

**5th and Harbor Sunshine Ordinance Meeting**  
Summary of Meeting Comments/Questions along with Developer Responses  
May 11, 2021

**Meeting Details**

Meeting Held via Zoom Conference due to current pandemic, COVID-19  
Meeting Timeframe: 6 pm - 7 pm

**Applicant Contact:**

Sarah Withers  
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**City of Santa Ana Project Website:**

<https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports/5th-harbor>

**Project Overview: (start 6:05 pm)**

1. Introduction:
  - a. At the corner of 5th and Harbor, which is currently a vacant lot. The site was previously entitled, due to market conditions we redesigned the project.
  - b. This development is planned to be as a mixed use residential and commercial development for rent
  - c. There will be townhomes surrounding the perimeter, apartments will face Harbor Blvd. and commercial space will be provided on the first floor. They will be 3 to 4 story high building.
  - d. The residential component will have a pool, clubhouse and other amenities
  - e. 94 Units total – (15) townhomes, (29) 2 bedroom, (43) 1 bedroom, and (7) studio
  - f. 189 total parking stalls – (141) residential, (24) guest, (24) commercial and bicycle stalls
2. 2 Site Plan/Architecture:
  - a. Commercial entrance/exit from Harbor
  - b. Townhomes facing 5th Street and Broadway
  - c. Landscape throughout the entire property as well as the interior
  - d. Materials Board - presented
3. Questions (verbal and via chat):
  - a. Are all units for low income housing?
    - i. No low income, we are not affordable housing developers, market rate, but we want to make sure that these will be priced right. They will be priced according to the neighborhood and demand. We want people to be happy and stay.
  - b. Start date for the construction?
    - i. We are anxious and want to break ground next year. We are hoping for 12 months, maximum of 18 months.

- c. How high are the buildings? They will block the view from Figueroa?
  - i. Along Figueroa Townhouses will only be 3 stories high, 4 stories apartments will face Harbor Blvd.
- d. For street parking, I do not want people parking on Figueroa as the street is already small?
  - i. We do not want that either, we do not want the tenants to have to struggle to find parking. We are parking per code and have plenty of parking.
- e. Pet friendly?
  - i. We do foresee that pets will be allowed. We will wait and as we get closer, we will decide
- f. Apartments for rent or sale, we don't want people coming in and out?
  - i. They will be for rent and we will have onsite management. In our other properties, we find that it is best for onsite management as people take better care of the property.
- g. How long will the construction take?
  - i. About a year. With inspections and COVID-19, we are looking forward to a new normal and for things to go back to their normal speed, but we are accounting for a year to 1.5 years to build.
- h. What are the construction hours going to be? With the machinery and the small street, we don't want a lot of noise?
  - i. We will comply with the city code and coordinate with city staff
- i. Is this a gated community or an open community?
  - i. It will not be open to the apartments, but the townhomes are not gated.
- j. Could you please show the retail space?
  - i. We do not have any tenants currently, but we are going to be limited to who can go in as it is a walk up space. We do not know if it will be one tenant or multiple.
- k. Will it have security?
  - i. It will depend on the neighborhood. We will have onsite property management which will act like a security.
- l. We do not want homeless to walk in and congregate
  - i. We do not intend on homeless walking up as there will be a lot of people and lots of activity that will deter congregating.
- m. There is no entrance through Harbor? As there are a lot of gangs, homeless, and prostitution.
  - i. With an active site, it will deter that kind of activity.
- n. Would a key be required?
  - i. We haven't thought all the way through, but maybe to have keys or numbers to punch into parking so that it is restricted.
- o. Traffic onto Figueroa?
  - i. Commercial will be geared towards to exit onto Harbor
  - ii. There are other studies that will be conducted, including parking security, traffic, etc.
- p. For Figueroa St, the retail faces?

- i. Harbor for the retail space and the townhomes will face Figueroa.
  - q. Can you please send the slides?
    - i. I will send you a link from the city website
  - r. How can we secure that we get first choice on these townhomes?
    - i. As we progress and the construction is going, you can reach out and we would love to have a list. You can reach me at that email or my phone number. We would love to have families. You have a direct link with me.
  - s. Apartment and townhomes will be rented and for how much?
    - i. We do not know yet, it has to be priced for market rate to avoid vacancy.
- 4. Selena Kelaher
  - a. I do not have any other comments
  - b. Contact information is on the city website
  - c. There will be a Notice for a Public Hearing before the Planning Commission

**END - 6:42 pm**