

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

JULY 13, 2020

TITLE:

PUBLIC HEARING – ENVIRONMENTAL REVIEW NO. 2017-161, GENERAL PLAN AMENDMENT NO. 2020-03, AND TENTATIVE TRACT MAP NO. 2020-01 TO FACILITATE CONSTRUCTION OF A 10-UNIT CONDOMINIUM DEVELOPMENT AT 1122 NORTH BEWLEY STREET

Prepared by Jerry C. Guevara

Executive Director

PLANNING COMMISSION SECRETARY

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For _____

DENIED

- Applicant's Request
- Staff Recommendation

CONTINUED TO _____

Planning Manager

RECOMMENDED ACTION

Recommend that the City Council take the following actions:

1. Adopt a resolution adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Environmental Review No. 2017-161;
2. Adopt a resolution approving General Plan Amendment No. 2020-03; and
3. Adopt a resolution approving Tentative Tract Map No. 2020-01 as conditioned.

Executive Summary

Ada Rose with YNG Architects, Inc., representing Linda La, is requesting approval of General Plan Amendment (GPA) No. 2020-03 and Tentative Tract Map (TM) No. 2020-01 to facilitate the construction of a 10-unit condominium development at 1122 North Bewley Street. In accordance with the California Environmental Quality Act (CEQA), the project requires approval of a Mitigated Negative Declaration (MND) and adoption of a Mitigation Monitoring and Reporting Program (MMRP), Environmental Review (ER) No. 2017-161, for the project. It is recommended that the Planning Commission recommend approval of the request to the City Council, as the project demonstrates high-quality site planning, design, and amenities, and contributes to the City's housing stock through both production of new home-ownership opportunities and payment of in-lieu affordable housing funds.

Table 1: Project and Location Information

Item	Information
Project Address	1122 North Bewley Street
Nearest Intersection	Bewley Street and Washington Avenue
Existing General Plan Designation	Low Density Residential (LR-7)
Proposed General Plan Designation	Medium Density Residential (MR-15)

Item	Information	
Zoning Designation	Two-Family Residence (R-2)	
Surrounding Land Uses	North	Multi-Family Residential
	East	Multi-Family Residential
	South	Multi-Family Residential
	West	Commercial / Auto Sales and Services
Site Size	0.87 acres	
Existing Site Development	The site is vacant	
Applicable Zoning Code Sections	SAMC Chapter 41, Article II, Divisions 4 and 6 (SAMC Sections 41-246 to 41-256)	
Entitlements	SAMC Chapter 41, Article V, Division II and Chapter 34, Article V	

Project Description

The applicant is requesting approval of a GPA and TTM to facilitate the construction of a 10-unit condominium development consisting of four separate buildings, each with two to three units. The units range in size from 1,618 to 1,950 square feet, consisting of two to four bedrooms and contain a 400-square foot attached two-car garage.

Table 2A: Unit Mix

Unit	Building	Floor Area	Number of Bedrooms	Private Open Space	Balcony
1	A	1,618 SF	2 + Den	387 SF	59 SF
2	A	1,796 SF	3	413 SF	44 SF
3	A	1,871 SF	3	960 SF	44 SF
4	B	1,950 SF	4	250 SF	250 SF
5	B	1,950 SF	4	800 SF	30 SF
6	B1	1,950 SF	4	250 SF	250 SF
7	B1	1,950 SF	4	800 SF	30 SF
8	C	1,946 SF	3	1,000 SF	169 SF
9	C	1,943 SF	3	500 SF	160 SF
10	C	1,946 SF	3	1,000 SF	169 SF
TOTAL		18,920 SF	33 + Den	6,360 SF	1,205 SF

Table 2B: R-2 Development Standards

Standard	Required by SAMC	Provided
Minimum Lot Size	12,000 square feet	37,897 square feet; complies
Minimum Frontage	100 feet	120 feet; complies
Lot Coverage	50%	36%; complies
Building Height	27 feet	27 feet; complies
Front Yard Setback	20 feet	20 feet; complies
Side Yard Setback	10 feet	10 feet; complies
Rear Yard Setback	15 feet	15 feet; complies
Off-Street Parking	2 spaces per unit in a garage + 2 guest spaces per unit	40 spaces; complies
Open Space	Private Open Space	250 square feet per unit 250 – 1,000 square feet per unit; complies
	Common Open Space	2,500 square feet 2,500 square feet; complies

The project's buildings are designed in a cohesive manner with unifying materials, floor heights, and articulation using contemporary architecture in a craftsman style and include a variety of neutral earth tones, concrete roof tiles, metal roofing, wood siding, stucco, and stone and brick veneer.

The site will be accessed from a driveway at the southeast corner of the site. Internal drive aisles would provide access to each unit and the central surface parking area. The project provides two parking spaces in a garage per unit and a 20-space surface parking area that is located in the center of the site. In addition, a four-space bicycle rack is also provided near the surface parking area.

The project provides a 2,500-square foot central public open space area between Buildings B and B1. The public open space will include a grass play area, benches, a picnic shelter with a table barbecue grills and a sink, trash and recycle receptacles and pedestrian lighting. Additionally, a meandering five-foot-wide walkway will be constructed along the northern project boundary to provide pedestrian access to each building along the northern site perimeter. Private open space (backyard or patio) and balconies will also be provided for each unit. As detailed in Table 2, the backyards and patios range in size from 250 to 1,000 square feet and the balconies range in size from 30 to 250 square feet.

Project and Site Background

The project site was originally developed in 1964 with a single-family residence. All of the onsite structures were demolished and cleared in 2017. In October 2017, the Planning Division received the subject application and, since then, the applicant has been working with the City to refine the site plan.

In accordance with the Sunshine Ordinance, the applicant held a community meeting on March 12, 2018 to review the proposed development and receive feedback from the community and adjacent property owners and residents. The applicant provided all the required information to the City after the meeting (Exhibit 10). The community raised concerns about potential parking impacts to the neighborhood.

A Planning Commission work-study session was held on April 9, 2018 where staff presented a 12-unit project. Members of the Planning Commission provided feedback and posed questions on the density, off-street parking, open space and access. Following the work-study session, the applicant revised the project to decrease the number of units to 10 units and increased the number of parking spaces to comply with current code requirements of four parking spaces per unit.

Analysis of the Issues

General Plan Amendment

The general plan amendment is being requested to change the subject site's current land use designation as prescribed by General Plan Land Use Element from LR-7 to MR-15. The LR-7 designation applies to those areas of the City that are developed with lower-density residential land

uses and have an R-1 zoning designation. The allowable maximum development intensity is seven units per acre. Development in this category is characterized primarily by single-family homes. The (R-2) zoning for the site, however, allows for two-family dwellings and townhomes. The general plan land use designation and zoning of the property are inconsistent. To make the general plan and zoning consistent, the applicant is requesting a GPA to change the land use designation of the property to MR-15, which applies to those sections of the City that are developed with residential uses at densities of up to 15 units per acre. Development in this designation is characterized by duplexes, apartments, or a combination of both. This change request is consistent with Table A-3 (Correlation of Land Use Designation and Zoning Districts) of the General Plan Land Use Element.

In addition to the applicants request and as part of this application, the City is also proposing to change the land use designation of adjacent properties from LR-7 to MR-15 (Exhibit 2) to create consistency between the Land Use Element and Zoning Code. The proposed MR-15 designation would be consistent with the existing multi-family uses to the north, south and east. The proposed amendment will clean up the general plan land use designation of the block of MR-15 properties, which will encourage a cohesive development pattern. Additionally, the amendment supports planning practices to use multi-family uses as a buffer between single-family dwellings and to focus higher intensity uses and developments along arterial roadways such as Harbor Boulevard.

Table 3: Existing and Proposed Land Use Designation

Property Address	Assessor's Parcel Number (APN)	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation
1122 North Bewley Street (project site)	198-101-07	Low Density Residential (LR-7)	Medium Family Residential (MR-15)
3704 West Washington Avenue	198-101-03	Low Density Residential (LR-7)	Medium Family Residential (MR-15)
1102, 1114, 1210, 1212, 1214, 1216, 1218 and 1222 North Bewley Street	198-101-04, 198-101-05, 198-101-08, 198-101-09 and 198-101-17	Low Density Residential (LR-7)	Medium Family Residential (MR-15)
3625 West Eleventh Street	198-101-01	Low Density Residential (LR-7)	Medium Family Residential (MR-15)

Moreover, the project would support several goals and policies of the Housing Element. First, the project would be consistent with Goal 2, which encourages diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels and age groups to foster an inclusive community. Second, the project would support Goal 4, to provide adequate rental and ownership housing opportunities and supportive services. Further, the project would be consistent with Policy HE-2.4 to facilitate diverse types, prices and sizes of housing. The project would also be consistent with goals of the Land Use Element, including Goal 1 to promote a balance of land uses to address basic community needs, and Goal 6 to reduce residential overcrowding to promote public health and safety. The proposed project will provide additional market rate housing in the City, thereby assisting in addressing the shortage of available housing within the region. The project will also provide additional housing options for those seeking housing within close proximity to transit as the project site will be nearby one of the future OC Streetcar stops.

