



Warmington

R E S I D E N T I A L

June 6, 2022

Pedro Gomez
City of Santa Ana, Planning Division
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92702

Re: 2nd Community Meeting for Warmington Residential Project (717 S. Lyon Street)
Meeting Date June 1, 2022

Dear Pedro,

Per the requirements of the Sunshine Ordinance, please find attached the following items of compliance for the 2nd community meeting that was held on June 1st, 2022 for the proposed project referenced above:

1. Express Mapping Mailer Labels & 1,000-foot Radius Map Package (dated May 8th, 2022)
 - a. Prepared for submittal to the City by Susan Case, Inc. and Express Mapping
 - b. Please note that the cover page has a typo, indicating a 500' radius. The Certification indicates a radius of 1,000' and the Radius Map shows the 1,000' radius.
2. Community Meeting Flyer (English & Spanish)
 - a. Mailed May 18th, 2022 to the property owners and occupants, using the labels provided by Susan Case, Inc./Express Mapping
3. Newspaper Notice
 - a. Affidavit/Proof of Publication of the meeting notice on May 18th, 2022 by the Orange County Register
 - b. Photo of Notice
4. On-site Notice (Sign – English & Spanish)
 - a. Posted on-site May 18th, 2022 (photos)
 - b. Two signs were posted
5. Zoom Webinar Attendee List
 - a. Emails/Names, as well as phone numbers for call-in attendees, for the June 1st, 2022 Community Meeting Zoom Webinar
6. Meeting Minutes
7. Presentation Slides shown at the meeting
8. Presentation Narrative (presented/read in English and Spanish) used in the meeting

I confirm, under penalty of perjury, that Warmington Residential conducted the above referenced community meeting, as required by the Sunshine Ordinance. This letter PDF is being submitted within four business days, as you clarified in a phone call on June 3rd.

Best Regards,

Greg Ocasek
Project Consultant

Cc: Joe Oftelie, Vice President

Express Mapping Mailer Labels & 1,000-foot Radius Map Package

(Susan Case, Inc. and Express Mapping)



MATERIALS TO SUBMIT TO THE CITY

717 Lyons St, Santa Ana

APN 402-061-03

INCLUDES:

500' OWNER & OCCUPANT LIST

500' RADIUS MAP

(1) SET OF GUMMED LABELS

EXCEL SPREADSHEET BURNED ONTO CD

CERTIFICATION

PREPARED 05/08/2022

FILE# 2320

EXPRESS MAPPING

4000 BARRANCA PKWY #250, IRVINE CA 92604

PHONE OR TEXT (949) 771-0051

orders@expressmapping.com

Certification of Preparation

The attached list includes the names and addresses of all owners & occupants within 1000' from the exterior boundaries of the following address/APNs.

Address: 717 Lyons St, Santa Ana

APN: 402-061-03

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available sources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service is, therefore, a possibility.

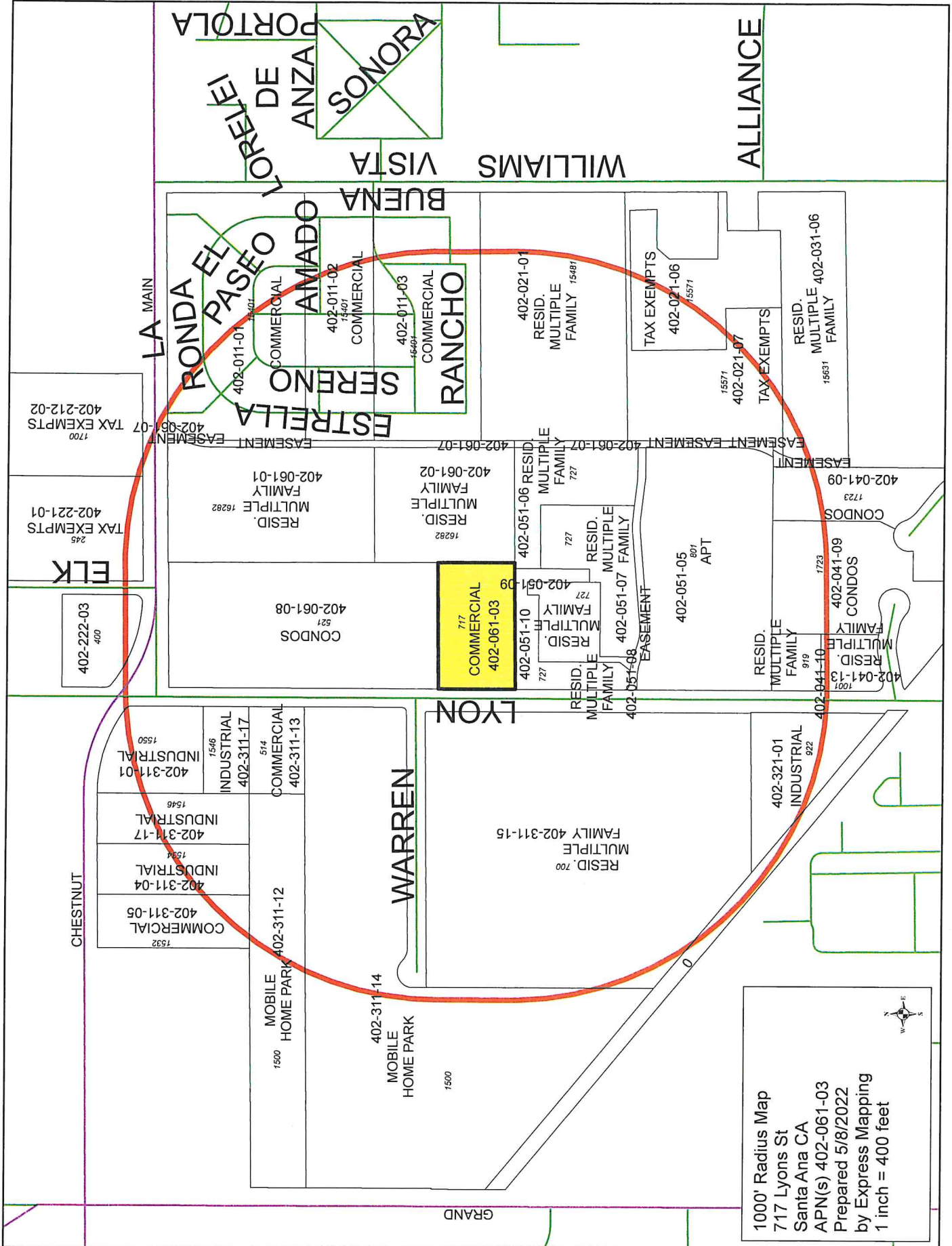
Susan W. Case, Inc. is not responsible for providing further investigation of said labels.

Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 05/08/2022



1000' Radius Map
 717 Lyons St
 Santa Ana CA
 APN(s) 402-061-03
 Prepared 5/8/2022
 by Express Mapping
 1 inch = 400 feet



ELK

ALLIANCE

LYON

WARREN

WILLIAMS

LA MAIN

ESTRELLA
 SERENO
 AMADO
 BUENA VISTA
 ANZA
 TORREJE
 RANCHO
 PASÉO
 RONDA EL

PORTOLA

CHESTNUT

GRAND

402-222-03
 400
 TAX EXEMPTS
 245
 402-221-01
 TAX EXEMPTS
 1700
 402-212-02
 TAX EXEMPTS
 1700

402-222-03
 400
 TAX EXEMPTS
 245
 402-221-01
 TAX EXEMPTS
 1700
 402-212-02
 TAX EXEMPTS
 1700

402-311-01
 INDUSTRIAL
 1546
 402-311-17
 INDUSTRIAL
 1546
 402-311-04
 INDUSTRIAL
 1534
 402-311-05
 COMMERCIAL
 1532

402-311-12
 MOBILE HOME PARK
 1500

402-311-14
 MOBILE HOME PARK
 1500

402-311-15
 RESID. MULTIPLE FAMILY
 700

402-321-01
 INDUSTRIAL
 922

402-061-08
 CONDOS
 521

402-061-02
 RESID. MULTIPLE FAMILY
 16282

402-061-01
 RESID. MULTIPLE FAMILY
 16282

402-061-07
 TAX EXEMPTS
 1700

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402-011-01
Meurs Co
15401 Williams St
Tustin CA 92780

402-011-02
Meurs Co
15401 Williams St
Tustin CA 92780

402-011-03
Meurs Co
15401 Williams St
Tustin CA 92780

402-021-01
Monterey Pines Cadigan
440 W First St #201
Tustin CA 92780

402-021-06
Orange County Board Of Education
200 Kalmus Dr
Costa Mesa CA 92626

402-021-07
Tustin Unified School
300 S C St
Tustin CA 92780

402-031-06
Kelsey & Stellar
1200 Newport Center Dr #260
Newport Beach CA 92660

402-041-10
Emerald Terrace Apartments
1300 Monterey Pl
San Marino CA 91108

402-041-13
Emerald Terrace Apartments
1300 Monterey Pl
San Marino CA 91108

402-051-06
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-07
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-08
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-09
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-051-10
Las Fuentes Bdp
9801 Irvine Center Dr
Irvine CA 92618

402-061-01
Parc Tustin
2727 Lbj Freeway #806
Dallas TX 75234

402-061-02
Parc Tustin
2727 Lbj Freeway #806
Dallas TX 75234

402-061-03
Stephen Brown
717 S Lyon St
Santa Ana CA 92705

402-061-07
Orange County Flood Control
300 N Flower St 6th Floor
Santa Ana CA 92703

402-212-02
City Of Santa Ana
Po Box 1988 M-17
Santa Ana CA 92702

402-221-01
City Of Santa Ana
Po Box 1988 M-17
Santa Ana CA 92702

402-222-03
Jeanne Ann Woody
17853 Santiago Blvd
Villa Park CA 92861

402-311-01
Pacific-santa Ana Avalon
5100 Birch St #200
Newport Beach CA 92660

402-311-04
Chestnut Properties
26955 Safiro
Mission Viejo CA 92691

402-311-05
Laborers Local Union #652
1532 E Chestnut Ave
Santa Ana CA 92701

402-311-12
Joan Noble Trust
11611 San Vicente Blvd #640
Los Angeles CA 90049

402-311-13
Lyon Cardinal Investment Properties
375 Bristol St #50
Costa Mesa CA 92626

