



City Ventures

125/205 S. Harbor Blvd

COMMUNITY MEETING

August 8, 2024



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Leaders in High Quality Design



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Existing Site Condition



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Project Details

- 36 Attached 3-Story Single-Family Homes (27.69 homes per acre)
 - 3-4 bedrooms and 3-4 baths
 - 1,352 sqft to 1,610 sqft
 - Entry to Project on Harbor Blvd
 - 3 live/work units fronting Harbor Blvd
 - Central common area space area at northwest corner with barbeque, shade structure, seating, and passive landscaping
- Affordable Housing Component:
 - 4 units @ Moderate Income Level
 - Anticipated to be priced from the mid \$400,000's

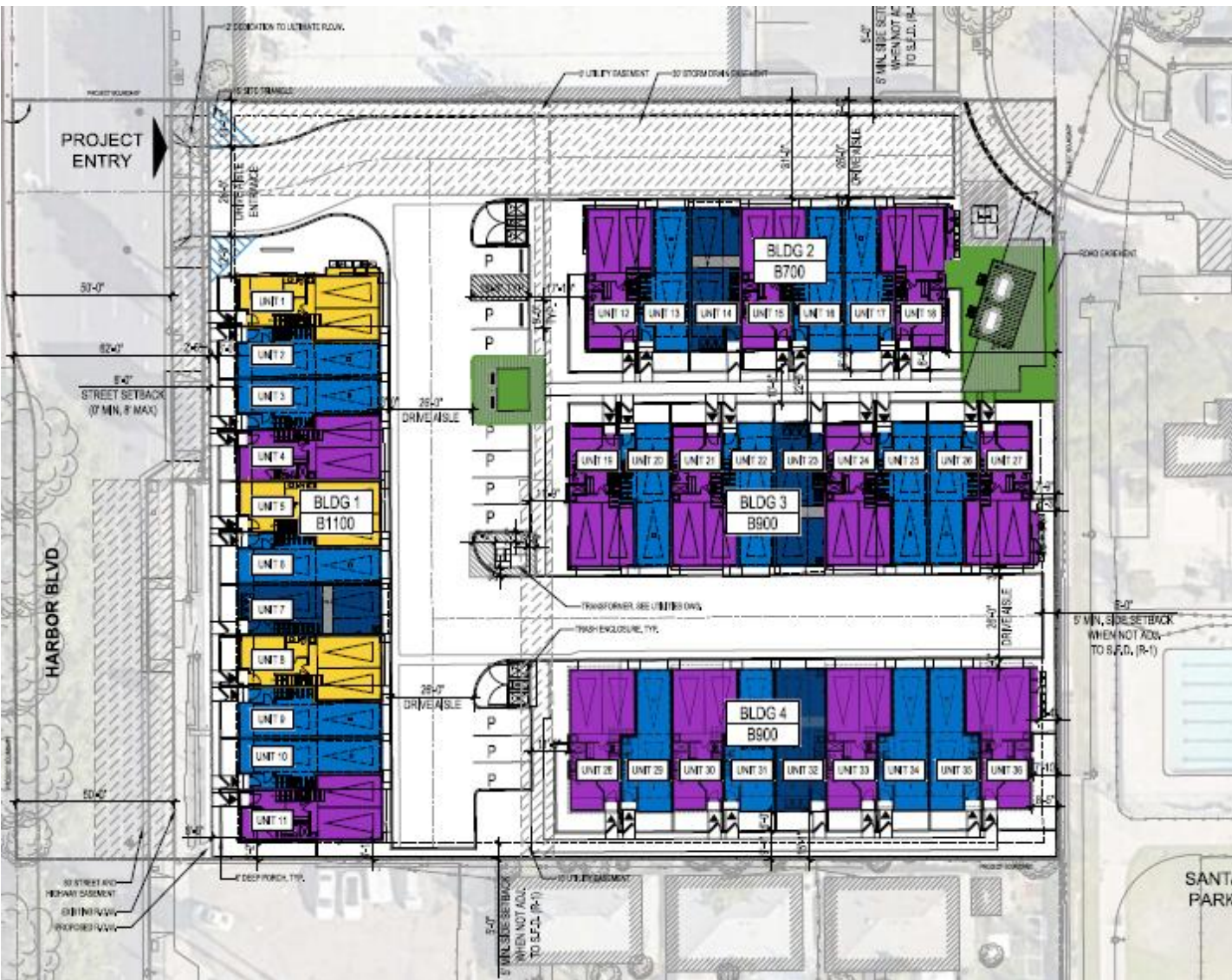


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Site Plan



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Elevation

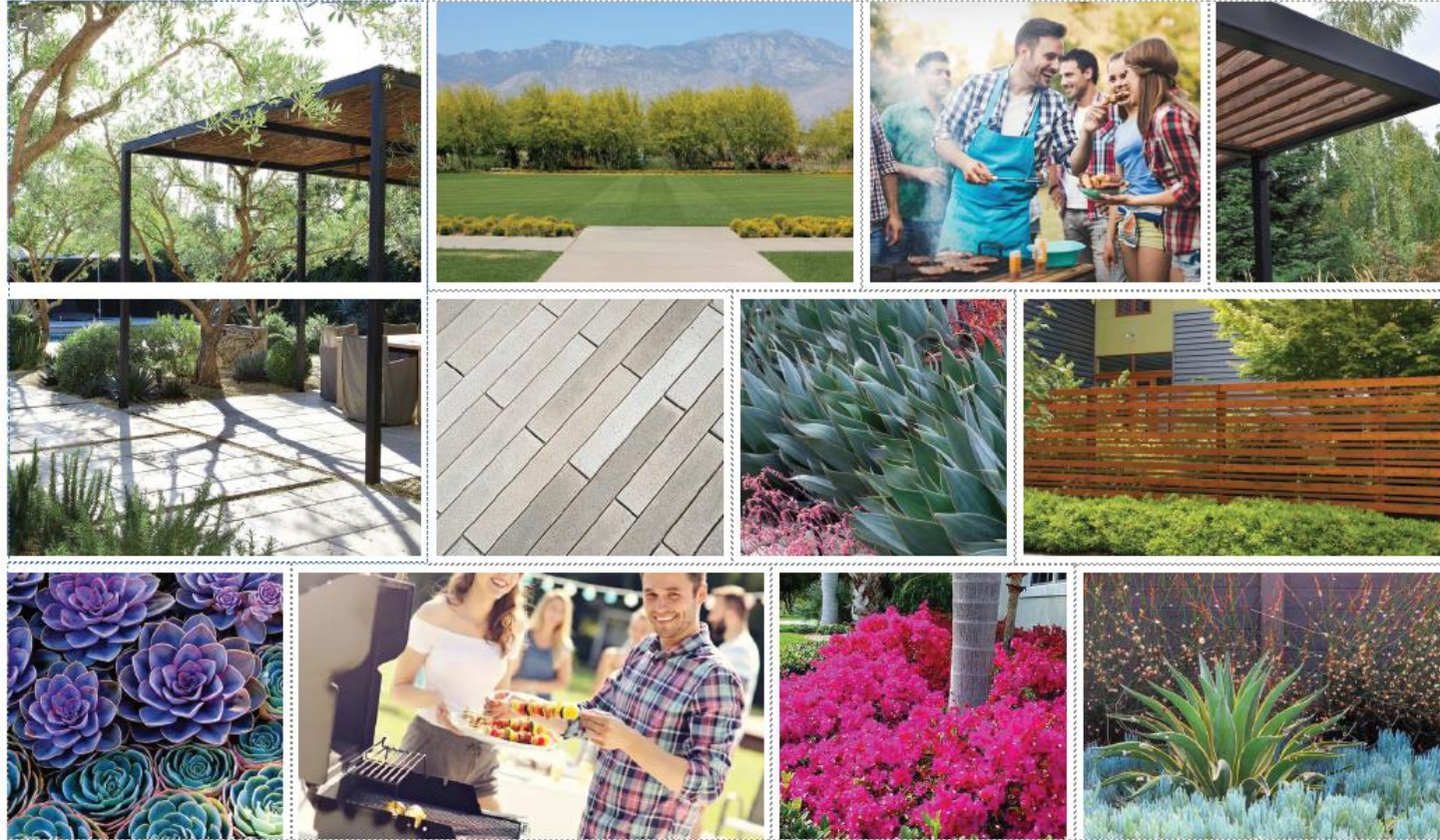


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Open Space Amenities



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High Quality Interiors

- **All House:**

- Minimum 9-foot ceilings throughout
- 2 1/2" door casing and 4" baseboard
- Smooth finish two panel interior doors
- Schlage door hardware
- Two tone interior paint
- Milgard Windows

