



June 21, 2018

Mr. Ali Pezeshkpour

City of Santa Ana Planning Department

20 Civic Center Plaza, Ross Annex, 2nd Floor

Santa Ana, CA 92701

RE: Submittal of Sunshine Ordinance Meeting Materials for June 18, 2018 Meeting for Fourth and Main Mixed Use Project

Dear Ali:

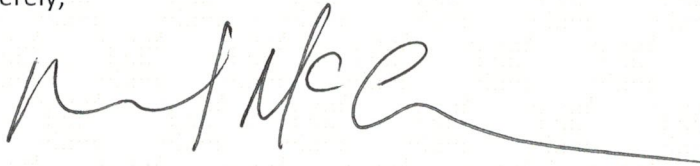
On behalf of Toll Brothers Apartment Living, please find enclosed the materials required by the Sunshine Ordinance for the meeting held on June 18, 2018 at the First American Title Company building at 111 E. 4th Street in Santa Ana. The purpose of the meeting was to provide information to the surrounding community about the applications submitted to the City for the proposed mixed use project proposed at 111 E. 4th Street and 117-119 E. 5th Street.

The following materials are provided:

1. Notification mailers (English and Spanish) mailed to property owners and occupants within a 500' radius, mailed on June 7, 2018
2. Photos of Meeting Notices posted on property in three locations on June 7, 2018
3. Proof of Publication from Orange County Register for English and Spanish Meeting Notifications published June 7, 2018
4. List of Property Owners and Residents within 500' radius plus radius map and certification by list preparer Susan Case Inc.
5. Sign In Sheets from June 18, 2018 Meeting
6. Hard Copy of Powerpoint Presentation
7. Meeting Minutes -Comments and Responses made at June 18, 2018 Sunshine Ordinance meeting

This is to confirm, under penalty of perjury, that the required notifications and materials were prepared and distributed in accordance with the Sunshine Ordinance requirements of the City of Santa Ana.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike', with a long horizontal flourish extending to the right.

Michael McCann

Toll Brothers Apartment Living

Community Open House
Sunshine Ordinance Meeting
Project: 4th and Main
Date: June 18th, 2018



SIGN IN SHEET

NO.	NAME	PHONE	EMAIL
01	Jeff Malawy	310-801-9529	
02	Jacob Williams	714 323 7533	CCWLANDAZHI@
03	Chris Williams	714 323 7533	GMAIL.COM
04	TISH Leon		
05	Ronnie Sandwal	714 835-5339	Ronnie.Sandwal@ccbarrio.org
06	John Haywood	(714) 925-1000	John Haywood 1000 @ YAHOO.COM
07	Sona McGrath	714 241 0212	Sona@financialadvocates.com
08	Judy Mahaffa	949 874 9036	Jmahaffa@hotmail.com
09	Vyonne Flores	714-215-7421	Vyonne Flores Rectiva@gmail.com
10	Jose Flores	714-614-0380	VFlores@Socel-rr.com
11	Eric Hinochi	949 290 150	ehinochi@gmail.com
12	Ceballos, Fernando	714-973-0143	Ceballosf@gmail.com
13	Lisandro Orozco	714-673-5504	orozco.lisandro@outlook.com
14	BOB GOMEZ	949.228.5667	ARKITECH360 GMAIL.COM
15	Shawn Makhani	714 835 8678	Makhani5a@bcglobal.net
16	Scott KUTNER	(714) 667-2259	SKUTNER@SANTA-ANA.ORG
17	Ari Perezshkpour	(714) 647-5882	APerezshkpour@santa-ana.org
18	Debra Russell	(714) 478 1300	drusse11r@yahoo.com
19	MIRTA BARNET	714 325 5522	mirta@barnetphotography.com
20	Manny Jesemilla	714-585-8523	mamaj/jesemilla@gmail.com
21	Candida Neal	Santa Ana	
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Meeting Minutes for 4th and Main Mixed Use Project June 18, 2018 Sunshine Ordinance Meeting

A Sunshine Ordinance Meeting was held on June 18, 2018 from 5:30pm to 6:30pm at the First American Title building at 111 E. 4th Street for the proposed 4th and Main Mixed Use project. The project application was submitted to the City on May 29, 2018.

The project team was introduced and Ali Pezshekpour, Candida Neal and Scott Kutnick from City of Santa Ana also attended.

The following Questions/Comments and Responses were noted during the meeting following a presentation about the proposed project and a discussion of the City of Santa Ana review process for a project.

