

FEBRUARY 2023 – ACCEPTED DEVELOPMENT PROJECT (DP) APPLICATIONS

Project Name	Applicant Name	Property Owner Name	Address and Council Ward	Application Type	Description	Date Accepted
Bella Terra Residential Community and Template	Long Nguyen	Long Van Nguyen	4006-4018 W. Hazard Avenue Ward 1	Development Project Review for Specific Development Amendment and Tentative Tract Map	The applicant is proposing to amend the Specific Development No. 53 (SD-53) to allow for the subdivision of the lot to construct 13 single-family homes and a religious temple.	1/23/2023
Tom’s Jr. Development Project	Novum Architecture, Inc	Spiros Politis	1430 E. Edinger Avenue. Ward 6	Development Project Review for a Conditional Use Permit	The applicant is proposing interior and exterior improvements for the expansion of the existing restaurant. The improvements would include adding 12 sq. ft., a new drive through, and an outdoor patio.	2/1/2023
Forty Martyrs Armenian Church Mid	James Gartner	Rev. Fr. Karekin Bedourian	5311 W. McFadden Avenue Ward 1	Development Project Review for a Conditional Use Permit	The applicant is proposing to expand the existing school by adding a new 4,960 sq. ft. building that would serve the elementary school and middle school and contain new class rooms.	2/9/2023
Industrial Building Development Project	Dan Broder	Harbor Blvd Property LLC	3100 S. Harbor Boulevard Ward 1	Development Project Review	The applicant is proposing to demolish the existing office buildings to construct a new 162,656 sq. ft. industrial building with 7,000 sq. ft. of office space.	2/10/2023
Industrial Building Addition-Robinson Pharma, Inc.	Tuong Nguyen	RP 3501 Segerstrom, LLC	3501 W. Segerstrom Avenue Ward 1	Development Project Review	The applicant is proposing to construct a 19,504 sq. ft. addition to an existing industrial building (65,856 sq. ft.) located in a Light Industrial (M1) zone. The new building will be 85,993, sq. ft. in total.	2/14/2023
Vista Charter School	Enrique Diaz	Vista Charter Schools	601 N. Fairview Street Ward 5	Development Project Review for Zone Change Amendment and Specific Development Amendment	The applicant is proposing to convert the existing 5,837 sq. ft. industrial building into an administrative office building for Vista Charter School and include outdoor student play area on an adjacent lot. In addition, applicant is proposing to change the zoning of the property from Light Industrial (M1) to Specific Development No. 82 (SD-82).	2/14/2023

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Habitat for Humanity: 6 New Units	Yvonne Bell	Housing Authority of City of Santa Ana (Ground Lease)	1921 W. Washington Avenue Ward 5	Development Project Review for a Tentative Tract Map and Density Bonus Agreement	The applicant, Habitat for Humanity of Orange County, has been awarded \$2.2 million in Inclusionary Housing Funds to construct three residential buildings that would provide six affordable units for-sale. All six units will contain three bedrooms, a living room, kitchen, and an attached two-car garage.	2/23/2023
Iglesia Cristiana Rayo De Luz – New Building	Lawrence Wright	Laureano Carrera	1441 E. 17 th Street Ward 3	Development Project Review for a Conditional Use Permit and Variance	The applicant is proposing to construct a new single-story 16,465 sq. ft., religious institution with basement parking, and 36 total onsite parking spaces. The proposed religious institution would include offices, conference/meeting rooms, a fellowship hall, and a sanctuary with 436 seats.	2/28/2023
New Duplex & Two New Detached ADUs	Alan Shen	JPacific International as Trustee of 2246 Cypress SA Land Trust	2246 S. Cypress Avenue Ward 6	Development Project Review	The applicant is proposing to construct one duplex and two ADUs, total number of units will be four. The duplex will be 2,938 sq. ft. and the ADUs will be 1,571 sq. ft. Two garages are proposed at 400 sq. ft. each. Total new building square footage will be 5,309 sq. ft.	2/28/2023