402-311-14
Warren Santa Ana
11611 San Vicente Blvd #640
Los Angeles CA 90049

402-311-15
Chelwood L P
5295 Commerce Dr #175
Murray UT 84107

402-311-17
Woogie Investments
375 Bristol St #50
Costa Mesa CA 92626

402-321-01
Lyon Owner Llc Cref3
11611 San Vicente Blvd #640
Los Angeles CA 90049

932-63-001
Tyler Lawrence Collins
6500 Ambrosia Ln #1713
Carlsbad CA 92011

932-63-002
Dis Inc
8631 E Canyon Vista Dr
Anaheim CA 92808

932-63-003
Pedro Bustamante
1122 S Mantle Ln #3C
Santa Ana CA 92705

932-63-004
Juan C Gonzalez
1122 S Mantle Ln #D
Santa Ana CA 92705

932-63-005
Martha Najera
1120 S Mantle Ln #5A
Santa Ana CA 92705

932-63-006
Antonio Sanchez
1120 S Mantle Ln #B
Santa Ana CA 92705

932-63-007
Cecilia Barcenas
1120 S Mantle Ln #7C
Santa Ana CA 92705

932-63-008
La O Aileen De
1120 S Mantle Ln #8D
Santa Ana CA 92705

932-63-009
Miguel Amezcua
1118 S Mantle Ln #9A
Santa Ana CA 92705

932-63-010
Jose Aleman
1118 S Mantle Ln #10B
Santa Ana CA 92705

932-63-011
Trina Trinh Tran
14322 Harrington Ave
Garden Grove CA 92843

932-63-012
Noe Cruz
14762 Monroe St
Midway City CA 92655

932-63-013
Mario A Juarez
1116 S Mantle Ln #13A
Santa Ana CA 92705

932-63-014
Norma Gonzalez
1116 S Mantle Ln #14B
Santa Ana CA 92705

932-63-015
Peng Yuan
1116 S Mantle Ln #15C
Santa Ana CA 92705

932-63-016
Jose G Sanchez
1116 S Mantle Ln #16D
Santa Ana CA 92706

932-63-017
Eloisa Gallegos
1112 S Mantle Ln #17A
Santa Ana CA 92705

932-63-018
Lisandra Gutierrez
1112 S Mantle Ln #188
Santa Ana CA 92705

932-63-019
Tyler Collins
1112 S Mantle Ln #19C
Santa Ana CA 92705

932-63-020
Linda Rodriguez
1112 S Mantle Ln #20-D
Santa Ana CA 92705

932-63-021
Hilda Fuerte-heraz
1108 S Mantle Ln #21A
Santa Ana CA 92705

932-63-022
Gerardo & Luz Maria Sanchez Reyes
1108 S Mantle Ln #B
Santa Ana CA 92705

932-63-023
Angelo Endoso
4521 Stanton Dr
Los Angeles CA 90065

932-63-024
Santos Najera
1108 S Mantle Ln #24-D
Santa Ana CA 92705

932-63-025
Jaime I Moreno Guzman
1104 S Mantle Ln #25A
Santa Ana CA 92705

932-63-026
Josefina Ocampo
1104 S Mantle Ln #B
Santa Ana CA 92705

932-63-027
Ilana Olguin
15500 Tustin Village Way #34
Tustin CA 92780

932-63-028
Superior Develop
5548 E Vista Del Este
Anaheim CA 92807

932-63-029
Thang Pham
2710 Sullivan
Irvine CA 92614

932-63-030
Blanca E Soltero
1102 S Mantle Ln #30B
Santa Ana CA 92705

932-63-031
Onar A & Josefina B Isip
1103 Tabitha Way
Corona CA 92882

932-63-032
John & Xuanminh Thai
8 Glen Ellen
Irvine CA 92602

932-63-033
Sandra Alvarez Perez
1106 S Mantle Ln #33A
Santa Ana CA 92705

932-63-034
Rosa Rubio
1106 S Mantle Ln #B
Santa Ana CA 92705

932-63-035
Trina Trinh Tran
14322 Harrington Ave
Garden Grove CA 92843

932-63-036
Eduardo Lopez
1106 S Mantle Ln #36D
Santa Ana CA 92705

932-63-037
Javier & Delia G Sandoval
1110 S Mantle Ln #A
Santa Ana CA 92705

932-63-038
Douglas Brian Ward
Po Box 7389
Laguna Niguel CA 92607

932-63-039
Tuan Pham & Van Khanh Nguyen
13632 Taft St
Garden Grove CA 92843

932-63-040
Dale Duncan
1214 N Lindwood Ave
Santa Ana CA 92701

932-63-041
Rodolfo Gutierrez
1114 S Mantle Ave #41A
Santa Ana CA 92705

932-63-042
Javier G & Maria Avila
1114 S Mantle Ln Un D
Santa Ana CA 92705

932-63-043
Luis Manuel Buenrostro
5928 Kings Ranch Rd
Riverside CA 92505

932-63-044
Sandeep Gandhi
7438 Rock Creek Ct
Corona CA 92880

932-63-121
Dale J Duncan
1001 S Mantle Ln #121-A
Santa Ana CA 92705

932-63-122
Robert W Hospodarec
3652 Pine St
Irvine CA 92606

932-63-123
Dis Inc
8631 E Canyon Vista Dr
Anaheim CA 92808

932-63-124
Martha Deyanira Aguilera
1001 S Mantle Ln #D
Santa Ana CA 92705

932-63-125
Victor Bear
1003 S Mantle Ln #A
Santa Ana CA 92705

932-63-126
Atiant S Gill
2868 Sawgrass Dr
Santa Ana CA 92706

932-63-127
Jose Luciano Munoz
18593 Valencia St
Hesperia CA 92345

932-63-128
Eliseo A Lara
1003 S Mantle Ln #128D
Santa Ana CA 92705

932-63-129
Tuan Pham & Van Khanh Nguyen
13632 Taft St
Garden Grove CA 92843

932-63-130
Antonio Marquez
1005 #NAME? Ln
Santa Ana CA 92705

932-63-131
Daniel & Pilar Catherine Chavez
1005 S Mantle Ln #131C
Santa Ana CA 92705

932-63-132
Santi Pattaratornkosohn
3816 E Summitridge
Orange CA 92867

932-63-133
Ta-shyong Lin
Po Box 18530
Irvine CA 92623

932-63-134
Johnson Nguyen
680 Pine Ridge Dr
Plantation FL 33317

932-63-135
Jesus Cruz Oliveros
1007 S Mantle Ln #135C
Santa Ana CA 92705

932-63-136
Robert Maccoll
535 Magnolia Ave #110
Long Beach CA 90802

932-63-137
Guadalupe Granados Ramirez
1009 S Mantle Ln #137A
Santa Ana CA 92705

932-63-138
Thai Nguyen & Maria Reziel Nguyen
1009 S Mantle Ln #138B
Santa Ana CA 92705

932-63-139
Kianoush Hamadani
11772 Beswick Pl
Tustin CA 92782

932-63-140
Mario Alarcon
1009 S Mantle Ln #D
Santa Ana CA 92705

932-63-141
Salvador Montoya Aguirre
1011 S Mantle Ln #141A
Santa Ana CA 92705

932-63-142
Steven P Mc Laughlin
Po Box 2429
Santa Ana CA 92707

932-63-143
Jorge & Sonia Reyes
1011 S Mantle Ln #C
Santa Ana CA 92705

932-63-144
Juan Carlos & Ana Leticia Montoya
1011 S Mantle Ln #D
Santa Ana CA 92705

932-63-145
Bertin Pablo
1013 S Mantle Ln #145A
Santa Ana CA 92705

932-63-146
Alejandro Hernandez
1013 S Mantle Ln #146-B
Santa Ana CA 92705

932-63-147
Roberto & Irma Murillo
1013 S Mantle #C
Santa Ana CA 92705

932-63-148
Rafael & Ana Guzman
1013 S Mantle Ln #D
Santa Ana CA 92705

932-63-149
Alejandro & Maria G Melendez
1015 S Mantle #A
Santa Ana CA 92705

932-63-150
Maria G Aguilar
1015 S Mantle Ln #150B
Santa Ana CA 92705

932-63-151
Po-yun Wu
13571 Flint Dr
Tustin CA 92705

932-63-152
Armando & Estela Osegueda
1015 S Mantle Ln #152D
Santa Ana CA 92705

932-63-153
Brittany Deneau
1017 S Mantle Ln #153A
Santa Ana CA 92705

932-63-154
Shekhar & Pushpa Agrawal
4096 Santa Anita Ln
Yorba Linda CA 92886

932-63-155
Gerardo & Alejandra R Lozano
1017 S Mantle Ln #C
Santa Ana CA 92705

932-63-156
Robert W Hospodarec
3652 Pine St
Irvine CA 92606

932-63-176
Kuras Edwin Stanley
1710 Normandy Pl #A
Santa Ana CA 92705

932-63-177
Xiang Ye
1710 Normandy Pl #2
Santa Ana CA 92705

932-63-178
Lucia Gutierrez
1710 Normandy Pl #C
Santa Ana CA 92705

932-63-179
Luis R & Renee M Rodriguez
3781 Adams St
Lake Elsinore CA 92530

932-63-180
Corina Moya Aguirre
8312 Fountainbleau Way
Cypress CA 90630

932-63-181
Tarun Patel
13871 Orange St
Tustin CA 92780

932-63-182
Raj & Renu Choudhary
23595 Rangoon St
Mission Viejo CA 92691

932-63-183
Trung Hieu Duy Do
1708 Normandy Pl #8
Santa Ana CA 92705

932-63-184
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-185
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-186
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-187
Sandhu Jatinder Singh
1315 Willow Bud Dr
Walnut CA 91789

932-63-188
Ignacio Gomez Amezcua
1704 Normandy PI #13
Santa Ana CA 92705

932-63-189
Jose Vergara
1704 Normandy PI #B
Santa Ana CA 92705

932-63-190
Rogelio Montoya
1704 Normandy PI #C
Santa Ana CA 92705

932-63-191
Sean C Hanna
1942 Port Locksleigh
Newport Beach CA 92660

932-63-192
Mark Krieger
9832 Brentwood Dr
Santa Ana CA 92705

932-63-193
Fernando Centeno
1702 Normandy PI #18B
Santa Ana CA 92705

932-63-194
Delfina Padilla
1702 Normandy PI #19C
Santa Ana CA 92705

932-63-195
Anh Hoai Tran
18066 Mount Norby Cir
Fountain Valley CA 92708

932-63-196
Jose Luis Caceres
1705 Normandy PI #21
Santa Ana CA 92705

932-63-197
Keegan Dean Lund
1705 Normandy PI Un #22
Santa Ana CA 92705

932-63-198
K H A B
4652 Roxbury
Irvine CA 92604

932-63-199
Assets Infinity
4533 Mac Arthur Blvd #225
Newport Beach CA 92660

932-63-200
Alma R Gonzalez Vazquez
1707 Normandy PI #25(A)
Santa Ana CA 92705

932-63-201
Dis Inc
8631 E Canyon Vista Dr
Anaheim CA 92808

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Irvine CA 92614

937-91-071
Philip H Mcnamee
2400 Main St #201
Irvine CA 92614

937-91-072
Hung Ngo
18402 Warren Ave
Tustin CA 92780

937-91-073
Diana Duyen Ngoc Nguyen
16915 Edgewater Ln
Huntington Beach CA 92649

937-91-074
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-075
Nien-hwa Ho
19132 Pilario St
Rowland Heights CA 91748

937-91-076
Nancy Y & Naser T Long
470 N Poplar St
Orange CA 92868

937-91-077
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-078
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-079
Eric & Eva Yang
812 Great Bend Dr
Diamond Bar CA 91765

937-91-080
Kevin Ziober
17 Northwind Ct
Newport Beach CA 92663

937-91-081
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-082
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-083
Bahman K Darian
5951 E Marsha Cir
Anaheim CA 92807

937-91-084
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-085
Zoreh Afshar
27821 Barbate
Mission Viejo CA 92692

937-91-086
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-087
Bahman K Darian
5951 E Marsha Cir
Anaheim CA 92807

937-91-088
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-089
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-090
Lake Perry
14052 Matryce Way
Tustin CA 92780

937-91-091
Gary Hunter
14052 Matryce Way
Tustin CA 92780

937-91-092
Steven L Hilbon
24241 Phona Dr
Laguna Niguel CA 92677

937-91-093
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-094
Nam T & Thi T Tran
13824 Paseo Aldebra
San Diego CA 92129