1. How many units are there and how many are affordable units?
RESPONSE: There are 218 apartment units proposed, at this time the project proposes to pay in-lieu fees.
2. Will rooftop deck be a communal space for all units?
RESPONSE: The rooftop deck and all amenities will be available for all residents.
3. Is there guest parking? Parking for Retail?
RESPONSE: We believe there is adequate parking provided on site for residents and guests based on our experience with operating similar projects. We will be preparing a parking analysis. Residents in our project will be able to access retail spaces without using a car and there is public parking nearby for other retail customers.
4. How much retail and how many spaces?
RESPONSE: Currently, 8,900sf of retail is proposed which may be 4 spaces but no tenants have been identified so the amount and number of space could change.
5. I am a merchant on the other side of 4th Street, we don't want to be ignored, how will the project impact our businesses, not just restaurants?
RESPONSE: We believe we are creating a project that will bring residents to all downtown businesses. It is our intent to provide a plaza area at the corner of 4th Street and Bush as well as retail areas along 4th Street frontage and Main Street that provides life between the retail space and the sidewalk and will get people to focus on the businesses, not just restaurants, along both sides of 4th Street.
6. Concerned about displacement of people in the downtown that is already happening due to increased rents, need to provide affordable housing.
RESPONSE: No response.

7. Don't count on all the public parking, the City plans to close a structure at 3rd and Broadway.
RESPONSE: We didn't know about that closure but will discuss with City staff and explore options.
8. 1.7 stalls per du is a fairly healthy ratio for parking and the planned transit in the City and Uber can help.
RESPONSE: We believe residents and guest parking will be accommodated on-site.
9. Are all the units for rent?
RESPONSE: The units are all for rent units.
10. Is the parking underground?
RESPONSE: In Parcel 1, 1 level is underground and 2 levels are at ground level and then a second level above that. In Parcel 2 the parking will be on the first level.
11. Is there any priority for the retail spaces to be local or no chains?
RESPONSE: This hasn't been addressed yet.
12. The southwesterly corner of Main and 4th Street is a landmark building and it seems the project should provide balconies facing that corner.
RESPONSE: We will take a look at this.
13. Is there any sustainable landscape?
RESPONSE: It is our intent to have a "green" building and incorporate as much green as possible on the site, still developing a landscape concept.
14. Are you pursuing a LEED designation?
RESPONSE: We are aiming for LEED Silver Equivalent.
15. What is the material on the southern façade?
RESPONSE: We are still deciding materials, it will not be metal, we don't want it to be reflective.
16. Are there gardens on the roof top, Parcel 2 rooftop would be ideal for communal gardens?
RESPONSE: We are still considering amenities and landscape spaces.
17. The project is in the historical downtown, how about including historical architectural elements such as exterior overhangs and other small details?
RESPONSE: This is modern building but we have tried to include details that are a nod to historical elements. We have tried to provide a massing break along each block so there are no solid walls. There will be some recognition of First American Title in the ground level plaza area.

18. How many stories?

RESPONSE: Parcel 1 has 7 stories and Parcel 2 has 5 stories.

19. How long for construction?

RESPONSE: Typical construction for this type of project is 2 years.

20. Are any water features planned?

RESPONSE: At this time no water feature is provided in the public areas outside the building.

21. Can project plans be made available?

RESPONSE: The project plans as well as the powerpoint from this meeting and the minutes will be posted on the City of Santa Ana website under the Planning Department Current Applications.

22. What is the timeline?

RESPONSE: Approximately a year to a year and a half for the entitlement process, after an approval about 6 months to obtain building permits and then 2 years for construction, so approximately 3 ½ years.

Community Open House Sunshine Ordinance Meeting

PROJECT | 4th and Main

PROJECT LOCATION:

111 East 4th Street, Santa Ana CA 92701
117 East 5th Street, Santa Ana CA 92701
119 East 5th Street, Santa Ana CA 92701

June 18th, 2018

PROJECT TEAM



Toll Brothers Apartment Living | Developer
200 Spectrum Center Drive, Suite 300 | Irvine, CA 92618
Michael McCann, Marcus Robinson



First American Title™

First American Title | Land Owner
2 Executive Circle, Suite 250 | Irvine, CA 92614
Elise Luckham



MVE + Partners | Architect
1900 Main Street, Suite 800 | Irvine, CA 92614
Pieter Berger



Ima + Design | Landscape Architect
20341 Birch Street, Suite 100 | Newport Beach, CA 92660
William Schulz