Tentative Tract Map

The applicant is also requesting approval of a tentative tract map to subdivide the property for condominium purposes. Subdivision requests are governed by Chapter 34 and Chapter 41 of the SAMC. Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act (SMA), applications for tentative tract maps are approved when it can be shown that findings can be made in support of the request. Specifically, findings related to the proposal being consistent with the General Plan, the site is in conformance with all applicable City ordinances, the project site is physically suitable for the type and density of the proposed project, the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat, the proposed project will not cause serious public health problems, or the proposed project will not conflict with easements necessary for public access through or use of the property must be made. Using this information staff has prepared the following analysis, which, in turn forms the basis for the recommendation contained in this report. In analyzing the applicant's request, staff believes that the following analysis warrants approval of the tentative tract map.

The applicant is seeking approval of a tentative parcel map to subdivide the property into 10 condominium lots and one common area lot. In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the SAMC and General Plan, including lot size, lot frontage, and lot coverage. No adverse environmental impacts to fish or wildlife populations were identified as the project site is located in a built-out, urbanized area. In addition, conditions of approval are included requiring the applicant to enter into a property maintenance agreement and to submit the Covenant, Conditions and Restrictions (CC&Rs) to the Planning Division for review. The CC&Rs will ensure long-term maintenance of the landscaping, parking, buildings and common amenities. Finally, the tentative map is consistent with the California Subdivision Map Act and Chapters 34 and 41 of the Municipal Code.

Table 4: CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach

CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach		
CEQA		
CEQA Type	A Mitigated Negative Declaration (MND), Environmental Review No. 2017-161, with technical studies was prepared for the project. No areas of significant and unavoidable impacts were determined from the construction or operation of the proposed project (Exhibit 11). The project requires adoption of a Mitigation Monitoring and Reporting Program (MMRP), which contains mitigation measures to address biological resources, geology and soils, noise, tribal cultural resources and cultural resources.	
Public Notification	On May 6, 2020, the draft MND was circulated to interested parties and the notice of intent (NOI) was published in the Orange County Register and posted with the State's Clearinghouse. The draft MND was available for public review at the Santa Ana City Hall and on the project's webpage on the City's website.	
Public Notification & Community Outreach		
Required Measures	Site posting	A public notice was posted on the project site on July 2, 2020.
	Notification by mail	Notification by mail was mailed to all property owners and occupants within 500 feet of the project site on July 2, 2020.


CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach		
	Newspaper posting	Newspaper posting was published in the Orange County Register on July 2, 2020.
Sunshine Meeting	A Sunshine Ordinance Community Meeting was held on March 12, 2018 from 6:30 p.m. to 7:30 p.m. at Hazard Elementary School (4218 West Hazard Avenue) in accordance with the provisions of the City's Sunshine Ordinance. A total of nine members of the public attended. The applicant provided all the required information to the City after the meeting.	
Additional Measures	The representatives of Riverview West and Santa Anita neighborhood associations were contacted to identify any areas of concern due to the proposed project. At the time this report was printed, no issues of concern were raised regarding the proposed project.	

Economic Development

Based on the development of the 10 townhomes, the City is expected to generate approximately \$83,000 in permit fees. The project will also increase the property tax for the property. The property is currently vacant and has a taxable value of approximately \$1.2 million. Upon completion of the project, the estimated taxable value of the property is approximately \$5.8 million. Based on the \$5.8 million valuation, the estimated annual tax revenue to the City is approximately \$6,500 (not including an expected two-percent annual increase).

Conclusion

Based on the analysis provided within this report, staff recommends that the Planning Commission recommend that the City Council adopt a resolution adopting and approving the prepared Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Environmental Review No. 2017-161; a resolution approving General Plan Amendment No. 2020-03; and a resolution approving Tentative Tract Map No. 2020-01 as conditioned.



 Jerry C. Guevara
 Assistant Planner I

- Exhibits:
1. Resolution Approving the MND and Adopting a MMRP
 2. Resolution Approving GPA No. 2020-03
 3. Resolution Approving TM No. 2020-01 as conditioned
 4. Vicinity Zoning and Aerial Map
 5. Site Photos
 6. Site Plan
 7. Floor Plans
 8. Elevations
 9. Landscape Plans
 10. Tentative Tract Map
 11. Sunshine Ordinance Meeting Minutes
 12. Mitigate Negative Declaration and Technical Studies

EXHIBIT 1

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING MITIGATED NEGATIVE DECLARATION, ENVIRONMENTAL REVIEW NO. 2017-161 AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM RELATIVE TO GENERAL PLAN AMENDMENT NO. 2020-03 AND TENTATIVE TRACT MAP NO. 2020-01 FOR THE PROJECT LOCATED AT 1122 NORTH BEWLEY STREET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Ada Rose with YNG Architects, Inc., representing Linda La (Applicant), is requesting approval of General Plan Amendment (GPA) No. 2020-03 and Tentative Tract Map No. 2020-01 in order to facilitate the construction of a 10-unit condominium development at 1122 West Bewley Street.
- B. The provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., as amended, and the CEQA Guidelines require the evaluation of environmental impacts in connection with proposals for discretionary projects.
- C. Pursuant to the Guidelines for the Implementation of the California Environmental Quality Act, an Initial Study relative to the proposed project concluded that implementation of the project could result in potentially significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level.
- D. The City of Santa Ana prepared a Mitigated Negative Declaration (MND), Environmental Review (ER) No. 2017-161 for the proposed project which reflects the City's independent judgement and analysis as lead agency for the project. The MND concluded that the project would have a less than significant environmental impact with implementation of mitigation measures. Mitigation measures are included to address biological resources, geology and soils, noise, tribal cultural resources and cultural resources.

- E. On May 6, 2020, a Notice of Intent (NOI) to adopt the Initial Study and MND, ER No. 2017-161 was published in the Orange County Register newspaper, circulated to interested parties, and the State Clearinghouse.
- F. The documents related to the MND were made available for a 30-day public review and comment period at the Santa Ana City Hall and on the project webpage on the City's website.
- G. The mitigation measures set forth in the MND are fully enforceable and will be implemented using the Mitigation Monitoring and Reporting Program (MMRP) attached hereto as Exhibit A, and incorporated herein by reference.
- H. On July 13, 2020, the Planning Commission of the City of Santa Ana held a duly noticed public hearing and voted to recommend that the City Council approve a resolution to adopt and approve MND, ER No. 2017-161 and the related MMRP for the project.
- I. On August 18, 2020, the City Council of the City of Santa Ana held a duly noticed public hearing to consider all testimony, written and oral, related to MND, ER No. 2017-161, and the related MMRP for the project, at which time all persons wishing to testify were heard, the project was fully considered, and all other legal prerequisites to the adoption of this Resolution occurred.

Section 2. The City Council has independently reviewed and analyzed the information contained in the Initial Study and the MND, ER No. 2017-161, prepared with respect to this project. The City Council has, as a result of its consideration and the evidence presented at the hearings on this matter, determined that, as required pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the MND adequately addresses the expected environmental impacts of this project. On the basis of this review, the City Council finds that there is no substantial evidence from which it can be fairly argued that the project will have a significant adverse effect on the environment.

Section 3. The City Council hereby adopts the MND and adopts the MMRP, and directs that the Notice of Determination be prepared and filed with the County Clerk of the County of Orange in the manner required by law. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated July 13, 2020, the Request for Council Action dated August 18, 2020, and exhibits attached hereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

Section 4. Pursuant to Title XIV, California Code of Regulations (CCR) § 735.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed project will have the potential for any significant adverse effect on wildlife resources or the ecological habitat upon which

wildlife resources depend. The proposed project exists in an urban environment characterized by paved concrete, roadways, surrounding buildings and human activity. However, pursuant to Fish and Game Code § 711.2 and Title XIV, CCR § 735.5, the payment of Fish and Game Department filing fees in conjunction with this project is at the discretion of the State of California Department of Fish and Wildlife.

Section 5. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 6. This decision rendered by the City Council of the City of Santa Ana is final and is subject to judicial review pursuant to California Code of Civil Procedure Section 1094.6. The Planning and Building Agency shall give direct notice to the Applicant of the City Council's decisions and these findings.

ADOPTED this ____ day of _____, 2020.

Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: _____
Lisa Storck
Assistant City Attorney

AYES: Councilmembers _____
NOES: Councilmembers _____
ABSTAIN: Councilmembers _____
NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Acting Clerk of the Council, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by the City Council of the City of Santa Ana on _____, 2020.

Date: _____

Clerk of the Council
City of Santa Ana

EXHIBIT 2

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 2020-03 FOR THE PROPERTIES LOCATED AT 1102, 1114, 1122, 1210, 1212, 1214, 1216, 1218 AND 1222 NORTH BEWLEY STREET, 3625 WEST ELEVENTH STREET, AND 3704 WEST WASHINGTON AVENUE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Ada Rose with YNG Architects, Inc., representing Linda La (Applicant), is requesting approval of General Plan Amendment (GPA) No. 2020-03 to amend the General Plan land use designation of the property at 1122 North Bewley Street from Low Density Residential (LR-7) to Medium Density Residential (MR-15) and to update text portions of the City's Land Use Element to reflect this change in order to facilitate construction of a 10-unit condominium development.
- B. In addition, the City of Santa Ana is proposing to change the land use designation of adjacent properties at 1102, 1114, 1210, 1212, 1214, 1216, 1218 and 1222 North Bewley Street, 3625 West Eleventh Street, and 3704 West Washington Avenue from Low Density Residential (LR-7) to Medium Density Residential (MR-15) and to update text portions of the City's Land Use Element to reflect this change.
- C. On July 13, 2020, the Planning Commission of the City of Santa Ana held a duly noticed public hearing and voted to recommend that the City Council adopt a resolution approving GPA No. 2020-03.
- D. On August 18, 2020, the City Council of the City of Santa Ana held a duly noticed public hearing to consider all testimony, written and oral, related to GPA No. 2020-03, at which time all persons wishing to testify were heard, the project was fully considered, and all other legal prerequisites to the adoption of this resolution occurred.

Section 2. The General Plan Amendment consists of amendments to the Land Use Element and text updates, as shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. The City Council hereby finds that the proposed General Plan Amendment is compatible with the objectives, policies, and general plan land use programs specified in the General Plan for the City of Santa Ana in that:

- A. The City of Santa Ana has officially adopted a General Plan.
- B. The land uses authorized by the General Plan Amendment, and the General Plan Amendment itself, are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, for the following reasons:
 - i. The existing General Plan land use designation for the project area is Low Density Residential (LR-7) which applies to lower density residential land uses characterized by single-family homes with a maximum allowable intensity of seven (7) dwelling units per acre. However, the zoning of the project area is Two-Family Residential (R-2) which allows for two-family dwellings and townhomes. The general plan land use designation and zoning of the properties are inconsistent.
 - ii. The proposed General Plan land use designation for the project area is Medium Density Residential (MR-15) which applies to multiple-family developments characterized by duplexes, apartments, and townhomes with a maximum allowable intensity of 15 dwelling units per acre. This change is consistent with Table A-3 (Correlation of Land Use Designation and Zoning Districts) of the General Plan Land Use Element.
 - iii. The general plan amendment will support several goals and policies of the General Plan, including the Land Use Element and Housing Element. In specific, General Plan Land Use Element, Goal 1 to promote a balance of land uses to address basic community needs. Specifically, Policy 1.5 states a desire maintain and foster a variety of residential land uses. The project will provide 10 for-sale condominium units. Policy 2.10 supports new development which is harmonious in scale and character with existing development in the area. The project is similar in scale and character to the adjacent multi-family uses. Policy 3.1 supports development which provides a positive contribution to neighborhood character and identity. The project will allow for redevelopment of a vacant lot with a new residential development with a contemporary design and variety of building materials. Housing Element, Goal 2 encourages a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels, and are groups to foster an inclusive community. Policy 2.5 facilitates diverse types, prices and size of housing, including single-family homes, apartments,

townhomes, mixed/multiuse housing, transit oriented housing, multi-generational housing and live work opportunities. The project will provide a for-sale condominium product with units that range in bedrooms and size.

Section 4. The GPA will not adversely affect the public health, safety, and welfare in that the GPA will not result in incompatible land uses on adjacent properties, inconsistencies with any General Plan goals or policies, or adverse impacts to the environment.

Section 5. The City Council of the City of Santa Ana after conducting the public hearing hereby approves GPA No. 2020-03. The amendments to the Land Use Element are attached hereto as Exhibit A and incorporated herein by this reference as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated July 13, 2020, the Request for Council Action dated August 18, 2020, and exhibits attached hereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

Section 6. The City Council approves GPA No. 2020-03 as set forth in Exhibit A, attached hereto and incorporated herein by reference, subject to compliance with the Mitigation Monitoring and Reporting Program, and upon satisfaction of the conditions set forth below:

- A. Subject to compliance with the Mitigation Monitoring and Reporting Program, the Land Use Element map and text shall be amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.
- B. The General Plan Amendment shall not take effect unless and until Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), Environmental Review No. 2017-161 are adopted by the City Council.

Section 7. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or

concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 8. This decision rendered by the City Council of the City of Santa Ana is final and is subject to judicial review pursuant to California Code of Civil Procedure section 1094.6. The Planning and Building Agency shall give direct notice to the Applicant of the City Council's decisions and these findings.

ADOPTED this ____ day of _____, 2020.

Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: _____
Lisa Storck
Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Clerk of the Council, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by the City Council of the City of Santa Ana on _____.

Date: _____

Clerk of the Council
City of Santa Ana

EXHIBIT 3

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING TENTATIVE TRACT MAP NO. 2020-01 AS CONDITIONED TO CREATE A SUBDIVISION OF TEN (10) CONDOMINIUM UNITS AT 1122 NORTH BEWLEY STREET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Ada Rose with YNG Architects, Inc., representing Linda La (Applicant), is requesting approval Tentative Tract Map (TTM) No. 2020-01 to facilitate the construction of a 10-unit condominium development at 1122 North Bewley Street.
- B. On July 13, 2020, the Planning Commission of the City of Santa Ana held a duly noticed public hearing and voted to recommend that the City Council adopt a resolution approving TTM No. 2020-01, as conditioned.
- C. On August 18, 2020, the City Council of the City of Santa Ana held a duly noticed public hearing to consider all testimony, written and oral, related to TM No. 2020-01, at which time all persons wishing to testify were heard, the project was fully considered, and all other legal prerequisites to the adoption of this resolution occurred.
- D. Subdivision requests are governed by Chapter 34 and Chapter 41 of the Santa Ana Municipal Code (SAMC). Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act (SMA), applications for tentative tract maps are approved when certain findings can be established.
- E. The City Council of the City of Santa Ana determines that the following findings, which must be established in order to approve TTM No. 2020-01, have been established as required by Section 34-127 of the SAMC and the SMA:
 - 1. The proposed project and its design and improvements are consistent with the proposed Medium Density Residential (MR-15) land use designation of the General Plan and are otherwise consistent with all other Elements of the General Plan.

The proposed project and its design and improvements are consistent with various provisions of the City's Zoning Code

and General Plan with approval of General Plan Amendment (GPA) No. 2020-03, which amends the land use designation of the property to Medium Density Residential (MR-15) and allows a maximum development density of 15 units per acre. The proposed project is consistent with the designation at a density of 15 dwelling units per acre. In addition, the project supports several goals and policies of the General Plan. In specific, General Plan Land Use Element, Goal 1 to promote a balance of land uses to address basic community needs. Specifically, Policy 1.5 encourages the maintenance and fostering of a variety of residential land uses. The project will provide 10 for-sale condominium units. Policy 2.10 supports new development which is harmonious in scale and character with existing development in the area. The project is similar in scale and character to the adjacent multi-family uses. Policy 3.1 supports development which provides a positive contribution to neighborhood character and identity. The project will allow for redevelopment of a vacant lot with a new residential development with a contemporary design and variety of building materials. Goal 2 of the Housing Elements encourages a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels. Further, Policy 2.5 of the Housing Element encourages developments that facilitate diverse types, prices and size of housing, including single-family homes, apartments, townhomes, mixed/multi-use housing, transit oriented housing, multi-generational housing and live work opportunities. The project will provide a for-sale product with units that range in bedrooms and size.

2. The proposed project conforms to all applicable requirements of the zoning and subdivision codes as well as other applicable City ordinances.

The proposed project is consistent with the City's zoning and subdivision ordinances and all other applicable codes. The project is located within the Two-Family Residence (R-2) zoning district which allows for two family residences and townhomes. The minimum development site size is 12,000 square feet with a minimum street frontage of 100 feet. The proposed lot complies with the minimum lot size and lot frontage. In addition, Covenants, Conditions, and Restrictions (CC&Rs) will address issues such as drainage, reciprocal access, landscaping and maintenance and will be recorded prior to approval of the final map and is therefore consistent with Chapter 34 of the SAMC and the SMA.