937-91-095
Paul & Susan Lam
922 Kealaolu Ave
Honolulu HI 96816

937-91-096
Danielle Bonfiglio
801 Lyon #96
Santa Ana CA 92704

937-91-097
Azves Llc
7 Brentwood
Irvine CA 92620

937-91-098
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-099
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-100
Philip H Mc Namee
2400 Main St #201
Irvine CA 92614

937-91-101
Mauricio Carrillo Valdivia
1931 W Cris Ave
Anaheim CA 92804

937-91-102
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-103
Hadi Jebory
36 Valente
Irvine CA 92602

937-91-104
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-105
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-106
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-107
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-108
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-109
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-110
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-111
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-112
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-113
Sousan S Darian
21095 Jenner #77
Lake Forest CA 92630

937-91-114
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-115
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-116
Gary Crowther
2411 Domingo
Fullerton CA 92835

937-91-117
Gang Zhang
15 Foxboro
Irvine CA 92614

937-91-118
Bridget Orozco-martinez
801 S Lyon St #H3
Santa Ana CA 92705

937-91-119
Khamla Hunter
14052 Matryce Way
Tustin CA 92780

937-91-120
Dan Ngo
801 S Lyon St #120
Santa Ana CA 92705

937-91-121
Ella Doka
5 Shire
Coto De Caza CA 92679

937-91-122
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-123
Andrew C De Leon
1505 E Sahuaro Dr #5
Phoenix AZ 85020

937-91-124
Barbara Cdebaca
801 Lyon #124
Santa Ana CA 92704

937-91-125
Gary Louis Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-126
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-127
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-128
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-129
Gang Zhang
15 Foxboro
Irvine CA 92614

937-91-130
Maricarmen Fraga
14261 Shadybrook Dr
Tustin CA 92780

937-91-131
Khamla Hunter
14052 Matryce Way
Tustin CA 92780

937-91-132
William R & Lani J Wakeham
3747 S Vista Campana #36
Oceanside CA 92057

937-91-133
Ella M Doka
5 Shire
Coto De Caza CA 92679

937-91-134
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-135
Gary Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-136
Steven L Hilbon
24241 Rhona Dr
Laguna Niguel CA 92677

937-91-137
Gary Louis Crowther
2411 Domingo Rd
Fullerton CA 92835

937-91-138
Hunter-broderick Properties
14052 Matryce Way
Tustin CA 92780

937-91-139
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-140
Johnston J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-141
Johnson J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-142
Johnson J Michael
2029 Mandarin Dr
Costa Mesa CA 92626

937-91-143
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-144
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-145
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-146
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-147
Laura E Bruno
4171 La Concetta Dr
Yorba Linda CA 92886

937-91-148
Janine Jin-jee Mei
3943 Irvine Blvd #635
Irvine CA 92602

937-91-149
Steven C Rose
8502 E Chapman Ave #236
Orange CA 92869

937-91-150
Steven C Rose
8502 E Chapman Ave #236
Orange CA 92869

937-91-151
Lan Minh Chu
P O Box 910394
San Diego CA 92191

937-91-152
Clive K A K Peters
49819 Pacino St
Indio CA 92201

937-91-153
Johnston James
3104 Samoa Pl
Costa Mesa CA 92626

937-91-154
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-155
Wen Chen Chang
18540 Stonegate Ln
Rowland Heights CA 91748

937-91-156
Clive K A K Peters
49819 Pacino St
Indio CA 92201

937-91-157
Johnston James
3104 Samoa Pl
Costa Mesa CA 92626

937-91-158
James L Johnston
3104 Samoa Pl
Costa Mesa CA 92626

937-91-159
Mickey L Hui
3207 E Cameron Ave
West Covina CA 91791

937-91-160
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-161
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-162
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-163
Mickey L Hui
610 N Huntington Ave
Monterey Park CA 91754

937-91-164
Kim Nguyen Ninh
10436 Egret Ave
Fountain Valley CA 92708

937-91-165
Mickey L Hui
3207 E Cameron Ave
West Covina CA 91791

937-91-166
Mo-hwa Ho
19132 Pilario St
Rowland Heights CA 91748

937-91-167
Alvand Family Limited
P O Box 6216
Laguna Niguel CA 92607

937-91-168
John E Gyllenhammer
7705 E Strawberry Rdg
Orange CA 92689

937-91-169
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

937-91-170
James H Gan
151 E 19th St
Costa Mesa CA 92627

937-91-171
Alvand Family Limited
Po Box 6216
Laguna Niguel CA 92607

937-91-172
Victor M Shaw
801 S Lyon St #172
Santa Ana CA 92705

937-91-173
Helen Seetao
16033 Villa Flores Dr
Hacienda Heights CA 91745

937-91-174
Michael Seetao
16012 Villa Flores Dr
Hacienda Heights CA 91745

937-91-175
Joseph Broderick
8 Valley View
Irvine CA 92612

937-91-176
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-177
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-178
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-179
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-180
Hunter-broderick Properties
8 Valley View
Irvine CA 92612

937-91-181
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-182
Naser Taeb
3104 Samoa Pl
Costa Mesa CA 92626

937-91-183
Prop Hunter-broderick
14052 Matryce Way
Tustin CA 92780

937-91-184
Hunter-broderick Properties
14052 Matryce
Tustin CA 92780

402-011-02
Occupant
85 Amado
Tustin CA 92780

402-011-02
Occupant
86 Amado
Tustin CA 92780

402-011-02
Occupant
87 Amado
Tustin CA 92780

402-011-02
Occupant
88 Amado
Tustin CA 92780

402-011-02
Occupant
1 Buena Vis
Tustin CA 92780

402-011-02
Occupant
2 Buena Vis
Tustin CA 92780

402-011-02
Occupant
3 Buena Vis
Tustin CA 92780

402-011-02
Occupant
4 Buena Vis
Tustin CA 92780

402-011-02
Occupant
5 Buena Vis
Tustin CA 92780

402-011-02
Occupant
6 Buena Vis
Tustin CA 92780

402-011-02
Occupant
7 Buena Vis
Tustin CA 92780

402-011-02
Occupant
8 Buena Vis
Tustin CA 92780

402-011-02
Occupant
9 Buena Vis
Tustin CA 92780

402-011-02
Occupant
10 Buena Vis
Tustin CA 92780

402-011-02
Occupant
11 Buena Vis
Tustin CA 92780

402-011-02
Occupant
89 Buena Vis
Tustin CA 92780

402-011-02
Occupant
90 Buena Vis
Tustin CA 92780

402-011-02
Occupant
91 Buena Vis
Tustin CA 92780

402-011-02
Occupant
92 Buena Vis
Tustin CA 92780

402-011-02
Occupant
93 Buena Vis
Tustin CA 92780

402-011-02
Occupant
133 Buena Vis
Tustin CA 92780

402-011-02
Occupant
134 Buena Vis
Tustin CA 92780

402-011-02
Occupant
135 Buena Vis
Tustin CA 92780

402-011-02
Occupant
136 Buena Vis
Tustin CA 92780

402-011-02
Occupant
137 Buena Vis
Tustin CA 92780

402-011-02
Occupant
77 Consuelo
Tustin CA 92780

402-011-02
Occupant
79 Consuelo
Tustin CA 92780

402-011-02
Occupant
80 Consuelo
Tustin CA 92780

402-011-02
Occupant
81 Consuelo
Tustin CA 92780

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Occupant
82 Consuelo
Tustin CA 92780

402-011-02
Occupant
83 Consuelo
Tustin CA 92780

402-011-02
Occupant
156 Consuelo
Tustin CA 92780

402-011-02
Occupant
157 Consuelo
Tustin CA 92780

402-011-02
Occupant
158 Consuelo
Tustin CA 92780

402-011-02
Occupant
159 Consuelo
Tustin CA 92780

402-011-02
Occupant
142 El Paseo
Tustin CA 92780

402-011-02
Occupant
143 El Paseo
Tustin CA 92780

402-011-02
Occupant
144 El Paseo
Tustin CA 92780

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145 El Paseo
Tustin CA 92780

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Occupant
146 El Paseo
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402-011-02
Occupant
147 El Paseo
Tustin CA 92780

402-011-02
Occupant
160 El Paseo
Tustin CA 92780

402-011-02
Occupant
16 Encanto
Tustin CA 92780

402-011-02
Occupant
17 Encanto
Tustin CA 92780

402-011-02
Occupant
18 Encanto
Tustin CA 92780

402-011-02
Occupant
19 Encanto
Tustin CA 92780

402-011-02
Occupant
20 Encanto
Tustin CA 92780

402-011-02
Occupant
56 Encanto
Tustin CA 92780

402-011-02
Occupant
57 Encanto
Tustin CA 92780

402-011-02
Occupant
138 Encanto
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402-011-02
Occupant
139 Encanto
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402-011-02
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140 Encanto
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402-011-02
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141 Encanto
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402-011-02
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161 Encanto
Tustin CA 92780

402-011-02
Occupant
162 Encanto
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402-011-02
Occupant
163 Encanto
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402-011-02
Occupant
164 Encanto
Tustin CA 92780

402-011-02
Occupant
32 Estrella
Tustin CA 92780

402-011-02
Occupant
33 Estrella
Tustin CA 92780

402-011-02
Occupant
35 Estrella
Tustin CA 92780

402-011-02
Occupant
36 Estrella
Tustin CA 92780

402-011-02
Occupant
37 Estrella
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402-011-02
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38 Estrella
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Occupant
39 Estrella
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40 Estrella
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Occupant
41 Estrella
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Occupant
42 Estrella
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Occupant
43 Estrella
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44 Estrella
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45 Estrella
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46 Estrella
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Occupant
47 Estrella
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402-011-02
Occupant
48 Estrella
Tustin CA 92780

402-011-02
Occupant
114 Estrella
Tustin CA 92780

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Occupant
115 Estrella
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116 Estrella
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117 Estrella
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118 Estrella
Tustin CA 92780

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Occupant
119 Estrella
Tustin CA 92780

402-011-02
Occupant
120 Estrella
Tustin CA 92780

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Occupant
121 Estrella
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122 Estrella
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Occupant
123 Estrella
Tustin CA 92780

402-011-02
Occupant
124 Estrella
Tustin CA 92780

402-011-02
Occupant
99 La Ronda
Tustin CA 92780

402-011-02
Occupant
100 La Ronda
Tustin CA 92780

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101 La Ronda
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Occupant
102 La Ronda
Tustin CA 92780

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103 La Ronda
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104 La Ronda
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Occupant
105 La Ronda
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Occupant
106 La Ronda
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Occupant
107 La Ronda
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Occupant
108 La Ronda
Tustin CA 92780

402-011-02
Occupant
125 La Ronda
Tustin CA 92780

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Occupant
126 La Ronda
Tustin CA 92780

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127 La Ronda
Tustin CA 92780

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128 La Ronda
Tustin CA 92780

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Occupant
129 La Ronda
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130 La Ronda
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Occupant
131 La Ronda
Tustin CA 92780

402-011-02
Occupant
132 La Ronda
Tustin CA 92780

402-011-02
Occupant
19 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
21 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
23 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
24 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
25 Rancho Rd
Tustin CA 92780

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Occupant
26 Rancho Rd
Tustin CA 92780

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Occupant
27 Rancho Rd
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Occupant
28 Rancho Rd
Tustin CA 92780