- **Kitchen:**

- Whirlpool Energy Star appliances
- Quiet closing cabinet doors and drawers
- White or wood-stained cabinets
- Granite or Quartz solid surface kitchen counters
- Under cabinet lights
- All Kohler fixtures and faucets

- **Bedroom/Bathrooms:**

- Wire shelf and rod in all closets
- Sconce lighting at all baths
- Thick glass for the Master shower door enclosure



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Green Building Features

- Environmentally preferred infill location
- Close proximity to abundant transportation resources
- Heat and noise resistant dual glazed windows
- High solar reflective index roofing materials
- Construction materials waste recycling program
- High efficiency water saving plumbing fixtures
- Heat resistant radiant barrier roof sheeting
- Structurally designed lumber saving beam and header systems
- Lumber saving roof and floor truss systems
- Ocean-friendly storm water treatment and runoff prevention system
- Integrated drought tolerant plant layout
- Heat island radiation reducing shade tree planting
- High efficiency irrigation
- Limited turf and free from invasive plants
- Programmable climate control Nest Thermostat
- Energy Star Appliances



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Benefits to Homebuyers

- Monthly electric bill reducing solar panels
- Complete elimination of monthly natural gas bills
- Highly modern all induction cooking appliances
- Cutting edge hybrid highly efficient all-electric water heater
- Energy efficient heat pumped heating and cooling system
- Pre-wired conduit for gasoline-free electric car chargers



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Next Steps/Timeline

- Planning Commission Hearing:
 - Anticipated Late 2024/Early 2025
- Obtain building permits and start construction:
 - Anticipated Early 2025
- All construction completed:
 - Anticipated Late 2026



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Questions & Comments

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Meeting Minutes

Sunshine Ordinance Meeting for Proposed Residential Project at 125 & 205 S. Harbor Blvd.

Meeting Held 8/8/24 at Hazard Elementary School

- There was (1) person from the community in attendance.
- There was (1) City of Santa Ana staff person in attendance (Heidi Jacinto).
- There were (3) City Ventures employees in attendance.
- Cesar Vargas, Spanish interpreter was in attendance.
- Meeting began at 7:15 p.m. with a Power Point presentation introducing City Ventures and presenting the proposed project.
- Presentation lasted approximately 10 minutes and transitioned to a question and answer period.
- There were approximately 4 questions (summarized on a separate sheet).
- Attendee shared information on the park renovations taking place at Santa Anita Park which is adjacent to the proposed project site to the east.
- Meeting was live streamed via Zoom, but no community members were in attendance.
- Meeting wrapped up at approximately 7:45 p.m.
- Attendees were informed that another meeting will be taking place in several weeks (anticipate late September) and that they will be notified of that meeting time and location.

Sunshine Ordinance Meeting #1
125 & 205 S. Harbor Blvd
Proposed Residential Development by City Ventures

Questions & Responses from Meeting Held on 8/8/24 at Hazard Elementary School

1. **Question:** What does “infill” mean?

Response: Infill means building new projects in already developed urban areas to revitalize and improve. Infill projects are in established areas with existing uses already in place. We always have neighbors on all sides, sometimes residential but often commercial and industrial and we do our best to be sensitive to those existing neighbors when planning the sites.

2. **Question:** Is City Ventures currently building the project on N. Hazard?

Response: No, that is another developer

3. **Question:** When will the next meeting take place?

Response: We anticipate that the next meeting will take place in late September after we receive city comments from our first submittal and have revised plans ready to present

4. **Question:** Why wasn't the meeting held at Russell School?

Response: We did reach out to Russell School but were not able to get a response. That was probably because it was summer break. Both Hazard and Russell fall within the 1-mile radius required by the Sunshine Ordinance, but we will do our best to have the second meeting at Russell if that is more convenient.

Discussion followed with Mr. Felipe Guerrero regarding the park renovations underway at Santa Anita Park directly adjacent to the proposed project site to the east. Mr. Guerrero is involved with the committee who helped get a grant for the park improvements. He said that a new police substation will be going into the park which is great news for that area. Since the park is fairly hidden from view from public streets, there has been a lot of crime in the past. Mr. Guerrero is very excited about our project as it further revitalizes the area.