3. The project site is physically suitable for the type and density of the proposed project.

The project site is physically suitable for the type and density of the proposed project. There are no physical constraints on the site that would preclude development. The proposed site consists of approximately 0.87 acres of land and is physically suitable for the proposed development. The lot size, density, width, and lot coverage are consistent with the existing surrounding properties in the neighborhood and with the R-2 zoning district development standards.

4. The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat. The project is located in an urbanized area, there are no known fish or wildlife populations existing on the project site. Therefore, the proposed subdivision will not cause any substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

5. The design or improvements of the proposed project will not cause serious public health problems.

The design or improvements of the proposed project will not cause serious health problems. The subdivision will not have any detrimental effects upon the general public. The property will include necessary utilities and infrastructure improvements as required by the SAMC and SMA.

6. The design or improvements of the proposed project will not conflict with easements necessary for public access through or use of the property within the proposed project.

The design and improvements of the project will not conflict with easements necessary for public access or use of the property within the proposed project. In addition, the CC&Rs will ensure reciprocal access rights and maintenance agreements between properties.

Section 2. The City Council has reviewed and considered the information contained in the initial study and the Mitigated Negative Declaration (MND), Environmental Review (ER) No. 2017-161, prepared with respect to this project. The City Council has, as a result of its consideration and the evidence presented at the

hearings on this matter, determined that, as required pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the MND adequately addresses the expected environmental impacts of this project. There is no evidence from which it can be fairly argued that the project will have a significant adverse effect on the environment.

Section 3. TTM No. 2020-01 shall not be effective until the City Council reviews, approves and adopts the MND ER No. 2017-161 and General Plan Amendment No. 2020-03. If said approvals are held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise denied, then this tract map shall be null and void and have no further force and effect.

Section 4. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 5. The City Council of the City of Santa Ana, after conducting the public hearing, hereby approves Tentative Tract Map No. 2020- 01 as conditioned in Exhibit A, attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated July 13, 2020, and exhibits attached thereto; and the Request for City Council Action dated August 18, 2020, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this ____ day of _____, 2020.

Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
Lisa Storck
Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Clerk of the Council, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by the City Council of the City of Santa Ana on _____, 2020.

Date: _____

Clerk of the Council
City of Santa Ana

EXHIBIT A

Conditions of Approval for Tentative Tract Map No. 2020-01

Tentative Tract Map No. 2020-01 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, the California Subdivision Map Act, and all other applicable regulations. In addition, the following conditions of approval are applicable:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this tentative tract map.

The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation of the tentative tract map.

1. All proposed site improvements must conform to the Development Project plan approved per DP No. 2017-35.
2. Any amendment to this tentative tract map, including modifications to approved materials, finishes, architecture, site plan, landscaping, parking, and square footages, must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the site plan review must be amended.
3. Prior to the issuance of a building permit, a full landscape and irrigation plan is to be submitted for review and approval by the Planning Division. The landscape plan shall conform to the R-2 landscape standards, Citywide Design Guidelines, and the City's Water Efficient Landscape Ordinance. In addition, vines shall be planted along perimeter walls and be spaced every 10 feet.
4. Applicant must submit Covenants, Conditions, and Restrictions (CC&Rs) for the project to the Planning Division for review and approval prior to the Final Map being recorded.
5. The Final Map must be approved and recorded prior to issuance of Building permits.
6. The Final Map and all improvements required to be made or installed by the subdivider must be in accordance with the design standards and specifications of the Santa Ana Municipal Code and the requirements of the State Subdivision Map Act.

7. Two copies of the recorded Final Map and CC&Rs shall be submitted to the Planning Division, Building Division, Public Works Agency and Orange County Fire Authority (OCFA) within 10 days of recordation.
8. A Property Maintenance Agreement shall be recorded prior to the issuance of Building permits and shall be subject to review and approval by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement or incorporate the form of this condition within the Projects CC&R's with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses;
 - c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
 - d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
 - f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement;
 - g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
 - h. The execution and recordation of the maintenance agreement shall be a condition precedent to the final map being recorded.
9. Prior to the issuance of building permits the Applicant shall comply with the City's Housing Opportunity Ordinance.