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Occupant
29 Rancho Rd
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Occupant
30 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
31 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
49 Rancho Rd
Tustin CA 92780

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Occupant
50 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
51 Rancho Rd
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402-011-02
Occupant
52 Rancho Rd
Tustin CA 92780

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53 Rancho Rd
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402-011-02
Occupant
54 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
55 Rancho Rd
Tustin CA 92780

402-011-02
Occupant
109 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
110 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
111 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
112 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
113 Remanso Rd
Tustin CA 92780

402-011-02
Occupant
94 Rincon
Tustin CA 92780

402-011-02
Occupant
95 Rincon
Tustin CA 92780

402-011-02
Occupant
96 Rincon
Tustin CA 92780

402-011-02
Occupant
97 Rincon
Tustin CA 92780

402-011-02
Occupant
98 Rincon
Tustin CA 92780

402-011-02
Occupant
12 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
13 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
14 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
15 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
58 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
59 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
60 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
61 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
62 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
63 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
64 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
76 Saddleback Rd
Tustin CA 92780

402-011-02
Occupant
65 Sereno
Tustin CA 92780

402-011-02
Occupant
66 Sereno
Tustin CA 92780

402-011-02
Occupant
67 Sereno
Tustin CA 92780

402-011-02
Occupant
68 Sereno
Tustin CA 92780

402-011-02
Occupant
69 Sereno
Tustin CA 92780

402-011-02
Occupant
70 Sereno
Tustin CA 92780

402-011-02
Occupant
71 Sereno
Tustin CA 92780

402-011-02
Occupant
72 Sereno
Tustin CA 92780

402-011-02
Occupant
73 Sereno
Tustin CA 92780

402-011-02
Occupant
74 Sereno
Tustin CA 92780

402-011-02
Occupant
75 Sereno
Tustin CA 92780

402-011-02
Occupant
76 Sereno
Tustin CA 92780

402-011-02
Occupant
148 Sereno
Tustin CA 92780

402-011-02
Occupant
149 Sereno
Tustin CA 92780

402-011-02
Occupant
150 Sereno
Tustin CA 92780

402-011-02
Occupant
151 Sereno
Tustin CA 92780

402-011-02
Occupant
152 Sereno
Tustin CA 92780

402-011-02
Occupant
154 Sereno
Tustin CA 92780

402-011-02
Occupant
155 Sereno
Tustin CA 92780

402-021-01
Occupant
15481 Williams St
Tustin CA 92780

402-021-06
Occupant
15571 Williams St
Tustin CA 92780

402-031-06
Occupant
15631 Williams St
Tustin CA 92780

402-041-10
Occupant
919 S Lyon St Unit# 1
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 10
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 11
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 12
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 13
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 14
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 15
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 16
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 17
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 18
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 19
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 22
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 20
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 21
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 22
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 23
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 3
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 4
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 5
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 6
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 7
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 8
Santa Ana CA 92705

402-041-10
Occupant
919 S Lyon St Unit# 9
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 1 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 1 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 1 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 1 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 1 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 1 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 10 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 10 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 10 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 100 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 101 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 101 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 109 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 11 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 11 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 110 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 111 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 112 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 113 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 113 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 114 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 114 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 115 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 115 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 116 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 116 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 117 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 118 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 119 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 12 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 120 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 121 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 122 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 123 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 124 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 125 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 126 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 127 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 128 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 129 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 13 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 130 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 131 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 132 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 133 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 134 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 135 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 136 Bldg# A
Santa Ana CA 92705

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727 S Lyon St Unit# 14 Bldg# H
Santa Ana CA 92705

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727 S Lyon St Unit# 15 Bldg# H
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 16 Bldg# H
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 17 Bldg# H
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 18 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 19 Bldg# H
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 2 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 2 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 20 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 208 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 208 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# B
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 209 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 21 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 210 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 210 Bldg# B
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 210 Bldg# C
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 210 Bldg# J
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 211 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 211 Bldg# B
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 211 Bldg# C
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 211 Bldg# J
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 212 Bldg# A
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Occupant
727 S Lyon St Unit# 212 Bldg# B
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 212 Bldg# C
Santa Ana CA 92705

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Occupant
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Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 213 Bldg# A
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Occupant
727 S Lyon St Unit# 213 Bldg# C
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 214 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 214 Bldg# C
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 215 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 215 Bldg# C
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 216 Bldg# A
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Occupant
727 S Lyon St Unit# 216 Bldg# C
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Occupant
727 S Lyon St Unit# 217 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 218 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 219 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 22 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 220 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 221 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 222 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 223 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 224 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 225 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 226 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 227 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 228 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 229 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 23 Bldg# H
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 230 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 231 Bldg# A
Santa Ana CA 92705

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Occupant
727 S Lyon St Unit# 232 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 233 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 234 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 235 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 236 Bldg# A
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 24 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 26 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 27 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 28 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# H
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 3 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 4 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# E
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# F
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 6 Bldg# I
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 60 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 61 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 62 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 63 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 64 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 7 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 7 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 8 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 8 Bldg# G
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 9 Bldg# D
Santa Ana CA 92705

402-051-06
Occupant
727 S Lyon St Unit# 9 Bldg# G
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyon St #A
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyob St Unit# 212 Bldg# C
Santa Ana CA 92705

402-051-07
Occupant
727 S Lyon Ave Bldg# G
Santa Ana CA 92705

402-061-01
Occupant
16282 E Main St #1A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1C
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1D
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1E
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #1F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2B
Tustin CA 92780

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Occupant
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Tustin CA 92780

402-061-01
Occupant
16282 E Main St #2D
Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
16282 E Main St #2F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #3A
Tustin CA 92780

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Occupant
16282 E Main St #3B
Tustin CA 92780

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Occupant
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Tustin CA 92780

402-061-01
Occupant
16282 E Main St #3D
Tustin CA 92780

402-061-01
Occupant
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Tustin CA 92780

402-061-01
Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
16282 E Main St #4D
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #5A
Tustin CA 92780

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Occupant
16282 E Main St #5B
Tustin CA 92780

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Occupant
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Occupant
16282 E Main St #5D
Tustin CA 92780

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Occupant
16282 E Main St #5E
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Occupant
16282 E Main St #5F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #5G
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #5H
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #6A
Tustin CA 92780

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Tustin CA 92780

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Occupant
16282 E Main St #6F
Tustin CA 92780

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Occupant
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Occupant
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Occupant
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Occupant
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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
16282 E Main St #13E
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #13F
Tustin CA 92780

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Occupant
16282 E Main St #13G
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #13H
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #14A
Tustin CA 92780

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Occupant
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Tustin CA 92780

402-061-01
Occupant
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402-061-01
Occupant
16282 E Main St #14D
Tustin CA 92780

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Occupant
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Tustin CA 92780

402-061-01
Occupant
16282 E Main St #14F
Tustin CA 92780

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Occupant
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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Tustin CA 92780

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Occupant
16282 E Main St #15H
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17C
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17D
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17E
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17G
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #17H
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #18A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #18B
Tustin CA 92780

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Occupant
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402-061-01
Occupant
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Occupant
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Occupant
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16282 E Main St #31D
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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
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Occupant
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Tustin CA 92780

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Occupant
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Occupant
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16282 E Main St #35G
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Occupant
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Tustin CA 92780

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Occupant
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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
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Occupant
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Tustin CA 92780

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Occupant
16282 E Main St #37F
Tustin CA 92780

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Occupant
16282 E Main St #37G
Tustin CA 92780

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Occupant
16282 E Main St #37H
Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
16282 E Main St #38D
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Tustin CA 92780

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Occupant
16282 E Main St #38H
Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

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Occupant
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Tustin CA 92780

402-061-01
Occupant
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Tustin CA 92780

402-061-01
Occupant
16282 E Main St #38M
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #38N
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #38O
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #38P
Tustin CA 92780

402-061-01
Occupant
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Tustin CA 92780

402-061-01
Occupant
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Tustin CA 92780

402-061-01
Occupant
16282 E Main St #39C
Tustin CA 92780

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Occupant
16282 E Main St #39D
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Occupant
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Occupant
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Occupant
16282 E Main St #39G
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #39H
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #40A
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #40B
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #40C
Tustin CA 92780

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Occupant
16282 E Main St #40D
Tustin CA 92780

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Occupant
16282 E Main St #40E
Tustin CA 92780

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Occupant
16282 E Main St #40F
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #40G
Tustin CA 92780

402-061-01
Occupant
16282 E Main St #40H
Tustin CA 92780

402-061-03
Occupant
1766 E McFadden Ave
Santa Ana CA 92705

402-061-03
Occupant
717 S Lyon St #B
Santa Ana CA 92705

402-212-02
Occupant
1700 E 1st St
Santa Ana CA 92701

402-212-02
Occupant
1801 E Chestnut Ave
Santa Ana CA 92701

402-221-01
Occupant
245 Elk Ln
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #1
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #2
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #3
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #4
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #5
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #6
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #7
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #8
Santa Ana CA 92701

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Occupant
400 S Elk Ln #9
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #10
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #11
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #12
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #13
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #14
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #15
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #16
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #17
Santa Ana CA 92701

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Occupant
400 S Elk Ln #18
Santa Ana CA 92701

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Occupant
400 S Elk Ln #19
Santa Ana CA 92701

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Occupant
400 S Elk Ln #20
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #21
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #22
Santa Ana CA 92701

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Occupant
400 S Elk Ln #23
Santa Ana CA 92701

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Occupant
400 S Elk Ln #24
Santa Ana CA 92701

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Occupant
400 S Elk Ln #25
Santa Ana CA 92701

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Occupant
400 S Elk Ln #26
Santa Ana CA 92701

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Occupant
400 S Elk Ln #27
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #28
Santa Ana CA 92701

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Occupant
400 S Elk Ln #29
Santa Ana CA 92701

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Occupant
400 S Elk Ln #30
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #31
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #32
Santa Ana CA 92701

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Occupant
400 S Elk Ln #33
Santa Ana CA 92701

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Santa Ana CA 92701

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Santa Ana CA 92701

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Santa Ana CA 92701

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Occupant
400 S Elk Ln #39
Santa Ana CA 92701

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Occupant
400 S Elk Ln #40
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #41
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #42
Santa Ana CA 92701

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Occupant
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Santa Ana CA 92701

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Santa Ana CA 92701

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400 S Elk Ln #45
Santa Ana CA 92701

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Occupant
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Santa Ana CA 92701

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Occupant
400 S Elk Ln #47
Santa Ana CA 92701

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Occupant
400 S Elk Ln #48
Santa Ana CA 92701

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Occupant
400 S Elk Ln #49
Santa Ana CA 92701

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Occupant
400 S Elk Ln #50
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #51
Santa Ana CA 92701

402-222-03
Occupant
400 S Elk Ln #52
Santa Ana CA 92701

402-311-01
Occupant
1550 E Chestnut Ave
Santa Ana CA 92701

402-311-04
Occupant
1534 E Chestnut Ave #A
Santa Ana CA 92701

402-311-04
Occupant
1534 E Chestnut Ave #B
Santa Ana CA 92701

402-311-04
Occupant
1534 E Chestnut Ave #C
Santa Ana CA 92701

402-311-04
Occupant
1534 E Chestnut Ave #D
Santa Ana CA 92701

402-311-04
Occupant
1534 E Chestnut Ave #E
Santa Ana CA 92701

402-311-04
Occupant
1534 E Chestnut Ave #F
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #A
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #B
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #C
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #D
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #E
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #F
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #G
Santa Ana CA 92701

