH ST	SANTA ANA	CA	92706-2320	
RAMON & MARIA LLAMAS	1801 W 18TH ST	SANTA ANA	CA	92706-2326	
BERTHA & ALBERTO REVELES	1805 W 18TH ST	SANTA ANA	CA	92706-2326	
JING XUE & XIAO SHI	1806 W 18TH ST	SANTA ANA	CA	92706-2327	
JOSEPHINA LOPEZ	1809 W 18TH ST	SANTA ANA	CA	92706-2326	
ROBERTO & GUADALUPE MENDOZA	1810 W 18TH ST	SANTA ANA	CA	92706-2327	
RAFAEL & ALEJANDRO RAYO	1814 W 18TH ST	SANTA ANA	CA	92706-2327	
ARMANDO & EVANGELINA MEZA	1815 W 18TH ST	SANTA ANA	CA	92706-2326	
SANTIAGO & EVA LUNA	1818 W 18TH ST	SANTA ANA	CA	92706-2327	
MARTHA LOPEZ & NANCY GARCIA	1819 W 18TH ST	SANTA ANA	CA	92706-2326	
JOSE ESPARZA & ALICIA DEESPARZA	1822 W 18TH ST	SANTA ANA	CA	92706-2327	
ROBERTO ORNELAS & LILIA NAVARRO	1823 W 18TH ST	SANTA ANA	CA	92706-2326	
MANUEL MONTES & MARIA GALLARDO	1826 W 18TH ST	SANTA ANA	CA	92706-2327	
RICARDO ALARCON & JULIA GODINEZ	1827 W 18TH ST	SANTA ANA	CA	92706-2326	
JUAN & DIANA CRUZ	1830 W 18TH ST	SANTA ANA	CA	92706-2327	
RAUL & MARIA CASTILLO	1831 W 18TH ST	SANTA ANA	CA	92706-2326	
DAVID & SAIRA MACIEL	1901 W 18TH ST	SANTA ANA	CA	92706-2328	
CANH THUNG RUOU LLC	1902 W 18TH ST	SANTA ANA	CA	92706-2329	
JOSE ESPINO & IRMA DAMIAN	1905 W 18TH ST	SANTA ANA	CA	92706-2328	
MARIO MUNOZ	1910 W 18TH ST	SANTA ANA	CA	92706-2329	
DANIEL & ROSA SANTIESTEBAN	1902 W 16TH ST	SANTA ANA	CA	92706-3243	
IRMA CARDONA	1915 W 18TH ST	SANTA ANA	CA	92706-2328	
RIVERA MARIA TR MARIA R IVERA FAMILY TR	1918 W 18TH ST	SANTA ANA	CA	92706-2329	
RICHARD & LYDIA MARES	1919 W 18TH ST	SANTA ANA	CA	92706-2328	
LEOBARDO ALMANZA & THE ALMANZA FAMILY TRUST		1922 W 18TH ST	SANTA ANA CA		92706-2329
MARIA & RAYMUNDO SOLANO	1923 W 18TH ST	SANTA ANA	CA	92706-2328	
SABAS & RITA QUIROZ	1934 W 18TH ST	SANTA ANA	CA	92706-2329	
JULIA VARELA & THE VARELA REVOCABLE LIVING TR	1814 W 19TH ST	SANTA ANA	CA	92706-2303	
RUBEN BARRIGA & THE BARRIGA S LIVING TRUST	1818 W 19TH ST	SANTA ANA	CA	92706-2303	
TERESA SMITH	1822 W 19TH ST	SANTA ANA	CA	92706-2303	
JANINE KAMMEYER	1826 W 19TH ST	SANTA ANA	CA	92706-2303	
ZOILA CARRERA & ZOILA CARRERA LIVING TRUST	1830 W 19TH ST	SANTA ANA	CA	92706-2303	
ARIELLA SAENZ & THE MAMA REVOCABLE LIVING TRU		1834 W 19TH ST	SANTA ANA CA		92706-2303
OFELIA GARDUNO	1838 W 19TH ST	SANTA ANA	CA	92706-2303	
CARLOS FRANCO	1313 W MEMORY LN APT 705	SANTA ANA	CA	92706-1470	
HUMBERTO & GRACIELA SANCHEZ	2345 N PARK BLVD	SANTA ANA	CA	92706-1643	

JUAN RAMOS & ESTELLA PARIS	1707 W SHARON RD	SANTA ANA	CA	92706-1344	
EUGENE CAYETANO & RUFINA FLORENCIO	1719 ALONA ST	SANTA ANA	CA	92706-2308	
ALEJANDRO & ROSARIO AGUILERA	1801 ALONA ST	SANTA ANA	CA	92706-2310	
JESUS GALVAN & NORMA DE GONZALEZ DE GALVAN	1805 ALONA ST	SANTA ANA	CA	92706-2310	
JOSE & ELIZABETH GARCIA	1515 N DAISY AVE	SANTA ANA	CA	92706-3245	
TRUNG & DIANE NGUYEN	2880 SAWGRASS DR	SANTA ANA	CA	92706-1145	
FELIPE MERCADO & MARIA LOMELI	1309 ENGLISH ST	SANTA ANA	CA	92706-3211	
CIPRIANO & MARIA TRINIDAD	1401 ENGLISH ST	SANTA ANA	CA	92706-3212	
ROBERTO & ERNESTA FLORES	1405 ENGLISH ST	SANTA ANA	CA	92706-3212	
ABEL & MARIA AVELAR	1409 ENGLISH ST	SANTA ANA	CA	92706-3212	
JESUS SANTIAGO	1413 ENGLISH ST	SANTA ANA	CA	92706-3212	
ARNOLDO & LOURDES TORRES	1417 ENGLISH ST	SANTA ANA	CA	92706-3212	
GREGORIO & CLEMENTINA BARRETO	1421 ENGLISH ST	SANTA ANA	CA	92706-3212	
AUDEN LUCATERO & MARIELA MORENO MENDICLA	1425 ENGLISH ST	SANTA ANA	CA	92706-3212	
GLORIA ALVARADO	1429 ENGLISH ST	SANTA ANA	CA	92706-3212	
ROBERT & ROSE ELDRIDGE	1502 ENGLISH ST	SANTA ANA	CA	92706-3257	
NIKKI NGUYEN	1507 ENGLISH ST	SANTA ANA	CA	92706-3247	
RAUL ORTIZ	1508 ENGLISH ST	SANTA ANA	CA	92706-3257	
MAX & WENDY PACHECO	1509 ENGLISH ST	SANTA ANA	CA	92706-3247	
MARTIN & GRACIELA AMBROCIO	1513 ENGLISH ST	SANTA ANA	CA	92706-3247	
JESUS ESQUEDA	1517 ENGLISH ST	SANTA ANA	CA	92706-3247	
ESPERANZA MEJIA & THE ESPERANZA D MEJIA LIVIN	1605 ENGLISH ST	SANTA ANA	CA	92706-3248	
MARCO RAMIREZ	1606 ENGLISH ST	SANTA ANA	CA	92706-3249	
FELIPA PIEDRA	1315 N KING ST	SANTA ANA	CA	92706-3117	
ERIC RODRIGUEZ & LUCIA MATA	1706 ENGLISH ST	SANTA ANA	CA	92706-2336	
MARTIN & MARIA MACHADO	1710 ENGLISH ST	SANTA ANA	CA	92706-2336	
HUGO & MARICELA JIMENEZ	1718 ENGLISH ST	SANTA ANA	CA	92706-2336	
YACSIRI SOLIS ANDAYA	1802 ENGLISH ST	SANTA ANA	CA	92706-2338	
GERARDO YANEZ & GRACIELA OCHOA	1805 ENGLISH ST	SANTA ANA	CA	92706-2337	
CARLOS CASTILLO & ALEJANDRO RODRIGUEZ	1806 ENGLISH ST	SANTA ANA	CA	92706-2338	
GREGORIO SANCHEZ	1814 ENGLISH ST	SANTA ANA	CA	92706-2338	
JASON & LAURA JOHNSTON	1818 ENGLISH ST	SANTA ANA	CA	92706-2338	
ANN & ALEJANDRO HUIZAR	1822 ENGLISH ST	SANTA ANA	CA	92706-2338	
ZOILA SANDOVAL & ZOILA ESPERANZA JIMENEZ SAND	1827 ENGLISH ST	SANTA ANA	CA	92706-2337	
JOSE & YOLANDA ESPINOZA	1332 FAIR WAY	SANTA ANA	CA	92706-3114	
MARIA OLIVERA	1335 FAIR WAY	SANTA ANA	CA	92706-3163	
ROBERTO GARCIA	1336 FAIR WAY	SANTA ANA	CA	92706-3114	
SALINAS IRMA E TR; SALINAS FAMILY REVOC TR	2213 JUDITH LN	SANTA ANA	CA	92706-3115	
JOSE & ELISA ALVARADO	2221 JUDITH LN	SANTA ANA	CA	92706-3115	
GILBERTO & MARIA VALLE	2231 JUDITH LN	SANTA ANA	CA	92706-3115	
MARIA OLIVERA & THE MARIA OLIVERA REVOCABLE T DANIEL PULIDO & THE DANIEL PULIDO FAMILY LIVI	2233 JUDITH LN	SANTA ANA	CA	92706-3115	92706-3115
MARTHA MACHADO	1301 N KING ST	SANTA ANA	CA	92706-3117	
JESUS CORTES	1305 N KING ST	SANTA ANA	CA	92706-3117	
ESTEBAN & JESUS PEREZ	1309 N KING ST	SANTA ANA	CA	92706-3117	
BHA HOLDINGS LLC	1310 N KING ST	SANTA ANA	CA	92706-3103	
TIFFANI NGUYEN & MICHAEL PHAN & TIFFANI NHU N	1316 N KING ST	SANTA ANA	CA	92706-3103	92706-3103
JOSE LOPEZ & MARGARITA CHAVEZ	1320 N KING ST	SANTA ANA	CA	92706-3103	
LORENZO & FLORINA DIAZ	1323 N KING ST	SANTA ANA	CA	92706-3117	
ADAN SALINAS & ERIKA VERDUZCO	1327 N KING ST	SANTA ANA	CA	92706-3117	
REBERIANO ANDAYA & YADIRA TORRES	1330 N KING ST	SANTA ANA	CA	92706-3161	
JESUS & MANUELA ROSALES	1334 N KING ST	SANTA ANA	CA	92706-3161	
MARK LE BLANC & LOURDES ELIZALDE	1401 N KING ST	SANTA ANA	CA	92706-3119	
JOSE & VICTORIA ANDRADE	1404 N KING ST	SANTA ANA	CA	92706-3120	
ALAIN BRITO & TERESA DE BRITO	1405 N KING ST	SANTA ANA	CA	92706-3119	
STEVEN & DIANE MORALES	1409 N KING ST	SANTA ANA	CA	92706-3119	
JOSE NERI & MARIA SUAREZ	1417 N KING ST	SANTA ANA	CA	92706-3119	
HUU & THI NGUYEN	1425 N KING ST	SANTA ANA	CA	92706-3119	
RICHARD BENSON & THE RICHARD BENSON LIVING TR	1429 N KING ST	SANTA ANA	CA	92706-3119	92706-3119

SERGIO & NORMA RODRIGUEZ	1503 N KING ST	SANTA ANA	CA	92706-3250
KAITLYN MCCOLLUM & MICHAEL STIREWALT	1507 N KING ST	SANTA ANA	CA	92706-3250
ANA DANG	1509 N KING ST	SANTA ANA	CA	92706-3250
BRETT & ADRIAN DAHL	1515 N KING ST	SANTA ANA	CA	92706-3250
MIGUEL GUTIERREZ	1602 N KING ST APT H3	SANTA ANA	CA	92706-3205
MARTIN IBARRA	1602 N KING ST APT F1	SANTA ANA	CA	92706-3204
NILDA & DARWIN DE SOUZA	1602 N KING ST APT V1	SANTA ANA	CA	92706-3271
NGA DU	1602 N KING ST APT E3	SANTA ANA	CA	92706-3203
NOE REYES	1602 N KING ST APT L4	SANTA ANA	CA	92706-3264
MINHTHONG NGUYEN & TRINH PHAN	1602 N KING ST APT B7	SANTA ANA	CA	92706-3202
MINHTHONG NGUYEN & TRINH PHAN	1602 N KING ST APT G3	SANTA ANA	CA	92706-3205
KEIKO HASHIMOTO	1602 N KING ST APT I2	SANTA ANA	CA	92706-3206
KELLY NGUYEN	1602 N KING ST APT W8	SANTA ANA	CA	92706-3273
KHANH NGUYEN	1602 N KING ST APT R4	SANTA ANA	CA	92706-3269
KHOAT NGUYEN	1602 N KING ST APT D5	SANTA ANA	CA	92706-3210
JUAN MORENO	1602 N KING ST APT N2	SANTA ANA	CA	92706-3265
JULIO ALVAREZ & MARIA MARTINEZ	1602 N KING ST APT F2	SANTA ANA	CA	92706-3204
MARLENE FAVORS	1602 N KING ST UNIT U4	SANTA ANA	CA	92706-3208
LILIBETH VALLE & JESUS SOLIS	1602 N KING ST APT T2	SANTA ANA	CA	92706-3207
KRISTINE PANIAGUA	1602 N KING ST APT D3	SANTA ANA	CA	92706-3210
LEON TRAN	1602 N KING ST APT P5	SANTA ANA	CA	92706-3267
OLIVER & CAC ORTONIO	1602 N KING ST APT J1	SANTA ANA	CA	92706-3206
HOANG HUYNH	1602 N KING ST APT U2	SANTA ANA	CA	92706-3208
HUNG NGUYEN & LIEN MAI	1602 N KING ST APT J3	SANTA ANA	CA	92706-3263
ILDA SORIANO	1602 N KING ST APT R7	SANTA ANA	CA	92706-3270
HOA PHAM & DUNG HGUYEN	1602 N KING ST # 114	SANTA ANA	CA	92706-3260
YALIN MEAS	1602 N KING ST APT D6	SANTA ANA	CA	92706-3210
HECTOR ELIAS	1602 N KING ST APT M3	SANTA ANA	CA	92706-3265
THONG TUONG	1602 N KING ST APT K2	SANTA ANA	CA	92706-3263
TRUONG LE	1602 N KING ST APT T1	SANTA ANA	CA	92706-3207
TUYEN TRAN & HOLLY TRUONG	1602 N KING ST APT O2	SANTA ANA	CA	92706-3266
VERONICA ESCOBAR	1602 N KING ST APT V4	SANTA ANA	CA	92706-3271
VI AU & RONG HUANG	1602 N KING ST APT N1	SANTA ANA	CA	92706-3265
VICTORIA ROBLES	1602 N KING ST APT R1	SANTA ANA	CA	92706-3269
JOSE ROBLES & MARIA LEYVA	1602 N KING ST APT L2	SANTA ANA	CA	92706-3264
JOSE HERNANDEZ	1602 N KING ST APT S3	SANTA ANA	CA	92706-3270
JOVANNA GARCIA	1602 N KING ST APT D7	SANTA ANA	CA	92706-3203
JOSE TABLAS & ARACELY VILLANUEVA	1602 N KING ST APT B8	SANTA ANA	CA	92706-3209
JOSE BALDERAS & FRANCISCA QUINTERO	1602 N KING ST APT R8	SANTA ANA	CA	92706-3270
JOEL TORRES	1602 N KING ST APT J4	SANTA ANA	CA	92706-3263
JOHN VILLALOBOS	1602 N KING ST APT V3	SANTA ANA	CA	92706-3271
JESUS & MAYDA MARTINEZ	1602 N KING ST APT C4	SANTA ANA	CA	92706-3209
JESUS & TERESA GARCIA	1602 N KING ST APT M1	SANTA ANA	CA	92706-3264
JENIFFER TELLEZ	1602 N KING ST APT S4	SANTA ANA	CA	92706-3270
JESUS & EVANGELINA ROCHA	1602 N KING ST APT D8	SANTA ANA	CA	92706-3203
JESUS MOLINA & GUADALUPE FRANCO	1602 N KING ST APT N4	SANTA ANA	CA	92706-3266
JOAQUIN MARTINEZ	1602 N KING ST APT P1	SANTA ANA	CA	92706-3267
JAVIER OROZCO & MARIA CANO	1602 N KING ST APT P2	SANTA ANA	CA	92706-3267
CARMEN FRANCO	1602 N KING ST APT I1	SANTA ANA	CA	92706-3206
CASIMIRO TORRES & MAURA AMIGON	1602 N KING ST APT M4	SANTA ANA	CA	92706-3265
CESAR AGUILAR	1602 N KING ST APT N3	SANTA ANA	CA	92706-3266
PHOEBI AU	1602 N KING ST UNIT U3	SANTA ANA	CA	92706-3208
RADITYA JO	1602 N KING ST APT G2	SANTA ANA	CA	92706-3204
AURORA MEDINA	1602 N KING ST APT H1	SANTA ANA	CA	92706-3205
BAY LE	1602 N KING ST APT E2	SANTA ANA	CA	92706-3203
ARTURO CADENA	1602 N KING ST APT X6	SANTA ANA	CA	92706-3274
ARTURO GONZALEZ & ESTHER NAVARRO	1602 N KING ST APT K1	SANTA ANA	CA	92706-3263
ANTONIO NUNEZ	1602 N KING ST APT X5	SANTA ANA	CA	92706-3274
ANTONIO OROZCO	1602 N KING ST APT L1	SANTA ANA	CA	92706-3264
ALBINO & MARIA CONTRERAS	1602 N KING ST APT B3	SANTA ANA	CA	92706-3202
ALONDRA & MAURO GARCIA	1602 N KING ST APT B5	SANTA ANA	CA	92706-3202
ALBERTO & JOSE ZAMORA	1602 N KING ST APT O1	SANTA ANA	CA	92706-3266
ABEL ARREOLA & TELESFORA CRUZ	1602 N KING ST APT P8	SANTA ANA	CA	92706-3268
MARIBEL GUTIERREZ	1602 N KING ST APT X2	SANTA ANA	CA	92706-3273
LUAN LE	1602 N KING ST APT E1	SANTA ANA	CA	92706-3203
LONG TA	1602 N KING ST APT V2	SANTA ANA	CA	92706-3271

LINH TON & YOUNSEO RYU	1602 N KING ST APT B6	SANTA ANA	CA	92706-3202
LIOBE & ALFA VILLANUEVA	1602 N KING ST APT W5	SANTA ANA	CA	92706-3272
LO HOEI & SEMI ROESSIANA	1602 N KING ST APT K3	SANTA ANA	CA	92706-3263
LUCY VO & VALENTIN TRAN	1602 N KING ST APT C3	SANTA ANA	CA	92706-3209
LUIS & ARBENZ ANTON	1602 N KING ST APT P7	SANTA ANA	CA	92706-3268
LUIS AGUIRRE	1602 N KING ST APT T4	SANTA ANA	CA	92706-3207
MARIA SANTIAGO & LUIS RAMIREZ	1602 N KING ST APT L3	SANTA ANA	CA	92706-3264
MARIA GARCIA	1602 N KING ST APT Q3	SANTA ANA	CA	92706-3268
MARIA LOPEZ	1602 N KING ST APT E4	SANTA ANA	CA	92706-3203
MARIA LOPEZ	1602 N KING ST APT U7	SANTA ANA	CA	92706-3208
MARGARITO CAMACHO	1602 N KING ST APT U8	SANTA ANA	CA	92706-3271
MARCUS HANSON	525 W 19TH ST	SANTA ANA	CA	92706-2519
SERGIO & MARIA MARTINEZ	1602 N KING ST APT R3	SANTA ANA	CA	92706-3269
TERESA CORTES & ROSA GONZALEZ	1602 N KING ST APT X1	SANTA ANA	CA	92706-3273
SANTIAGO AVALOS	1602 N KING ST APT W6	SANTA ANA	CA	92706-3273
SANTIAGO VICTOR & ALCYIA MANSKE	1602 N KING ST APT C1	SANTA ANA	CA	92706-3209
SARA ALVARADO	1602 N KING ST APT R6	SANTA ANA	CA	92706-3269
ERNESTINA CASTANEDA-IBARRA	1602 N KING ST APT H2	SANTA ANA	CA	92706-3205
ERIC RODRIGUEZ & PERLA PEREZ	1602 N KING ST APT U5	SANTA ANA	CA	92706-3208
THANH NGUYEN	1602 N KING ST APT Q4	SANTA ANA	CA	92706-3268
THAO NGUYEN	1602 N KING ST APT P3	SANTA ANA	CA	92706-3267
ELSIE AYALA	1602 N KING ST APT D4	SANTA ANA	CA	92706-3210
FELIPE & ROSALBA PEREZ	1602 N KING ST APT F4	SANTA ANA	CA	92706-3204
GERMAN TOBAR	1602 N KING ST APT F3	SANTA ANA	CA	92706-3204
RIGOBERTO MARISCAL JR & MARIA ALMARAZ	1602 N KING ST APT B1	SANTA ANA	CA	92706-3201
RAMSEY & EDNA SOLANO	1602 N KING ST APT W7	SANTA ANA	CA	92706-3273
RAUL & BEATRIZ DIAZ	1602 N KING ST APT B2	SANTA ANA	CA	92706-3202
CHRISTINE & HUY NGUYEN	1602 N KING ST APT P6	SANTA ANA	CA	92706-3267
ROBERT WARD & JOELLEN SMITH	1602 N KING ST APT A3	SANTA ANA	CA	92706-3201
DANH NGUYEN & HUONG HUYNH	1602 N KING ST APT P4	SANTA ANA	CA	92706-3267
ROSA RIORDAN	1602 N KING ST APT J2	SANTA ANA	CA	92706-3206
ROSA RIORDAN	1602 N KING ST APT K4	SANTA ANA	CA	92706-3264
ELEAZAR ZINTZUN & ARSELIA ESCOBAR	1602 N KING ST APT A2	SANTA ANA	CA	92706-3201
RICARDO VIDRIO	1726 W MARTHA LN	SANTA ANA	CA	92706-3214
BRICE & ANNE FIALCOWITZ	1730 W MARTHA LN	SANTA ANA	CA	92706-3214
ANSELMO & ANGELICA LARITA	1734 W MARTHA LN	SANTA ANA	CA	92706-3214
ALEXANDER & LOUISA SOLIS	1801 W MARTHA LN	SANTA ANA	CA	92706-3215
TOWERS SHIRLEY S TR	1802 W MARTHA LN	SANTA ANA	CA	92706-3216
JEFF & MONIQUE VU	1806 W MARTHA LN	SANTA ANA	CA	92706-3216
GERARDO & MARIBEL SOLORIO	1810 W MARTHA LN	SANTA ANA	CA	92706-3216
JOSE VALDEZ	1813 W MARTHA LN	SANTA ANA	CA	92706-3215
BARBARA PEDROZA & STEVEN ROQUENI	1814 W MARTHA LN	SANTA ANA	CA	92706-3216
MARIA MUJICA & GLORIA ESTRADA	1818 W MARTHA LN	SANTA ANA	CA	92706-3216
JOSE PEREZ	1822 W MARTHA LN	SANTA ANA	CA	92706-3216
RAFAEL & MARINA LOPEZ	1825 W MARTHA LN	SANTA ANA	CA	92706-3215
OSCAR & BRISEIDA AVELAR	1826 W MARTHA LN	SANTA ANA	CA	92706-3216
LUIS HERRERA & MARIA RIVERA	1829 W MARTHA LN	SANTA ANA	CA	92706-3215
REYNALDA ENRIQUEZ	1901 W MARTHA LN	SANTA ANA	CA	92706-3217
ARNULFO & MARTHA CORONADO	1902 W MARTHA LN	SANTA ANA	CA	92706-3218
ALEJANDRO ZEPEDA & THE ZEPEDA FAMILY LIVING T	1906 W MARTHA LN	SANTA ANA	CA	92706-3218
EMILY ALVAREZ & ENRIQUE PEDRAZA	1909 W MARTHA LN	SANTA ANA	CA	92706-3217
GUADALUPE GONZALEZ & THE GONZALEZ FAMILY TRUS	1913 W MARTHA LN	SANTA ANA	CA	92706-3217
JAVIER & MARIA NUNEZ	1914 W MARTHA LN	SANTA ANA	CA	92706-3218
HECTOR MOLINERO & MANUELA RODRIGUEZ MARTINEZ	1917 W MARTHA LN	SANTA ANA	CA	92706-3217
RODRIGO & FRANCISCA TORRES	1918 W MARTHA LN	SANTA ANA	CA	92706-3218
PHYLLIS & LUCINDA WATSON	1921 W MARTHA LN	SANTA ANA	CA	92706-3217
RAMON REYES & MARIA CARBALLIDO	1922 W MARTHA LN	SANTA ANA	CA	92706-3218
WHURRIA JORDAN	1926 W MARTHA LN	SANTA ANA	CA	92706-3218
ZOILA RIOS	1930 W MARTHA LN	SANTA ANA	CA	92706-3218
JESSE & NANCY GARCIA	1934 W MARTHA LN	SANTA ANA	CA	92706-3218
ANTONIO & SAHARA CAYETANO	1938 W MARTHA LN	SANTA ANA	CA	92706-3218
ALEJANDRO & BLANCA RAMOS	2001 W MARTHA LN	SANTA ANA	CA	92706-3219
JAVIER & IRMA GARCIA	2002 W MARTHA LN	SANTA ANA	CA	92706-3219
REYNALDO ESTRADA & ARELI DE ESTRADA	1044 W ORANGE RD	SANTA ANA	CA	92706-1162