EXHIBIT 4

ER No. 2017-161, GPA No. 2020-03 & TM No. 2020-01 1122 N. Bewley Street

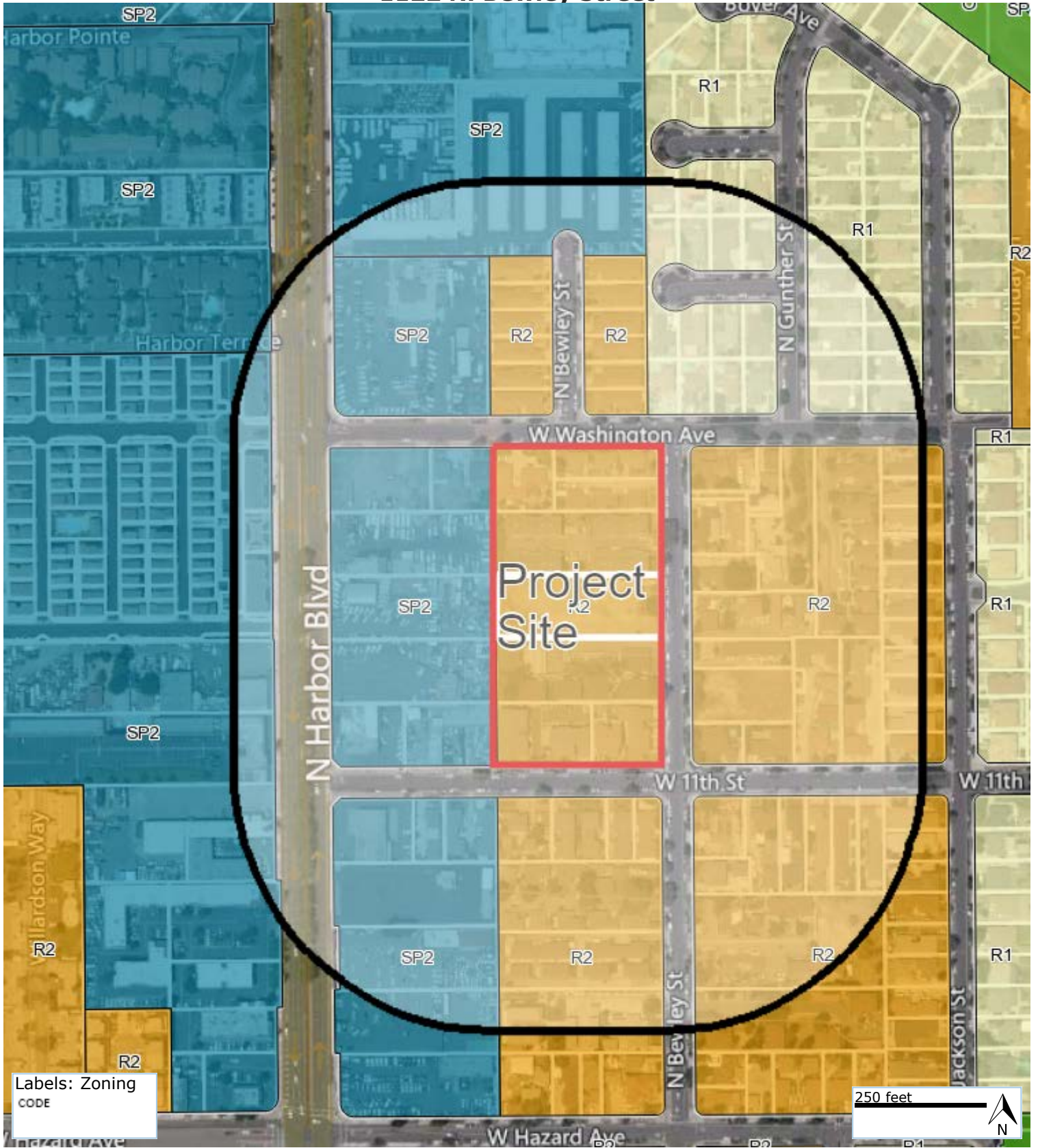


Exhibit 4 - Vicinity Zoning & Aerial Map



EXHIBIT 5

SITE PHOTOS



Exhibit 5

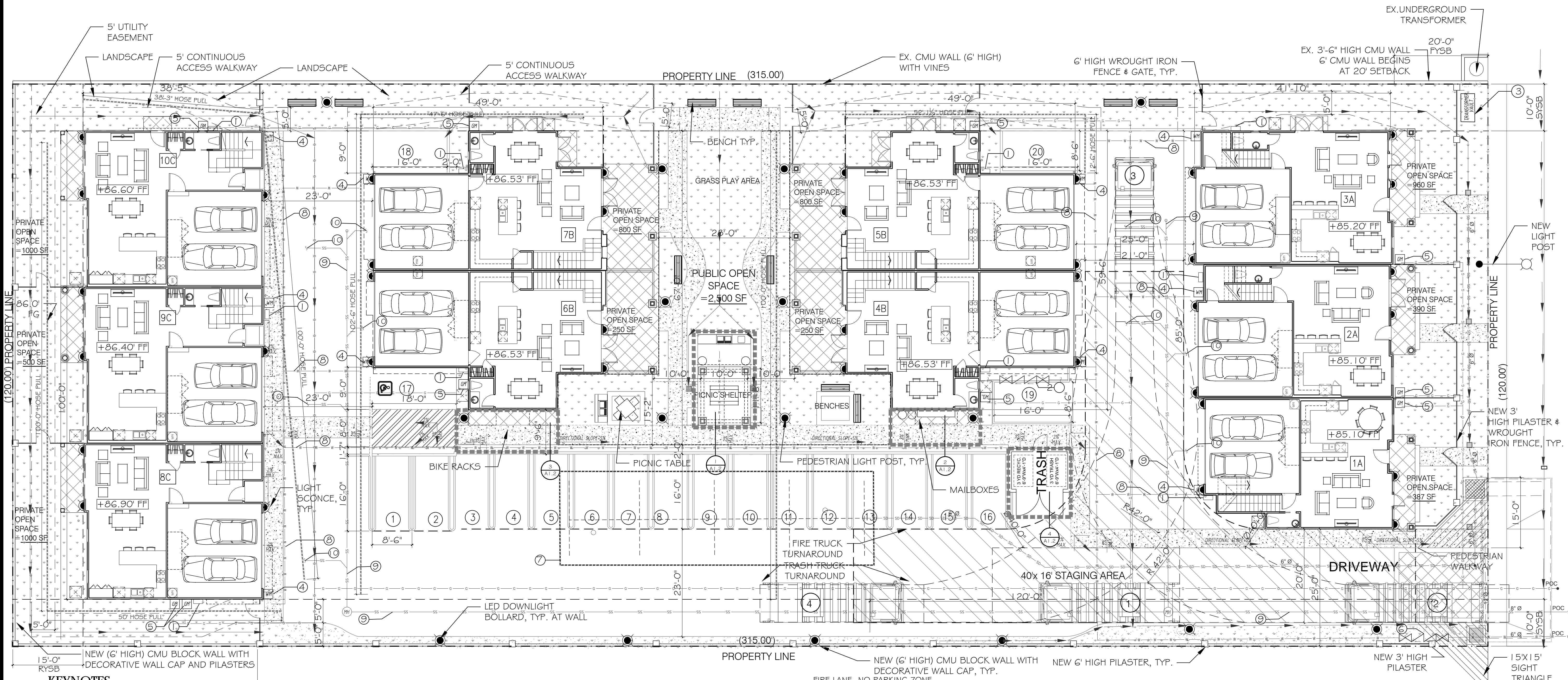
EXHIBIT 6

TRASH BIN & ACCESS REQUIREMENTS

1. A PROJECT WITH 3 OR MORE DWELLING UNITS WILL REQUIRE A MINIMUM COMBINED TRASH AND RECYCLING SERVICE LEVEL OF .5 CUBIC YARDS PER RESIDENTIAL UNIT.
2. MINIMUM 40' X 16' WIDE STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 6 A.M. TO 6 P.M.
3. MINIMUM VERTICAL CLEARANCE OF 25' AT THE STAGING AREA FOR BIN SERVICE CLEARANCE.
4. MINIMUM 13' VERTICAL CLEARANCE FOR SCOUT TRUCK (IF APPLICABLE)
5. ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED.
6. ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO CARRY A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE.
7. ENCLOSURE MUST BE BIG ENOUGH FOR ROLL OUT SERVICE THE DESIRED PATH OF TRAVEL FOR THE BIN MUST BE LEVEL WITH NO "LIPS" OR MAJOR ELEVATION CHANGES.
8. TO HOLD MINIMUM NUMBER OF REQUIRED BINS THAT ARE 7' X 4' X 4' EACH PLUS ENOUGH ROOM TO MANEUVER BIN.
9. MAX SIZE BIN 4 CUBIC YARDS.
10. MAXIMUM NUMBER OF PICK-UPS IS 2 TIMES PER WEEK FOR RESIDENTIAL PROJECTS.
11. EACH HOME WILL BE REQUIRED TO HAVE A MINIMUM OF 1 - 96 GALLON CART FOR EACH COMMODITY; TRASH, RECYCLE, AND GREEN WASTE.

NOTES

1. REMOVE DRIVEWAY APPROACH AND CURB & GUTTER, CONSTRUCT NEW SIDEWALK, PARKWAY AND CURB & GUTTER, PER CITY STANDARDS. (STANDARD PLAN NUMBERS 1101 & 1104).
2. REMOVE SIDEWALK AND CURB & GUTTER ALONG THE PROJECT FRONTAGE, AND REPLACE WITH THE CONSTRUCTION OF NEW SIDEWALK AND CURB & GUTTER ALONG THE PROJECT FRONTAGE, PER CITY STANDARDS. (STANDARD PLAN NUMBERS 1101 & 1104).
3. REMOVE EXISTING LANDSCAPE AND INSTALL SOD AND NEW TREES, PER CITY STANDARDS.
4. INSTALL A STREET LIGHT IN PARKWAY PER CITY STANDARDS, AND CONNECT TO THE POWER GRID.
5. ALL EXISTING AND PROPOSED UTILITIES SERVING THIS PROJECT SHALL BE UNDERGROUND.
6. INSTALL IRRIGATION SYSTEM IN THE PARKWAY WITH CONNECTION TO ONSITE IRRIGATION.
7. 15' X 15' SITE DISTANCE TRIANGLE AT THE DRIVEWAY ENTRANCE. NO OBSTRUCTIONS, WALLS OR LANDSCAPING ABOVE 2.5' HIGH WITHIN SITE DISTANCE TRIANGLE.
8. THE STREET PAVEMENT WILL BE TREATED WITH A 2" - 2.5" GRIND AND OVERLAY AT THE PROJECT FRONTAGE, MEASURED FROM GUTTER LIP TO GUTTER LIP.
9. THE BMPs, SHOWN ON THE APPROVED SITE PLAN/ EROSION CONTROL PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs.
10. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT). CONTACT MINDY LY (714) 647-5665 FOR ADDITIONAL INFORMATION.
11. THE ENTIRE WIDTH OF THE PROPOSED PRIVATE DRIVEWAY WITHIN THIS SITE IS TO BE DEDICATED TO THE CITY OF SANTA ANA AS A "NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN, OVER, ACROSS, UPON, AND THROUGH SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS WITHIN THE SAID SITE." SEE SHEET A1.0
12. APPROPRIATE BACK FLOW PREVENTER REQUIRED FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS (AS APPLICABLE). SEE KEYNOTES



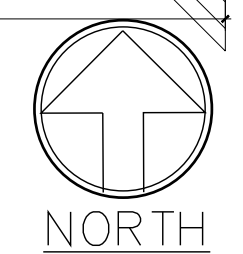
KEYNOTES

1. DOMESTIC COMBINATION BACKFLOW
2. BACKFLOW PREVENTER FOR LANDSCAPE IRRIGATION
3. TRANSFORMER VAULT
4. WATER METER/ BACKFLOW DEVICE
5. GAS METER
6. REDUCED PRESSURE BACKFLOW PREVENTER
7. INFILTRATION TRENCH WITH MONITORING WELLS
8. NEW PRIVATE WATER MAIN
9. PRIVATE SEWER MAIN
10. SEWER LATERAL

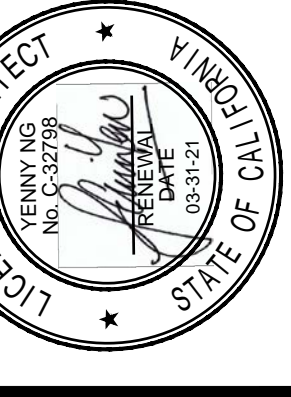
20 GUEST PARKING SPACES
PARKING RATIO= 4 SPACES/ UNIT

SEE A1.0 LARGER SITE CONTEXT AND ADDITIONAL NOTES,
SEE A1.2 FOR TRASH ENCLOSURE, PICNIC SHELTER & AMENITIES DRWGS.

SEE LANDSCAPE DRAWING FOR HARDSCAPE AND SOFTSCAPE.