402-311-04
Occupant
1538 E Chestnut Ave #H
Santa Ana CA 92701

402-311-13
Occupant
514 S Lyon St
Santa Ana CA 92701

402-311-14
Occupant
1500 Warren St #1
Santa Ana CA 92705

402-311-14
Occupant
1500 Warren St #2
Santa Ana CA 92705

402-311-14
Occupant
1500 Warren St #3
Santa Ana CA 92705

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Occupant
1500 Warren St #4
Santa Ana CA 92705

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Occupant
1500 Warren St #5
Santa Ana CA 92705

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Occupant
1500 Warren St #6
Santa Ana CA 92705

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Occupant
1500 Warren St #7
Santa Ana CA 92705

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1500 Warren St #8
Santa Ana CA 92705

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Occupant
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Santa Ana CA 92705

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Occupant
1500 Warren St #10
Santa Ana CA 92705

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Occupant
1500 Warren St #11
Santa Ana CA 92705

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Occupant
1500 Warren St #12
Santa Ana CA 92705

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Occupant
1500 Warren St #13
Santa Ana CA 92705

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Occupant
1500 Warren St #14
Santa Ana CA 92705

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Occupant
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Santa Ana CA 92705

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Occupant
1500 Warren St #16
Santa Ana CA 92705

402-311-14
Occupant
1500 Warren St #17
Santa Ana CA 92705

402-311-14
Occupant
1500 Warren St #18
Santa Ana CA 92705

402-311-14
Occupant
1500 Warren St #19
Santa Ana CA 92705

402-311-14
Occupant
1500 Warren St #20
Santa Ana CA 92705

402-311-14
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780 S Lyon St #953
Santa Ana CA 92705

402-311-17
Occupant
1546 E Chestnut Ave
Santa Ana CA 92701

402-321-01
Occupant
922 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
922 1/2 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
924 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
926 S Lyon St
Santa Ana CA 92705

402-321-01
Occupant
1001 S Grand Ave
Santa Ana CA 92705

932-63-001
Occupant
1122 S Mantle Ln #1A
Santa Ana CA 92705

932-63-002
Occupant
1122 S Mantle Ln #2B
Santa Ana CA 92705

932-63-004
Occupant
1122 S Mantle Ln #4D
Santa Ana CA 92705

932-63-006
Occupant
1120 S Mantle Ln #6B
Santa Ana CA 92705

932-63-011
Occupant
1118 S Mantle Ln #11C
Santa Ana CA 92705

932-63-012
Occupant
1118 S Mantle Ln #12D
Santa Ana CA 92705

932-63-018
Occupant
1112 S Mantle Ln #18B
Santa Ana CA 92705

932-63-020
Occupant
1112 S Mantle Ln #20D
Santa Ana CA 92705

932-63-022
Occupant
1108 S Mantle Ln #22B
Santa Ana CA 92705

932-63-023
Occupant
1108 S Mantle Ln #23C
Santa Ana CA 92705

932-63-024
Occupant
1108 S Mantle Ln #24D
Santa Ana CA 92705

932-63-026
Occupant
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Santa Ana CA 92705

932-63-027
Occupant
1104 S Mantle Ln #27C
Santa Ana CA 92705

932-63-028
Occupant
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Santa Ana CA 92705

932-63-029
Occupant
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Santa Ana CA 92705

932-63-031
Occupant
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Santa Ana CA 92705

932-63-032
Occupant
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Santa Ana CA 92705

932-63-034
Occupant
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Santa Ana CA 92705

932-63-035
Occupant
1106 S Mantle Ln #35C
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Occupant
1110 S Mantle Ln #37A
Santa Ana CA 92705

932-63-038
Occupant
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Santa Ana CA 92705

932-63-039
Occupant
1110 S Mantle Ln #39C
Santa Ana CA 92705

932-63-040
Occupant
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Santa Ana CA 92705

932-63-041
Occupant
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Santa Ana CA 92705

932-63-042
Occupant
1114 S Mantle Ln #42B
Santa Ana CA 92705

932-63-043
Occupant
1114 S Mantle Ln #43C
Santa Ana CA 92705

932-63-044
Occupant
1114 S Mantle Ln #44D
Santa Ana CA 92705

932-63-121
Occupant
1001 S Mantle Ln #121A
Santa Ana CA 92705

932-63-122
Occupant
1001 S Mantle Ln #122C
Santa Ana CA 92705

932-63-123
Occupant
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Santa Ana CA 92705

932-63-124
Occupant
1001 S Mantle Ln #124D
Santa Ana CA 92705

932-63-125
Occupant
1003 S Mantle Ln #125A
Santa Ana CA 92705

932-63-126
Occupant
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932-63-127
Occupant
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932-63-129
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932-63-130
Occupant
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932-63-132
Occupant
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932-63-133
Occupant
1007 S Mantle Ln #133A
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932-63-134
Occupant
1007 S Mantle Ln #134B
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932-63-136
Occupant
1007 S Mantle Ln #136D
Santa Ana CA 92705

932-63-139
Occupant
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Santa Ana CA 92705

932-63-140
Occupant
1009 S Mantle Ln #140D
Santa Ana CA 92705

932-63-142
Occupant
1011 S Mantle Ln #142B
Santa Ana CA 92705

932-63-143
Occupant
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Santa Ana CA 92705

932-63-144
Occupant
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Santa Ana CA 92705

932-63-146
Occupant
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Santa Ana CA 92705

932-63-147
Occupant
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932-63-148
Occupant
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932-63-149
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Occupant
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932-63-155
Occupant
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932-63-156
Occupant
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932-63-176
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Occupant
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932-63-180
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935-33-009
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935-33-126
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Community Meeting Flyer
(English & Spanish)

COMMUNITY NEIGHBORHOOD MEETING



**FUTURE DEVELOPMENT:
717 S. LYON STREET,
SANTA ANA**

**PROPOSING:
51 ATTACHED
3-STORY FOR-SALE
TOWNHOMES**

**INCLUDING
8 AFFORDABLE
TOWNHOMES**

WHEN: JUNE 1, 2022
6:00 P.M. TO 7:00 P.M.

WHERE: ZOOM WEBINAR (ON-LINE)

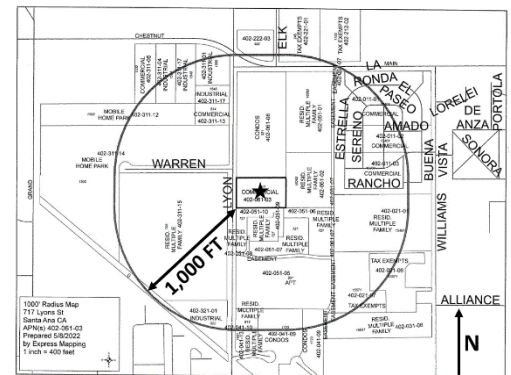
LINK: <https://zoom.us/j/94261613650>

PHONE (AUDIO): 1 (669) 900-6833
942 6161 3650 (Phone Meeting ID)

Warmington Residential is proposing 51 for-sale 3-story townhomes at 717 S. Lyon Street, the site of the existing Orange County Electrical Training Center.

You're invited to the meeting to learn more information regarding this proposed development. Warmington Residential will provide general information, answer questions and solicit input on the proposed project.

If you have any questions regarding this event or require language interpretation services in languages other than English, please email us at: 717SouthLyonStreet@warmingtonresidential.com or send your request to the address shown. Your email or written request for interpretation services must be received no later than May 30th at 6:00pm.



**WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626**

HomesByWarmington.com



Warmington
RESIDENTIAL

Para la versión en Español de este Folleto, vea el otro lado del Folleto

REUNION DE VECINOS DE LA COMUNIDAD



**DESARROLLO FUTURO:
717 S. LYON STREET,
SANTA ANA**

**PROPONIENDO:
51 ADJUNTO
3-PISOS EN VENTA
CASAS ADOSADAS**

**INCLUIDAS
8 CASAS ADOSADAS
ASEQUIBLES**

CUANDO: 1 DE JUNIO DE 2022
6:00 P.M. A LAS 7:00 P.M.

DONDE: SEMINARIO WEB DE ZOOM (EN LINEA)

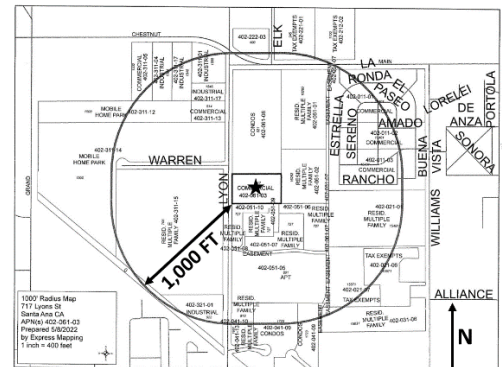
ENLACE: <https://zoom.us/s/94261613650>

TELEFONO (AUDIO): 1 (669) 900-6833
942 6161 3650 (Telefono Reunion ID)

Warmington Residential propone 51 casas adosadas de 3 pisos para la venta en 717 S. Lyon Street, el sitio del actual Centro de Capacitación en Electricidad del Condado de Orange.

Estás invitado a la reunión para obtener más información sobre este desarrollo propuesto. Warmington Residential proporcionará información general, responderá preguntas y solicitará información sobre el proyecto propuesto.

Si tiene alguna pregunta con respecto a este evento o necesita servicios de interpretación de idiomas que no sean inglés, envíenos un correo electrónico: 717SouthLyonStreet@warmingtonresidential.com o envíe su solicitud a la dirección que se muestra a continuación. Su solicitud de servicios de interpretación por correo electrónico o por escrito debe recibirse a más tardar el 30 de Mayo a las 6:00 p.m.



**WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626**

HomesByWarmington.com



Warmington
RESIDENTIAL

For the English version of this brochure, see other side of brochure

Newspaper Notice
(Affidavit/Proof of Publication)
(English & Spanish)

THE ORANGE COUNTY
REGISTER

The Orange County Register
1771 S. Lewis Street
Anaheim, California 92805
(714) 796-7000

0011535800

Warmington Group
3090 Pullman St
Costa Mesa, California 92626

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
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 party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Anaheim*, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/18/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Anaheim, California

On this 18th day of May, 2022.



Signature

*The Orange County Register circulation includes the following cities: [UNKNOWN LIST]

Warmington Residential cordially invites you to a community information meeting to discuss:
717 S. Lyon Street
A proposed residential development at the site of the existing Orange County Electrical Training Center at 717 S. Lyon Street, Santa Ana, CA 92705.

The proposed project will be a new residential townhome community featuring 31 two-story townhomes, townhomes, including 8 attached townhomes.

Meeting Date, Time and Location
Wednesday, June 1, 2022
6:00 p.m. to 7:00 p.m.
Zoom Webinar (on-line)
Link: <https://zoom.us/j/9261613650>
Phone Audio: 1 (669) 900-6832
Meeting ID (Phone): 926 6161 3650

If you have any questions regarding this event or require language interpretation services in languages other than English, please email: 717SouthLyonStreet@warmingtonresidential.com or call 714-937-5511.

reunión de información comunitaria para discutir:

717 S. Lyon Street
Un desarrollo residencial propuesto en el sitio de Centro de Capacitación Eléctrica del Condado de Orange existente en 717 S. Lyon Street, Santa Ana, CA 92705.