RODOLFO HERNANDEZ	2006 W MARTHA LN	SANTA ANA	CA	92706-3219	
ANTONIO & SIEGRED MALDONADO	2009 W MARTHA LN	SANTA ANA	CA	92706-3219	
JASON VENABLE & LESLIE PAREDES	2010 W MARTHA LN	SANTA ANA	CA	92706-3219	
BRIAN RYAN & BRIAN & ELIZABETH RYAN FAMILY TR	2111 N FLOWER ST	SANTA ANA	CA	92706-2525	
STEVEN & SOFIA SUAREZ	2017 W MARTHA LN	SANTA ANA	CA	92706-3219	
EDWARD & VERONICA MENDIETA	2018 W MARTHA LN	SANTA ANA	CA	92706-3219	
ENRIQUE & MARIA RUVALCABA	2021 W MARTHA LN	SANTA ANA	CA	92706-3219	
LEOPOLDO CARLOS & ELVIRA RAMOS	2022 W MARTHA LN	SANTA ANA	CA	92706-3219	
BERTHA GALLARDO	2025 W MARTHA LN	SANTA ANA	CA	92706-3219	
ELIZABETH & JOSE SERRANO	2026 W MARTHA LN	SANTA ANA	CA	92706-3219	
ANDY TRAN	2029 W MARTHA LN	SANTA ANA	CA	92706-3219	
ANDREW & JACQUELINE PALMA	2030 W MARTHA LN	SANTA ANA	CA	92706-3219	
GUILLERMO GUZMAN & IMELDA ORELLANA	2033 W MARTHA LN	SANTA ANA	CA	92706-3219	
NOE & JULIA PULIDO	2034 W MARTHA LN	SANTA ANA	CA	92706-3219	
DANIEL & ELIZABETH RAMOS	2037 W MARTHA LN	SANTA ANA	CA	92706-3219	
FERNANDO & MARIA LOPEZ	2038 W MARTHA LN	SANTA ANA	CA	92706-3219	
JAVIER VALDEZ & MARIA GUILLEN	2041 W MARTHA LN	SANTA ANA	CA	92706-3219	
JOHN & VONA SAYAVONG	2042 W MARTHA LN	SANTA ANA	CA	92706-3219	
ARTHUR & ELAINE HOFFMANN	2045 W MARTHA LN	SANTA ANA	CA	92706-3219	
SHIRRY HUNTER	2046 W MARTHA LN	SANTA ANA	CA	92706-3219	
ARMANDO & LINDA ESPARZA	2049 W MARTHA LN	SANTA ANA	CA	92706-3219	
JON & CHIAKI HAVERSTICK	2050 W MARTHA LN	SANTA ANA	CA	92706-3219	
ABIE & DENISE GARCIA	1401 MERIDAY LN	SANTA ANA	CA	92706-3289	
LUISA SANCHEZ	1402 MERIDAY LN	SANTA ANA	CA	92706-3221	
LENG LAY & PHALLY TRY	1405 MERIDAY LN	SANTA ANA	CA	92706-3220	
JACK & TAMAKI ROGERS	1406 MERIDAY LN	SANTA ANA	CA	92706-3221	
JAVIER NICANOR & LAURA NUNEZ	1409 MERIDAY LN	SANTA ANA	CA	92706-3220	
LIBERTAD & SERGIO CUENTAS	1410 MERIDAY LN	SANTA ANA	CA	92706-3221	
JESUS & ENRIQUETA CORREA	1414 MERIDAY LN	SANTA ANA	CA	92706-3221	
DAHN & DANH NGUYEN	1417 MERIDAY LN	SANTA ANA	CA	92706-3220	
BENJAMIN & MARIA JAIME	1418 MERIDAY LN	SANTA ANA	CA	92706-3221	
BOUALY & VIENGKHAM PHONETHIBSAVADS	1802 MERIDAY LN	SANTA ANA	CA	92706-3223	
CARLA BAILEY & THE BAILEY FAMILY TRUST	1806 MERIDAY LN	SANTA ANA	CA	92706-3223	
TERESA VILLA & GABRIEL CORNEJO	1809 MERIDAY LN	SANTA ANA	CA	92706-3222	
JUAN VELASCO & IRMA ALBERTO	1810 MERIDAY LN	SANTA ANA	CA	92706-3223	
ABRAHAM TURCIOS & SILVIA CHACON	1813 MERIDAY LN	SANTA ANA	CA	92706-3222	
ORLANDA GUZMAN	1814 MERIDAY LN	SANTA ANA	CA	92706-3223	
SERGIO & SUZANNE SEGURA	1817 MERIDAY LN	SANTA ANA	CA	92706-3222	
JUSTIN HERNANDEZ	1818 MERIDAY LN	SANTA ANA	CA	92706-3223	
MICHELLE TAO & MAX CHEN	1821 MERIDAY LN	SANTA ANA	CA	92706-3222	
LIBOR & ARMIDA SOLC	1822 MERIDAY LN	SANTA ANA	CA	92706-3223	
HUGO GARCIA	1825 MERIDAY LN	SANTA ANA	CA	92706-3222	
VICKIE TEMPRASEUT	1830 MERIDAY LN	SANTA ANA	CA	92706-3223	
VINH TRIEU	1833 MERIDAY LN	SANTA ANA	CA	92706-3222	
GRISELDA & MARITN GUILLEN	1901 MERIDAY LN	SANTA ANA	CA	92706-3224	
MARIA DELGADO	1902 MERIDAY LN	SANTA ANA	CA	92706-3225	
LINDA CHAVEZ & LINDA CHAVEZ REVOCABLE TRUST	1905 MERIDAY LN	SANTA ANA	CA	92706-3224	
ROGER & CHANDY TEMPRASEUTH	1906 MERIDAY LN	SANTA ANA	CA	92706-3225	
VALENTINO & LETICIA ACEVEDO	1909 MERIDAY LN	SANTA ANA	CA	92706-3224	
JOSE & JUANITA PINTO-SOLIS	1910 MERIDAY LN	SANTA ANA	CA	92706-3225	
DAVID KINNAMAN & DAVID LARKIN KINNAMAN REVOCA	1913 MERIDAY LN	SANTA ANA	CA	92706-3224	
RICARDO & RICARDO REYES	1914 MERIDAY LN	SANTA ANA	CA	92706-3225	
GOVEA-MCKEUN FRANSISCA TR GOVEA-MCKEUN REVOC	1917 MERIDAY LN	SANTA ANA	CA	92706-3224	
JOSE & LOURDES GUTIERREZ	1921 MERIDAY LN	SANTA ANA	CA	92706-3224	
CHAVEZ CRUZITA TR	1922 MERIDAY LN	SANTA ANA	CA	92706-3225	
ERNIE & RUBY ROMERO	2001 MERIDAY LN	SANTA ANA	CA	92706-3226	
SAMUEL & NANCY RANERI	2002 MERIDAY LN	SANTA ANA	CA	92706-3226	
JAIME & KATHERINE ORTIZ	2005 MERIDAY LN	SANTA ANA	CA	92706-3226	
TOMAS & MARIA VENTURA	2006 MERIDAY LN	SANTA ANA	CA	92706-3226	
JOYCE HENDERSON	2009 MERIDAY LN	SANTA ANA	CA	92706-3226	
DENISSE AGUILAR	2010 MERIDAY LN	SANTA ANA	CA	92706-3226	
ALFONSO & ELSA SALGADO	2013 MERIDAY LN	SANTA ANA	CA	92706-3226	
PATRICIA & MICHAEL SALINAS	2014 MERIDAY LN	SANTA ANA	CA	92706-3226	

MARIA QUEZADA & THE MARIA QUEZADA LIVING TRUS	2017 MERIDAY LN	SANTA ANA	CA	92706-3226
WALLACE CUNNINGHAM	1916 N FLOWER ST	SANTA ANA	CA	92706-2522
BERNABE OCHOA & ANGELICA CEVJA	2021 MERIDAY LN	SANTA ANA	CA	92706-3226
MARIA GUTIERREZ	2022 MERIDAY LN	SANTA ANA	CA	92706-3226
JOE & ERLINDA SOLIS	2025 MERIDAY LN	SANTA ANA	CA	92706-3226
PATRICIA GAONA & THE PATRICIA GAONA TRUST	2026 MERIDAY LN	SANTA ANA	CA	92706-3226
MARTHA ARTEAGA & THE ARTEAGA REVOCABLE LIVING	2029 MERIDAY LN	SANTA ANA	CA	92706-3226
HOANG & CHRISTINE NGUYEN	2030 MERIDAY LN	SANTA ANA	CA	92706-3226
ALTAMIRANO ELIZABETH TR; THE ALTAMIRANO LIVIN	2033 MERIDAY LN	SANTA ANA	CA	92706-3226
LUCILLE ARMENDARIZ & LUCILLE P ARMENDARIZ FAM	2034 MERIDAY LN	SANTA ANA	CA	92706-3226
XIN LI	611 W 17TH ST	SANTA ANA	CA	92706-3620
PEDRO SANCHEZ	1514 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
DANNY & ROXANNE GARZA	1522 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
ALBERTO VACA & LETICIA DE VACA	1524 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
LYNELLE GOESER	1532 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
JUAN FLORES	1536 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
MARCELLA OVERHOLT	1540 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
JOSE & DIANE LINDEN	1544 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
SAMUEL & DORIS MEJIA	1554 W WASHINGTON AVE	SANTA ANA	CA	92706-3311
IRENE BAKER	1600 W WASHINGTON AVE	SANTA ANA	CA	92706-3312
AGUSTIN & MARIA SEGURA	1634 W WASHINGTON AVE	SANTA ANA	CA	92706-3312
VICENTE ALVARADO & ROSA CASAREZ	1636 W WASHINGTON AVE	SANTA ANA	CA	92706-3312
SABINO RAMOS	1706 W WASHINGTON AVE	SANTA ANA	CA	92706-3228
JAMES & REBECCA HALEY	1710 W WASHINGTON AVE	SANTA ANA	CA	92706-3228
HY TON	1718 W WASHINGTON AVE	SANTA ANA	CA	92706-3228
MARIA GOMEZ	1722 W WASHINGTON AVE	SANTA ANA	CA	92706-3228
MARBELIA SILVA	1726 W WASHINGTON AVE	SANTA ANA	CA	92706-3228
JAIME MUNOZ	1730 W WASHINGTON AVE	SANTA ANA	CA	92706-3228
VICTOR TORRES	1733 W WASHINGTON AVE	SANTA ANA	CA	92706-3227
RUDY & NINA MUNOZ	2612 FREEMAN LN	SANTA ANA	CA	92706-1512
RAMONA MUNOZ	1802 W WASHINGTON AVE	SANTA ANA	CA	92706-3259
STEPHANIE & RAUL GUZMAN	1817 W WASHINGTON AVE # 1	SANTA ANA	CA	92706-3229
OLGA & ANGELINA OREGEL	1821 W WASHINGTON AVE # 3	SANTA ANA	CA	92706-3229
LAND TR	1823 W WASHINGTON AVE	SANTA ANA	CA	92706-3229
JULIO DIAZ & LESLIE MENDOZA	1825 W WASHINGTON AVE	SANTA ANA	CA	92706-3229
RUDOLPH CORTEZ	1905 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
JULIO RAMIREZ & JUDITH AGUAYO	1911 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
TRANG & TRANG LUONG	1913 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
QUOC HUYNH	1915 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
CAMERINO MONTANO & ESTHER CHAPA AVILA	1916 W WASHINGTON AVE	SANTA ANA	CA	92706-3231

TY CHUM & MOMY YOH	1917 W WASHINGTON AVE	SANTA ANA	CA	92706-3230	
CRUZ JAIMES & YULY RODRIGUEZ	1920 W WASHINGTON AVE	SANTA ANA	CA	92706-3231	
RICKY PENA	PO BOX 6212	SANTA ANA	CA	92706-0212	
MARIA & CARLOS MARTINEZ	1937 W WASHINGTON AVE	SANTA ANA	CA	92706-3230	
TINA TRAN	1941 W WASHINGTON AVE	SANTA ANA	CA	92706-3230	
ROMEO & VERA SANTOS	2002 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
MARIA ALVAREZ & THE MARIA DEL ROSARIO ALVAREZ	2005 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	92706-3232
JORGE JUAREZ	2006 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
ANA & EDGAR GUEVARA	2009 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
ALBERTO ALEJANDRES	2010 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
CARMEN BANEGAS & IMELDA SANDOVAL	2013 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
MARTIN AVELAR	2014 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
DIEGO & MARIA GOMEZ	2019 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
HECTOR LANDAVERDE & MONICA LUEVANO	2022 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
LUIS ESPINOZA & GABRIELA GARCIA	2023 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
SOCORRO AVILA & PATRICIA DELGADILLO	2026 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
STEVEN TRAN & VALERIE PHAM	2027 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
JOSE HARO & NORMA RUIZ	2030 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
ASHLEY ATILANO	2031 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
MARCUS HANSON	1602 N KING ST APT X3	SANTA ANA	CA	92706-3273	
ALBERTO DIAZ JR & ELIZABETH DIAZ	2035 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
MARTIN OLIVERA & ANA DUVAL	2038 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
ISRAEL PEREZ	2039 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
LEONEL AVELAR	2040 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
JOSE & MARTHA MENDEZ	2043 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
SALVADOR ALVAREZ	2044 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
ARNOLD CAMPOS	2047 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
STEVEN TRAN & VALERIE PHAM	2048 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
MARIO & GLORIA SANCHEZ	2051 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
JUSTINIANO GUTIERREZ	2052 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
MARY AZEVEDO	2101 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
ENRIQUE AVILA & AVILA FAMILY REVOCABLE TRUST	2102 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
JOSE & CARMEN TARIN	2105 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
MARYLU AZEVEDO	2106 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
EDMUNDO & CHRISTIAN SANCHEZ	2109 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
DAYSI & TERESA RAMIREZ	2110 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
MARIANA HORTELANO	2114 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	

BRIGIDO & VICTORIA GUZMAN	2115 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
DAVID MORENO & VERONICA DAVILA	2118 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
ROSARIO CARDENAS	2122 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
DOLORES GRIJALVA & THE DOLORES FRANCES GRIJAL	2126 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
GONZALO & TERESA SAUCEDO	2302 W WASHINGTON AVE	SANTA ANA	CA	92706-3106	
GENE & GEORGIA PERTEET	2308 W WASHINGTON AVE	SANTA ANA	CA	92706-3106	
DANNY & CATHERINE NGO	2311 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
PHAT TRA & HOAN TO	2312 W WASHINGTON AVE	SANTA ANA	CA	92706-3106	
THAO TRAN & CONNOR LE	2315 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
FELIPE & MARGARITA DE ALBA	2319 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
JUAN CHAVEZ	2323 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
FRANCISCO & LIBRADA LEOPO	2327 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
ENRIQUE & MARIA BUENROSTRO	2328 W WASHINGTON AVE	SANTA ANA	CA	92706-3100	
MARINA MUNOZ	2331 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
SAL SOSA_M24884	1410 W 21ST ST	SANTA ANA	CA	92706-2404	
HABITAT FOR HUMANITY	1921 W WASHINGTON AVE	SANTA ANA	CA	92706-3230	

###



Report on Washington Avenue Homes

Sunshine Ordinance Community Meeting #2

by Habitat for Humanity of Orange County

May 30, 2023

June 5, 2023

Mr. Cristian Santana, Assistant Planner

City of Santa Ana 20 Civic Center Plaza

Santa Ana, CA 92701

Via email: [<csantana@santa-ana.org>](mailto:csantana@santa-ana.org)

Re: Washington Avenue Homes, 1921 West Washington Ave. Santa Ana, CA 92706

Dear Cristian,

On behalf of Habitat for Humanity of Orange County, applicant for the Washington Avenue Homes Project ("the Project") at 1921 West Washington Avenue, Santa Ana, CA 92706, I hereby provide this affidavit under penalty of perjury along with related attachments to confirm the Applicant has met the requirements of the Sunshine Ordinance (SAMC Sec. 2-153) for the Project.

Attached are materials related to Community Meeting #2 for the Project, held 5:30-7:00 pm in the El Salvador Community Center Performance Hall at 1825 W. Civic Center Dr., Santa Ana, CA 92703.

Habitat for Humanity of Orange County is planning to resubmit its application for the proposed Project to the Planning Department next Monday June 12, 2023.

Prior to this second Community Meeting for the Washington Avenue Homes, Habitat for Humanity of Orange County notified residents in the following ways:

- Printed bilingual meeting notices in English and Spanish and mailed them to all commercial and residential owners and tenants with a valid US Postal address within a 1000-foot radius of the Project site.
- 200 notices were hand distributed door to door in the neighborhood of the Project and distributed at school, places of worship and commercial sites in Artesia-Pilar.
- The same notice was posted on 10 lawn signs at the development project site as well as in park, school, places of worship and other sites throughout the Artesia-Pilar neighborhood.
- The notice was published in the OC Register, a digital copy of the notice was provided to the City for posting on the City's website, plus we tried something new—200 door hangers at homes on the streets immediately surrounding the Project.

Besides a videographic record of the presentations, a notetaker recorded the details of all questions and comments from attendees. Those questions and all responses to questions or comments are provided below.

For any questions, please contact John Irvine at 949-923-7143 or jirvine@JUSTconnectGroup.com.

Sincerely,

A handwritten signature in blue ink that reads "John Irvine". The signature is fluid and cursive, with the first name "John" and last name "Irvine" clearly distinguishable.

John Irvine

(Habitat OC Contractor and Principal, JUSTconnect)

Sections

- o Affidavit
- o The Meeting
- o Maximizing Feedback
- o Questions and Answers
- o Comment Cards
- o Sign-in Sheet
- o PowerPoints
- o Project Brochure
- o Meeting Preparation
- o Venue
- o Publicizing the Meeting
- o Meeting Notices
- o Community Signage
- o Direct Mailing Notices
- o Social Media
- o Door Hangers
- o OC Register Ad
- o Mailing List

The Meeting

We have rearranged the sequence of this report to reflect the importance of the Meeting itself and the comments and questions from neighbors.