Sapetto Real Estate Solutions

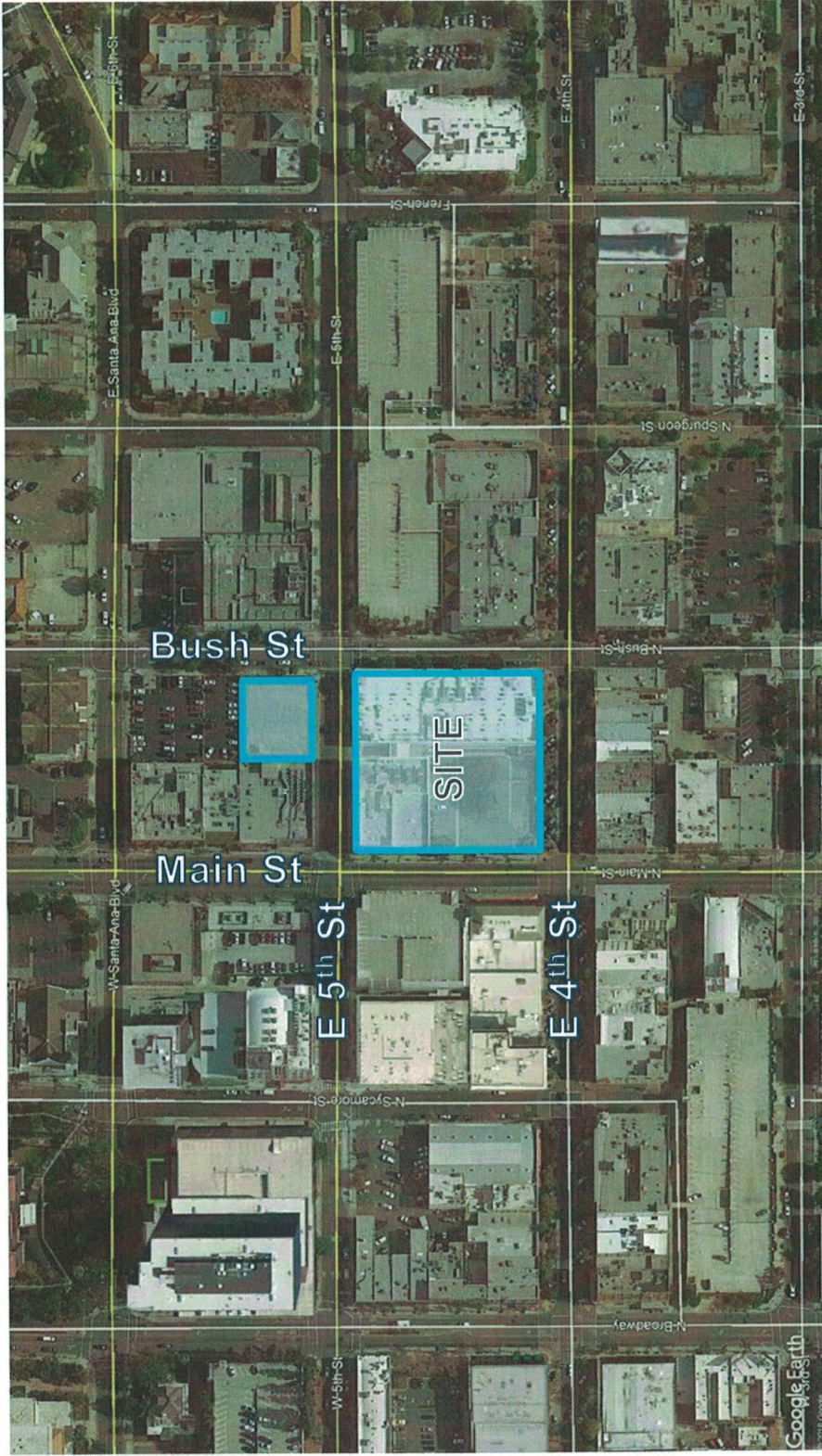
Sapetto Real Estate Solutions | Consultant
One Park Plaza, Suite 600 | Irvine, CA 92614
Pam Sapetto, Andrea Maloney



Linscott, Law & Greenspan, Engineers | Traffic
2 Executive Circle, Suite 250 | Irvine, CA 92614
Richard Barretto



City of Santa Ana
16795 Von Karman, Suite 100 | Irvine, CA 92606
Ali Pezeshkpour



AERIAL MAP



PARCEL 1

SITE: 1.43 ACRES
TOTAL RESIDENTIAL: 194 units

- Studios
 - 1 Bedrooms
 - 2 Bedrooms
- TOTAL RETAIL:** 8,900 SF
- Retail A | 5,100 SF
 - Retail B | 1,200 SF
 - Retail C | 2,600 SF

PARCEL 2

SITE: .28 ACRES
TOTAL RESIDENTIAL: 24 units

- 1 Bedrooms
- 2 Bedrooms

PARKING

TOTAL STALLS: 341

- All residential parking will be within the project.