REVISIONS



**BEWLEY STREET 10 UNIT
CONDOMINIUM DEVELOPMENT**
1122 N. BEWLEY ST. SANTA ANA, CA

**ENLARGED SITE PLAN
WALL & FENCE ELEVATION**

DATE 1/14/19
SCALE SEE PLAN
DRAWN F.N.
JOB# YR17008
SHEET#

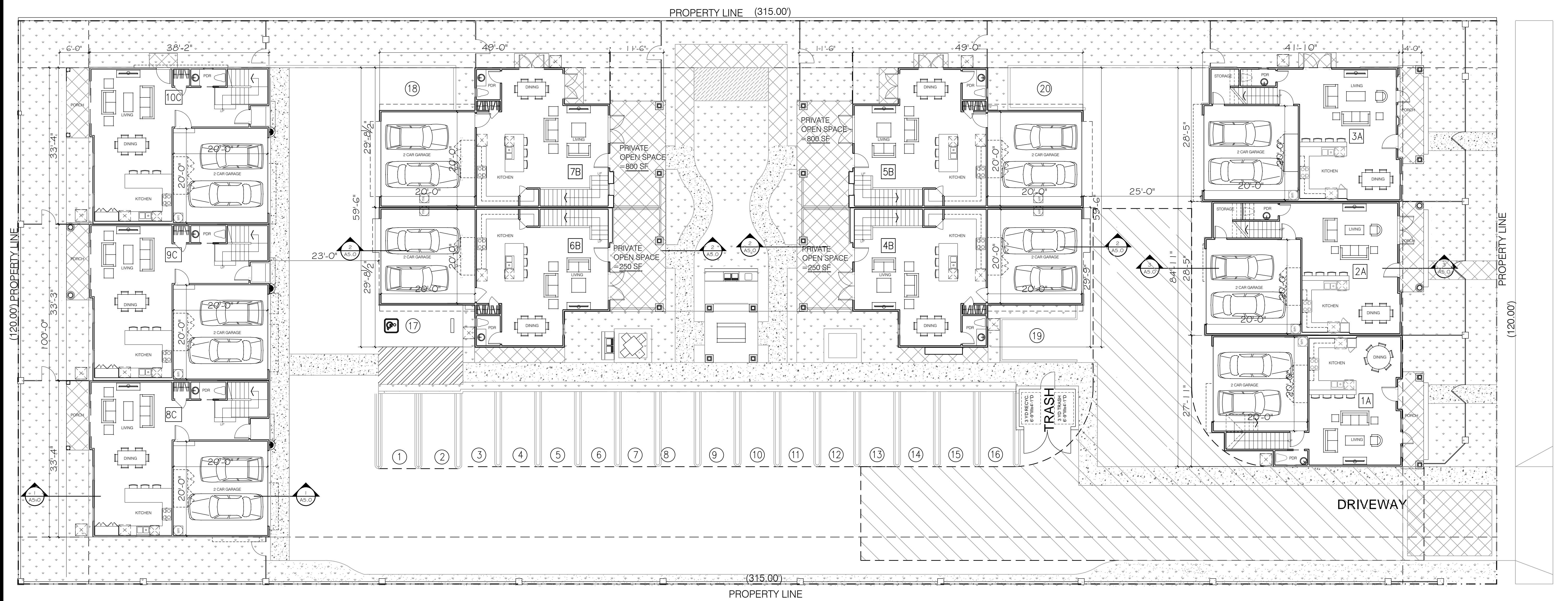
A1.1

EXHIBIT 7

USER: ADA PLOTTED: 11/18/2019 - 3:50 PM Y:\Projects\17008-Bewley\17008-Bewley\Drawings\10 Unit site plan- 05-23-19\Bewley\Townhouses-site plan-10 units.dwg LAYOUT: A2.0 FIRST FLOOR



FRONT YARD FENCE & PILASTERS SCALE: 3/16" = 1'-0" 2



FIRST FLOOR PLAN SCALE: 3/32" = 1'-0" 1

REVISIONS

NO.	DESCRIPTION	DATE



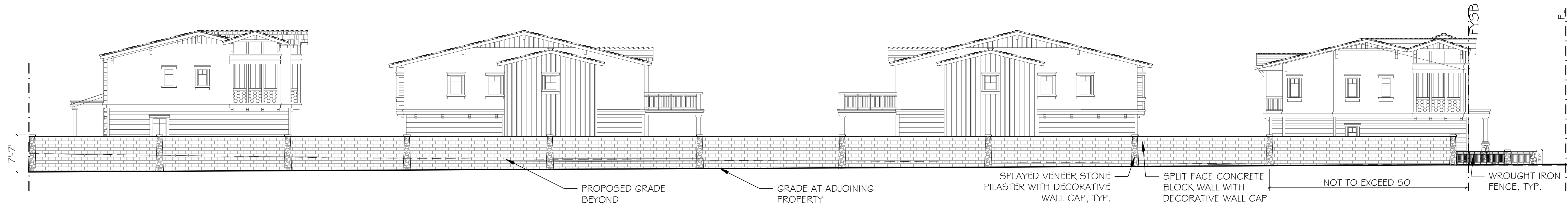
**BEWLEY STREET 10 UNIT
CONDOMINIUM DEVELOPMENT**
1122 N. BEWLEY ST. SANTA ANA, CA
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FIRST FLOOR PLAN

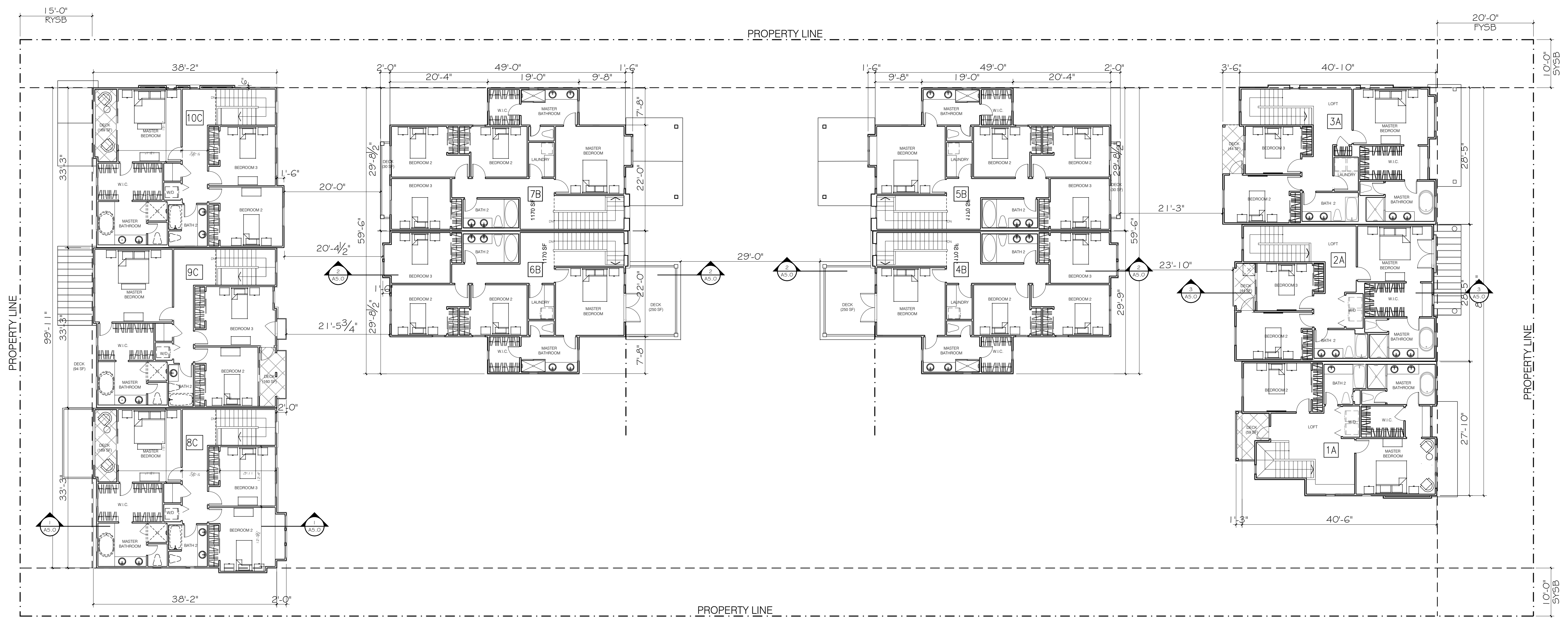
DATE	11/14/19
SCALE	SEE PLAN
DRAWN	F.N.
JOB#	YR17008
SHEET#	A2.0



USER: ADA PLOTTED: 11/18/2019 3:50 PM Y:\Projects\K17008-BW Townhouses-1\122 N Bewley St, Santa Ana\Drawings\10 Unit site plan- 05-23-19\Bw Townhouses-site plan-10 units.dwg LAYOUT: A2.1 SECOND FLOOR