- Participants who wanted to, could sign in and/or wear a nametag-in. Most did not.
- Habitat OC enthusiastically provided professional Spanish-English interpretation, although no advanced requests were made. The reason is simple: Equity. Equity is part of Habitat OC's mission and commitment to the communities we serve. In the end only one monolingual Spanish speaker took advantage of the interpretation. But the participant who did used it with such intensity and breadth that everyone in the hall was glad it was there. The one monolingual Spanish speaker asked so many good questions that in fact, everyone benefited.
- Pan dulce, coffee and water were provided for the comfort of participants. Hopefully it helped folks feel at ease and cared for.
- Meeting presenters were:
 - o **John Irvine, JUSTconnect**, a community engagement specialist, who gave the introduction, set the process and managed the three Q and A sections.
 - o **Monique Davis**, President and CEO of Habitat for Humanity of Orange County, who talked about the developer, Habitat OC, its track record, partnership with the City of Santa Ana and the benefits of the planned homes.
 - o **Judson Brown**, Director of the Housing Division for the City of Santa Ana spoke briefly about the City's support for and involvement in financing the project.
 - o **Katie Gomez**, Architect and Designer of the Washington Avenue Homes, described the projects and detailed the responses to Comments from the Planning Department's review of the project. She also focused on maintaining the neighborhood feel and the comfort of the neighbors.
 - o **Velma de la Rosa, VP of Housing Development**, Habitat for Humanity of OC, discussed responses to the comments from community members.
 - o **Lauren Hahn**, AVP of Programs, spoke on the Habitat OC process of selecting eligible homebuyer candidates.
- Prior to the formal presentation, an introduction covered the reason the meeting is being held, who received the notices, what would be discussed, the meeting format, and how participants can share their questions and feedback.
- The heart of the meeting was a PowerPoint presentation in three sections—each followed by a highly interactive facilitated Question and Answer session--covering:

1. Who is the developer?

- How did City of Santa Ana support these homes?

2. What is the project and how has Habitat responded to Comments from both the City and the Community.

- Responses to City Planning Review
- Responses to Community Questions

3. Who is eligible to buy these homes?

Maximizing feedback

- Habitat assigned an experienced note-taker to the meeting to capture all questions and comments from homeowners and renters alike.

A Q and A session followed each of the three sections of the presentation. Dividing in this way gave questioners more time as opposed to the traditional one session at the end.

- Yellow “Comment Cards” were just one way we encouraged attendees to give feedback.

Questions and Answers (see also Comment Cards, below)

Called to order: 5:53 p.m.

Woman #1: Are the Lacy homes considered Moderate Income or Low Income?

Monique: Moderate Income. These homes on Washington are Low Income.

Woman #1: How long has HfH owned this land? How much did it cost?

Monique: HFH took it over from another housing developer at a significant reduction. COSA gave us money, also.

Woman #2: Regarding the income requirements, is that just for the working people or also the minors?

Monique: The income requirements don't go up if there are fewer family members. Lauren will answer specific questions on how the incomes are evaluated.

(Katie Flores, architect, reviews plan for Washington homes).

Woman #1: How many feet is the set-back? Did the City make a concession to have less? What about on the east side?

Katie: The 2nd story is 20 feet. The east side is four feet.

Woman #3 (Spanish): Will you have some one story properties? Any two bedrooms? How much will they cost?

Katie: Yes, the back unit is all one story. 3 bedrooms. No, no two bedrooms. We don't know the cost yet.

Man #1: Do you have the plans?

Katie: Yes, I have them (shows them up at her table).

Monique: I will have these plans up here for you

Woman #4: What is the parking?

Katie: 2 car garage for each unit and three guest spaces

Man #2: When you consider how you build community, people want to think their house is “mine!”. Is there something that would encourage community? Also, is there something reflecting Climate Action that will benefit everyone? Help save water and electricity?

Katie: We are going to have solar on the rooves; that’s included. Also, the way we designed the units has front doors that face each other so you will interact with your neighbors. There are little pockets so neighbors could create a community garden. There is an orange tree to share, also.

Man #2: People should have options for walking.

Katie: HfH does that very well. HfH can work on a different scale than a big developer.

Woman #3 (Spanish): Are there going to be any future projects with two bedrooms?

Katie: Quite possibly but we don’t know yet.

(Velma speaks to previous comments from area residents such as privacy, noise, work schedule, the HOA’s responsibilities, parking and demolition).

(Lauren speaks to HfH program and eligibility). Income pertains to household income. HFH has a chart on our website, for a household of 1-8 persons.

Monique: Claudia (City of Santa Ana Housing Division) what are the two income limits?

Claudia: Low is \$86,750; Moderate is \$114,300

Woman #1: What is the upper limit of income to debt ratio?

Lauren: 10%

Man #3: what if one household member lives here but another person lives somewhere else?

Lauren: You need to live or work in Orange County. If the household is mixed you just need to have some sort of affiliation with Orange County.

Woman #3 (Spanish): Do you have a website that lists all the properties you have? And what is the address? Is it near Washington?

Lauren: Pick up this card (shows it). It has our website and lists our properties. We don't have any two bedroom houses right now, though.

Katie: The address is 1921, near Daisy.

Woman #1: is there a requirement for number of years the family has to stay? What about resale?

Lauren: We structure the loan based on the affordability for the buyer. A different number of years.

Re: resale, the existing owner will sell to HfH. The owner had earned equity. There is no specific required time limit.

Woman #3 (Spanish): What should we do?

Lauren: Attend an orientation. It is one hour. Then you will be invited to participate in a credit review. We will offer resources to help you become creditworthy if necessary.

Man #4: What if you already know what you are pre-qualified for? What if you have a broker?

Lauren: HfH doesn't use brokers so no broker fee.

Monique: We partner with real estate agents to find applicants.

Man #4: What about the working requirement? It is repeated?

Lauren: It is one time and during your program period. It is 250 hours per applicant.

Woman #1: Is each one of these considered condos?

Monique: No, they are single family.

Woman #3 (Spanish): When will these be finished and ready?

Monique: (For Lacy) End of August. For Washington, end of 2024.

Woman #1: is the Craftsman ADA-accessible?

Lauren: No but it is one story.

Adjourn: 7:23 p.m.

Comment Cards

Comment Crds were provided in English and Spanish:

Habitat for Humanity of Orange County needs your ideas!

Make sure you fill out and deposit your Comment Card.

Name _____

Email address _____

☐ I rent my home.

☐ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:



Habitat for Humanity of Orange County

¡Necesita sus ideas!

Nombre _____

Dirección de correo electrónico _____

☐ Alquilo mi casa.

☐ Soy dueño de mi casa.

Esto es lo que pienso sobre WASHINGTON AVENUE HOMES:

Comment Cards

Each Neighbors Meeting attendee who was willing was given a Comment Card and a pen and asked to provide feedback before leaving. The results follow. As can be seen, some of the Comment Cards are not so legible. Rather than guess and input errors, Habitat OC is committed to research and connect with these participants. We want to help them determine where they are in the homebuying journey and what do they need to get to the next step toward success.



Habitat for Humanity of Orange County

Needs your ideas!

Make sure you fill out and return your Comment Card.

Name Daniela Campos

Email address campos.daniela099@gmail.com

☒ I rent my home.

☐ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:

I am excited about being a homeowner
in my home town!



Habitat for Humanity of Orange County

Needs your ideas!

Make sure you fill out and return your Comment Card in the silver box.

Name GREGORY FREEMAN

Email address GREGORYFREEMAN77@YAHOO.COM

☐ I rent my home.

☒ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:

I THINK I HEARD LOTS OF GOOD THINGS.
I'M DISABLED, 70 YRS OLD, LIVING IN SANTA
CA. I'M ON THE BRINK OF BEING HOMELESS, NO
IS SOC. SEC. MY CREDIT IS FAIR. I HAVE 2 LITTLE
GRANDSONS ARE ALSO RECOMMEND STAY WITH ME
MY DAUGHTER'S REQUEST. I'M A SINGLE
TRY TO WORK, A 1 YR. DAUGHTER



Habitat for Humanity of Orange County

Needs your ideas!

Make sure you fill out and return your Comment Card.

Name Phoebe Jobando

Email address phoebejobando11@gmail.com

☐ I rent my home.

☐ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:

714 448-3850

phoebejobando11@gmail.com



Habitat for Humanity of Orange County

Needs your ideas!

Make sure you fill out and return your Comment Card.

Name Phoebe Jobando

Email address phoebejobando11@gmail.com

☐ I rent my home.

☐ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:

714 448-3850 phoebejobando11@gmail.com



Habitat for Humanity of Orange County

Needs your ideas!

Make sure you fill out and return your Comment Card.

Name Daniela Campos

Email address campos.daniela099@gmail.com

☒ I rent my home.

☐ I own my home.

Here's what I think about the WASHINGTON AVENUE HOMES:

I am excited about being a homeowner
in my home town!

Please sign in to help us know who attended this meeting and how to follow up with you.

[illegible]

PowerPoint Presentation



1921 W. Washington Avenue

Habitat for Humanity will share development plans for this site.

1. You find out what's going on in your neighborhood.
2. You give input about housing.



Habitat for Humanity
of Orange County

We build strength, stability and self-reliance through shelter.

Your ideas are important!

- Three Q and A periods.
- Fill out a comment form.
- Contact us anytime.



Habitat for Humanity
of Orange County

We build strength, stability and self-reliance through shelter.

Today we'll cover...

1. **Introducing Habitat for Humanity of Orange County**
 - City of Santa Ana = our partner
2. **Six more affordable ownership homes!**
 - Responding to Community Comments
 - Responding to Santa Ana Planning Dept. Review
 - Benefits of Washington Avenue Homes
3. **Who is eligible to own these homes?**



Habitat for Humanity
of Orange County

We build strength, stability and self-reliance through shelter.

Welcome... From Habitat for Humanity OC

- We help low / moderate income families **BUY** a home.
- **237** families have bought our homes.
- Affordable for working families.



Habitat for Humanity of Orange County Santa Ana Office

OC Needs Affordable Homes! Habitat Homes Across Orange County



Habitat Homes are built to help working families. We work with cities like Santa Ana to keep them in the AFFORDABLE price range.

What does Affordable Homes Mean?

- These homes are **FOR SALE—NOT RENT!**
- Habitat OC reduces:
 - The purchase price
 - The mortgage interest rate
 - The downpayment



Gaining and Passing Financial Stability to Your Family

Build Savings for:

- College
- Disposable Income
- Financial emergency



The City of Santa Ana is our partner.

- 33-year partnership.
- **30** affordable homes now owned by **Santa Ana's working families.**
- Financial assistance from the City = more homes.



The City of Santa Ana provided \$2.2 million

Thanks to the City for enabling:

- Two additional homes
- Americans-with-Disabilities-
 - One ADA-compliant home
- All affordable ownership homes



Habitat Homes in Santa Ana



Questions on Habitat OC or City of Santa Ana?



6 More Affordable Ownership Homes!



Habitat for Humanity
of Broward County

We build strength, stability and self-reliance through shelter.

Washington Avenue Homes



Habitat for Humanity
Washington Avenue
Plan 1 - Right Elevation

gmd
design
group

10/19/2020 10:10 AM 10/19/2020 10:10 AM

Habitat for Humanity
of Broward County

We build strength, stability and self-reliance through shelter.

Washington Avenue Homes



Habitat for Humanity
Washington Avenue

gmd
design
group

10/19/2020 10:10 AM 10/19/2020 10:10 AM

Habitat for Humanity
of Broward County

We build strength, stability and self-reliance through shelter.

Washington Avenue Homes



Habitat for Humanity
Washington Avenue
Plan 1 - Rear Elevation
10/19/20

gmd
design
group

10/19/2020 10:10 AM 10/19/2020 10:10 AM

Habitat for Humanity
of Broward County

We build strength, stability and self-reliance through shelter.

Washington Avenue Homes



Habitat for Humanity
Washington Avenue
Plan 2 - Rear Elevation



We build strength, stability and self-reliance through shelter.

Washington Avenue Homes



Habitat for Humanity
Washington Avenue
Plan 2 - Left Elevation



We build strength, stability and self-reliance through shelter.

Responding to Santa Ana Planning Dept. Review

- **Density Bonus**
- Original development was four homes.
- City of Santa Ana requested six affordable homes be constructed (including ADA-compliant home).
- Habitat responded with two additional homes on the site, maintaining City construction standards.



We build strength, stability and self-reliance through shelter.

Responding to Santa Ana Planning Review

- **Lighting for the Homes**

Identified best lighting for the homes' exterior.

Bollard Lights
along walkway



Ceiling Lights under trash
enclosure and walkway
between units 4 & 5



Decorative wall-mounted
coach lights around the
buildings



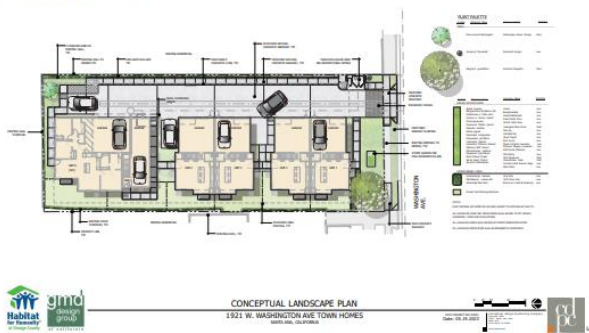
We build strength, stability and self-reliance through shelter.

Responding to Santa Ana Planning Review

• Landscape Plan

A landscape plan has been developed that includes drought-resistant plants and replanting the parkway.

Landscape Plan



TREES



SCREENING SHRUBS & VINES



SHRUBS & GROUND COVERS

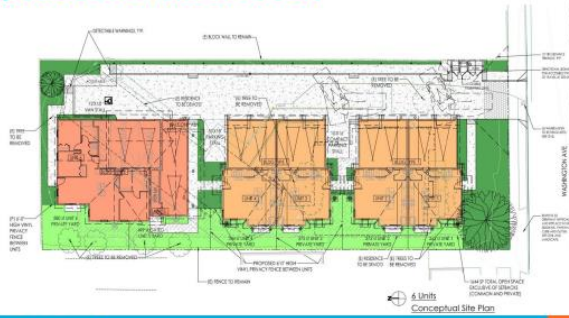


Responding to Santa Ana Planning Review

• ADA Impact on Driveway and Trash Receptacle Location

- Trash area positioned to ensure accessibility and adequate space for entering / exiting driveway.
- Site plan includes a walkway for pedestrian safety.

Updated Site Plan Includes:



Homes designed to complement the lot.



Responding to Community Comments!



Responding to Community Comments!

- Privacy
- Noise
- Parking
- Safety



Neighbors Want to Know - 1

"How large are the windows going to be that face my property?"



- Only one small window on second floor, 29 feet back from the property line. First story windows will be blocked by the wall along property line.
- Windows and patio are facing our drive aisle.

Neighbors Want to Know - 2

"What are the construction timeline and daily construction hours?"

"Will the addition of six units on one lot increase the noise from the new residents?"



- **Construction will follow Santa Ana noise requirements.**
- **No Construction outside city start times/days.**
- **There will be an HOA for these homes with a noise restriction to be observed.**

Neighbors Want to Know - 3

"Parking is a challenge on the street now. How much parking is planned for the new homes?"



- **Parking for guests plus two-car garage for each home.**
- **Total of 15 spaces on the property.**

Neighbors Want to Know - 4

"When will you demo and how long will it take?"

- **We anticipate demo will take two weeks on site once permitting is complete.**

Neighbors Want to Know - 5

"I've encountered suspicious people on construction sites, will there be security?"

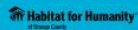
- **We do take security measures on our build sites. Security fencing is installed.**
- **Cameras are used. Local law enforcement is leveraged for additional patrol to keep the site secure.**



We build strength, stability and self-reliance through shelter.

Things are looking better!

- Safety fencing installed.
- Old structures to be removed.



We build strength, stability and self-reliance through shelter.

Benefits of These Ownership Homes



We build strength, stability and self-reliance through shelter.

Good for Neighbors

- Deteriorating structures removed.
- Beautify the street with good-looking homes, attractive landscaping.
- Support property values of nearby homes.



We build strength, stability and self-reliance through shelter.

Good for Homebuyers

- **Pride of ownership.**
- **Children living in a secure environment do better in school.**
- **Provides stable housing for families.**
- **Generates equity, intergenerational wealth.**



Good for Santa Ana

- **Increases City's property tax income.**
- **Enhances the Artesia-Pilar neighborhood.**
- **Continues City's commitment to affordable home ownership.**



Questions on West Washington Homes?



Who can buy these homes?

- **Need for improved housing**
- **Able to pay:**
 - **Meet project income guidelines**
 - ❖ **Household Income approx. \$61,000 - \$126,000/year**
 - **Have good credit / low debt**
 - **Meet residency requirement**
- **Willing to partner with Habitat OC**



Local Preference

Santa Ana Resident / Santa Ana Workforce

A selection preference will be awarded to applicants who currently live in, or are employed within, the City of Santa Ana.

Next steps

- Register for online Homebuyer Orientation
<https://www.habitatoc.org/home-buyer-orientation/>
- Take a project brochure and Habitat OC brochure.
- Talk with your family about this important step for your future.



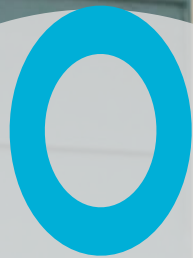
Questions on buying one of these
affordable homes?



Thank you!

*Before you go, please share your ideas on
a yellow Comment Card.*

 [2023.03.14-SpanishWash. Neighbors' Meeting .pptx](#)



Washington Avenue Homes

Hacer que un buen vecindario sea aún mejor.



Habitat
for Humanity
of Orange County



Project Brochure on Washington Avenue Homes was provided as a takeaway.



**Affordable
Home Ownership
in Santa Ana.**



**every parent
wants a better future
for their family**

**Washington Avenue Homes are
designed with your family in mind.**

- Six 3-bedroom duplex homes
- 1,430 sq ft interior
- Private entry, yard
- Attached 2-car garage
- One block from Santa Ana College
- Walk to 150 or 57 bus
- One home is ADA-compliant



Washington Avenue Homes



Affordable Homes for low-income families to buy in Santa Ana, California.



Habitat for Humanity of Orange County.

**We help low and moderate income
families buy a home.**

For eligibility and more information

go to:

www.habitatoc.org/our-homes/



Sign up today for a Home Buyer Orientation Meeting

go to:

www.habitatoc.org/homeownership-2/



2010 Richey Street Santa Ana CA 92705 714.434.6200

Before the Meeting

Meeting Preparation

- We continued discussions with Artesia Pilar residents, including speaking at the Artesia Pilar Neighborhood Association where after the presentation there was time for lengthy conversations about the lack of affordable housing in the neighborhood.
 - Informal discussions with Artesia Pilar residents, and leaders of places of worship, education and community organizations and retail establishments.
 - We again found door to door contact with the homes nearest the Habitat OC homesites to be an excellent means of hearing the actual stories of the residents, as well as questions about the Project.
 - We re-engaged the translation firm that handled Community Meeting #1 because organizers at Habitat OC were impressed with the impact their interpretation had on audience members. This was in part because of the firm's specific experience in Community Development and Affordable Housing. Feedback we received convinced us the interpretation work was of a high quality.
 - Bilingual notices similar to those used for Community Meeting #1 were printed to inform the community of time, place and date of the community meeting, map of the subject property and the properties contained within the notification boundary.
 - A private address list company prepared the list of all addresses within 1000 ft radius of the homesites and mailed the Notices on Friday March 3—to meet Sunshine ordinance requirement.
 - Mailing list and US Post Office Receipt and Verification of Mailing Affidavit is included in this report.
- Bilingual lawn signs duplicating the information in English and Spanish of the Meeting Notice, were placed at the Project site, 1921 W. Washington Avenue, Santa Ana, CA 92706.
- Additional signs were produced and distributed throughout the Project's immediate vicinity.
- o El Salvador Community Center
 - o Fremont Elementary School
 - o El Salvador Park
 - o Iglesia Comunion de Gracia
 - o Armando's Corner Grocery
 - o Nuestra Senora Del Pilar Catholic Church
- Printed and distributed 200 hand distributed Meeting Notice flyers as well as digital notices were distributed to:
- o St. Joseph Elementary School
 - o El Salvador Community Center

o Santa Ana College Office of the Vice President of Student Services

o Office of Lou Correa, U.S. Representative

· The bilingual notice was emailed to the Planning Dept for posting on the City's project website.

· Meeting Notice information was posted to the Habitat for Humanity of OC website and posted to the organization's social media.

· Published Meeting notice in an advertisement in the OC Register and Ad and Affidavit of Publication are included in this report.

· PowerPoint slides were produced in English to describe three things:

1. Who is the developer?

- How did City of Santa Ana support these homes?

2. What is the project and how have we responded to Comments from both the City and the Community.

- Responses to City Planning Review
- Responses to Community Questions
- Benefits of these Homes

3. Who is eligible to buy these homes?

· Slides were translated into Spanish and reviewed by a native speaker of Spanish at Habitat OC.

· Large color graphics were displayed at the meeting to reinforce the graphics in the PowerPoint and give residents a clear understanding of the design of these homes.

Community Meeting Venue: El Salvador Community Center

The venue for Community Meeting #1 was so successful, we decided to hold Meeting #2 in the same place—El Salvador Community Center. This is the City of Santa Ana's first community center ever built.



Performance Hall Interior

Publicizing the Meeting

Meeting Notices



English and Spanish signage posted at proposed build site



Habitat for Humanity of Orange County

Cordially invites you to a community information meeting for:

Washington Avenue Homes
1921 W. Washington Ave., Santa Ana, CA 92706

The proposed project is highlighted in **blue**. The 1000 ft. boundary is in **red**.



MEETING INFORMATION

DATE AND TIME: Tuesday, May 30, 2023, 5:30 pm - 7:00 pm
LOCATION: El Salvador Community Center
1825 W Civic Center Drive, Santa Ana, CA 92703
RSVP by Wednesday, May 24, 2023

Washington Avenue Homes

A proposed six-unit workforce housing development with affordable and Americans with Disabilities Act-compliant homes. At the meeting we will provide additional information about the homes, answer questions and solicit input on this proposal. Please come and share your thoughts and ideas about this new **home-ownership opportunity** for working families.

If you have questions regarding this event, or **if you require language interpretation services** in a language other than English, please contact: John Irvine at (949) 923-7143 or jirvine@JUSTconnectGroup.com.

RSVP: jirvine@JUSTconnectGroup.com

This notice is being provided pursuant to the Sunshine Ordinance, Section 153(c) of the Santa Ana Municipal Code.



Habitat For Humanity of Orange County

Le invita cordialmente a una reunión de información comunitaria sobre:

El proyecto de viviendas de la West Washington Avenue en el
1921 Washington Av., Santa Ana, CA 92706

El proyecto propuesto está resaltado en **azul**. El límite de 1000 pies está en **rojo**.



