

April 2024 – ACCEPTED DEVELOPMENT PROJECT (DP) APPLICATIONS

Project Name	Applicant Name	Property Owner Name	Address and Council Ward	Application Type	Description	Date Accepted
New Dutch Bros Coffee Drive-Through	Dutch Bros Coffee / John Caglia	John C Hall and Cindalee P Hall	1819 N Tustin Avenue — Ward 3	Development Project Review for a Conditional Use Permit	The applicant is proposing to construct a 950 single story commercial building with drive through service. Other site improvements include a new parking lot, landscape upgrades, outdoor dining area and ADA improvements. This application is discretionary as it requires the approval of a Conditional Use Permit for the drive through.	04/02/2024
Arthouse On Main – Adaptive Reuse	SODA.LA / Derrick Flynn	Arthouse on Main LLC	2700 N Main Street — Ward 3	Development Project Review	The applicant is proposing an Adaptive Reuse Project to convert an existing 12-story, 112,529-square-foot commercial office building into a mixed-use residential project with 162 residential units, 5,265 square feet of ground floor commercial/retail uses, 2,416-square-foot recreational area, and a 6,810-square-foot roof deck above the second floor. As proposed, the request would require administrative review and approval of a development project application.	04/16/2024
Santa Ana 8-510 & 520 N. Harbor Blvd.	Kim Prijatel, City Ventures	Alminlo Properties LLC	510 N Harbor Blvd — Ward 1	Development Project Review for SB 330, Lot Merger application, and	The applicant proposes to demolish an existing auto sales building and construct 45 for-sale townhouse units in nine buildings totaling	04/30/2024

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				Density Bonus Agreement	(104,882 gross sq. ft.). Work includes associated site improvements such as and 80 parking spaces, 10,645 sq. ft. of open space (common/private), and landscaping. The two- to three-story development proposes five (5) affordable units at the moderate-income level. The application is submitted as an SB 330 and seeks waivers and incentives/concessions. The project requires a lot merger and vesting tentative tract map for condominium purposes and a State Density Bonus Agreement for 24 du/ac.	
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