PROJECT SUMMARY



PARCEL 1

SITE: 1.43 ACRES

TOTAL RESIDENTIAL: 194 units

- Studios
- 1 Bedroom
- 2 Bedrooms

TOTAL RETAIL: 8,900 SF

- Retail A | 5,100 SF
- Retail B | 1,200 SF
- Retail C | 2,600 SF

PARKING

TOTAL STALLS: 317

PARCEL 1



PARCEL 2

SITE: .28 ACRES

TOTAL RESIDENTIAL: 24 units

- 1 Bedroom
- 2 Bedrooms

PARKING

TOTAL STALLS: 24

PARCEL 2



BUILDING 1 | ELEVATION 1



BUILDING 1 | ELEVATION 2



BUILDING 1 | ELEVATION 3



BUILDING 1 | RETAIL 1



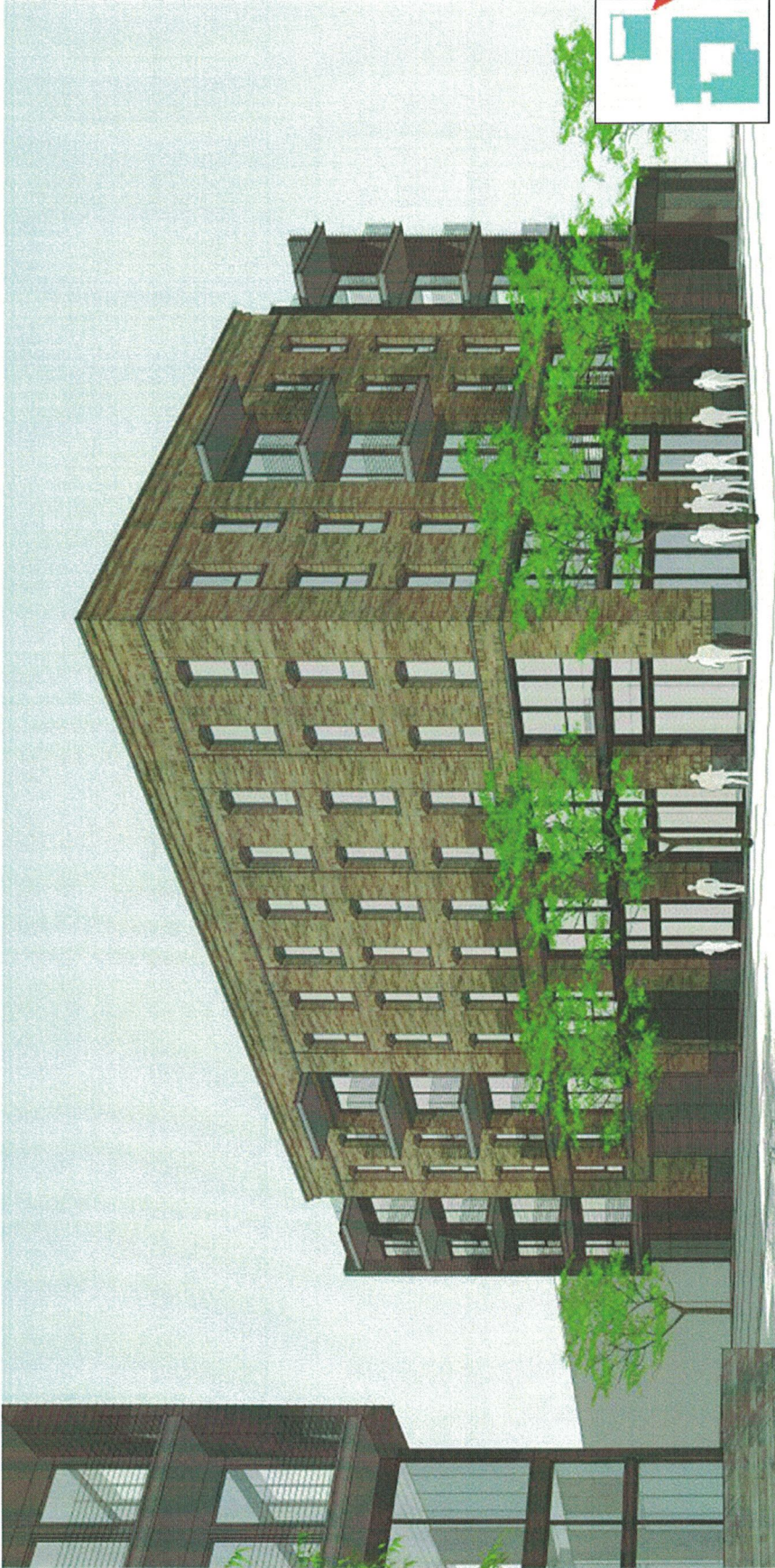