INFORMACIÓN SOBRE LA REUNIÓN

FECHA Y HORA: martes, 30 de mayo 2023, 5:30-7:00 pm
UBICACIÓN: Sala comunitaria, Centro Comunitario El Salvador
1825 W Civic Center Dr, Santa Ana, CA 92703
RSVP antes del viernes 24 de mayo 2023

Washington Avenue Homes

Un desarrollo propuesto de viviendas para la fuerza laboral de seis unidades con unidades asequibles y que cumplen con la Ley de Estadounidenses con Discapacidades. En la reunión proporcionaremos información adicional sobre las viviendas, responderemos preguntas y solicitaremos comentarios sobre esta propuesta. Por favor, venga y comparta sus pensamientos e ideas sobre esta nueva oportunidad de propiedad de vivienda para las familias trabajadoras.

Si tiene preguntas sobre este evento, o **si requiere de servicios de interpretación** en un idioma que no sea inglés, comuníquese con: John Irvine al (949) 923-7143 o jirvine@JUSTconnectGroup.com.

POR FAVOR CONFIRME SU ASISTENCIA: jirvine@JUSTconnectGroup.com

Este aviso se proporciona en conformidad con la Ordenanza Sunshine, Artículo 153 (c) del Código Municipal de Santa Ana.

Signage Posted in the Community



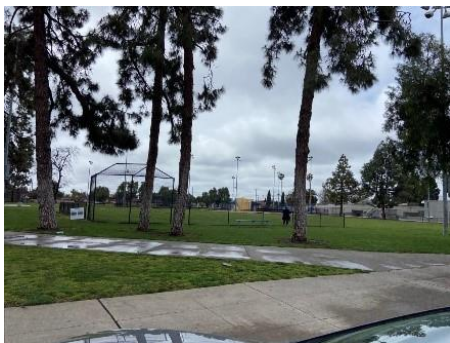
El Salvador Community Center



Comunión de Gracia



George's Corner Grocery



El Salvador Park



Iglesia Comunion de Gracia

Facebook

Notice of the meeting was posted and pinned to the top of the Habitat for Humanity of Orange County Facebook page.

Notification/ Social Media



FULL_NAME

ADDRESS

CITY

ST

ZIP

Door hangers distributed to 200 homes

¡Hola, vecino! ESTÁ INVITADO...

a conocer más información sobre
6 viviendas de propiedad
para familias trabajadoras.

Una propuesta de
Habitat for Humanity of Orange County

¡Por favor acompañenos!

INFORMACIÓN DE LA REUNIÓN

FECHA Y HORA:
Martes, 30 de Mayo de 2023,
5:30 pm - 7:00 pm

LUGAR:
Centro Comunitario El Salvador
1825 W Civic Center Drive, Santa Ana, CA 92703

La ubicación para las viviendas propuestas es el
1921 W. Washington Avenue...



Habitat
for Humanity®
of Orange County

Hi Neighbor! YOU'RE INVITED...

to hear about six ownership homes
for working families.

Proposed by:
Habitat for Humanity of Orange County

Please join us!

MEETING INFORMATION

DATE AND TIME:
Tuesday, May 30, 2023,
5:30 pm - 7:00 pm

LOCATION:
El Salvador Community Center
1825 W Civic Center Drive, Santa Ana, CA 92703

Homes proposed for:
1921 W. Washington Avenue.



Habitat
for Humanity®
of Orange County

Ad in OC Register

The Orange County Register 1820 Main St., Suite 225 Irvine, Ca 92614 714-766-7000		PROOF OF PUBLICATION Legal No. 0011604149	
5285062 COLUMN-OCRP 1701 RHODE ISLAND AVE NW WASHINGTON, DC 20036		Washington Avenue Homes Community Information Meeting Habitat for Humanity of Orange County cordially invites you to a community information meeting for an affordable home ownership development: 1921 W. Washington Ave., Santa Ana, CA 92703 MEETING INFORMATION DATE / TIME: Tuesday, May 30, 2023, 5:30 pm - 7:00 pm LOCATION: El Salvador Community Center 1825 W. Civic Center Dr., Santa Ana, CA 92703 RSVP by Friday, May 26, 2023 Washington Avenue Homes A proposed six-unit workforce home ownership development with affordable and Americans with Disabilities Act-compliant homes. At the meeting we will provide additional information about the homes, answer questions and solicit input on this proposal. Please come and share your thoughts and ideas about this new home ownership opportunity for working families. If you have questions regarding this event or if you require language interpretation services in a language other than English, please contact: John Irvine at (949) 923-1433 or jirvine@JUSConnectGroup.com. RSVP: jirvine@JUSConnectGroup.com This notice is being provided pursuant to the Sunshine Ordinance Section 153(c) of the Santa Ana Municipal Code. The Orange County Register Published: 5/23/23	
FILE NO. WAH Neighbors Meeting #2 AFFIDAVIT OF PUBLICATION STATE OF CALIFORNIA, } ss. County of Orange }			
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of The Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit: 05/23/2023			
I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at Anaheim, Orange County, California, on Date: May 23, 2023			
Signature: <i>Christina Murgal</i>			

FULL_NAME

CITY

ST

ZIP

<u>FULL NAME</u>		<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
PAT MERCURI	18195 MCDURMOTT E STE I	IRVINE	CA	92614-4792
CHARLES CHOP & CHARLES J CHOP TRUST	1602 N LINWOOD AVE	SANTA ANA	CA	92701-2725
ANTONIO ADAME	1323 N SPURGEON ST # PHW	SANTA ANA	CA	92701-2472
ANGEL & ANGELICA GUILLEN	1501 N HATHAWAY ST	SANTA ANA	CA	92701-2632
JAVIER & MARIA ROBLES	1632 E STAFFORD ST	SANTA ANA	CA	92701-3232
HOE VAN NGUYEN & DUNG VU	1013 S ELLIOTT PL	SANTA ANA	CA	92704-2224
THUY HA	1101 S ARAPAHO DR	SANTA ANA	CA	92704-2406
MAYRA SANTACRUZ & RAMON PEREZ	5002 W CRYSTAL LN	SANTA ANA	CA	92704-1923
SCOTT HUYNH & KIM LE	1814 W OCCIDENTAL ST	SANTA ANA	CA	92704-4227
KHOI LE	2406 S SALTA ST	SANTA ANA	CA	92704-5627
MARCUS HANSON	3710 S BEAR ST UNIT L	SANTA ANA	CA	92704-7200
MANUEL ARELLANO & MIREYA GALLARDO	12722 MITTMAN LN	SANTA ANA	CA	92705-1229
NGA BUI	1852 ALITA LN	SANTA ANA	CA	92705-3401
J SERNA & TERESA BUCIO	2730 CONCORD ST	SANTA ANA	CA	92705-6811
LUPE & XAVIER FONSECA	12191 WOODLAWN AVE	SANTA ANA	CA	92705-3010
EMILIO & JUANITA GUILLEN	1110 E BUFFALO AVE	SANTA ANA	CA	92705-7003
RODOLFO GONZALEZ & LORENA CERVANTES	1202 E BUFFALO AVE	SANTA ANA	CA	92705-7004
JOHN & VIRGINIA LONGWELL	1261 TREASURE LN	SANTA ANA	CA	92705-2491
MARCOS MARQUEZ	13502 SANDHURST PL	SANTA ANA	CA	92705-2742
BEVERLY PACKARD & BEVERLY A PACKARD REVOCABLE	1430 FRANZEN AVE	SANTA ANA	CA	92705-6925
ANH TRAN & XUAN TRUONG	3410 S BIRCH ST	SANTA ANA	CA	92707-4313
MARCO ARIAS	1126 S GARNSEY ST	SANTA ANA	CA	92707-1127
GUSTAVO & PRISCILLA CALDERA	606 W CURIE AVE	SANTA ANA	CA	92707-3920
STEVEN MCLAUGHLIN	PO BOX 2429	SANTA ANA	CA	92707-0429
VIRGINIA FLORES	2002 OAK ST	SANTA ANA	CA	92707-2921
ALFONSO CORTEZ	1922 EVERGREEN ST	SANTA ANA	CA	92707-3016
RE INVESTING GROUP INC	8563 AMAZON RIVER CIR	FOUNTAIN VALLEY	CA	92708-5510
KHANH DAO & TIFFANY PHAM	10448 SALINAS RIVER CIR	FOUNTAIN VALLEY	CA	92708-6841
TUYEN CO & TRANG TRAN	9701 CARNATION AVE	FOUNTAIN VALLEY	CA	92708-1508
DANIA INVESTMENT LLC	17200 NEWHOPE ST APT 228A	FOUNTAIN VALLEY	CA	92708-4280
JESUS PICASO & GEORGINA ORNELAS	9751 TALBERT AVE	FOUNTAIN VALLEY	CA	92708-5148
GLORIA NGUYEN	18030 BROOKHURST ST # 342	FOUNTAIN VALLEY	CA	92708-6756
CAM MAI & CAM T MAI REVOCABLE LIVING TRUST	9409 POINSETTIA AVE	FOUNTAIN VALLEY	CA	92708-2268
RICARDO MORENO & ANGIE DIAZ MORENO	9643 CARNATION AVE	FOUNTAIN VALLEY	CA	92708-1507
BE REALTY CO LLC	PO BOX 10256	SANTA ANA	CA	92711-0256
SA1717 LLC	PO BOX 9747	FOUNTAIN VALLEY	CA	92728-9747
THOMAS LE	PO BOX 8334	FOUNTAIN VALLEY	CA	92728-8334
GLORIA SANCHEZ & GLORIA SANCHEZ REVOCABLE LIV	17462 VILLAGE DR	TUSTIN	CA	92780-2548
PAYAM JAHANGIRI	125 W MAIN ST	TUSTIN	CA	92780-4346
TINA LAU & TINA SO WAN LAU TRUST	251 FLYERS LN	TUSTIN	CA	92782-6510
KAREN TISCARENO & TISCARENO LIVING TRUST	1105 S FAIRVIEW ST	SANTA ANA	CA	92704
TRINA MAI & MINH TRINH	15500 CITY GARDEN LN	PROSPER	TX	75078-1726
WDM_M24884	695 N MAIN ST	ORANGE	CA	92868-1103
JOSE MEDINA & OLGA DE MEDINA	1531 W 10TH ST	SANTA ANA	CA	92703-2001
ENRIQUE MARTINEZ	1604 W 10TH ST	SANTA ANA	CA	92703-2004
ERNESTO AGUILAR	1605 W 10TH ST	SANTA ANA	CA	92703-2003
MARIA AGUILAR	1609 W 10TH ST	SANTA ANA	CA	92703-2003
BLANCA & ERICK FELIX	1610 W 10TH ST	SANTA ANA	CA	92703-2004
MARIA SARABIA	1615 W 10TH ST	SANTA ANA	CA	92703-2003
TIMOTEO & NORMA LARES	1617 W 10TH ST	SANTA ANA	CA	92703-2003
MARJCELA ZARATE & THE PAZ DEL ALMA REVOCABLE	1620 W 10TH ST	SANTA ANA	CA	92703-2004
MCAR INVESTMENTS LLC	1621 W 10TH ST	SANTA ANA	CA	92703-2003
MARIO & ALEXIS GARCEZ	1624 W 10TH ST	SANTA ANA	CA	92703-2004
EFRAIN RAMIREZ	1628 W 10TH ST	SANTA ANA	CA	92703-2004

GRACIELA MAYA & CESAR ALTAMIRANO	1629 W 10TH ST	SANTA ANA	CA	92703-2003
FILIBERTO & LEONOR REYES	1636 W 10TH ST	SANTA ANA	CA	92703-2004
MIGUEL LUNA & LAUREANO JIMENEZ	1701 W 10TH ST	SANTA ANA	CA	92703-2005
DAVID & LUCIA SARINANA	1702 W 10TH ST	SANTA ANA	CA	92703-2005
LILLIE MURDOCK & THE LILLIE MURDOCK TRUST	1706 W 10TH ST	SANTA ANA	CA	92703-2005
JOSE & PAULA BRIDGE	1709 W 10TH ST	SANTA ANA	CA	92703-2005
SIDNEY BRIDGES	1710 W 10TH ST	SANTA ANA	CA	92703-2005
FRANCISCO & BRENDA MARTINEZ	1715W W 10TH ST	SANTA ANA	CA	92703-2005
SHEILA MALLOY & THE SHEILA R MALLOY TRUST	1716 W 10TH ST	SANTA ANA	CA	92703-2005
CAM TRUONG	1719 W 10TH ST	SANTA ANA	CA	92703-2005
HILDA ORTIZ & THE HILDA ORTIZ REVOCABLE TRUST	1921 W 10TH ST	SANTA ANA	CA	92703-2044
ISAIAS GOMEZ & MARGARITA LOPEZ	1931 W 10TH ST	SANTA ANA	CA	92703-2044
IGNACIO PLASCENCIA	2008 W 10TH ST	SANTA ANA	CA	92703-1917
ANTONIO & TERESA GONZALEZ	2009 W 10TH ST	SANTA ANA	CA	92703-1916
EDUARDO GONZALEZ & MARICELA RETANO	2012 W 10TH ST	SANTA ANA	CA	92703-1917
ANITA DE FUENTES & RAYMUNDO MACARENO	2013 W 10TH ST	SANTA ANA	CA	92703-1916
ANTONIO & VIRGINIA VALENCIA	2017 W 10TH ST	SANTA ANA	CA	92703-1916
STEVEN & ALMA MADRID	4410 OAKFIELD AVE	SANTA ANA	CA	92703-1636
ISIDRO MENDEZ & GLORIA ROSALES	2022 W 10TH ST	SANTA ANA	CA	92703-1917
RAUL ARAUJO	2025 W 10TH ST	SANTA ANA	CA	92703-1916
HECTOR & MANUELA LOPEZ	2026 W 10TH ST	SANTA ANA	CA	92703-1917
SAMUEL SANCHEZ	2029 W 10TH ST	SANTA ANA	CA	92703-1916
SEVERIANO LOPEZ & CRISTINA SALVADOR	2030 W 10TH ST	SANTA ANA	CA	92703-1917
MARIA & JOSE GONZALEZ	2033 W 10TH ST	SANTA ANA	CA	92703-1916
JOSE ORELLANA & LORENA ARIAS	2034 W 10TH ST	SANTA ANA	CA	92703-1917
MARIO & FABIOLA HIGAREDA	2037 W 10TH ST	SANTA ANA	CA	92703-1916
MARTHA TOVAR & MARTHA I TOVAR FAMILY TRUST	2038 W 10TH ST	SANTA ANA	CA	92703-1917
LYNDA SORIA & THE LYNDA F SORIA TRUST	2041 W 10TH ST	SANTA ANA	CA	92703-1916
ARTURO & NORMA BARAJAS	2042 W 10TH ST	SANTA ANA	CA	92703-1917
SAMUEL VARELA	2045 W 10TH ST	SANTA ANA	CA	92703-1916
MARTIN & MARIA ESQUEDA	2101 W 10TH ST	SANTA ANA	CA	92703-1918
MARIO & MARIA MAGALLON	2102 W 10TH ST	SANTA ANA	CA	92703-1919
ATANACIO & VALENTINA ESCANUELA	2105 W 10TH ST	SANTA ANA	CA	92703-1918
FRANCISCO ESQUEDA & ANALIA RODRIGUEZ	2110 W 10TH ST	SANTA ANA	CA	92703-1919
MARIA LEON	2113 W 10TH ST	SANTA ANA	CA	92703-1918
FAUSTINO GARCIA & FAUSTINO FARCIA REVOCABLE L	2114 W 10TH ST	SANTA ANA	CA	92703-1919
MARISOL GAHBLER	2121 W 10TH ST	SANTA ANA	CA	92703-1918
ROGELIO PONCE	2122 W 10TH ST	SANTA ANA	CA	92703-1919
GERARDO CHAVEZ & JULIETA DE CHAVEZ	2126 W 10TH ST	SANTA ANA	CA	92703-1919
PHUOC NGO & THAO NGUYEN	2129 W 10TH ST	SANTA ANA	CA	92703-1918
SERGIO & EUNICE RAMIREZ	2130 W 10TH ST	SANTA ANA	CA	92703-1919
CLARIBEL SALGUERO	2133 W 10TH ST	SANTA ANA	CA	92703-1918
CARLOS & RAQUEL LOPEZ	2134 W 10TH ST	SANTA ANA	CA	92703-1919
JUAN & TERESA HERNANDEZ	2201 W 10TH ST	SANTA ANA	CA	92703-1920
MORRIS & TONI ELMORE	2205 W 10TH ST	SANTA ANA	CA	92703-1920
ADRIAN & CHRISTINA REQUEJO	1519 W 11TH ST	SANTA ANA	CA	92703-2006
BERNARDO & GLORIA CEJA	1522 W 11TH ST	SANTA ANA	CA	92703-2007
JACINTO RIVERA & MARTHA ROMERO	1530 W 11TH ST	SANTA ANA	CA	92703-2007
MIGUEL & LUCIA RODRIGUEZ	1531 W 11TH ST	SANTA ANA	CA	92703-2006
LETICIA PRADO	1601 W 11TH ST	SANTA ANA	CA	92703-2008
MARIA RAMIREZ	1602 W 11TH ST	SANTA ANA	CA	92703-2009
DANNY NHAN & ELLEN NGUY	1605 W 11TH ST	SANTA ANA	CA	92703-2008
XING CAO	1606 W 11TH ST	SANTA ANA	CA	92703-2009
JOSE ANAYA	1610 W 11TH ST	SANTA ANA	CA	92703-2009
MIKE & MARIA VAZQUEZ	1614 W 11TH ST	SANTA ANA	CA	92703-2009
JESSE JOVEL & JENNIFER CORONA	1618 W 11TH ST	SANTA ANA	CA	92703-2009

FERNANDO & ANA PONCE	1619 W 11TH ST	SANTA ANA	CA	92703-2008
AURELIO GONZALEZ	1622 W 11TH ST	SANTA ANA	CA	92703-2009
CESAR & JUANA ENRIQUEZ	1623 W 11TH ST	SANTA ANA	CA	92703-2008
RAFAEL RAMOS & REBECA DE RAMOS	1626 W 11TH ST	SANTA ANA	CA	92703-2009
ANTONIO PEREZ & THE PEREZ FAMILY TRUST	1627 W 11TH ST	SANTA ANA	CA	92703-2008
EDUARDO GONZALEZ & MARIA TARIN	1629 W 11TH ST	SANTA ANA	CA	92703-2008
NOE & EVA RUIZ	1630 W 11TH ST	SANTA ANA	CA	92703-2009
CARLOS & CARLOS CORONA	1634 W 11TH ST	SANTA ANA	CA	92703-2009
JAVIER & GINA MENDEZ	1638 W 11TH ST	SANTA ANA	CA	92703-2009
ANSBERTO ONOFRE & MARIA GRAJEDA	1641 W 11TH ST	SANTA ANA	CA	92703-2008
CINTHIA & CLEOTIDE VELASQUEZ	1642 W 11TH ST	SANTA ANA	CA	92703-2009
DESIREE GUZMAN-MCGLASSON	1702 W 11TH ST	SANTA ANA	CA	92703-2011
ALFONSO & CELIA CARRIEDO	1703 W 11TH ST	SANTA ANA	CA	92703-2010
CHRISTIAN & ROCIO SUPANCIC	1706 W 11TH ST	SANTA ANA	CA	92703-2011
FELIPE & MAYRA VASQUEZ	1707 W 11TH ST	SANTA ANA	CA	92703-2010
DUNG DO	1423 W 6TH ST	SANTA ANA	CA	92703-2105
CYNTHIA ESTRADA & ESTRADA REVOCABLE TRUST	1711 W 11TH ST	SANTA ANA	CA	92703-2010
CARLOS FLORES	1714 W 11TH ST	SANTA ANA	CA	92703-2011
ANTONIO & ERNESTINA HERNANDEZ	1717 W 11TH ST	SANTA ANA	CA	92703-2010
JOHN & MARY BARNETT	1718 W 11TH ST	SANTA ANA	CA	92703-2011
JUAN & GLORIA PLASCENCIA	1721 W 11TH ST	SANTA ANA	CA	92703-2010
CLARIZA TORRES & RMANJO LUNA	1722 W 11TH ST	SANTA ANA	CA	92703-2011
KEZIA RIVERA	1725 W 11TH ST	SANTA ANA	CA	92703-2010
EDGAR ROGEL & MARIA BAHENA	1726 W 11TH ST	SANTA ANA	CA	92703-2011
JASON MA & HIEN TO	2005 W 11TH ST	SANTA ANA	CA	92703-1922
DANIEL & ANDREA AGUILAR	2006 W 11TH ST	SANTA ANA	CA	92703-1923
FRANCISCO MARTINEZ	2009 W 11TH ST	SANTA ANA	CA	92703-1922
HUGO & SANDRA HERNANDEZ	2010 W 11TH ST	SANTA ANA	CA	92703-1923
ELADIO & ADELA CONTRERAS	2013 W 11TH ST	SANTA ANA	CA	92703-1922
LEANDRO & RITA RODRIGUEZ	2017 W 11TH ST	SANTA ANA	CA	92703-1922
NHAT DUONG	2018 W 11TH ST	SANTA ANA	CA	92703-1923
ADRIAN & EUSTOLIA CASTILLO	2021 W 11TH ST	SANTA ANA	CA	92703-1922
MARIO & STEPHANIE HERNANDEZ	2022 W 11TH ST	SANTA ANA	CA	92703-1923
JOSE RAMOS	2025 W 11TH ST	SANTA ANA	CA	92703-1922
ELIZABETH GOMEZ & THE ELIZABETH GOMEZ REVOCAB	2026 W 11TH ST	SANTA ANA	CA	92703-1923
GERARDO IRIBE	2029 W 11TH ST	SANTA ANA	CA	92703-1922
JOSE MALDONADO	2030 W 11TH ST	SANTA ANA	CA	92703-1923
WILFRIDO & AUDELIA PEDRAZA	2033 W 11TH ST	SANTA ANA	CA	92703-1922
JESIE & IRMA HERNANDEZ	2034 W 11TH ST	SANTA ANA	CA	92703-1923
ISAURO & OFELIA RODRIGUEZ	2037 W 11TH ST	SANTA ANA	CA	92703-1922
RAYMUNDO LOPEZ & JOSEFINA MARIN	2038 W 11TH ST	SANTA ANA	CA	92703-1923
THU NGUYEN	2041 W 11TH ST	SANTA ANA	CA	92703-1922
BENJAMIN ORATE & MARY CHEADLE	2042 W 11TH ST	SANTA ANA	CA	92703-1923
JAVIER & JULIA OLIVAS	2045 W 11TH ST	SANTA ANA	CA	92703-1922
HERMELINDA SERRANO	2046 W 11TH ST	SANTA ANA	CA	92703-1923
JUAN & MARIA HERNANDEZ	2101 W 11TH ST	SANTA ANA	CA	92703-1924
HANA VU	2105 W 11TH ST	SANTA ANA	CA	92703-1924
ANDRES & BEATRIZ HERNANDEZ	2109 W 11TH ST	SANTA ANA	CA	92703-1924
MARIA BLANCO	2110 W 11TH ST	SANTA ANA	CA	92703-1925
AGUSTIN VASQUEZ & ELIZABETH OLALDE	2113 W 11TH ST	SANTA ANA	CA	92703-1924
FELIPE RODRIGUEZ	2114 W 11TH ST	SANTA ANA	CA	92703-1925
NGOC & DON PHAN	2117 W 11TH ST	SANTA ANA	CA	92703-1924
JOSE PADILLA & GRACIELA IBARRA	2118 W 11TH ST	SANTA ANA	CA	92703-1925
PHONG BUI	2121 W 11TH ST	SANTA ANA	CA	92703-1924
ALBERTO ZEPEDA	2122 W 11TH ST	SANTA ANA	CA	92703-1925
ALEJANDRA RUIZ	2125 W 11TH ST	SANTA ANA	CA	92703-1924
BA DANG & THOA LUU	2126 W 11TH ST	SANTA ANA	CA	92703-1925
MARTIN VENTURA & MONSERRATH PEREZ	2129 W 11TH ST	SANTA ANA	CA	92703-1924
RICARDO & KARLA RENTERIA	2130 W 11TH ST	SANTA ANA	CA	92703-1925
JUAN & IRENE LUGO	2133 W 11TH ST	SANTA ANA	CA	92703-1924