SOUTH PERIMETER WALL- REAR PERIMETER WALL SIMILAR SCALE: 3/32" = 1'-0" 2



SECOND FLOOR PLAN SCALE: 3/32" = 1'-0" 1

NO.	DATE	DESCRIPTION

YING ARCHITECTS
 1521 Brookline Drive, Suite 8
 Santa Ana, CA 92705
 Phone: 714.428.8001
 www.yingarchitects.com



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 1122 N. BEWLEY ST. SANTA ANA, CA
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SECOND FLOOR PLAN

DATE	11/14/19
SCALE	SEE PLAN
DRAWN	F.N.
JOB#	YR17008
SHEET#	A2.1

EXHIBIT 8



WOOD LINTEL, PAINT FINISH DECORATIVE LIGHT FIXTURE CONCRETE LINTEL BRICK VENEER WOOD LINTEL, PAINT FINISH METAL GARAGE DOOR, PAINT FINISH HARDI PANEL SIDING, PAINT FINISH

WEST ELEVATION SCALE: 1/4"=1'-0



NORTH ELEVATION SCALE: 1/4"=1'-0



WOOD FASCIA, PAINT FINISH EXPOSED RAFTER TAILS, PAINT FINISH STANDING SEAM METAL ROOF STUCCO, PAINT FINISH METAL GUARDRAIL, PAINT FINISH WOOD OUTRIGGER, PAINT FINISH STUCCO, PAINT FINISH WOOD TRIM, PAINT FINISH CONCRETE ROOF TILE

27'-0" 9'-0" 9'-0"

DRIVEWAY

WOOD COLUMN, PAINT FINISH HARDI PANEL SIDING, PAINT FINISH WOOD TRIM, PAINT FINISH BRICK VENEER DECORATIVE LIGHT FIXTURE STONE VENEER WOOD TRIM, PAINT FINISH

WROUGHT IRON FENCE



1



2



3



4



5



6

UNIT 3 - (LEFT)
COLORS AND MATERIALS LIST:

- 1. CONCRETE ROOF TILE:** EAGLE ROOFING- GOLDEN EAGLE 1687 BROWN GRAY RANGE
- 2. PAINTED WOOD:** DUNN EDWARDS DE6074 FRONTIER LAND
- 3. PAINTED STUCCO:** DUNN EDWARDS DE6113 ALPACA WOOL
- 4. PAINTED WOOD:** DUNN EDWARDS DE6097 MONTEREY BROWN
- 5. SIDING:** HARDIEPLANK LAP SIDING SMOOTH- AUTUMN TAN
- 6. SIDING:** HARDIEPLANK VERTICAL SIDING SMOOTH- MOUNTAIN SAGE

EAST ELEVATION

SCALE: 1/4"=1'-0"



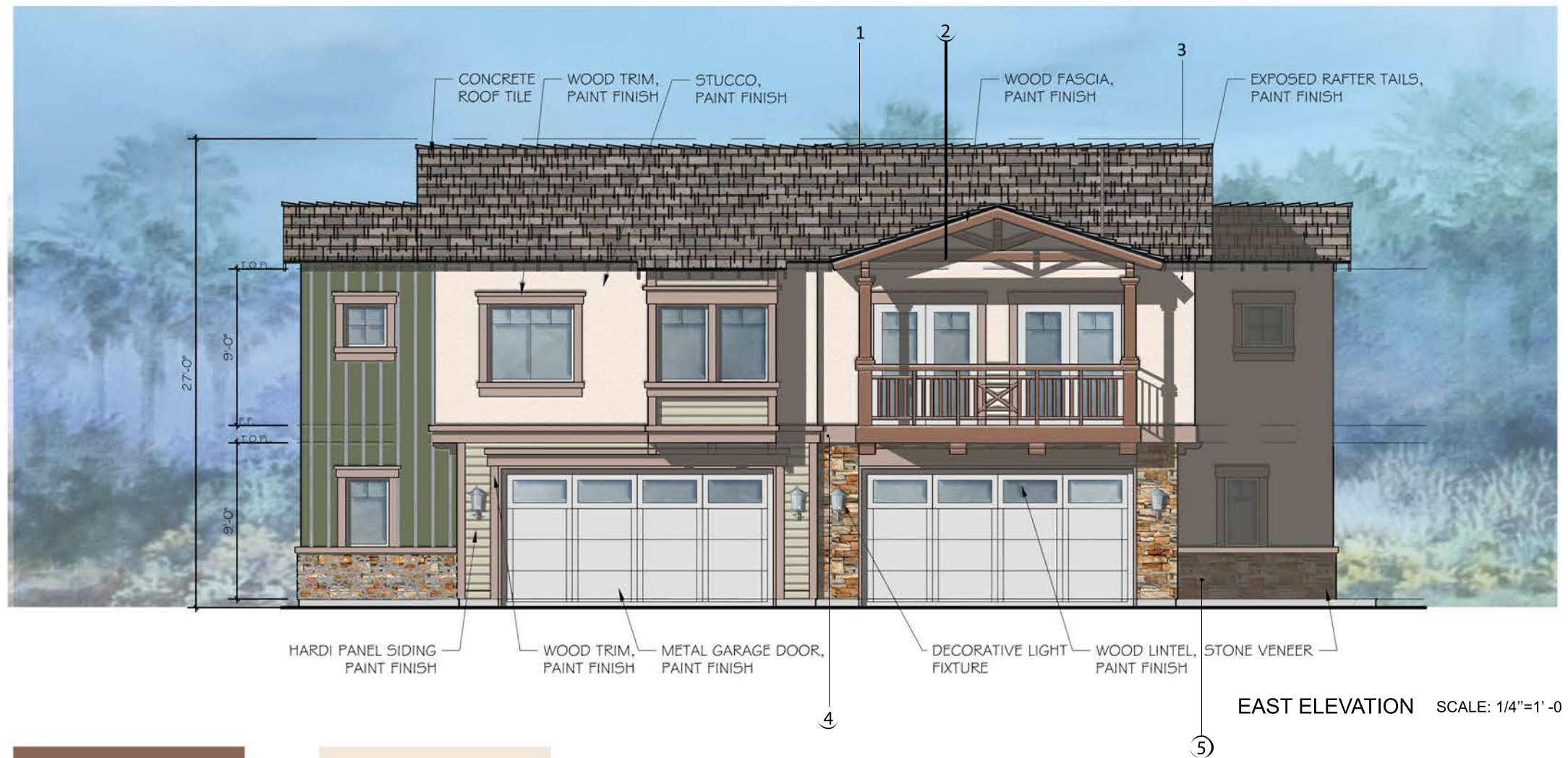
STONE VENEER HARDI PANEL SIDING, PAINT FINISH WOOD TRIM, PAINT FINISH

WEST ELEVATION SCALE: 1/4"=1'-0



NORTH ELEVATION SCALE: 1/4"=1'-0

BUILDING B
 1122 N. BEWLEY ST.
 SANTA ANA, CA



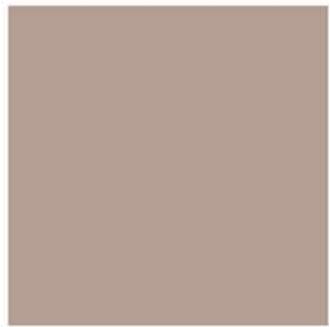
1



2



3



4



5

UNIT 5 - RIGHT
COLORS AND MATERIALS LIST:

1. CONCRETE ROOF TILE: EAGLE ROOFING- GOLDEN EAGLE
1687 BROWN GRAY RANGE

2. PAINTED WOOD: DUNN EDWARDS
DE6097 MONTEREY BROWN

3. PAINTED STUCCO: DUNN EDWARDS
DE6113 ALPACA WOOL

4. PAINTED WOOD: DUNN EDWARDS
DE6074 FRONTIER LAND

5. STONE VENEER: CORONADO STONE
COUNTRY LEDGSTONE-MOJAVE



WEST ELEVATION

SCALE: 1/4"=1'-0"



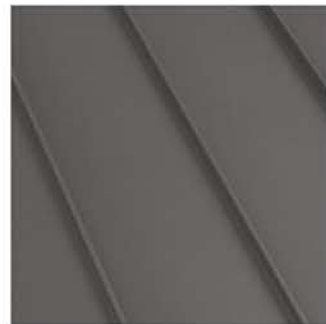
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

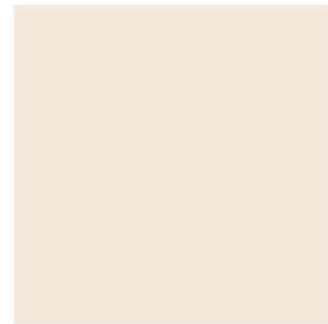
BUILDING C
1122 N. BEWLEY ST.
SANTA ANA, CA



