

Dale Helvig

2536 N. Valencia St. Santa Ana CA 92706

714-541-7254 helvig_denny@msn.com

May 26, 2020

Chairman McLoughlin and Planning Commissioners

City of Santa Ana

Santa Ana CA 92702

SUBJECT: FINAL ENVIRONMENTAL IMPACT REPORT NO. 2020-01, Bowery Mixed-Use Project

I find it puzzling a 14.58-acre site with 1,150 multiple family residences needs to seek relief from City parking requirements. Why can't a project of this size be designed to fit within City requirements?

The answer is the applicant is seeking requirement exceptions rezoning from Light Industrial (M-1) to Specific Development No. 96 (SD-96), rather than rezoning to mixed-use, which it should be. Just look at the title of the EIR: "THE BOWERY MIXED-USE PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT"

As a Specific Development project, the developer can dictate their own requirements and leave it up to the City to approve. As a mixed-use development the requirements are clearly addressed and should be followed.

Table B-6
Parking in Growth Areas to Address the RHNA

<i>Location of Housings</i>	<i>Bedrooms</i>			
	<i>Studio</i>	<i>One</i>	<i>Two</i>	<i>Three</i>
Transit-Oriented				
• TZC Residential/Live Work	2.25	2.25	2.50	2.75
• MEMU Mixed Use	2.25	2.25	2.25	2.25
• District Centers Mixed Use	2.50	2.50	2.50	2.50
Density Bonus Affordable	1.00	1.00	2.00	2.00

Source: City of Santa Ana Municipal Code, 2013

Notes: City parking standards and density bonus standards are inclusive of guest parking

Furthermore, the Draft Environmental Impact Report (DEIR) lists 3 areas that are **Significant and Unavoidable**: Air Quality, Greenhouse Gas Emissions and Transportation. Please take the time to understand why this is OK. Do NOT settle for less. Santa Ana deserves better.

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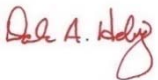
The City's current standard for parkland is 2.0 acres per 1,000 residents. This standard is relatively conservative. By comparison, the National Parks and Recreation Association recommends a standard of between 2.5 to 5.0 acres of parkland for every 1,000 residents. The Bowery project will add over 2000 residents and as such, requires the addition of 4.2 acres of parkland. The staff report [page 2–329] states onsite total proposed open space is 183,363 square feet (4.21 acres), which is consistent with the SAMC. This does not meet the first two goals of the Open Space, Parks And Recreation Element:

GOAL 1: Provide sufficient open space to meet the recreational and aesthetic needs of the community.
[This project satisfies the needs of the development, not the needs of the community]

GOAL 2: Ensure ready public access and use of open space facilities. ***[What public access?!]***

Follow the City standards for parking and parkland. Don't approve this project as proposed. The City should ensure the standards are met or exceeded for this project. Don't accept less.

Respectfully,



Dale A Helvig
Santa Ana Resident

cc: Kristine Ridge
Santa Ana City Manager

Minh Thai
Executive Director, Planning

Vince Fregoso,
Manager, Planning

Ali Pezeshkpour
Principle Planner