JOSE LUPERCIO	2134 W 11TH ST	SANTA ANA	CA	92703-1925
JOHNIE PEEPLES JR & CARLA PEEPLES	2137 W 11TH ST	SANTA ANA	CA	92703-1924
MIGUEL & JULISA LOPEZ	2138 W 11TH ST	SANTA ANA	CA	92703-1925
EFREN PEREZ	2142 W 11TH ST	SANTA ANA	CA	92703-1925
JUAN & ARACELI OLIVARRIA	1518 W 12TH ST	SANTA ANA	CA	92703-2013
GREGORIO CEJA	1519 W 12TH ST	SANTA ANA	CA	92703-2012
GREGORY CARSON & CARSON FAMILY TRUST	1641 W 12TH ST	SANTA ANA	CA	92703-2014
RAUL MARISCAL	1523 W 12TH ST	SANTA ANA	CA	92703-2012
CARMEN CABRERA	1526 W 12TH ST	SANTA ANA	CA	92703-2013
EUDOSIA DE JESUS & DE JESUS FAMILY TRUST	1527 W 12TH ST	SANTA ANA	CA	92703-2012
ARNULFO & MARIA OCHOA	1530 W 12TH ST	SANTA ANA	CA	92703-2013
JUSTIN & ELAINE YAGERLENER	1601 W 12TH ST	SANTA ANA	CA	92703-2014
ANGELICA DE LA RIVA	1602 W 12TH ST	SANTA ANA	CA	92703-2015
MARTHA GONZALEZ	1605 W 12TH ST	SANTA ANA	CA	92703-2014
MARTIN & ANGELA CALIZ	1606 W 12TH ST	SANTA ANA	CA	92703-2015
ROBERTA BELTRAN & ROBERTA FLORES TRUST	1609 W 12TH ST	SANTA ANA	CA	92703-2014
ISABEL LOPEZ & ISABEL G LOPEZ TRUST	1610 W 12TH ST	SANTA ANA	CA	92703-2015
MARGARITO & MARIA LOPEZ	1614 W 12TH ST	SANTA ANA	CA	92703-2015
GUILLERMO & NIDIA GONZALEZ	1615 W 12TH ST	SANTA ANA	CA	92703-2014
EDGAR BERBER & MARSHA LOPEZ	1618 W 12TH ST	SANTA ANA	CA	92703-2015
FABIAN & ESMERALDA QUINTANA	1619 W 12TH ST	SANTA ANA	CA	92703-2014
MARCELINO & MAELENA CERDA	1623 W 12TH ST	SANTA ANA	CA	92703-2014
ALFREDO & ELDA FLORES	1625 W 12TH ST	SANTA ANA	CA	92703-2014
ANTONIO & HERMILA DE LIRA	1626 W 12TH ST	SANTA ANA	CA	92703-2015
JOSE & PATRICIA BERRELLEZA	PO BOX 3357	SANTA ANA	CA	92703-0357
JOSE HERNANDEZ	1630 W 12TH ST	SANTA ANA	CA	92703-2015
HENRY & NANCY PHAM	1634 W 12TH ST	SANTA ANA	CA	92703-2015
JAIME & FLORENTINA OSORIO	1638 W 12TH ST	SANTA ANA	CA	92703-2015
MARTIN & LORENA ROCHA	1642 W 12TH ST	SANTA ANA	CA	92703-2015
RAFAEL RUIZ	1703 W 12TH ST	SANTA ANA	CA	92703-2016
CARLOS MANCIA	1707 W 12TH ST	SANTA ANA	CA	92703-2016
FIDEL RODARTE & ROSALIA ROJAS	1708 W 12TH ST	SANTA ANA	CA	92703-2017
DANIEL & JUAN CARRILLO	1711 W 12TH ST	SANTA ANA	CA	92703-2016
MANUEL CHAVEZ	1714 W 12TH ST	SANTA ANA	CA	92703-2017
MAXIMILIANO & CARMEN GUZMAN	1718 W 12TH ST	SANTA ANA	CA	92703-2017
ELIA VIDANA	2005 W 12TH ST	SANTA ANA	CA	92703-1926
MILDRED GULLEDGE	2006 W 12TH ST	SANTA ANA	CA	92703-1927
PAUL VIDANA	2009 W 12TH ST	SANTA ANA	CA	92703-1926
RENE CASTROEDGAR & OLGA PALMA	2010 W 12TH ST	SANTA ANA	CA	92703-1927
JESUS & ELENA CERVANTES	2013 W 12TH ST	SANTA ANA	CA	92703-1926
LETICIA CERVANTES	2014 W 12TH ST	SANTA ANA	CA	92703-1927
SACRAMENTO SANTANA	2017 W 12TH ST	SANTA ANA	CA	92703-1926
MARIA GARCIA	2018 W 12TH ST	SANTA ANA	CA	92703-1927
HENRY DO	2021 W 12TH ST	SANTA ANA	CA	92703-1926
RAMONA PEREZ & JESUS ESCALARA	2022 W 12TH ST	SANTA ANA	CA	92703-1927
RAMON & BLANCA BELTRAN	2025 W 12TH ST	SANTA ANA	CA	92703-1926
ALEJANDRO & EMMA SOLIS	2026 W 12TH ST	SANTA ANA	CA	92703-1927
RAMIRO & ROSAURA GARCIA	2029 W 12TH ST	SANTA ANA	CA	92703-1926
JUSTO & MARIA NARANJO	2030 W 12TH ST	SANTA ANA	CA	92703-1927
MODESTO RUVALCABA & ADRIANA SOLANO	2033 W 12TH ST	SANTA ANA	CA	92703-1926
THAO NGUYEN	2034 W 12TH ST	SANTA ANA	CA	92703-1927
TONY LE	2038 W 12TH ST	SANTA ANA	CA	92703-1927
AGUEDA BRADLEY & PATRICIA HIGAREDA	2042 W 12TH ST	SANTA ANA	CA	92703-1927
HANH NGUYEN & THE TRUST OF HANH LAM TUYET NGU	2045 W 12TH ST	SANTA ANA	CA	92703-1926
JOSE ARTEAGA & THE JOSE GONZALEZ REVOCABLE TR	2046 W 12TH ST	SANTA ANA	CA	92703-1927
ANA MARTINEZ	2101 W 12TH ST	SANTA ANA	CA	92703-1946
MIREYA GUILLEN & MIREYA GUILLEN REVOCABLE LIV	2102 W 12TH ST	SANTA ANA	CA	92703-1928
MICHAEL & TIFFANY NGUYEN	2106 W 12TH ST	SANTA ANA	CA	92703-1928

TREND TRAN & THE TREND TRAN LIVING TRUST	2109 W 12TH ST	SANTA ANA	CA	92703-1946	92703-1930
ARNULFO & CUTBERTA VASCONCELOS	2110 W 12TH ST	SANTA ANA	CA	92703-1928	
BRIJIDO & MARIA LOMELI	2113 W 12TH ST	SANTA ANA	CA	92703-1946	
RICHARD & AURORA MEDINA	2114 W 12TH ST	SANTA ANA	CA	92703-1928	
RUBEN & MARTHA CHAVEZ	2118 W 12TH ST	SANTA ANA	CA	92703-1928	
THOMAS TALLABAS	2121 W 12TH ST	SANTA ANA	CA	92703-1946	
MELINDA MONTECINO & RICHARD MONTECINO JR	2122 W 12TH ST	SANTA ANA	CA	92703-1928	
JESUS & STEPHANIE MARTINEZ	2126 W 12TH ST	SANTA ANA	CA	92703-1928	
JOSE MONTES & MARIA SALAS	2130 W 12TH ST	SANTA ANA	CA	92703-1928	
MARCO MEJIA	2315 W 12TH ST	SANTA ANA	CA	92703-1929	
HAMPTON JOSEPHINE RUIZ TR THE HAMPTON LIVING	2316 W 12TH ST	SANTA ANA	CA		
DE LOS	2319 W 12TH ST	SANTA ANA	CA	92703-1929	
LUIS MENDOZA	2323 W 12TH ST	SANTA ANA	CA	92703-1929	
QUYNH NGUYEN	1734 W WILLITS ST	SANTA ANA	CA	92703-4441	
OSCAR ADAME	2831 W 1ST ST	SANTA ANA	CA	92703-4101	
RUBEN RAMIREZ	1609 W 9TH ST	SANTA ANA	CA	92703-2935	
NABOR SERRANO	1615 W 9TH ST	SANTA ANA	CA	92703-2935	
IRMA JIMENEZ & IRMA JIMENEZ LIVING TRUST	1619 W 9TH ST	SANTA ANA	CA	92703-2935	
ANTONIO & MARIA ARROYO	1625 W 9TH ST	SANTA ANA	CA	92703-2935	
LORENZO & MARIA ZAMORA	1628 W 9TH ST	SANTA ANA	CA	92703-2936	
ANH LUONG & DANIEL NGUYEN	1631 W 9TH ST	SANTA ANA	CA	92703-2935	
MILAD HANNA	1632 W 9TH ST	SANTA ANA	CA	92703-2936	
MELCHOR & MARIA GUILLEN	1635 W 9TH ST	SANTA ANA	CA	92703-2935	
CARLOS & ROSITA LEYVA	1638 W 9TH ST	SANTA ANA	CA	92703-2936	
RAMON HURTADO & JOSEFINA RIOS	1641 W 9TH ST	SANTA ANA	CA	92703-2935	
EFRAIN & LUISA VAZQUEZ	1705 W 9TH ST	SANTA ANA	CA	92703-2937	
JORGE & SYLVIA LICEA	1706 W 9TH ST	SANTA ANA	CA	92703-2938	
VICTOR MATA & JULIA MENDOZA	1708 W 9TH ST	SANTA ANA	CA	92703-2938	
CHRISTIAN GARCIA & ANGELICA TAPIA ITURBIDE	1711 W 9TH ST	SANTA ANA	CA	92703-2937	
JULIA OROZCO & JULIA OROZCO LIVING TRUST	1714 W 9TH ST	SANTA ANA	CA	92703-2938	
CRUZ RIOS	1715 W 9TH ST	SANTA ANA	CA	92703-2937	
JOSE MORALES & ELVIA LOMELI	1718 W 9TH ST	SANTA ANA	CA	92703-2938	
COMPARD ESPARANZA TR	1719 W 9TH ST	SANTA ANA	CA	92703-2937	
ISAURO BAUTISTA	1726 W 9TH ST	SANTA ANA	CA	92703-2938	
JULIAN RIVERA	2012 W 9TH ST	SANTA ANA	CA	92703-1911	
DE & MARGARITA LEON	2013 W 9TH ST	SANTA ANA	CA	92703-1911	
MARY TOBY	2017 W 9TH ST	SANTA ANA	CA	92703-1911	
GERARDO MOLINA & NORMA DE LOPEZ	2021 W 9TH ST	SANTA ANA	CA	92703-1911	
PROCESO & BELEN PALOMINO	2026 W 9TH ST	SANTA ANA	CA	92703-1911	
OCTAVIO & VIVIANA GONZALEZ	2029 W 9TH ST	SANTA ANA	CA	92703-1911	
DE & SOCORRO LEON	2030 W 9TH ST	SANTA ANA	CA	92703-1911	
IRENE CASTRO	2034 W 9TH ST	SANTA ANA	CA	92703-1911	
VERONICA & CRYSTAL GAYLES	2038 W 9TH ST	SANTA ANA	CA	92703-1911	
MIRIAM SANCHEZ PORTILLO & SAL PORTILLO	2041 W 9TH ST	SANTA ANA	CA	92703-1911	
ABEL & MARIA AVELAR	2042 W 9TH ST	SANTA ANA	CA	92703-1911	
OCTAVIO LUCIO & NORA RUESGA	2101 W 9TH ST	SANTA ANA	CA	92703-1912	
ANDRES & ANGELICA GURROLA	2102 W 9TH ST	SANTA ANA	CA	92703-1913	
MINH MAC	2105 W 9TH ST	SANTA ANA	CA	92703-1912	
JEAN BETANCOURT & CRISTINA BALBUENA	2110 W 9TH ST	SANTA ANA	CA	92703-1913	
ALEJANDRO & OLIVIA ANDRES	2117 W 9TH ST	SANTA ANA	CA	92703-1912	
CARLOS CORDOVA	2121 W 9TH ST	SANTA ANA	CA	92703-1912	
RITA & SALVADOR MARTINEZ	2125 W 9TH ST	SANTA ANA	CA	92703-1912	
MARCO & MARCO PINON	2009 ALCO AVE	SANTA ANA	CA	92703-1931	
SON HUYNH	2010 ALCO AVE	SANTA ANA	CA	92703-1951	
MARVIN HENRIQUEZ	2014 ALCO AVE	SANTA ANA	CA	92703-1951	

EZEQUIEL TORRES & HALLEY TORRES SPECIAL NEEDS	2017 ALCO AVE	SANTA ANA	CA	92703-1931	
CRISOFORO DELAMORA & MARIA VIGIL	2018 ALCO AVE	SANTA ANA	CA	92703-1951	
GONZALO CARRILLO JR & MARGARET CARRILLO	2021 ALCO AVE	SANTA ANA	CA	92703-1931	
GENARO VILLASENOR & ADRIANA ARCEO	2022 ALCO AVE	SANTA ANA	CA	92703-1951	
JOSE & SIRINA OCHOA	2025 ALCO AVE	SANTA ANA	CA	92703-1931	
PHILIP & TERRY VALLE	2026 ALCO AVE	SANTA ANA	CA	92703-1951	
GUILLERMINA NAJERA & DAVID FERNANDEZ	2029 ALCO AVE	SANTA ANA	CA	92703-1931	
OPHELIA CRUZ & OPHELIA M CRUZ REVOCABLE LIVIN	2030 ALCO AVE	SANTA ANA	CA	92703-1951	
JESUS & ALICIA GALVAN	2033 ALCO AVE	SANTA ANA	CA	92703-1931	
KEVIN NGUYEN & THU BUI	2034 ALCO AVE	SANTA ANA	CA	92703-1951	
DAISY LACY	2037 ALCO AVE	SANTA ANA	CA	92703-1931	
ROSELA FELIX	2038 ALCO AVE	SANTA ANA	CA	92703-1951	
FRED LOVER	2042 ALCO AVE	SANTA ANA	CA	92703-1951	
JOSE & OLGA MEDINA	1531 W 10TH ST	SANTA ANA	CA	92703-2001	
GAILDENELL KING	1201 CASCADE ST	SANTA ANA	CA	92703-1932	
MONIQUE & ERIC RUELAS	1205 CASCADE ST	SANTA ANA	CA	92703-1932	
ROBERT & VIRGINIA LUCIO	1701 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943	
DOUGLAS & MARVIN RIVAS	1707 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943	
ISRAEL LUVIANO & DEMETRIA GONZALEZ	1711 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943	
JAIME & MARIA ZAMORA	1715 W CIVIC CENTER DR # B	SANTA ANA	CA	92703-2943	
FRANCISCO GONZALEZ	1721 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943	
OMAR & ITZEL HERNANDEZ	1725 W CIVIC CENTER DR	SANTA ANA	CA	92703-2943	
GUSTAVO & EVANGELINA MUNOZ	1730 W CIVIC CENTER DR	SANTA ANA	CA	92703-2944	
DIEM CHU & THE DIEM UYEN BUI CHU RECOABLE TR	1830 W CIVIC CENTER DR	SANTA ANA	CA	92703-2822	
LEA ALMAZAN & THE LYDIA M LEYVA REVOCABLE TRU	1903 W CIVIC CENTER DR	SANTA ANA	CA	92703-2823	92703-2823
RUDY LUNA	1917 W CIVIC CENTER DR	SANTA ANA	CA	92703-2823	
IBETH ARRIETA	2002 W CIVIC CENTER DR	SANTA ANA	CA	92703-1935	
GONZALO & MARINA PLASCENCIA	2024 W CIVIC CENTER DR	SANTA ANA	CA	92703-1935	
JOEL & BERTHA BERBER	713 N DAISY AVE	SANTA ANA	CA	92703-2825	
HIEU NGUYEN & HOA TRAN	717 N DAISY AVE	SANTA ANA	CA	92703-2825	
PETER & LUPE KOLESAR	718 N DAISY AVE	SANTA ANA	CA	92703-2825	
ANTANACI CUMPIAN	723 N DAISY AVE	SANTA ANA	CA	92703-2825	
JUAN & ALICIA AYALA	724 N DAISY AVE	SANTA ANA	CA	92703-2825	
JOEL & JEANETTE SALCEDO	1001 N DAISY AVE	SANTA ANA	CA	92703-2018	
JEANETTE RODRIGUEZ & LEONOR AGUILAR	1002 N DAISY AVE	SANTA ANA	CA	92703-2019	
HIROKO LEWLESS	1005 N DAISY AVE	SANTA ANA	CA	92703-2018	
PABLA AMAYA & AMAYA FAMILY TRUST	1009 N DAISY AVE	SANTA ANA	CA	92703-2018	
MARIA & MARIA RODRIGUEZ	1010 N DAISY AVE	SANTA ANA	CA	92703-2019	
OSCAR ROSA & GUADALUPE RIVAS	1013 N DAISY AVE	SANTA ANA	CA	92703-2018	
URBANO & SARA VIRAMONTES	1014 N DAISY AVE	SANTA ANA	CA	92703-2019	
AURELIO & ABELINA AREVALO	1101 N DAISY AVE	SANTA ANA	CA	92703-2020	
JUAN VARGAS	1102 N DAISY AVE	SANTA ANA	CA	92703-2021	
JOSE GARCIA & ALEJANDRA URIOSTEGUI	1105 N DAISY AVE	SANTA ANA	CA	92703-2020	
TIMOTHY NGUYEN	1106 N DAISY AVE	SANTA ANA	CA	92703-2021	
ANTONIO SANTIAGO	1110 N DAISY AVE	SANTA ANA	CA	92703-2021	
SILVANO & ALICIA MUNOZ	1113 N DAISY AVE	SANTA ANA	CA	92703-2020	
ELSY DELGADO	1114 N DAISY AVE	SANTA ANA	CA	92703-2021	
STEVE TLASECA	1201 N DAISY AVE	SANTA ANA	CA	92703-2022	
ARMANDO & ANNA RAMIREZ	1202 N DAISY AVE	SANTA ANA	CA	92703-2023	
DAVID & KIMBERLY PADILLA	1205 N DAISY AVE	SANTA ANA	CA	92703-2022	
ADAN & MARIA CHAVEZ	1209 N DAISY AVE	SANTA ANA	CA	92703-2022	
EZEQUIEL VALENCIA	1210 N DAISY AVE	SANTA ANA	CA	92703-2023	
ANH & NGUYEN PHAM	2301 W DAVID WAY	SANTA ANA	CA	92703-1903	
ELENA MARTIN & THE ELENA ROCHA MARTIN FAMILY	714 ENGLISH ST	SANTA ANA	CA	92703-2831	92703-2831
RAYMOND RUIZ	715 ENGLISH ST	SANTA ANA	CA	92703-2830	