El proyecto propuesto será una nueva comunidad de casas adosadas residenciales con 31 casas adosadas de tres pisos al la venta. Incluidas 8 (ocho) casas adosadas anexas.

Fecha, Hora y Lugar de Reunión
Miércoles, 1 de Junio de 2022
6:00 p.m. a las 7:00 p.m.
Zoom Webinar (en línea)
Enlace: <https://zoom.us/j/9261613650>
Audio del teléfono: 1 (669) 900-6832
Identificación de la reunión (teléfono): 926 6161 3650

Si tiene alguna pregunta sobre este evento o necesita servicios de interpretación de idiomas que no sean inglés, envíe un correo electrónico a: 717SouthLyonStreet@warmingtonresidential.com o llámame 714-937-5511.

The Orange County Register
Published: 05/18/22

(926) 775-3002
5/11, 5/12, 5/18/22
CNS-3584377#

5/11, 5/12, 5/18/22
CNS-3584467#

ORANGE COUNTY REGISTER

11535154

ORANGE COUNTY REGISTER

Warmington Residential cordially invites you to a community information meeting to discuss:

717 S. Lyon Street

A proposed residential development at the site of the existing Orange County Electrical Training Center at 717 S. Lyon Street, Santa Ana, CA 92705

The proposed project will be a new residential townhome community featuring 51 for-sale three story townhomes, including 8 affordable townhomes.

Meeting Date, Time and Location

Wednesday, June 1, 2022

6:00 p.m. to 7:00 p.m.

Zoom Webinar (on-line)

Link: <https://zoom.us/j/94261613650>

Phone Audio: 1 (669) 900-6833

Meeting ID (Phone): 942 6161 3650

If you have any questions regarding this event or require language interpretation services in languages other than English, please email: 717SouthLyonStreet@warmingtonresidential.com or call 714-557-5511.

reunión de información comunitaria para discutir:

717 S. Lyon Street

Un desarrollo residencial propuesto en el sitio de Centro de Capacitación Eléctrica del Condado de Orange existente at 717 S. Lyon Street, Santa Ana, CA 92705

El proyecto propuesto será una nueva comunidad de casas adosadas residenciales con 51 casas adosadas de tres pisos a la venta, incluidas 8 (ocho) casas adosadas asequibles.

Fecha, Hora y Lugar de Reunion

Miércoles, 1 de Junio de 2022

6:00 p.m. a las 7:00 p.m.

Zoom Webinar (en-linea)

Enlace: <https://zoom.us/j/94261613650>

Audio del teléfono: 1 (669) 900-6833

Identificación de la reunión (teléfono): 942 6161 3650

Si tiene alguna pregunta sobre este evento o necesita servicios de interpretación de idiomas que no sean Ingles, envíe un correo electrónico a: 717SouthLyonStreet@warmingtonresidential.com o llamar 714-557-5511.

The Orange County Register
Published: 5/18/22

CITY OF RANCHO SANTA MARGARITA
NOTICE OF PLANNING COMMISSION
PUBLIC HEARING

THE ORANGE COUNTY

On-site Notice
(Signs)
(English & Spanish)

MEETING NOTICE

Warmington Residential cordially invites you to a community information meeting to discuss:

717 S. Lyon Street

A proposed residential development at the site of the existing Orange County Electrical Training Center at 717 S. Lyon Street, Santa Ana, CA 92705

The proposed project will be a new residential townhome community featuring 51 for-sale three story townhomes, including 8 affordable townhomes.

Meeting Date, Time and Location

Wednesday, June 1, 2022

6:00 p.m. to 7:00 p.m.

Zoom Webinar (on-line)

Link: <https://zoom.us/j/94261613650>

Phone Audio: 1 (669) 900-6833

Meeting ID (Phone): 942 6161 3650

If you have any questions regarding this event or require language interpretation services in languages other than English, please email:

717SouthLyonStreet@warmingtonresidential.com

Warmington Residential lo invita cordialmente a una reunión de información comunitaria para discutir:

717 S. Lyon Street

Un desarrollo residencial propuesto en el sitio de Centro de Capacitación Eléctrica del Condado de Orange existente at 717 S. Lyon Street, Santa Ana, CA 92705

El proyecto propuesto será una nueva comunidad de casas adosadas residenciales con 51 casas adosadas de tres pisos a la venta, incluidas 8 (ocho) casas adosadas asequibles.

Fecha, Hora y Lugar de Reunión

Miércoles, 1 de Junio de 2022

6:00 p.m. a las 7:00 p.m.

Zoom Webinar (en-línea)

Enlace: <https://zoom.us/j/94261613650>

Audio del teléfono: 1 (669) 900-6833

Identificación de la reunión (teléfono): 942 6161 3650

Si tiene alguna pregunta sobre este evento o necesita servicios de interpretación de idiomas que no sean Inglés, envíe un correo electrónico a:

717SouthLyonStreet@warmingtonresidential.com



Zoom Webinar Attendee List

Attendee Report

Report Generated: 6/2/2022 10:07

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled
Santa Ana Lyon St. second community webinar	942 6161 3650	6/1/2022 17:48	75	15	0

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes	corpvideo@warmingtongroup.com	corpvideo@warmingtongroup.com	6/1/2022 17:48	6/1/2022 19:02	75

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes	Tyler Bennett	Tylerb@warmingtongroup.com	6/1/2022 17:50	6/1/2022 19:02	73
Yes	Joe Oftelie - Warmington	scal@warmingtongroup.com	6/1/2022 17:49	6/1/2022 19:02	73
Yes	Conference_Room*	AE44830A-C871-AE48-4EF5-2B6F921271A4@crc.h323	6/1/2022 17:48	6/1/2022 19:02	74
Yes	Maribel Maciel	MaribelM@warmingtongroup.com	No Computer (17:50)	No Computer (19:02)	73

* Greg Ocasek

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time
Yes	BIANCA RAMOS	BIANCA	RAMOS	BIANCA_RAMOS8@YAHOO.COM	6/1/2022 17:57
Yes	Jasmin Rodriguez	Jasmin	Rodriguez	Jrodriguez13@ucla.edu	6/1/2022 17:59
Yes	Pedro Gomez	Pedro	Gomez	pgomez@santa-ana.org	6/1/2022 18:01
Yes	Ali Pezeshkpour	Ali	Pezeshkpour	apezeshkpour@santa-ana.org	6/1/2022 18:02
Yes	Jessie Lopez	Jessie	Lopez	jessielopez@santa-ana.org	6/1/2022 18:05
Yes	Manuel Escamilla	Manuel	Escamilla	manueljescamilla@gmail.com	6/1/2022 18:09
Yes	Nallely Alvarez Diaz	Nallely	Alvarez Diaz	naalvarez@chapman.edu	6/1/2022 18:16
Yes	Maribel Maciel**	Maribel		maribelm@warmingtongroup.com	6/1/2022 17:57
Yes	Victor Alvarez	Victor	Alvarez	victora@occtac.org	6/1/2022 18:30

** Panelist

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
17148290501	6/1/2022 18:09	6/1/2022 19:02	53	Yes	United States
17148290501	6/1/2022 18:03	6/1/2022 18:04	1	Yes	United States
17143389926	6/1/2022 18:02	6/1/2022 18:08	7	Yes	United States

Meeting Minutes

MEETING MINUTES
717 S. LYON STREET PROJECT
SUNSHINE ORDINANCE COMMUNITY MEETING
(ZOOM WEBINAR)
JUNE 1, 2022, 6:00 P.M.

The 2nd Sunshine Ordinance Meeting was held on June 1, 2022 at 6:00 p.m. As with the first community meeting, the Applicant, Warmington Residential, conducted the meeting via a Zoom Webinar for the presentation and questions/answers regarding the 717 S. Lyon Street residential project.

The zoom webinar was conducted in English with Spanish translation. The attendee report data shows 1 host, 4 panelists from Warmington, 8 people registered via on-line and 2 people joined through the phone option.

These minutes reflect major comments only and do not provide a complete transcript of the meeting.

Presenting or in attendance on behalf of Applicant:

Greg Ocasek, Warmington Residential (Project Consultant)
Joe Oftelie, Warmington Residential (Vice President)
Maribel Maciel, Warmington Residential (Assistant Project Manager and Spanish Interpreter)
Tyler Bennett, Warmington Residential (Assistant Project Manager)
Mario Santos, Warmington Residential (Information Systems Manager)

In attendance from the City of Santa Ana:

Pedro Gomez, Senior Planner
Ali Pezeshkpour, Principal Planner
Jessie Lopez

In attendance from the Community:

5 Participants via Zoom and 2 via phone (see attached Attendee Report)

Introduction & Presentation

The general format of the zoom webinar was the introduction presented in English, then presented again in Spanish, followed by the project presentation presented in English, then presented again in Spanish, followed by the question and answer portion of the meeting, in which the questions submitted were answered in English and then translated in Spanish.

See attached Presentation Slides & Narrative.

1. Introduction – presented by Greg Ocasek (in English)
2. Introduction – presented by Maribel Maciel (in Spanish)
3. Presentation – presented by Greg Ocasek (in English)
4. Presentation – presented by Maribel Maciel (in Spanish)

Question & Answers

Following the Applicant's presentation, presented in both English and Spanish, questions were submitted on-line. Applicant response is indicated by "RESPONSE", which represents a summary outline of the response. Following the answers in English, a summarized Spanish translation was provided.

1. How did Warmington decide 8/51 units would be considered "affordable?" Is there a specific regulation, state ordinance or local statute that was used as guidance?
 - a. RESPONSE: This number of affordable units was derived through the charts provided within the Guide to The California Density Bonus Law during the land planning process. The percentage of affordable units is based on the existing allowable density, which also is provided an associated low income density bonus percentage.
2. How many people are logged on/attending? I couldnt find the link to this meeting posted online, only for the previous meeting?
 - a. RESPONSE: There are 10 people currently logged on.
3. When will warmington have information about eligibility for the "affordable" housing townhomes?
 - a. RESPONSE: Following the current entitlement process and final engineering of the project, the project will move into the demolition and construction stage, which is anticipated to be at least 10 months from now, at which time the pricing/marketing of the project will begin. If you would like to be added to our interest list, please send an email to the project email provided. Then, at the appropriate time in the future, an email will be sent out to everyone on the interest list.
4. How is Warmington defining "Affordable?"
 - a. RESPONSE: Warmington is following the California Density Bonus Law and has selected the low income designation.

5. Has Warmington investigated if this project will overlap with the project being completed on 1st and Lyon? concern about traffic in the area.
 - a. RESPONSE: We would defer to Pedro Gomez, our Senior Planner, as it relates to the projects in the area. To comment regarding traffic in the area related to this project, the current use (Orange County Electrical Training Center) has approximately 170 parking spaces and the proposed project has 105 total parking spaces (102 garage spaces and 3 guest spaces, including 1 ADA space).

6. The City of Santa Ana has an additional bonus for moderate units was this looked at?
 - a. RESPONSE: Warmington is following the California Density Bonus Law and City regulations and has selected the low income designation.