Toll Brothers
APARTMENT LIVING

BUILDING 1 | RETAIL 2



Toll Brothers
APARTMENT LIVING

BUILDING 1 | SKYDECK



Toll Brothers
APARTMENT LIVING

BUILDING 2 | ELEVATION 1



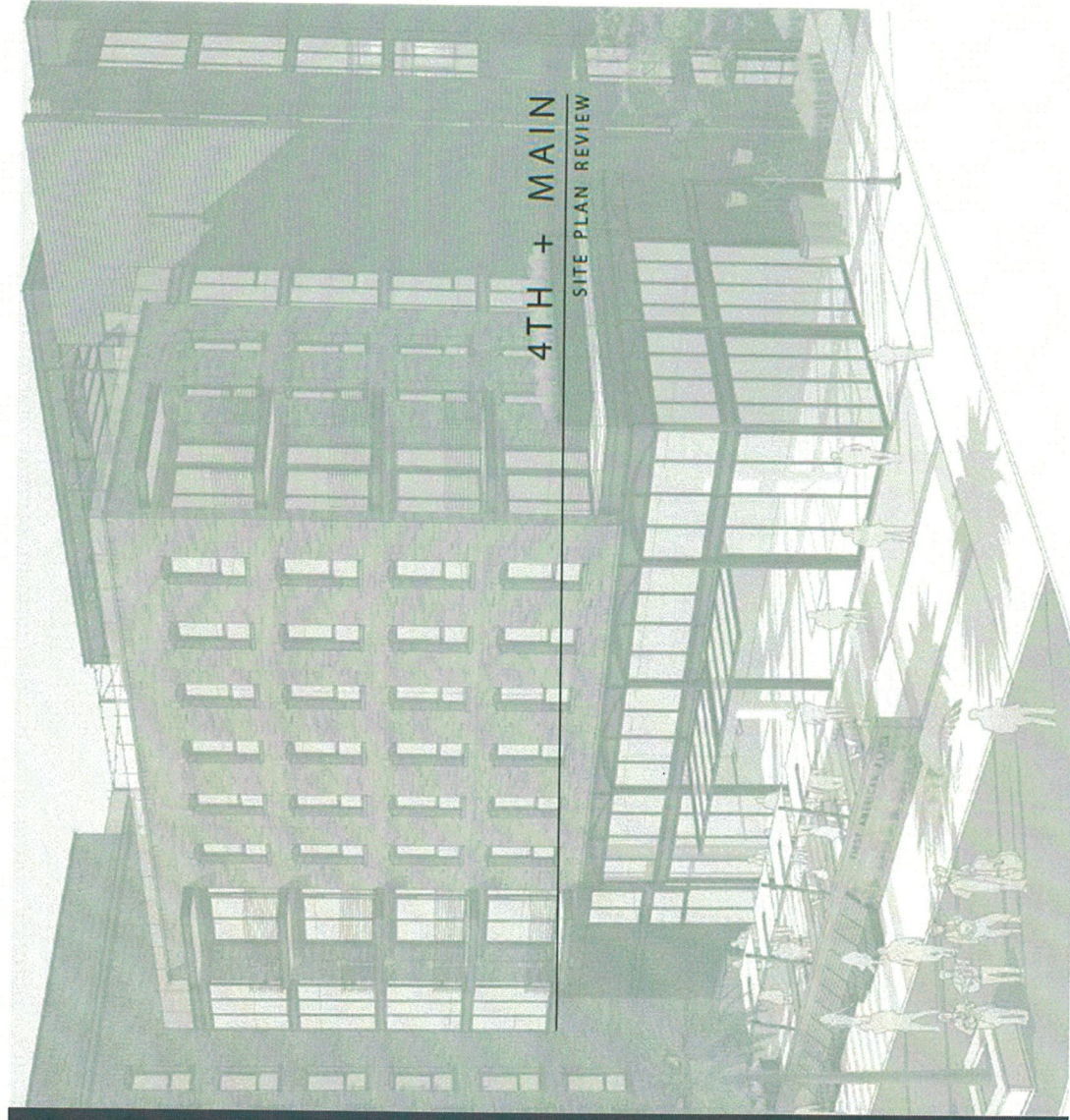
BUILDING 2 | ELEVATION 2

REVIEW PROCESS

City of Santa Ana Project Entitlement Process

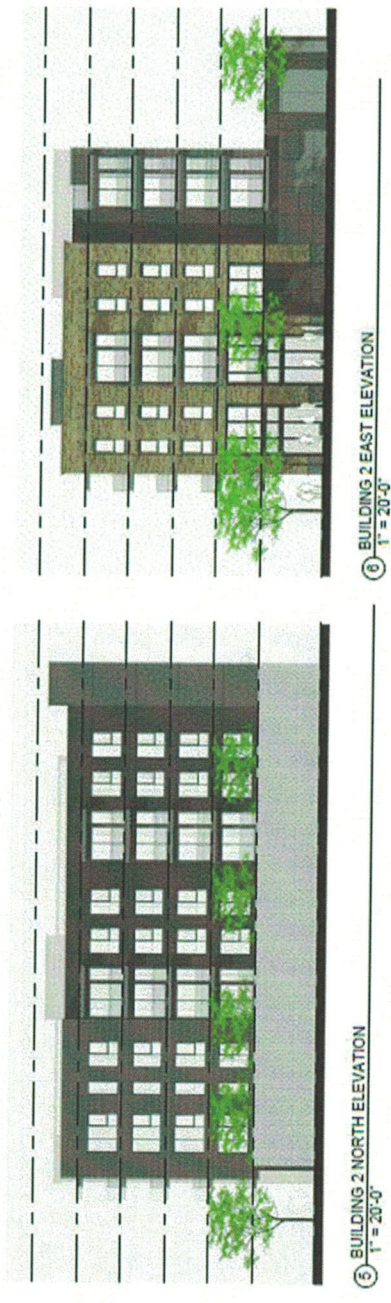
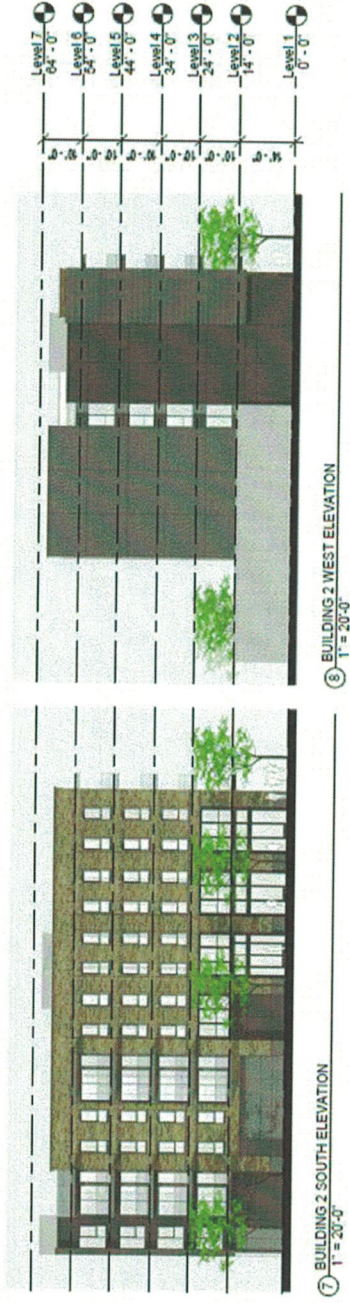
- Applications submitted to City of Santa Ana, City Staff begins review of proposed project.
- Sunshine Ordinance Meeting to brief community about proposed project and receive their initial comments.
- City staff determines environmental review per CEQA.
- Preparation of Environmental Review document by City.
- Depending on type of document release for draft for 30-45 day public review and comment.
- City responds to any comments submitted.
- Public Hearing for Planning Commission.
- Public Hearing for City Council.

QUESTIONS / COMMENTS





BUILDING 1 | ELEVATIONS



BUILDING 2 | ELEVATIONS