IRENE & MONICA SALCIDO	718 ENGLISH ST	SANTA ANA	CA	92703-2831	
ANTONIO & YADIRA GONZALEZ	723 ENGLISH ST	SANTA ANA	CA	92703-2830	
LEONIDES LUNA JR	802 ENGLISH ST	SANTA ANA	CA	92703-1902	
JESUS SALCE	813 ENGLISH ST	SANTA ANA	CA	92703-1901	
ROGER & MARTHA SALGADO	822 ENGLISH ST	SANTA ANA	CA	92703-1902	
JOSE & MARIA AVILA	825 ENGLISH ST	SANTA ANA	CA	92703-1901	
J & TONY LOZANO	826 ENGLISH ST	SANTA ANA	CA	92703-1902	
HELEN & JOSEPHINE VEGA	902 ENGLISH ST	SANTA ANA	CA	92703-1904	
HERMINIA GONZALES & THE HERMINIA GONZALES LIV		906 ENGLISH ST	SANTA ANA	CA	92703-1904
GLORIA HURTADO	918 ENGLISH ST	SANTA ANA	CA	92703-1904	
MARIA ACUNA	922 ENGLISH ST	SANTA ANA	CA	92703-1904	
AMARILDO FRANCO	1001 ENGLISH ST	SANTA ANA	CA	92703-1905	
PEDRO & ELODIA JIMENEZ	1002 ENGLISH ST	SANTA ANA	CA	92703-1906	
TUAN TRAN & PHUONG DAO	1005 ENGLISH ST	SANTA ANA	CA	92703-1905	
BRIAN & VAN NGUYEN	1006 ENGLISH ST	SANTA ANA	CA	92703-1906	
MARIA CHAVEZG & IRMA VALADEZ	1009 ENGLISH ST	SANTA ANA	CA	92703-1905	
DOROTHI CAMARILLO	1015 ENGLISH ST	SANTA ANA	CA	92703-1905	
CONNIE AGUIRRE	1019 ENGLISH ST	SANTA ANA	CA	92703-1905	
MARICRUZ CABRERA & GERARDO GALVEZ	1101 ENGLISH ST	SANTA ANA	CA	92703-1907	
RENE SALDANA SR & SOFIA SALDANA	1102 ENGLISH ST	SANTA ANA	CA	92703-1908	
RUBEN LOPEZ	1105 ENGLISH ST	SANTA ANA	CA	92703-1907	
MARIA ROCHA	1106 ENGLISH ST	SANTA ANA	CA	92703-1908	
ANGELICA CARDOZA & WINDY DE LA PUENTE	1109 ENGLISH ST	SANTA ANA	CA	92703-1907	
DIONICIO & ROSA LOPEZ	1115 ENGLISH ST	SANTA ANA	CA	92703-1907	
GERARDO HERRERA & ALICA CORTES	1119 ENGLISH ST	SANTA ANA	CA	92703-1907	
BARDOMIANO & MARIA CARDENAS	1201 ENGLISH ST	SANTA ANA	CA	92703-1909	
OSCAR NAVA SR & ALICIA NAVA	1202 ENGLISH ST	SANTA ANA	CA	92703-1910	
GUADALUPE & ISIDRA RUIZ	1205 ENGLISH ST	SANTA ANA	CA	92703-1909	
MANUEL & MARTHA BOLANOS	1209 ENGLISH ST	SANTA ANA	CA	92703-1909	
GERARDO DIAZ & KAREN SANCHEZ	1215 ENGLISH ST	SANTA ANA	CA	92703-1909	
GARY & MARIA BRADLEY	1219 ENGLISH ST	SANTA ANA	CA	92703-1909	
AMPARO GUZMAN	1223 ENGLISH ST	SANTA ANA	CA	92703-1909	
DOLORES MEDINA	706 FAIRLAWN AVE	SANTA ANA	CA	92703-2816	
JUAN ARANA & MARISOL EQUEZ	708 FAIRLAWN AVE	SANTA ANA	CA	92703-2816	
JESUS CAMARENA & MARIA DEL CAMARENA	711 FAIRLAWN AVE	SANTA ANA	CA	92703-2815	
SON LE & SON NAM LE AND THU KIM QUACH JOINT R	1001 FAIRLAWN ST	SANTA ANA	CA	92703-2024	
ESTELLA GARZA & THE ESTELLA S GARZA TRUST	1002 FAIRLAWN ST	SANTA ANA	CA	92703-2025	
JAIME & NANCY BENAVIDEZ	1009 FAIRLAWN ST	SANTA ANA	CA	92703-2024	
FABIOLA RUIZ-HERNANDEZ	1010 FAIRLAWN ST	SANTA ANA	CA	92703-2025	
GERARDO & MYRA CASILLAS	1013 FAIRLAWN ST	SANTA ANA	CA	92703-2024	
ADRIANA QUINTANA	1014 FAIRLAWN ST	SANTA ANA	CA	92703-2025	
CARLOS MURGA	1102 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
RICARDO & MARIA SAENZ	1106 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
SANDRO & REBECA SALINAS	1109 FAIRLAWN ST	SANTA ANA	CA	92703-2026	
JUAN & MARIA ARROYO	1110 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
PEDRO FIGUEROA	1113 FAIRLAWN ST	SANTA ANA	CA	92703-2026	
CAMELIA CRUZ & THE NEFTALI REVOCABLE LIVING T	1114 FAIRLAWN ST	SANTA ANA	CA	92703-2027	
BONNIE ALBA BERNAL & LORENA COWELL	1201 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
JESSICA VERGARA & VICTOR SANDOVAL	1205 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
MARIO DURAN & MA PACHECO	1206 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
FLORENTINO & EUSTORGIA PULIDO	1209 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
CONSUELO CONTRERAS	1210 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
SAUL LOPEZ & GABRIELA GARCIA	1214 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
CARMEN GONZALEZ & GONZALEZ REVOCABLE LIVING T		1215 FAIRLAWN ST	SANTA ANA	CA	92703-2028
SON BUI & NANCY PHAM	1218 FAIRLAWN ST	SANTA ANA	CA	92703-2029	
ABEL & MARIA ESPINOZA	1219 FAIRLAWN ST	SANTA ANA	CA	92703-2028	
IRMA BARRERA	1116 N KING ST	SANTA ANA	CA	92703-1945	

SANTANA HERNANDEZ	1120 N KING ST	SANTA ANA	CA	92703-1945	92703-2947
MIKE MITCHELL & MARY ALCALA MITCHELL	1001 FREEMAN ST	SANTA ANA	CA	92703-2317	
MARIA HERNANDEZ	714 N RAITT ST	SANTA ANA	CA	92703-2927	
ROSE & NANCY NUNEZ	801 N RAITT ST	SANTA ANA	CA	92703-2947	
AMANDA ARZATE	805 N RAITT ST	SANTA ANA	CA	92703-2947	
MARIA RODRIGUEZ & MARIA ALVARADO RODRIGUEZ LI		809 N RAITT ST	SANTA ANA	CA	
PETER PACHECO & MARIA RODRIGUEZ	815 N RAITT ST	SANTA ANA	CA	92703-2947	
ANA BORBOA & THE ANA L BORBOA TRUST	817 N RAITT ST	SANTA ANA	CA	92703-2947	
ANTONIO & ANTONIA RUIZ	821 N RAITT ST	SANTA ANA	CA	92703-2947	
JESUS & GUSTAVO LOPEZ	822 N RAITT ST	SANTA ANA	CA	92703-2948	
JOAQUINA LOPEZ & ROSARIO ROMAN	824 N RAITT ST	SANTA ANA	CA	92703-2948	92703-2043
GILBERT & DANIEL FERNANDEZ	825 N RAITT ST	SANTA ANA	CA	92703-2947	
RAMIRO & MARIBEL ATILANO	828 N RAITT ST	SANTA ANA	CA	92703-2948	
VICTOR & MARIA NEVAREZ	901 N RAITT ST	SANTA ANA	CA	92703-2030	
ELISA LOPEZ	904 N RAITT ST	SANTA ANA	CA	92703-2031	
RITA & MARTHA SOLORZANO	909 N RAITT ST	SANTA ANA	CA	92703-2030	
DONNA MARTIN & BONNIE CASEY	912 N RAITT ST	SANTA ANA	CA	92703-2031	
FRANCISCO ARDONA & LOLITA CO	914 N RAITT ST	SANTA ANA	CA	92703-2031	
MANUEL SANDOVAL & YOLANDA SUAREZ	915 N RAITT ST	SANTA ANA	CA	92703-2030	
FELIPE MARTINEZ & MARGARITA SERRANO	1001 N RAITT ST	SANTA ANA	CA	92703-2032	92703-2041
PEDRO & SILVIA SALGADO	1004 N RAITT ST	SANTA ANA	CA	92703-2033	
JAIME & EMMA VILLALPANDO	1008 N RAITT ST	SANTA ANA	CA	92703-2033	
SEPEDA ERNESTINE A TR; SEPEDA FAMILY TR	1012 N RAITT ST	SANTA ANA	CA	92703-2033	
SUSIE SALAZAR	1016 N RAITT ST	SANTA ANA	CA	92703-2033	
JIMMY LE	1020 N RAITT ST	SANTA ANA	CA	92703-2033	
EDUARDO MORA & MARIA OLIVEROS	1108 N RAITT ST	SANTA ANA	CA	92703-2035	
ABEL PINEDO JR & LISA PINEDO	1111 N RAITT ST	SANTA ANA	CA	92703-2034	
JUANA ALVAREZ & ROSA GARZA	1115 N RAITT ST	SANTA ANA	CA	92703-2034	
SAMUEL & HAYLEE WILSON	1116 N RAITT ST	SANTA ANA	CA	92703-2035	
FELICIANO & GUADALUPE CASTRO	1120 N RAITT ST	SANTA ANA	CA	92703-2035	92703-2043
ISAIAS SARINANA & SYLVIA GRANIELLO	1201 N RAITT ST	SANTA ANA	CA	92703-2036	
NADIA FLORES	1205 N RAITT ST	SANTA ANA	CA	92703-2036	
PASCUAL & MARTHA VIZCARRA	1208 N RAITT ST	SANTA ANA	CA	92703-2037	
FRANCISCO & CECILIA MEJIA	1212 N RAITT ST	SANTA ANA	CA	92703-2037	
MARCO ZAMORA & BERLYNN COFFMAN	709 N TOWNSEND ST	SANTA ANA	CA	92703-2842	
JAMES SOLANO	714 N TOWNSEND ST	SANTA ANA	CA	92703-2843	
JOSE ADAME	715 N TOWNSEND ST	SANTA ANA	CA	92703-2842	
ERNESTO NIETO & JUANA ALMANZA	718 N TOWNSEND ST	SANTA ANA	CA	92703-2843	
JESUS NIETO	723 N TOWNSEND ST	SANTA ANA	CA	92703-2842	
HELIODORO CAMPOS & HERMELINDA LUPERCIO	1005 N TOWNSEND ST	SANTA ANA	CA	92703-2038	92703-2043
JOSE & RASA BARRON	1006 N TOWNSEND ST	SANTA ANA	CA	92703-2039	
DAVID RODRIGUEZ JR	1009 N TOWNSEND ST	SANTA ANA	CA	92703-2038	
REYNALDO BARRIGA & JUANA SIERRA	1010 N TOWNSEND ST	SANTA ANA	CA	92703-2039	
VALERIE KROLL	1014 N TOWNSEND ST	SANTA ANA	CA	92703-2039	
AURELLO & JOSE ROMAN	1015 N TOWNSEND ST	SANTA ANA	CA	92703-2038	
MIGUEL & ROSA ZATARAIN	1101 N TOWNSEND ST	SANTA ANA	CA	92703-2040	
ABELARDO & SILVIA CASTILLO	1105 N TOWNSEND ST	SANTA ANA	CA	92703-2040	
RICHARD MILLER & RICHARD WARREN MILLER REVOCA		1106 N TOWNSEND ST	SANTA ANA	CA	
ISABEL GARCIA	1109 N TOWNSEND ST # 142	SANTA ANA	CA	92703-2040	
JORGE ALVAREZ M & MARTHA ALVAREZ	1110 N TOWNSEND ST	SANTA ANA	CA	92703-2041	92703-2043
CYNTHIA & RALPH FUENTEZ	1114 N TOWNSEND ST	SANTA ANA	CA	92703-2041	
LYN TRAN	1115 N TOWNSEND ST	SANTA ANA	CA	92703-2040	
JOSE & GLORIA GARCIA	1201 N TOWNSEND ST	SANTA ANA	CA	92703-2042	
JOSE CAMACHO & AMPARO PEREZ	1202 N TOWNSEND ST	SANTA ANA	CA	92703-2043	
DOMINGO & ESPERANZA CABRERA	1206 N TOWNSEND ST	SANTA ANA	CA	92703-2043	
GUILLERMO CAMBEROS	1210 N TOWNSEND ST	SANTA ANA	CA	92703-2043	
IRMA MARTINEZ & THE IRMA MARTINEZ FAMILY TRUS		1214 N TOWNSEND ST	SANTA ANA	CA	

AGUSTIN & AMPARO FERNANDEZ	1215 N TOWNSEND ST	SANTA ANA	CA	92703-2042	
DONALD DUONG & HAN TRAN	221 N EUCLID ST	SANTA ANA	CA	92703-3090	
CHI LE & THE CHI THANH LE REVOCABLE LIVING TR	4822 W 7TH ST	SANTA ANA	CA	92703-2523	
HERRERA ALVARO TR PELIGROSA TR	1514 W 12TH ST	SANTA ANA	CA	92703-2013	
JUAN ARANA & MARISOL EGUEZ	708 FAIRLAWN AVE	SANTA ANA	CA	92703-2816	
CRISTOBAL & JOSE MERCADO	1802 W 15TH ST	SANTA ANA	CA	92706-3235	
SALVADOR & SOCORRO SARMIENTO	1150 W RIVIERA DR	SANTA ANA	CA	92706-1543	
ELIDA FLORES	1727 MCEVOY LN	SANTA ANA	CA	92706-1332	
XAVIER & BERTHA MANZO	2202 W 14TH ST	SANTA ANA	CA	92706-3109	
AGUSTIN & GUILLERMINA HERNANDEZ	2209 W 14TH ST	SANTA ANA	CA	92706-3108	
ANTONIO MIRON & IMELDA SANCHEZ	2216 W 14TH ST	SANTA ANA	CA	92706-3109	
OSVALDO GUILLEN & TERESA MORA	2217 W 14TH ST	SANTA ANA	CA	92706-3108	
ALFREDO CANTORAN & PEDRO CANTORAN REVOCABLE T	2225 W 14TH ST	SANTA ANA	CA	92706-3108	92706-3108
MARIA CHAVEZ	2229 W 14TH ST	SANTA ANA	CA	92706-3108	
ESTELA ACEVES	2230 W 14TH ST	SANTA ANA	CA	92706-3109	
OFELIA MADRIGAL & JOSE ITURBIDE	2231 W 14TH ST # 2233	SANTA ANA	CA	92706-3108	
MARTHA & JULISSA BARAJAS	2237 W 14TH ST	SANTA ANA	CA	92706-3108	
JUAN & EVELYN ARAIZA	1726 W 15TH ST	SANTA ANA	CA	92706-3258	
JUAN & NAOMI ESCOBEDO	1730 W 15TH ST	SANTA ANA	CA	92706-3258	
DEL RIO	1802 W 15TH ST	SANTA ANA	CA	92706-3235	
DANA LUSIANI & MARIE PACHECO	1806 W 15TH ST	SANTA ANA	CA	92706-3235	
MARIO & MARIA MARTINEZ	1810 W 15TH ST	SANTA ANA	CA	92706-3235	
ENRIQUE ALCARAZ	1813 W 15TH ST	SANTA ANA	CA	92706-3234	
GUIDO & MARIA PINON	1814 W 15TH ST	SANTA ANA	CA	92706-3235	
CARMEN DE ALFARO & CARMEN MACZ DE ALFARO REVO	1818 W 15TH ST	SANTA ANA	CA	92706-3235	92706-3235
MANUEL & ERNESTINA GARCIA	1821 W 15TH ST	SANTA ANA	CA	92706-3234	
SANDRA GOMEZ & JUAN AVELAR	1822 W 15TH ST	SANTA ANA	CA	92706-3235	
M FONSECA	1825 W 15TH ST	SANTA ANA	CA	92706-3234	
ALFONSO HERNANDEZ & HILDA SALCEDA	1826 W 15TH ST	SANTA ANA	CA	92706-3235	
SWANSON KEIKO M TR	1829 W 15TH ST	SANTA ANA	CA	92706-3234	
ABEL & MARIA AVELAR	1830 W 15TH ST	SANTA ANA	CA	92706-3235	
ERIKA NIEVES	1902 W 15TH ST	SANTA ANA	CA	92706-3237	
CLYDE WALTERS & CLYDE H WALTERS 1997 REVOCABL	1901 W 15TH ST	SANTA ANA	CA	92706-3236	92706-3236
TERESA NIEVES	1902 W 15TH ST	SANTA ANA	CA	92706-3237	
LAURIE ELAYDA	1905 W 15TH ST	SANTA ANA	CA	92706-3236	
MAYRA DAVALOS & MARCO CASTILLO JR	1909 W 15TH ST	SANTA ANA	CA	92706-3236	
GABRIEL & LUANNA DERUSSE	1910 W 15TH ST	SANTA ANA	CA	92706-3237	
ANA MORONES	1914 W 15TH ST	SANTA ANA	CA	92706-3237	
JUAN ARVIZU & VIVIAN CHAVEZ	1917 W 15TH ST	SANTA ANA	CA	92706-3236	
KEN VILA	1918 W 15TH ST	SANTA ANA	CA	92706-3237	
JESUS GARCIA & AURA GUERRERO	1919 W 15TH ST	SANTA ANA	CA	92706-3236	
ELOY & MARTHA MANRIQUEZ	1925 W 15TH ST	SANTA ANA	CA	92706-3236	
MOTOYAMA BARBARA F T & FAMILY TRR	1927 W 15TH ST	SANTA ANA	CA	92706-3236	
JUAN & MARIA ESPARZA	1930 W 15TH ST	SANTA ANA	CA	92706-3237	
ADALBERTO & MARTHA BARAJAS	2002 W 15TH ST	SANTA ANA	CA	92706-3239	
JOSE BARAJAS & JUAN GUTIERREZ	2010 W 15TH ST	SANTA ANA	CA	92706-3239	
AMBROSIO & JOSE SERRANO	2015 W 15TH ST	SANTA ANA	CA	92706-3238	
MARIA DE LA CRUZ	2020 W 15TH ST	SANTA ANA	CA	92706-3239	
KEVIN GLEASON & KEVIN M GLEASON TRUST	2021 W 15TH ST	SANTA ANA	CA	92706-3238	
KIM LE & TRUYEN TRANG	2024 W 15TH ST	SANTA ANA	CA	92706-3239	
PHILIP & STACEY CORDOVA	2028 W 15TH ST	SANTA ANA	CA	92706-3239	
MARIA ALVEAR	2030 W 15TH ST	SANTA ANA	CA	92706-3239	
BEVERLY PACKARD & BEVERLY A PACKARD REVOCABLE	2434 BONNIE BRAE	SANTA ANA	CA	92706-3241	92706-1605
TUAN TRAN & THUAN NGUYEN	1814 W 16TH ST	SANTA ANA	CA	92706-3241	
DEBORAH HUBBALL & VICENTE CHAVEZ	1822 W 16TH ST	SANTA ANA	CA	92706-3241	
CARMEN & OSCAR MENDOZA	1825 W 16TH ST	SANTA ANA	CA	92706-3240	
WILLIAM WAYMACK	611 W 17TH ST	SANTA ANA	CA	92706-3620	

LEOBARDO & MARIA ALVARADO	1904 W 16TH ST	SANTA ANA	CA	92706-3243	92706-2318
GILBERT WEYER & THE GILBERT J WEYER REVOCABLE	1910 W 16TH ST	SANTA ANA	CA	92706-3243	
MARY S TR P GARCIA & GARCIA M	1916 W 16TH ST	SANTA ANA	CA	92706-3243	
GUADALUPE VALDEZ & THE GUADALUPE VALDEZ LIVIN		1805 W 17TH ST	SANTA ANA	CA	
CESAR TOYOFUKU	1913 W 17TH ST	SANTA ANA	CA	92706-2320	
RAMON & MARIA LLAMAS	1801 W 18TH ST	SANTA ANA	CA	92706-2326	
BERTHA & ALBERTO REVELES	1805 W 18TH ST	SANTA ANA	CA	92706-2326	
JING XUE & XIAO SHI	1806 W 18TH ST	SANTA ANA	CA	92706-2327	
JOSEPHINA LOPEZ	1809 W 18TH ST	SANTA ANA	CA	92706-2326	
ROBERTO & GUADALUPE MENDOZA	1810 W 18TH ST	SANTA ANA	CA	92706-2327	
RAFAEL & ALEJANDRO RAYO	1814 W 18TH ST	SANTA ANA	CA	92706-2327	92706-2328
ARMANDO & EVANGELINA MEZA	1815 W 18TH ST	SANTA ANA	CA	92706-2326	
SANTIAGO & EVA LUNA	1818 W 18TH ST	SANTA ANA	CA	92706-2327	
MARTHA LOPEZ & NANCY GARCIA	1819 W 18TH ST	SANTA ANA	CA	92706-2326	
JOSE ESPARZA & ALICIA DEESPARZA	1822 W 18TH ST	SANTA ANA	CA	92706-2327	
ROBERTO ORNELAS & LILIA NAVARRO	1823 W 18TH ST	SANTA ANA	CA	92706-2326	
MANUEL MONTES & MARIA GALLARDO	1826 W 18TH ST	SANTA ANA	CA	92706-2327	
RICARDO ALARCON & JULIA GODINEZ	1827 W 18TH ST	SANTA ANA	CA	92706-2326	
JUAN & DIANA CRUZ	1830 W 18TH ST	SANTA ANA	CA	92706-2327	
RAUL & MARIA CASTILLO	1831 W 18TH ST	SANTA ANA	CA	92706-2326	92706-2329
DAVID & SAIRA MACIEL	1901 W 18TH ST	SANTA ANA	CA	92706-2328	
CANH THUNG RUOU LLC	1902 W 18TH ST	SANTA ANA	CA	92706-2329	
JOSE ESPINO & IRMA DAMIAN	1905 W 18TH ST	SANTA ANA	CA	92706-2328	
MARIO MUNOZ	1910 W 18TH ST	SANTA ANA	CA	92706-2329	
DANIEL & ROSA SANTIESTEBAN	1902 W 16TH ST	SANTA ANA	CA	92706-3243	
IRMA CARDONA	1915 W 18TH ST	SANTA ANA	CA	92706-2328	
RIVERA MARIA TR MARIA R IVERA FAMILY TR	1918 W 18TH ST	SANTA ANA	CA	92706-2329	
RICHARD & LYDIA MARES	1919 W 18TH ST	SANTA ANA	CA	92706-2328	
LEOBARDO ALMANZA & THE ALMANZA FAMILY TRUST		1922 W 18TH ST	SANTA ANA	CA	92706-2329
MARIA & RAYMUNDO SOLANO	1923 W 18TH ST	SANTA ANA	CA	92706-2328	92706-2303
SABAS & RITA QUIROZ	1934 W 18TH ST	SANTA ANA	CA	92706-2329	
JULIA VARELA & THE VARELA REVOCABLE LIVING TR	1814 W 19TH ST	SANTA ANA	CA	92706-2303	
RUBEN BARRIGA & THE BARRIGA S LIVING TRUST	1818 W 19TH ST	SANTA ANA	CA	92706-2303	
TERESA SMITH	1822 W 19TH ST	SANTA ANA	CA	92706-2303	
JANINE KAMMEYER	1826 W 19TH ST	SANTA ANA	CA	92706-2303	
ZOILA CARRERA & ZOILA CARRERA LIVING TRUST	1830 W 19TH ST	SANTA ANA	CA	92706-2303	
ARIELLA SAENZ & THE MAMA REVOCABLE LIVING TRU		1834 W 19TH ST	SANTA ANA	CA	
OFELIA GARDUNO	1838 W 19TH ST	SANTA ANA	CA	92706-2303	
CARLOS FRANCO	1313 W MEMORY LN APT 705	SANTA ANA	CA	92706-1470	92706-1344
HUMBERTO & GRACIELA SANCHEZ	2345 N PARK BLVD	SANTA ANA	CA	92706-1643	
JUAN RAMOS & ESTELLA PARIS	1707 W SHARON RD	SANTA ANA	CA	92706-1344	
EUGENE CAYETANO & RUFINA FLORENCIO	1719 ALONA ST	SANTA ANA	CA	92706-2308	
ALEJANDRO & ROSARIO AGUILERA	1801 ALONA ST	SANTA ANA	CA	92706-2310	
JESUS GALVAN & NORMA DE GONZALEZ DE GALVAN	1805 ALONA ST	SANTA ANA	CA	92706-2310	
JOSE & ELIZABETH GARCIA	1515 N DAISY AVE	SANTA ANA	CA	92706-3245	
TRUNG & DIANE NGUYEN	2880 SAWGRASS DR	SANTA ANA	CA	92706-1145	
FELIPE MERCADO & MARIA LOMELI	1309 ENGLISH ST	SANTA ANA	CA	92706-3211	
CIPRIANO & MARIA TRINIDAD	1401 ENGLISH ST	SANTA ANA	CA	92706-3212	
ROBERTO & ERNESTA FLORES	1405 ENGLISH ST	SANTA ANA	CA	92706-3212	92706-3212
ABEL & MARIA AVELAR	1409 ENGLISH ST	SANTA ANA	CA	92706-3212	
JESUS SANTIAGO	1413 ENGLISH ST	SANTA ANA	CA	92706-3212	
ARNOLDO & LOURDES TORRES	1417 ENGLISH ST	SANTA ANA	CA	92706-3212	
GREGORIO & CLEMENTINA BARRETO	1421 ENGLISH ST	SANTA ANA	CA	92706-3212	

