



## **Bewley St. Townhomes**

1122 N. Bewley St., Santa Ana

### **Community Meeting Notes**

**Meeting Date:** March 12, 2018

- 1) Will the units be condos or apartments?  
The units will be condos for sale.
- 2) What is the size of the property?  
37,800 SF (.87 ACRES)
- 3) Will the property be subdivided?  
A Tract Map will be recorded to designate the privately owned areas. A CC&R attorney will write the CC&Rs to specify the shared ownership for the common areas.
- 4) Will the individual condo Owner own the private yard & land the unit is sitting on? Or just the air rights?  
The individual Owner will own the private yard & land the unit is sitting on.
- 5) Who owns the open space?  
The CC&Rs will specify the shared ownership for the common areas.
- 6) Will there be an HOA?  
Yes.
- 7) There is a parking problem on Bewley St., between 11<sup>th</sup> St. & Washington St.  
Each unit will have a 2 car garage. There will also be 12 guest parking spaces. CC&R will require the garages to be used for parking cars.
- 8) Can residents be restricted from parking on the street? On street parking cuts off the sight line for cars exiting the driveway.  
On street parking is by right.
- 9) How long will it be until the project is completed?  
Once the project is approved through the design review process, including public hearing it will then go through plan check process for construction, grading permits, etc.
- 10) What will the selling price be?  
This is at the Property Owner's discretion.
- 11) The project is too tall. Because the project is a flood zone the finish floor of the building to be one foot above the highest adjacent grade for the "A zone", as required by the Building Dept., City of Santa Ana. The development standards allow for a 27 foot height limit from the curb.



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12) The units will have views into adjacent properties.

The Property Owners have a right develop the property as they see fit within the development standards.

13) What infrastructure improvements are proposed? How will street widening take place?

The Property Owner/ Developer pays fee to public works based on project valuation. It is the city's responsibility to provide for infrastructure improvement. The property owner will provide a new sidewalk and landscape strip.