7. does the state density bonus law provide warmington with any concessions/incentives? and if so what are they?
 - a. RESPONSE: Yes. California Density Bonus Law allows for concessions, maximum parking requirements and waivers and reductions in development standards.
 - i. California Density Bonus Law allows for a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105, that is made up of 102 individual garage spaces, and 3 guest spaces (which includes an ADA space).
 - ii. California Density Bonus Law allows this project two concessions, and one is being used to allow for the reduction in open space. Please note that there are two gathering areas provided in the proposed community.
 - iii. Given the unique position of this property, having a General Plan land use designation of Medium Density Residential (MR-15) and a Zoning designation of General Agriculture (A1), the project is required to select a proposed zoning, which is the Corridor District zoning designation within the Harbor Mixed Use Transit Corridor Plan (SP-2). Three waivers have been granted regarding the 8 ft Maximum Setback, Stoop Frontage Type and Minimum Ground Floor Height, all of which are more specifically targeted for the Harbor Boulevard Corridor, which SP-2 was created for.
 - iv. An additional waiver has been granted to allow the 6 ft tube steel fence within the front yard setback, as it is an integral component of the gated community.

8. Did warmington consider making more than 8 of the 51 units “affordable?”
 - a. RESPONSE: As noted previously, this number of affordable units was derived through the charts provided within the Guide to The California Density Bonus Law during the land planning process. The percentage of affordable units is based on the existing allowable density. And, the low income designation was selected.

9. Parking is an issue in this neighborhood. Are you building under ground parking?
 - a. RESPONSE: No. The project is providing 102 garage spaces and 3 guest spaces, including 1 ADA space. California Density Bonus Law allows for a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105.

10. Good afternoon, when will we know if the proposal gets approved?
 - a. RESPONSE: The project is currently going through the Development Project Review process through City Planning and the other departments. Project approval could happen within the next couple months, possibly in August or September.

11. ...
 - a. RESPONSE: Noted.

12. Previous for sale low income units have had trouble being sold to qualifying buyers and have sat empty for a substantial amount of time. Has wilmington considered how to potentially address this as part of the sale process. Look at the first st.pacific street townhome projects
 - a. RESPONSE: At the appropriate time, the marketing department will be coordinating with the City to confirm the qualification process. Also, an Inclusionary Housing Plan Agreement will be signed with the City, as part of this project.

13. Does Warmington believe that the community surrounding this proposed project will be able to afford purchasing any of these units? specifically the 43 that are NOT going to be categorized as "affordable"
 - a. RESPONSE: Warmington does not necessarily know the make-up of the neighborhood or what people can afford. The units will be sold at market rate. If someone can afford a market rate home, then they would be qualified. Warmington can't discriminate anyone that wants to purchase one of the homes.

14. 8 was the MINIMUM though right?
 - a. RESPONSE: The minimum number to construct is zero. Warmington did not have to construct any affordable housing, as the City allows for an in-lieu fee to be paid. However, Warmington elected to build the low income affordable units on site. Selecting the moderate level may have resulted in fewer affordable units.

15. One of Warmington's projects in La Mirada - Paloma property sold for \$823,500 per Zillow
- a. RESPONSE: Noted.
16. You don't know the makeup of the neighborhood where you're building at?
- a. RESPONSE: This may be related to the earlier question on what people in the neighborhood can afford. We do not have an answer for that.
17. FIX THAT!
- a. RESPONSE: We do not know what this is in reference to.
18. What is the base density? and the square footage of the site?
- a. RESPONSE: The site is 2.3 acres in size or 100,188 square feet. The general plan allows for 15 units per acre. And, following California Density Bonus Law, 51 units are being proposed, at 22 units per acre.
19. Why is the neighborhood locked behind a wall? The city design guidelines are meant to create an avtice street facing front, this looks like the opposite of that.
- a. RESPONSE: The adjacent apartments in the area are also gated and locked. The decision was made to have this community be gated.
20. As a comment, Warmington should look into the makeup of the community where they are planning to develop. Seems morally irresponsible to answer "We don't know the makeup of the neighborhood"
- a. RESPONSE: We know the make-up of the neighborhood, but do not know the income levels or financial capabilities toward purchasing homes.
21. Those were badly designed from the 70's should we revert back to that design?
- a. RESPONSE: This comment may be related to the neighboring apartments. We have designed a private drive with buildings on each side and two gathering areas. We appreciate the comment.
22. As a note and for your consideration, Santa Ana is one of the lowest income neighborhoods in the state.
- a. RESPONSE: Noted.
23. How did Warmington pick 717 S Lyon as their development site?
- a. RESPONSE: The project was marketed for sale and Warmington made an offer. And, it has the correct General Plan designation for this type of housing.

24. Have you heard of 2525 N Main?
- a. RESPONSE: Yes, we have heard about that development.
25. If this project does get approved, how long is construction expected to last?
- a. RESPONSE: We anticipate demolition and horizontal development (through paving) to be approximately 6-8 months. Through the sellout of all the phases, it is anticipated to take 2 years.
26. Correct about the older apartment designs. New development sites should create active and welcoming streets, and should move away from creating private communities that do not interact with the public realm.
- a. RESPONSE: This is a statement, however, the project does interact with the street. Our homes are facing Lyon Street. We are not using a wall along the street frontage. We are using tube steel fencing with planting, which is to maintain the privacy that goes with a gated community. We feel that the project is accomplishing interaction with the street.
27. Is this meeting being recorded and/or the minutes for this meeting being kept? its a part of the Sunshine Ordinance yes?
- a. RESPONSE: Yes, per the Sunshine Ordinance, one PDF will be assembled with the notification materials, presentation slides, outline and minutes for this meeting and provided to the City.
28. Will there be electric vehicles chargers on property?
- a. RESPONSE: The garages will be pre-wired (conduits) for electrical vehicle chargers.
29. <https://publicdocs.santa-ana.org/WebLink/1/doc/132076/Page1.aspx>
- a. RESPONSE: This City link was typed in the Q&A tab.
30. There's an additional 35% density that is available and not being used for moderate income units
- a. RESPONSE: We appreciate your comment. And, we appreciate being a part of the community and look forward to building the project we have designed.
31. see section 41-1904.1
- a. RESPONSE: This is related to the previous question. It is the municipal code section "Inclusionary housing development incentives for production of units".

Additional questions (per the Chat option):

1. Hi. Thank you all for arranging this meeting. I have already reached out to the email, but did not ask about being put on the interest list. Will I have to do that?
 - a. RESPONSE: Everyone that has emailed the project email, has been put on the interest list.

2. Right, but there is additional density available to the project if you also add in moderate for-sale units.
 - a. RESPONSE: We already addressed this in an earlier question. Warmington is following the California Density Bonus Law and City regulations and has selected the low income designation.

3. How many bedrooms or bathrooms will be in each unit? Particularly in the affordable units?
 - a. RESPONSE: There will be affordable units in each of the four plan types. The plan types will range between 1,208 SF (2 bedroom/2.5 bathrooms) to 1,845 SF (3 bedrooms plus a den, optional 4th bedroom, with 3.5 bathrooms). And, the project has been working with the City's Housing Dept. regarding the distribution of the affordable units. The City has indicated the distribution and the project is following that.

4. Approximately how much will homes be sold for?
 - a. RESPONSE: We do not have information at this time regarding pricing. Within 10-12 months, that information should be ready to share with the public (when the marketing is anticipated to start).

5. One recommendation. Maybe think about creating more parking spaces and renting them out. Two spaces per unit will be difficult. Even if you rent them out, it will be a good investment idea.
 - a. RESPONSE: These are for-sale townhomes, not rental units, so each buyer will own its garage spaces. We appreciate the comment and have followed the regulations.

The Q&A portion of the presentation ended at approximately 7pm. The meeting concluded with the Applicant thanking the attendees for their time in attending this 2nd community meeting and indicating that any additional questions can be directed to the project email provided, as well as the numbers provided.

Presentation Slides

Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

2nd Community Meeting – June 1, 2022



717 S. LYON STREET

SANTA ANA, CALIFORNIA

Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

Aerial Photo

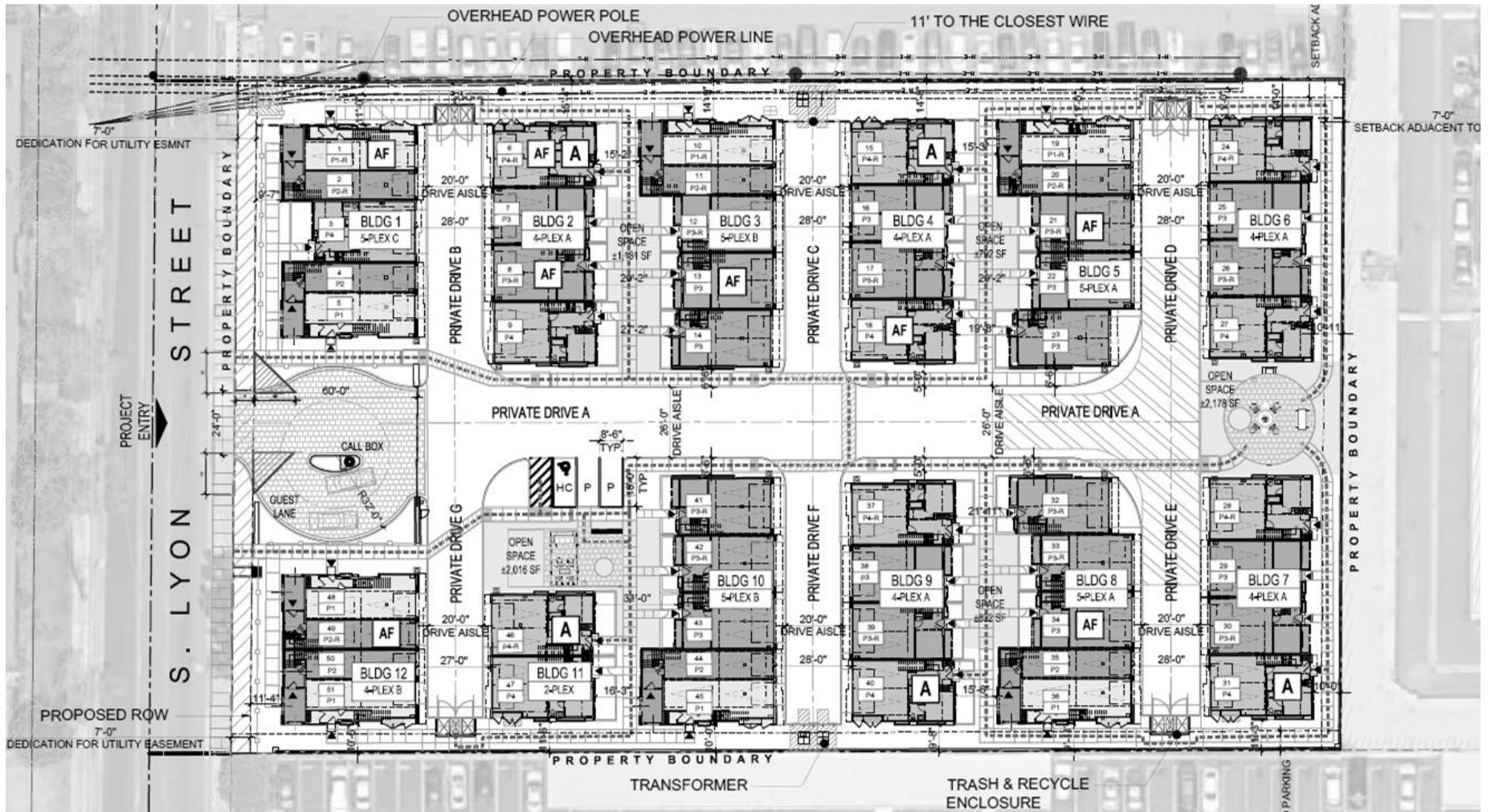


Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

Site Plan

51 For-sale 3-story Townhomes, including 8 Affordable Townhomes



Warmington Residential

717 S. Lyon St., Santa Ana, CA 92705

2nd Community Meeting – June 1, 2022



If you have any questions, please contact:

Warmington Residential

Email: 717SouthLyonStreet@warmingtonresidential.com

Phone: (714) 557-5511

For English speaking callers, please ask the receptionist to forward the call to Greg Ocasek
For Spanish speaking callers, please ask the receptionist to forward the call to Maribel Maciel

City Information - Planning Division:

Phone: (714) 647-5804

Project specific questions can be directed to Pedro Gomez, Senior Planner, Phone: (714) 667-2790

Email: PlanningDepartment@santa-ana.org

Projects Link: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>

Presentation Narrative
(English & Spanish)

Warmington Residential
717 S. Lyon St., Santa Ana, CA 92705
2nd Community Meeting – June 1, 2022

ENGLISH PRESENTATION

1. **INTRODUCTION**

- a. [Slide – cover slide]
- b. Good evening everyone, welcome to the 2nd Community Meeting regarding the proposed residential development of the property located at 717 S. Lyon Street in Santa Ana, California by Warmington Residential.
- c. My name is Greg Ocasek, the Project Consultant managing the entitlement process. Here with me is: Joe Oftelie, Vice President here at Warmington, as well as Maribel Maciel, Assistant Project Manager and our Spanish interpreter, and Tyler Bennett, Assistant Project Manager.
- d. The format for tonight’s meeting will consist of:
 - i. Our presentation in English
 - ii. Followed by a reading of the presentation in Spanish
 - iii. We are using the Zoom Webinar format, which will allow you to type in any questions that you may have, by hitting the Q&A button. And, following the reading of the presentation in Spanish, we will review the comments posted and answer the questions that we can.

2. **PRESENTATION**

- a. [Slide – aerial photo]
- b. The proposed project will be a new residential townhome community featuring 51 “for-sale” 3-story townhomes, including 8 “for-sale” affordable townhomes. Please note, these townhomes are “for-sale” and not “for-rent”.
- c. The site is 2.3 acres in size and is the home of the existing Orange County Electrical Training Center. There are two (2) structures on site and a large parking lot.
- d. The site’s neighbors consist of:
 - i. North - Saddleback Park Villas
 - ii. East - Tustin Parc Apartments
 - iii. South - Las Fuentes Apartments
 - iv. West – Lyon Street (Warwick Square Apartments across street)
- e. [Slide – site plan]
- f. This townhome project will be a gated community made up of 12 residential buildings, consisting of (1) duplex, (6) 4-plex buildings and (5) 5-plex buildings.
- g. There will be 4 plan types that will range between 1,208 SF to 1,845 SF, with a range of 2 bedroom/2.5 bathrooms to 3 bedrooms plus a den (optional 4th bedroom) with 3.5 bathrooms.
- h. 8 of the 51 townhomes will be offered as low income affordable units.

- i. We do not have information at this time regarding eligibility, pricing, or qualifications for purchasing any of the homes, including the affordable homes. If you would like to be added to our interest list, please send an email to the project email provided.
- j. When construction starts on the project, which could be 10-12 month from now, we will begin marketing all of the homes “for-sale” to the public. And, an email will be sent out to everyone on the interest list.
- k. By providing the affordable townhomes in the community, California State Density Bonus Law:
 - i. Allows the density which is being proposed, 51 townhomes.
 - ii. Allows a calculated maximum of 90 parking spaces. And, the project is providing an additional 15 spaces, a total of 105, that is made up of 102 individual garage spaces, and 3 guest spaces (which includes an ADA space).
 - iii. Allows a reduction in open space, as a provided concession. The community has been designed to have two gathering areas: one just inside the gate, along Private Drive A, and the other located at the end of Private Drive A.
 - iv. Allows the City to provide other forms of assistance, including additional waivers related to other development standards.
- l. Community Walls
 - i. All of the existing property boundary block walls, including carport walls, will remain in place to the north, east and south.
 - ii. The project will construct a 6 ft. block wall just inside the property boundaries to the north, east and south, which will provide a consistent and aesthetic community experience, as well as avoiding any interruption in the event a neighboring property replaces its own existing wall in the future.
 - iii. Along Lyon Street, a 6 ft. tube steel fence will be installed, along with the sliding vehicular entry gate.

3. FINAL THOUGHTS

- a. [Slide – ending slide]
- b. In conclusion, Warmington Residential appreciates this opportunity and is excited to add this community to the existing neighborhood.
- c. If there are any future questions, please contact:
 - i. Warmington Residential
 - 1. Phone: 714-557-5511 (for English speaking callers, please ask the receptionist to forward the call to Greg Ocasek regarding the Santa Ana project. And, for Spanish speaking callers, please ask the receptionist to forward the call to Maribel Maciel regarding the Santa Ana project)
 - 2. Email: 717SouthLyonStreet@warmingtonresidential.com
 - ii. City of Santa Ana – Planning Division
 - 1. Phone: 714-647-5804
 - 2. Email: PlanningDepartment@santa-ana.org
 - 3. Project specific questions can be directed to Pedro Gomez, Senior Planner (Phone: 714-667-2790).

4. Link to the major planning projects and monthly development project reports: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>.

SPANISH PRESENTATION

1. Reading of the presentation in Spanish

Q&A

1. Review questions submitted during the presentation and provide answers

END - Community Meeting

PRESENTACIÓN EN ESPAÑOL

1. INTRODUCCIÓN

- a. [diapositiva – diapositiva de portada]
- b. Buenas noches a todos, bienvenidos a la Segunda Reunión Comunitaria sobre el desarrollo residencial propuesto de la propiedad ubicada en 717 S. Lyon Street in Santa Ana, California por Warmington Residencial.
- c. Mi nombre es Greg Ocasek, el Consultor de proyectos que administra el proceso de derechos. Aquí conmigo esta: Joe Oftelie, Vicepresidente de Warmington, así como también Maribel Maciel Asistente del gerente de proyectos y nuestra interprete de español, y Tyler Bennett, Asistente del gerente de proyectos.
- d. El formato para la reunión de esta noche consistirá en:
 - i. Nuestra presentation en ingles
 - ii. Seguido de una lectura de la presentación en español
 - iii. Estamos utilizando el formato Zoom Webinar, que le permitirá escribir cualquier pregunta que pueda tener, presionando el botón Preguntas y respuestas. Y, tras la lectura de la presentación en español, revisaremos los comentarios publicados y resondraremos a las preguntas que podamos.

2. PRESENTACION

- a. [diapositiva – diapositiva de portada]
- b. El Proyecto propuesto será una nueva comunidad de casas residenciales con 51 “en venta” casas adosadas de 3 pisos, incluidos ocho (8) “en venta” casas adosadas asequibles. Tenga en cuenta que estas casas adosadas están en venta y no el alquiler.
- c. El sitio tiene un tamaño de 2.3 acres y es el hogar del Cetro de Capacitación en Electricidad del Condado de Orange existente. Hay dos (2) estructura en el lugar y un amplio estacionamiento.
- d. Los vecinos del sitio consisten en:
 - i. Norte – Villas de Saddleback Park
 - ii. Este - Tustin Parc Apartments
 - iii. Sur – Apartamentos Las Fuentes A
 - iv. Oeste: Lyon Street (Apartamentos Warwick Square al otro lado de la calle)
- e. [diapositiva – diapositiva de portada]
- f. Este Proyecto de casa adosada será una comunidad cerrada compuesta por 12 edificios residenciales, que constará de (1) un dúplex (6) seis edificios de 4 plex y (5) cinco edificios de 5 plex.
- g. Habrá 4 tipos de planos que oscilarán entre 1,208 ft y 1,845 ft, con una gama de 2 habitaciones/2.5 baños a 3 habitaciones más una sala de estar (habitación opcional para el cuarto) con 3.5 baños.
- h. 8 (ocho) de las 51 casa adosadas se ofrecerán como unidades asequibles para personas de bajos ingresos.

- i. No tenemos información en este momento con respecto a la elegibilidad, el precio o las calificaciones para comprar cualquiera de las viviendas, incluidas las viviendas asequibles. Si desea ser agregado a nuestra lista de interesados, envíe un correo electrónico al correo electrónico del proyecto proporcionado.
- j. Cuando comience la construcción del proyecto, que podría ser de 10 a 12 meses, comenzaremos a comercializar todas las casas “a la venta” al público. Y se enviara un correo electrónico a todos los que están en la lista de interesados.
- k. Al Proporcionar casas adosadas asequibles en la comunidad, la Ley de Bonificación de Densidad del Estado de California:
 - i. Permite la densidad que se propone, 51 casas adosadas.
 - ii. Permite un máximo calculado de 90 plazas de aparcamiento. Y, el proyecto proporciona 15 espacios adicionales, un total de 105, que se componen de 102 espacios de garaje individuales y 3 espacios para invitados (que incluye un espacio ADA)
 - iii. Permite una reducción de espacio libre, como una concesión proporcionada. La comunidad ha sido diseñada para tener dos áreas de reunión: una justo dentro de la puerta, a lo largo de Private Drive A, y la otra ubicada al final de Private Drive A.
 - iv. Permite que la Ciudad brinde otras formas de asistencia, incluidas exenciones adicionales relacionadas con otros estándares de desarrollo.
- l. Muros comunitarios
 - i. Todos los muros existentes de los bloques de límites de la propiedad, incluidos los muros de la cochera, permanecerán en su lugar al norte, este y sur.
 - ii. El proyecto construirá un muro de bloques de 6 pies justo dentro de los límites de la propiedad al norte, este y sur, lo que brindará una experiencia comunitaria consistente y estética, además de evitar cualquier interrupción en caso de que una propiedad vecina reemplace su propio muro existente en el futuro.
 - iii. A lo largo de la calle Lyon, se instalará una cerca de tubo de acero de 6 pies, junto con la puerta de entrada vehicular corrediza.

3. PENSAMIENTOS FINALES

- a. [diapositiva – diapositiva de portada]
- b. En conclusión, Warmington Residential aprecia esta oportunidad y esta emocionado de agregar esta comunidad al vendimiario existente.
- c. Si tiene alguna pregunta en el futuro, comuníquese con:
 - i. Warmington Residential
 - 1. Teléfono: 714-557-5511 (para personas que hablan inglés, pídale a la recepcionista que transfiera la llamada a Greg Ocsek con respecto al proyecto de San Ana. Para personas que hablan español, solicite a la recepcionista que transfiera la llamada a Maribel Maciel sobre el proyecto de Santa Ana.
 - 2. Correo electrónico: 717SouthLyonStreet@warmingtonresidential.com

ii. Ciudad de Santa Ana – División de Planificación

1. Teléfono: 714-647-5804
2. Correo electrónico: PlanningDepartment@santa-ana.org
3. Las preguntas específicas del proyecto pueden dirigirse a Pedro Gómez, planificador principal (teléfono: 714-667-2790).
4. Enlace a los principales proyectos de planificación e informes mensuales de proyectos de desarrollo: <https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports>.

PRESENTACION EN ESPANOL

1. Lectura de la presentación en español

Preguntas y Respuestas

1. Revisar las preguntas enviadas durante la presentación y proporcionar respuestas

FIN- Reunion Comunitaria