AUDEN LUCATERO & MARIELA MORENO					
MENDICLA	1425 ENGLISH ST	SANTA ANA	CA	92706-3212	
GLORIA ALVARADO	1429 ENGLISH ST	SANTA ANA	CA	92706-3212	
ROBERT & ROSE ELDRIDGE	1502 ENGLISH ST	SANTA ANA	CA	92706-3257	
NIKKI NGUYEN	1507 ENGLISH ST	SANTA ANA	CA	92706-3247	
RAUL ORTIZ	1508 ENGLISH ST	SANTA ANA	CA	92706-3257	
MAX & WENDY PACHECO	1509 ENGLISH ST	SANTA ANA	CA	92706-3247	
MARTIN & GRACIELA AMBROCIO	1513 ENGLISH ST	SANTA ANA	CA	92706-3247	
JESUS ESQUEDA	1517 ENGLISH ST	SANTA ANA	CA	92706-3247	
ESPERANZA MEJIA & THE ESPERANZA D					
MEJIA LIVIN	1605 ENGLISH ST	SANTA ANA	CA	92706-3248	
MARCO RAMIREZ	1606 ENGLISH ST	SANTA ANA	CA	92706-3249	
FELIPA PIEDRA	1315 N KING ST	SANTA ANA	CA	92706-3117	
ERIC RODRIGUEZ & LUCIA MATA	1706 ENGLISH ST	SANTA ANA	CA	92706-2336	
MARTIN & MARIA MACHADO	1710 ENGLISH ST	SANTA ANA	CA	92706-2336	
HUGO & MARICELA JIMENEZ	1718 ENGLISH ST	SANTA ANA	CA	92706-2336	
YACSIRI SOLIS ANDAYA	1802 ENGLISH ST	SANTA ANA	CA	92706-2338	
GERARDO YANEZ & GRACIELA OCHOA	1805 ENGLISH ST	SANTA ANA	CA	92706-2337	
CARLOS CASTILLO & ALEJANDRO RODRIGUEZ	1806 ENGLISH ST	SANTA ANA	CA	92706-2338	
GREGORIO SANCHEZ	1814 ENGLISH ST	SANTA ANA	CA	92706-2338	
JASON & LAURA JOHNSTON	1818 ENGLISH ST	SANTA ANA	CA	92706-2338	
ANN & ALEJANDRO HUIZAR	1822 ENGLISH ST	SANTA ANA	CA	92706-2338	
ZOILA SANDOVAL & ZOILA ESPERANZA JIMENEZ SAND					
		1827 ENGLISH ST	SANTA ANA	CA	92706-2337
JOSE & YOLANDA ESPINOZA	1332 FAIR WAY	SANTA ANA	CA	92706-3114	
MARIA OLIVERA	1335 FAIR WAY	SANTA ANA	CA	92706-3163	
ROBERTO GARCIA	1336 FAIR WAY	SANTA ANA	CA	92706-3114	
SALINAS IRMA E TR; SALINAS FAMILY REVOC					
TR	2213 JUDITH LN	SANTA ANA	CA	92706-3115	
JOSE & ELISA ALVARADO	2221 JUDITH LN	SANTA ANA	CA	92706-3115	
GILBERTO & MARIA VALLE	2231 JUDITH LN	SANTA ANA	CA	92706-3115	
MARIA OLIVERA & THE MARIA OLIVERA REVOCABLE T					
		2233 JUDITH LN	SANTA ANA	CA	92706-3115
DANIEL PULIDO & THE DANIEL PULIDO					
FAMILY LIVI	2239 JUDITH LN	SANTA ANA	CA	92706-3115	
MARTHA MACHADO	1301 N KING ST	SANTA ANA	CA	92706-3117	
JESUS CORTES	1305 N KING ST	SANTA ANA	CA	92706-3117	
ESTEBAN & JESUS PEREZ	1309 N KING ST	SANTA ANA	CA	92706-3117	
BHA HOLDINGS LLC	1310 N KING ST	SANTA ANA	CA	92706-3103	
TIFFANI NGUYEN & MICHAEL PHAN & TIFFANI NHU N					
		1316 N KING ST	SANTA ANA	CA	92706-3103
JOSE LOPEZ & MARGARITA CHAVEZ	1320 N KING ST	SANTA ANA	CA	92706-3103	
LORENZO & FLORINA DIAZ	1323 N KING ST	SANTA ANA	CA	92706-3117	
ADAN SALINAS & ERIKA VERDUZCO	1327 N KING ST	SANTA ANA	CA	92706-3117	
REBERIANO ANDAYA & YADIRA TORRES	1330 N KING ST	SANTA ANA	CA	92706-3161	
JESUS & MANUELA ROSALES	1334 N KING ST	SANTA ANA	CA	92706-3161	
MARK LE BLANC & LOURDES ELIZALDE	1401 N KING ST	SANTA ANA	CA	92706-3119	
JOSE & VICTORIA ANDRADE	1404 N KING ST	SANTA ANA	CA	92706-3120	
ALAIN BRITO & TERESA DE BRITO	1405 N KING ST	SANTA ANA	CA	92706-3119	
STEVEN & DIANE MORALES	1409 N KING ST	SANTA ANA	CA	92706-3119	
JOSE NERI & MARIA SUAREZ	1417 N KING ST	SANTA ANA	CA	92706-3119	
HUU & THI NGUYEN	1425 N KING ST	SANTA ANA	CA	92706-3119	
RICHARD BENSON & THE RICHARD BENSON LIVING TR					
		1429 N KING ST	SANTA ANA	CA	92706-3119
SERGIO & NORMA RODRIGUEZ	1503 N KING ST	SANTA ANA	CA	92706-3250	
KAITLYN MCCOLLUM & MICHAEL STIREWALT	1507 N KING ST	SANTA ANA	CA	92706-3250	
ANA DANG	1509 N KING ST	SANTA ANA	CA	92706-3250	
BRETT & ADRIAN DAHL	1515 N KING ST	SANTA ANA	CA	92706-3250	
MIGUEL GUTIERREZ	1602 N KING ST APT H3	SANTA ANA	CA	92706-3205	
MARTIN IBARRA	1602 N KING ST APT F1	SANTA ANA	CA	92706-3204	
NILDA & DARWIN DE SOUZA	1602 N KING ST APT V1	SANTA ANA	CA	92706-3271	
NGA DU	1602 N KING ST APT E3	SANTA ANA	CA	92706-3203	
NOE REYES	1602 N KING ST APT L4	SANTA ANA	CA	92706-3264	

MINHTHONG NGUYEN & TRINH PHAN	1602 N KING ST APT B7	SANTA ANA	CA	92706-3202
MINHTHONG NGUYEN & TRINH PHAN	1602 N KING ST APT G3	SANTA ANA	CA	92706-3205
KEIKO HASHIMOTO	1602 N KING ST APT I2	SANTA ANA	CA	92706-3206
KELLY NGUYEN	1602 N KING ST APT W8	SANTA ANA	CA	92706-3273
KHANH NGUYEN	1602 N KING ST APT R4	SANTA ANA	CA	92706-3269
KHOAT NGUYEN	1602 N KING ST APT D5	SANTA ANA	CA	92706-3210
JUAN MORENO	1602 N KING ST APT N2	SANTA ANA	CA	92706-3265
JULIO ALVAREZ & MARIA MARTINEZ	1602 N KING ST APT F2	SANTA ANA	CA	92706-3204
MARLENE FAVORS	1602 N KING ST UNIT U4	SANTA ANA	CA	92706-3208
LILIBETH VALLE & JESUS SOLIS	1602 N KING ST APT T2	SANTA ANA	CA	92706-3207
KRISTINE PANIAGUA	1602 N KING ST APT D3	SANTA ANA	CA	92706-3210
LEON TRAN	1602 N KING ST APT P5	SANTA ANA	CA	92706-3267
OLIVER & CAC ORTONIO	1602 N KING ST APT J1	SANTA ANA	CA	92706-3206
HOANG HUYNH	1602 N KING ST APT U2	SANTA ANA	CA	92706-3208
HUNG NGUYEN & LIEN MAI	1602 N KING ST APT J3	SANTA ANA	CA	92706-3263
ILDA SORIANO	1602 N KING ST APT R7	SANTA ANA	CA	92706-3270
HOA PHAM & DUNG HGUYEN	1602 N KING ST # 114	SANTA ANA	CA	92706-3260
YALIN MEAS	1602 N KING ST APT D6	SANTA ANA	CA	92706-3210
HECTOR ELIAS	1602 N KING ST APT M3	SANTA ANA	CA	92706-3265
THONG TUONG	1602 N KING ST APT K2	SANTA ANA	CA	92706-3263
TRUONG LE	1602 N KING ST APT T1	SANTA ANA	CA	92706-3207
TUYEN TRAN & HOLLY TRUONG	1602 N KING ST APT O2	SANTA ANA	CA	92706-3266
VERONICA ESCOBAR	1602 N KING ST APT V4	SANTA ANA	CA	92706-3271
VI AU & RONG HUANG	1602 N KING ST APT N1	SANTA ANA	CA	92706-3265
VICTORIA ROBLES	1602 N KING ST APT R1	SANTA ANA	CA	92706-3269
JOSE ROBLES & MARIA LEYVA	1602 N KING ST APT L2	SANTA ANA	CA	92706-3264
JOSE HERNANDEZ	1602 N KING ST APT S3	SANTA ANA	CA	92706-3270
JOVANNA GARCIA	1602 N KING ST APT D7	SANTA ANA	CA	92706-3203
JOSE TABLAS & ARACELY VILLANUEVA	1602 N KING ST APT B8	SANTA ANA	CA	92706-3209
JOSE BALDERAS & FRANCISCA QUINTERO	1602 N KING ST APT R8	SANTA ANA	CA	92706-3270
JOEL TORRES	1602 N KING ST APT J4	SANTA ANA	CA	92706-3263
JOHN VILLALOBOS	1602 N KING ST APT V3	SANTA ANA	CA	92706-3271
JESUS & MAYDA MARTINEZ	1602 N KING ST APT C4	SANTA ANA	CA	92706-3209
JESUS & TERESA GARCIA	1602 N KING ST APT M1	SANTA ANA	CA	92706-3264
JENIFFER TELLEZ	1602 N KING ST APT S4	SANTA ANA	CA	92706-3270
JESUS & EVANGELINA ROCHA	1602 N KING ST APT D8	SANTA ANA	CA	92706-3203
JESUS MOLINA & GUADALUPE FRANCO	1602 N KING ST APT N4	SANTA ANA	CA	92706-3266
JOAQUIN MARTINEZ	1602 N KING ST APT P1	SANTA ANA	CA	92706-3267
JAVIER OROZCO & MARIA CANO	1602 N KING ST APT P2	SANTA ANA	CA	92706-3267
CARMEN FRANCO	1602 N KING ST APT I1	SANTA ANA	CA	92706-3206
CASIMIRO TORRES & MAURA AMIGON	1602 N KING ST APT M4	SANTA ANA	CA	92706-3265
CESAR AGUILAR	1602 N KING ST APT N3	SANTA ANA	CA	92706-3266
PHOEBI AU	1602 N KING ST UNIT U3	SANTA ANA	CA	92706-3208
RADITYA JO	1602 N KING ST APT G2	SANTA ANA	CA	92706-3204
AURORA MEDINA	1602 N KING ST APT H1	SANTA ANA	CA	92706-3205
BAY LE	1602 N KING ST APT E2	SANTA ANA	CA	92706-3203
ARTURO CADENA	1602 N KING ST APT X6	SANTA ANA	CA	92706-3274
ARTURO GONZALEZ & ESTHER NAVARRO	1602 N KING ST APT K1	SANTA ANA	CA	92706-3263
ANTONIO NUNEZ	1602 N KING ST APT X5	SANTA ANA	CA	92706-3274
ANTONIO OROZCO	1602 N KING ST APT L1	SANTA ANA	CA	92706-3264
ALBINO & MARIA CONTRERAS	1602 N KING ST APT B3	SANTA ANA	CA	92706-3202
ALONDRA & MAURO GARCIA	1602 N KING ST APT B5	SANTA ANA	CA	92706-3202
ALBERTO & JOSE ZAMORA	1602 N KING ST APT O1	SANTA ANA	CA	92706-3266
ABEL ARREOLA & TELESFORA CRUZ	1602 N KING ST APT P8	SANTA ANA	CA	92706-3268
MARIBEL GUTIERREZ	1602 N KING ST APT X2	SANTA ANA	CA	92706-3273
LUAN LE	1602 N KING ST APT E1	SANTA ANA	CA	92706-3203
LONG TA	1602 N KING ST APT V2	SANTA ANA	CA	92706-3271
LINH TON & YOUNSEO RYU	1602 N KING ST APT B6	SANTA ANA	CA	92706-3202
LIOBE & ALFA VILLANUEVA	1602 N KING ST APT W5	SANTA ANA	CA	92706-3272
LO HOEI & SEMI ROESSIANA	1602 N KING ST APT K3	SANTA ANA	CA	92706-3263
LUCY VO & VALENTIN TRAN	1602 N KING ST APT C3	SANTA ANA	CA	92706-3209

LUIS & ARBENZ ANTON	1602 N KING ST APT P7	SANTA ANA	CA	92706-3268
LUIS AGUIRRE	1602 N KING ST APT T4	SANTA ANA	CA	92706-3207
MARIA SANTIAGO & LUIS RAMIREZ	1602 N KING ST APT L3	SANTA ANA	CA	92706-3264
MARIA GARCIA	1602 N KING ST APT Q3	SANTA ANA	CA	92706-3268
MARIA LOPEZ	1602 N KING ST APT E4	SANTA ANA	CA	92706-3203
MARIA LOPEZ	1602 N KING ST APT U7	SANTA ANA	CA	92706-3208
MARGARITO CAMACHO	1602 N KING ST APT U8	SANTA ANA	CA	92706-3271
MARCUS HANSON	525 W 19TH ST	SANTA ANA	CA	92706-2519
SERGIO & MARIA MARTINEZ	1602 N KING ST APT R3	SANTA ANA	CA	92706-3269
TERESA CORTES & ROSA GONZALEZ	1602 N KING ST APT X1	SANTA ANA	CA	92706-3273
SANTIAGO AVALOS	1602 N KING ST APT W6	SANTA ANA	CA	92706-3273
SANTIAGO VICTOR & ALCIA MANSKE	1602 N KING ST APT C1	SANTA ANA	CA	92706-3209
SARA ALVARADO	1602 N KING ST APT R6	SANTA ANA	CA	92706-3269
ERNESTINA CASTANEDA-IBARRA	1602 N KING ST APT H2	SANTA ANA	CA	92706-3205
ERIC RODRIGUEZ & PERLA PEREZ	1602 N KING ST APT U5	SANTA ANA	CA	92706-3208
THANH NGUYEN	1602 N KING ST APT Q4	SANTA ANA	CA	92706-3268
THAO NGUYEN	1602 N KING ST APT P3	SANTA ANA	CA	92706-3267
ELSIE AYALA	1602 N KING ST APT D4	SANTA ANA	CA	92706-3210
FELIPE & ROSALBA PEREZ	1602 N KING ST APT F4	SANTA ANA	CA	92706-3204
GERMAN TOBAR	1602 N KING ST APT F3	SANTA ANA	CA	92706-3204
RIGOBERTO MARISCAL JR & MARIA ALMARAZ	1602 N KING ST APT B1	SANTA ANA	CA	92706-3201
RAMSEY & EDNA SOLANO	1602 N KING ST APT W7	SANTA ANA	CA	92706-3273
RAUL & BEATRIZ DIAZ	1602 N KING ST APT B2	SANTA ANA	CA	92706-3202
CHRISTINE & HUY NGUYEN	1602 N KING ST APT P6	SANTA ANA	CA	92706-3267
ROBERT WARD & JOELLEN SMITH	1602 N KING ST APT A3	SANTA ANA	CA	92706-3201
DANH NGUYEN & HUONG HUYNH	1602 N KING ST APT P4	SANTA ANA	CA	92706-3267
ROSA RIORDAN	1602 N KING ST APT J2	SANTA ANA	CA	92706-3206
ROSA RIORDAN	1602 N KING ST APT K4	SANTA ANA	CA	92706-3264
ELEAZAR ZINTZUN & ARSELIA ESCOBAR	1602 N KING ST APT A2	SANTA ANA	CA	92706-3201
RICARDO VIDRIO	1726 W MARTHA LN	SANTA ANA	CA	92706-3214
BRICE & ANNE FIALCOWITZ	1730 W MARTHA LN	SANTA ANA	CA	92706-3214
ANSELMO & ANGELICA LARITA	1734 W MARTHA LN	SANTA ANA	CA	92706-3214
ALEXANDER & LOUISA SOLIS	1801 W MARTHA LN	SANTA ANA	CA	92706-3215
TOWERS SHIRLEY S TR	1802 W MARTHA LN	SANTA ANA	CA	92706-3216
JEFF & MONIQUE VU	1806 W MARTHA LN	SANTA ANA	CA	92706-3216
GERARDO & MARIBEL SOLORIO	1810 W MARTHA LN	SANTA ANA	CA	92706-3216
JOSE VALDEZ	1813 W MARTHA LN	SANTA ANA	CA	92706-3215
BARBARA PEDROZA & STEVEN ROQUENI	1814 W MARTHA LN	SANTA ANA	CA	92706-3216
MARIA MUJICA & GLORIA ESTRADA	1818 W MARTHA LN	SANTA ANA	CA	92706-3216
JOSE PEREZ	1822 W MARTHA LN	SANTA ANA	CA	92706-3216
RAFAEL & MARINA LOPEZ	1825 W MARTHA LN	SANTA ANA	CA	92706-3215
OSCAR & BRISEIDA AVELAR	1826 W MARTHA LN	SANTA ANA	CA	92706-3216
LUIS HERRERA & MARIA RIVERA	1829 W MARTHA LN	SANTA ANA	CA	92706-3215
REYNALDA ENRIQUEZ	1901 W MARTHA LN	SANTA ANA	CA	92706-3217
ARNULFO & MARTHA CORONADO	1902 W MARTHA LN	SANTA ANA	CA	92706-3218
ALEJANDRO ZEPEDA & THE ZEPEDA FAMILY LIVING T	1906 W MARTHA LN	SANTA ANA	CA	92706-3218
EMILY ALVAREZ & ENRIQUE PEDRAZA	1909 W MARTHA LN	SANTA ANA	CA	92706-3217
GUADALUPE GONZALEZ & THE GONZALEZ FAMILY TRUS	1913 W MARTHA LN	SANTA ANA	CA	92706-3217
JAVIER & MARIA NUNEZ	1914 W MARTHA LN	SANTA ANA	CA	92706-3218
HECTOR MOLINERO & MANUELA RODRIGUEZ MARTINEZ	1917 W MARTHA LN	SANTA ANA	CA	92706-3217
RODRIGO & FRANCISCA TORRES	1918 W MARTHA LN	SANTA ANA	CA	92706-3218
PHYLLIS & LUCINDA WATSON	1921 W MARTHA LN	SANTA ANA	CA	92706-3217
RAMON REYES & MARIA CARBALLIDO	1922 W MARTHA LN	SANTA ANA	CA	92706-3218
WHURRIA JORDAN	1926 W MARTHA LN	SANTA ANA	CA	92706-3218
ZOILA RIOS	1930 W MARTHA LN	SANTA ANA	CA	92706-3218
JESSE & NANCY GARCIA	1934 W MARTHA LN	SANTA ANA	CA	92706-3218
ANTONIO & SAHARA CAYETANO	1938 W MARTHA LN	SANTA ANA	CA	92706-3218
ALEJANDRO & BLANCA RAMOS	2001 W MARTHA LN	SANTA ANA	CA	92706-3219
JAVIER & IRMA GARCIA	2002 W MARTHA LN	SANTA ANA	CA	92706-3219

REYNALDO ESTRADA & ARELI DE ESTRADA	1044 W ORANGE RD	SANTA ANA	CA	92706-1162	
RODOLFO HERNANDEZ	2006 W MARTHA LN	SANTA ANA	CA	92706-3219	
ANTONIO & SIEGRED MALDONADO	2009 W MARTHA LN	SANTA ANA	CA	92706-3219	
JASON VENABLE & LESLIE PAREDES	2010 W MARTHA LN	SANTA ANA	CA	92706-3219	
BRIAN RYAN & BRIAN & ELIZABETH RYAN FAMILY TR	2111 N FLOWER ST	SANTA ANA	CA	92706-2525	
STEVEN & SOFIA SUAREZ	2017 W MARTHA LN	SANTA ANA	CA	92706-3219	
EDWARD & VERONICA MENDIETA	2018 W MARTHA LN	SANTA ANA	CA	92706-3219	
ENRIQUE & MARIA RUVALCABA	2021 W MARTHA LN	SANTA ANA	CA	92706-3219	
LEOPOLDO CARLOS & ELVIRA RAMOS	2022 W MARTHA LN	SANTA ANA	CA	92706-3219	
BERTHA GALLARDO	2025 W MARTHA LN	SANTA ANA	CA	92706-3219	
ELIZABETH & JOSE SERRANO	2026 W MARTHA LN	SANTA ANA	CA	92706-3219	
ANDY TRAN	2029 W MARTHA LN	SANTA ANA	CA	92706-3219	
ANDREW & JACQUELINE PALMA	2030 W MARTHA LN	SANTA ANA	CA	92706-3219	
GUILLERMO GUZMAN & IMELDA ORELLANA	2033 W MARTHA LN	SANTA ANA	CA	92706-3219	
NOE & JULIA PULIDO	2034 W MARTHA LN	SANTA ANA	CA	92706-3219	
DANIEL & ELIZABETH RAMOS	2037 W MARTHA LN	SANTA ANA	CA	92706-3219	
FERNANDO & MARIA LOPEZ	2038 W MARTHA LN	SANTA ANA	CA	92706-3219	
JAVIER VALDEZ & MARIA GUILLEN	2041 W MARTHA LN	SANTA ANA	CA	92706-3219	
JOHN & VONA SAYAVONG	2042 W MARTHA LN	SANTA ANA	CA	92706-3219	
ARTHUR & ELAINE HOFFMANN	2045 W MARTHA LN	SANTA ANA	CA	92706-3219	
SHIRRY HUNTER	2046 W MARTHA LN	SANTA ANA	CA	92706-3219	
ARMANDO & LINDA ESPARZA	2049 W MARTHA LN	SANTA ANA	CA	92706-3219	
JON & CHIAKI HAVERSTICK	2050 W MARTHA LN	SANTA ANA	CA	92706-3219	
ABIE & DENISE GARCIA	1401 MERIDAY LN	SANTA ANA	CA	92706-3289	
LUISA SANCHEZ	1402 MERIDAY LN	SANTA ANA	CA	92706-3221	
LENG LAY & PHALLY TRY	1405 MERIDAY LN	SANTA ANA	CA	92706-3220	
JACK & TAMAKI ROGERS	1406 MERIDAY LN	SANTA ANA	CA	92706-3221	
JAVIER NICANOR & LAURA NUNEZ	1409 MERIDAY LN	SANTA ANA	CA	92706-3220	
LIBERTAD & SERGIO CUENTAS	1410 MERIDAY LN	SANTA ANA	CA	92706-3221	
JESUS & ENRIQUETA CORREA	1414 MERIDAY LN	SANTA ANA	CA	92706-3221	
DAHN & DANH NGUYEN	1417 MERIDAY LN	SANTA ANA	CA	92706-3220	
BENJAMIN & MARIA JAIME	1418 MERIDAY LN	SANTA ANA	CA	92706-3221	
BOUALY & VIENGKHAM PHONETHIBSAVADS	1802 MERIDAY LN	SANTA ANA	CA	92706-3223	
CARLA BAILEY & THE BAILEY FAMILY TRUST	1806 MERIDAY LN	SANTA ANA	CA	92706-3223	
TERESA VILLA & GABRIEL CORNEJO	1809 MERIDAY LN	SANTA ANA	CA	92706-3222	
JUAN VELASCO & IRMA ALBERTO	1810 MERIDAY LN	SANTA ANA	CA	92706-3223	
ABRAHAM TURCIOS & SILVIA CHACON	1813 MERIDAY LN	SANTA ANA	CA	92706-3222	
ORLANDA GUZMAN	1814 MERIDAY LN	SANTA ANA	CA	92706-3223	
SERGIO & SUZANNE SEGURA	1817 MERIDAY LN	SANTA ANA	CA	92706-3222	
JUSTIN HERNANDEZ	1818 MERIDAY LN	SANTA ANA	CA	92706-3223	
MICHELLE TAO & MAX CHEN	1821 MERIDAY LN	SANTA ANA	CA	92706-3222	
LIBOR & ARMIDA SOLC	1822 MERIDAY LN	SANTA ANA	CA	92706-3223	
HUGO GARCIA	1825 MERIDAY LN	SANTA ANA	CA	92706-3222	
VICKIE TEMPRASEUT	1830 MERIDAY LN	SANTA ANA	CA	92706-3223	
VINH TRIEU	1833 MERIDAY LN	SANTA ANA	CA	92706-3222	
GRISelda & MARITN GUILLEN	1901 MERIDAY LN	SANTA ANA	CA	92706-3224	
MARIA DELGADO	1902 MERIDAY LN	SANTA ANA	CA	92706-3225	
LINDA CHAVEZ & LINDA CHAVEZ REVOCABLE TRUST	1905 MERIDAY LN	SANTA ANA	CA	92706-3224	
ROGER & CHANDY TEMPRASEUTH	1906 MERIDAY LN	SANTA ANA	CA	92706-3225	
VALENTINO & LETICIA ACEVEDO	1909 MERIDAY LN	SANTA ANA	CA	92706-3224	
JOSE & JUANITA PINTO-SOLIS	1910 MERIDAY LN	SANTA ANA	CA	92706-3225	
DAVID KINNAMAN & DAVID LARKIN KINNAMAN REVOCA		1913 MERIDAY LN	SANTA ANA	CA	92706-3224
RICARDO & RICARDO REYES	1914 MERIDAY LN	SANTA ANA	CA	92706-3225	
GOVEA-MCKEUN FRANSISCA TR GOVEA-MCKEUN REVOC		1917 MERIDAY LN	SANTA ANA	CA	92706-3224
JOSE & LOURDES GUTIERREZ	1921 MERIDAY LN	SANTA ANA	CA	92706-3224	
CHAVEZ CRUZITA TR	1922 MERIDAY LN	SANTA ANA	CA	92706-3225	
ERNIE & RUBY ROMERO	2001 MERIDAY LN	SANTA ANA	CA	92706-3226	
SAMUEL & NANCY RANERI	2002 MERIDAY LN	SANTA ANA	CA	92706-3226	

JAIME & KATHERINE ORTIZ	2005 MERIDAY LN	SANTA ANA	CA	92706-3226	
TOMAS & MARIA VENTURA	2006 MERIDAY LN	SANTA ANA	CA	92706-3226	
JOYCE HENDERSON	2009 MERIDAY LN	SANTA ANA	CA	92706-3226	
DENISSE AGUILAR	2010 MERIDAY LN	SANTA ANA	CA	92706-3226	
ALFONSO & ELSA SALGADO	2013 MERIDAY LN	SANTA ANA	CA	92706-3226	
PATRICIA & MICHAEL SALINAS	2014 MERIDAY LN	SANTA ANA	CA	92706-3226	
MARIA QUEZADA & THE MARIA QUEZADA LIVING TRUS	2017 MERIDAY LN	SANTA ANA	CA	92706-3226	
WALLACE CUNNINGHAM	1916 N FLOWER ST	SANTA ANA	CA	92706-2522	
BERNABE OCHOA & ANGELICA CEVJA	2021 MERIDAY LN	SANTA ANA	CA	92706-3226	
MARIA GUTIERREZ	2022 MERIDAY LN	SANTA ANA	CA	92706-3226	
JOE & ERLINDA SOLIS	2025 MERIDAY LN	SANTA ANA	CA	92706-3226	
PATRICIA GAONA & THE PATRICIA GAONA TRUST	2026 MERIDAY LN	SANTA ANA	CA	92706-3226	
MARTHA ARTEAGA & THE ARTEAGA REVOCABLE LIVING	2029 MERIDAY LN	SANTA ANA	CA	92706-3226	
HOANG & CHRISTINE NGUYEN	2030 MERIDAY LN	SANTA ANA	CA	92706-3226	
ALTAMIRANO ELIZABETH TR; THE ALTAMIRANO LIVIN	2033 MERIDAY LN	SANTA ANA	CA	92706-3226	
LUCILLE ARMENDARIZ & LUCILLE P ARMENDARIZ FAM	2034 MERIDAY LN	SANTA ANA	CA	92706-3226	
XIN LI	611 W 17TH ST	SANTA ANA	CA	92706-3620	
PEDRO SANCHEZ	1514 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
DANNY & ROXANNE GARZA	1522 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
ALBERTO VACA & LETICIA DE VACA	1524 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
LYNELLE GOESER	1532 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
JUAN FLORES	1536 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
MARCELLA OVERHOLT	1540 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
JOSE & DIANE LINDEN	1544 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
SAMUEL & DORIS MEJIA	1554 W WASHINGTON AVE	SANTA ANA	CA	92706-3311	
IRENE BAKER	1600 W WASHINGTON AVE	SANTA ANA	CA	92706-3312	
AGUSTIN & MARIA SEGURA	1634 W WASHINGTON AVE	SANTA ANA	CA	92706-3312	
VICENTE ALVARADO & ROSA CASAREZ	1636 W WASHINGTON AVE	SANTA ANA	CA	92706-3312	
SABINO RAMOS	1706 W WASHINGTON AVE	SANTA ANA	CA	92706-3228	
JAMES & REBECCA HALEY	1710 W WASHINGTON AVE	SANTA ANA	CA	92706-3228	
HY TON	1718 W WASHINGTON AVE	SANTA ANA	CA	92706-3228	
MARIA GOMEZ	1722 W WASHINGTON AVE	SANTA ANA	CA	92706-3228	
MARBELIA SILVA	1726 W WASHINGTON AVE	SANTA ANA	CA	92706-3228	
JAIME MUNOZ	1730 W WASHINGTON AVE	SANTA ANA	CA	92706-3228	
VICTOR TORRES	1733 W WASHINGTON AVE	SANTA ANA	CA	92706-3227	
RUDY & NINA MUNOZ	2612 FREEMAN LN	SANTA ANA	CA	92706-1512	
RAMONA MUNOZ	1802 W WASHINGTON AVE	SANTA ANA	CA	92706-3259	
STEPHANIE & RAUL GUZMAN	1817 W WASHINGTON AVE # 1	SANTA ANA	CA	92706-3229	
OLGA & ANGELINA OREGEL	1821 W WASHINGTON AVE # 3	SANTA ANA	CA	92706-3229	

LAND TR	1823 W WASHINGTON AVE	SANTA ANA	CA	92706-3229
JULIO DIAZ & LESLIE MENDOZA	1825 W WASHINGTON AVE	SANTA ANA	CA	92706-3229
RUDOLPH CORTEZ	1905 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
JULIO RAMIREZ & JUDITH AGUAYO	1911 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
TRANG & TRANG LUONG	1913 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
QUOC HUYNH	1915 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
CAMERINO MONTANO & ESTHER CHAPA AVILA	1916 W WASHINGTON AVE	SANTA ANA	CA	92706-3231
TY CHUM & MOMY YOH	1917 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
CRUZ JAIMES & YULY RODRIGUEZ	1920 W WASHINGTON AVE	SANTA ANA	CA	92706-3231
RICKY PENA	PO BOX 6212	SANTA ANA	CA	92706-0212
MARIA & CARLOS MARTINEZ	1937 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
TINA TRAN	1941 W WASHINGTON AVE	SANTA ANA	CA	92706-3230
ROMEO & VERA SANTOS	2002 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
MARIA ALVAREZ & THE MARIA DEL ROSARIO ALVAREZ	2005 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
JORGE JUAREZ	2006 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
ANA & EDGAR GUEVARA	2009 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
ALBERTO ALEJANDRES	2010 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
CARMEN BANEGAS & IMELDA SANDOVAL	2013 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
MARTIN AVELAR	2014 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
DIEGO & MARIA GOMEZ	2019 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
HECTOR LANDAVERDE & MONICA LUEVANO	2022 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
LUIS ESPINOZA & GABRIELA GARCIA	2023 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
SOCORRO AVILA & PATRICIA DELGADILLO	2026 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
STEVEN TRAN & VALERIE PHAM	2027 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
JOSE HARO & NORMA RUIZ	2030 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
ASHLEY ATILANO	2031 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
MARCUS HANSON	1602 N KING ST APT X3	SANTA ANA	CA	92706-3273
ALBERTO DIAZ JR & ELIZABETH DIAZ	2035 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
MARTIN OLIVERA & ANA DUVAL	2038 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
ISRAEL PEREZ	2039 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
LEONEL AVELAR	2040 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
JOSE & MARTHA MENDEZ	2043 W WASHINGTON AVE	SANTA ANA	CA	92706-3232
SALVADOR ALVAREZ	2044 W WASHINGTON AVE	SANTA ANA	CA	92706-3233
ARNOLD CAMPOS	2047 W WASHINGTON AVE	SANTA ANA	CA	92706-3232

STEVEN TRAN & VALERIE PHAM	2048 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
MARIO & GLORIA SANCHEZ	2051 W WASHINGTON AVE	SANTA ANA	CA	92706-3232	
JUSTINIANO GUTIERREZ	2052 W WASHINGTON AVE	SANTA ANA	CA	92706-3233	
MARY AZEVEDO	2101 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
ENRIQUE AVILA & AVILA FAMILY REVOCABLE TRUST	2102 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
JOSE & CARMEN TARIN	2105 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
MARYLU AZEVEDO	2106 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
EDMUNDO & CHRISTIAN SANCHEZ	2109 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
DAYSI & TERESA RAMIREZ	2110 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
MARIANA HORTELANO	2114 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
BRIGIDO & VICTORIA GUZMAN	2115 W WASHINGTON AVE	SANTA ANA	CA	92706-3101	
DAVID MORENO & VERONICA DAVILA	2118 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
ROSARIO CARDENAS	2122 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	
DOLORES GRIJALVA & THE DOLORES FRANCES GRIJAL	2126 W WASHINGTON AVE	SANTA ANA	CA	92706-3102	92706-3102
GONZALO & TERESA SAUCEDO	2302 W WASHINGTON AVE	SANTA ANA	CA	92706-3106	
GENE & GEORGIA PERTEET	2308 W WASHINGTON AVE	SANTA ANA	CA	92706-3106	
DANNY & CATHERINE NGO	2311 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
PHAT TRA & HOAN TO	2312 W WASHINGTON AVE	SANTA ANA	CA	92706-3106	
THAO TRAN & CONNOR LE	2315 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
FELIPE & MARGARITA DE ALBA	2319 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
JUAN CHAVEZ	2323 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
FRANCISCO & LIBRADA LEOPO	2327 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
ENRIQUE & MARIA BUENROSTRO	2328 W WASHINGTON AVE	SANTA ANA	CA	92706-3100	
MARINA MUNOZ	2331 W WASHINGTON AVE	SANTA ANA	CA	92706-3105	
SAL SOSA_M24884	1410 W 21ST ST	SANTA ANA	CA	92706-2404	
HABITAT FOR HUMANITY	1921 W WASHINGTON AVE	SANTA ANA	CA	92706-3230	

==

THE END

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD STE 812, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

NUVIA OCAMPO
CITY OF SANTA ANA/PLANNING & BUILDING AGENCY
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
1921 W Washington Ave

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/31/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$141.90
Total	\$141.90

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3817142

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 1921 West Washington Avenue located within the Two-Family Residential (R2) zoning district.

Project Applicant: Habitat for Humanity of Orange County (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for density bonus to allow up to 16.22 dwelling units per acre (du/ac).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any project questions, please contact case planner Cristian Santana

with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org or contact Senior Planner Pedro Gomez by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732. Nếu cần liên lạc bằng tiếng Việt, xin đi điện thoại cho Tony Lai số (714) 565-2627.

5/31/24

OR-3817142#



* A 0 0 0 0 0 6 7 7 2 6 5 0 *



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 1921 West Washington Avenue located within the Two-Family Residential (R2) zoning district.

Project Applicant: Habitat for Humanity of Orange County (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for a density bonus to allow up to 16.22 dwelling units per acre (du/ac).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAAeComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at <https://santa-ana.primegov.com/public/portal>.

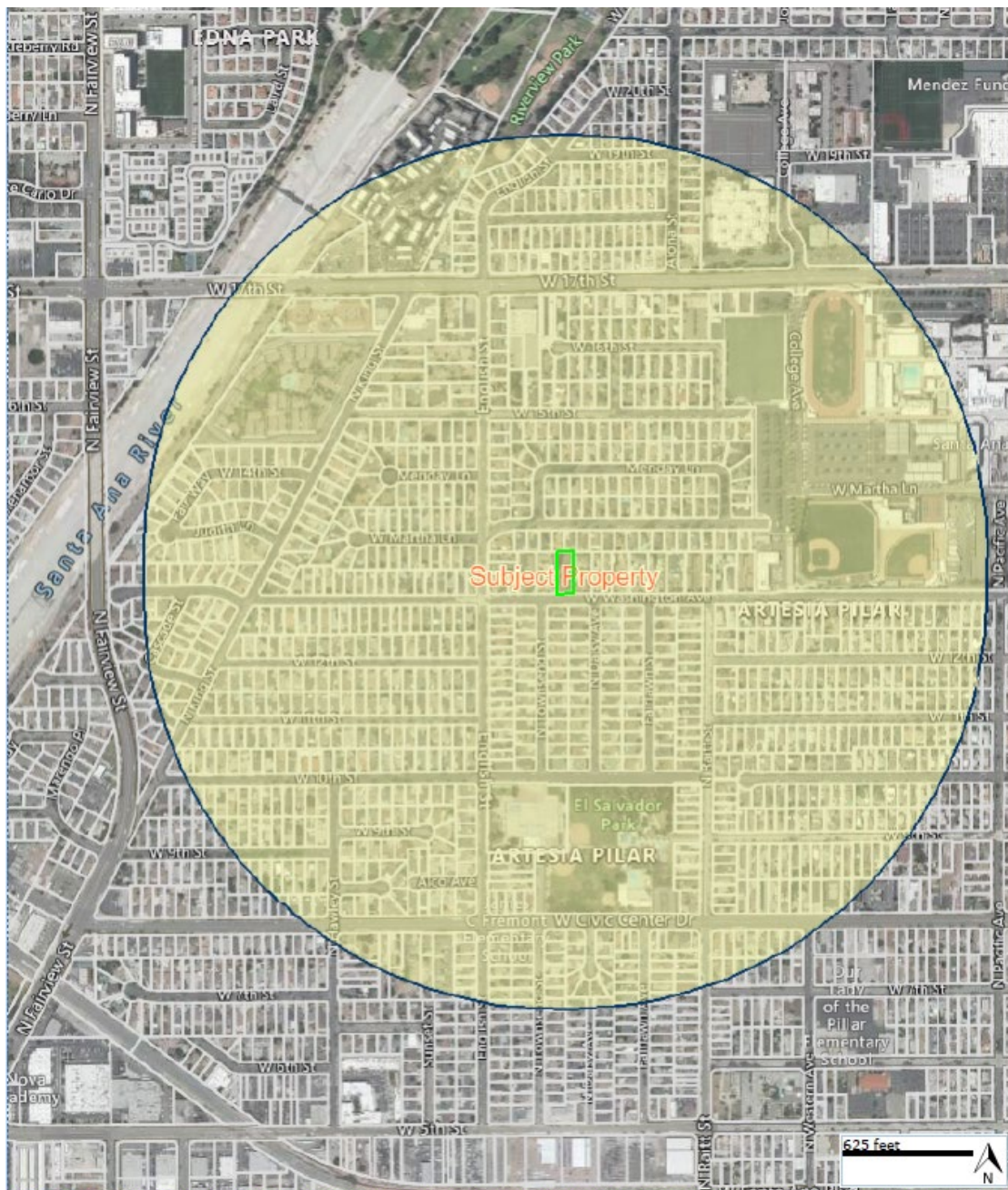
Who To Contact For Questions: Should you have any project questions, please contact case planner Cristian Santana with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org.

ana.org or contact Senior Planner Pedro Gomez by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



1921 W. Washington Avenue
2,000 Foot Buffer Map

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed pursuant to Article V of Chapter 41 of the Santa Ana Municipal Code within 10 calendar days of the decision by any interested party or group.

Project Location: 1921 West Washington Avenue located within the Two-Family Residential (R2) zoning district.

Project Applicant: Habitat for Humanity of Orange County (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for a density bonus to allow up to 16.22 dwelling units per acre (du/ac).

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 10, 2024, at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in person or join via Zoom.** For the most up-to-date information on how to participate virtually in this meeting, please visit <https://www.santa-ana.org/planning-and-building-meeting-participation/>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or by mail to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **3:30 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any project questions, please contact case planner Cristian Santana with the Planning Division by phone at (714) 667-2728 or by email at CSantana@santa-ana.org or contact Senior Planner Pedro Gomez by phone at (714) 667-2790 or by email at PGomez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nuvia Ocampo (714) 667-2732.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 665-2627.