EAST ELEVATION SCALE: 1/4"=1'-0



1



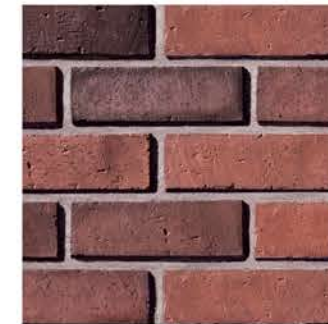
2



3



4



5

UNIT 9 - (MIDDLE)
COLORS AND MATERIALS LIST:

1. METAL ROOF: ACCEL STANDING COLONIAL
SEAM ROOF: SLATE GREY

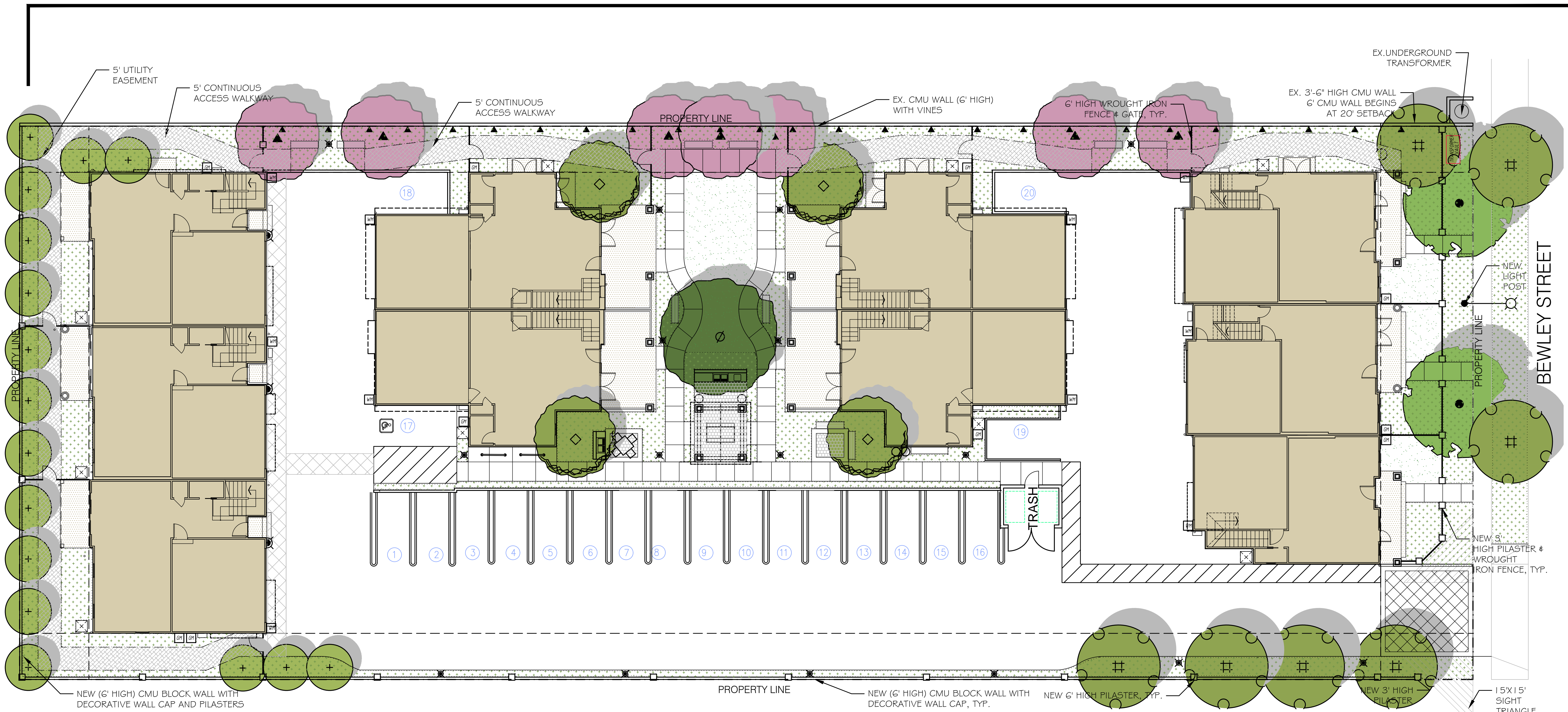
2. PAINTED STUCCO: DUNN EDWARDS
DE6113 ALPACA WOOL

3. PAINTED WOOD: SHERWIN WILLIAMS SN 7520 PLANTATION SHUTTERS.

4. PAINTED STUCCO: SHERWIN WILLIAMS SW 7030 ANEW GRAY

5. BRICK VENEER: CORONADO STONE
WIRE CUT BRICK- LA JOLLA

EXHIBIT 9



PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS
PROPOSED TREES			
	ARBUSUS MARINA' / NCN	24" BOX STANDARD FORM	LOW
	GLEDITSIA TRIACANTHOS / HONEY LOCUST	24" BOX STANDARD FORM	LOW
	MAGNOLIA 'LITTLE GEM' / DWARF MAGNOLIA	36" BOX STANDARD FORM	LOW
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	24" BOX STANDARD FORM	LOW
	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX STANDARD FORM	MOD
	PODOCARPUS GRACILIOR / FERN PINE	24" BOX COLUMN FORM	LOW

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS
PROPOSED SHRUBS			
	ACHILLEA 'MOONSHINE' / YARROW	1 GAL / 30" O.C.	LOW
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL / 42" O.C.	LOW
	ALYOGYNE HUEGELII / BLUE HIBISCUS	5 GAL / 42" O.C.	LOW
	BUDDLEIA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH	1 GAL / 42" O.C.	MOD/LOW
	DIANELLA R. 'LITTLE REV' / LITTLE REV DIANELLA	1 GAL / 30" O.C.	LOW
	DIANELLA T. 'SILVER STREAK' / SILVER STREAK FLAX LILY	5 GAL / 36" O.C.	LOW
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	5 GAL / 36" O.C.	MOD/LOW
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 24" O.C.	LOW
	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL / 36" O.C.	LOW
	LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH	1 GAL / 30" O.C.	LOW
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL / 36" O.C.	MOD/LOW
	PENNISETUM ALOPECUROIDES / BLACK PENNISETUM	1 GAL / 36" O.C.	LOW
	SALVIA GREGII 'FURHMAN'S RED' / FURHMANS RED SAGE	1 GAL / 30" O.C.	LOW

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS
PROPOSED SHRUBS			
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL / 42" O.C.	MOD / LOW
	HOSTA x 'MINUTEMAN' / MINUTEMAN PLANTAIN LILY	1 GAL / 30" O.C.	MOD / LOW
	BERGENIA 'BRESSINGHAM RUBY' / BERGENIA	1 GAL / 24" O.C.	LOW
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN	LOW
PROPOSED GROUNDCOVER			
	ROSA X 'FLOWERING CARPET' / FLOWERING CARPET ROSE - PINK	1 GAL / 30" O.C.	LOW
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.	LOW
	LANTANA CAMARA / COMMON LANTANA	5 GAL / 36" O.C.	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 36" O.C.	LOW

NOTES:
 PROPOSED IRRIGATION SYSTEM FOR THE PARKWAY LANDSCAPE SHALL BE TIED INTO THE ON-SITE SYSTEM.
 PROPOSED PARKWAY LANDSCAPE AND TREE PLANTING SHALL BE PER THE CITY OF SANTA ANA GUIDELINES.
 CONTRACTOR SHALL REMOVE EXISTING LANDSCAPE IN PARKWAY AREA AND REPLACE WITH PROPOSED STREET TREES AND SOD / GROUNDCOVER PER CITY STANDARDS.



USER: ADMIN PLOTTED: 8/22/2019 9:30 AM C:\DWG5\Yemly\Bewley Townhomes\DD\Bewley Townhomes DD.dwg LAYOUT: DD

REVISIONS

YING ARCHITECTS
 1331 Brookline Drive, Suite 8
 Santa Ana, CA 92701
 714.438.8801
 www.yingarchitects.com

Colleen M. Nolan
 Landscape Architect, #5439
 cnolan@cox.net
 714.743.7915 cell

MULTI-FAMILY RESIDENTIAL
 1122 N. BEWLEY ST.
 SANTA ANA, CA

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PRELIMINARY LANDSCAPE PLAN

DATE	08/22/19
SCALE	C. NOLAN
DRAWN	C. NOLAN
JOB#	YR17008
SHEET#	L1.1





PICNIC SHELTER
(WITH BUILT-IN BBQ GRILLS)



GRASS PLAY AREA



PICNIC TABLES

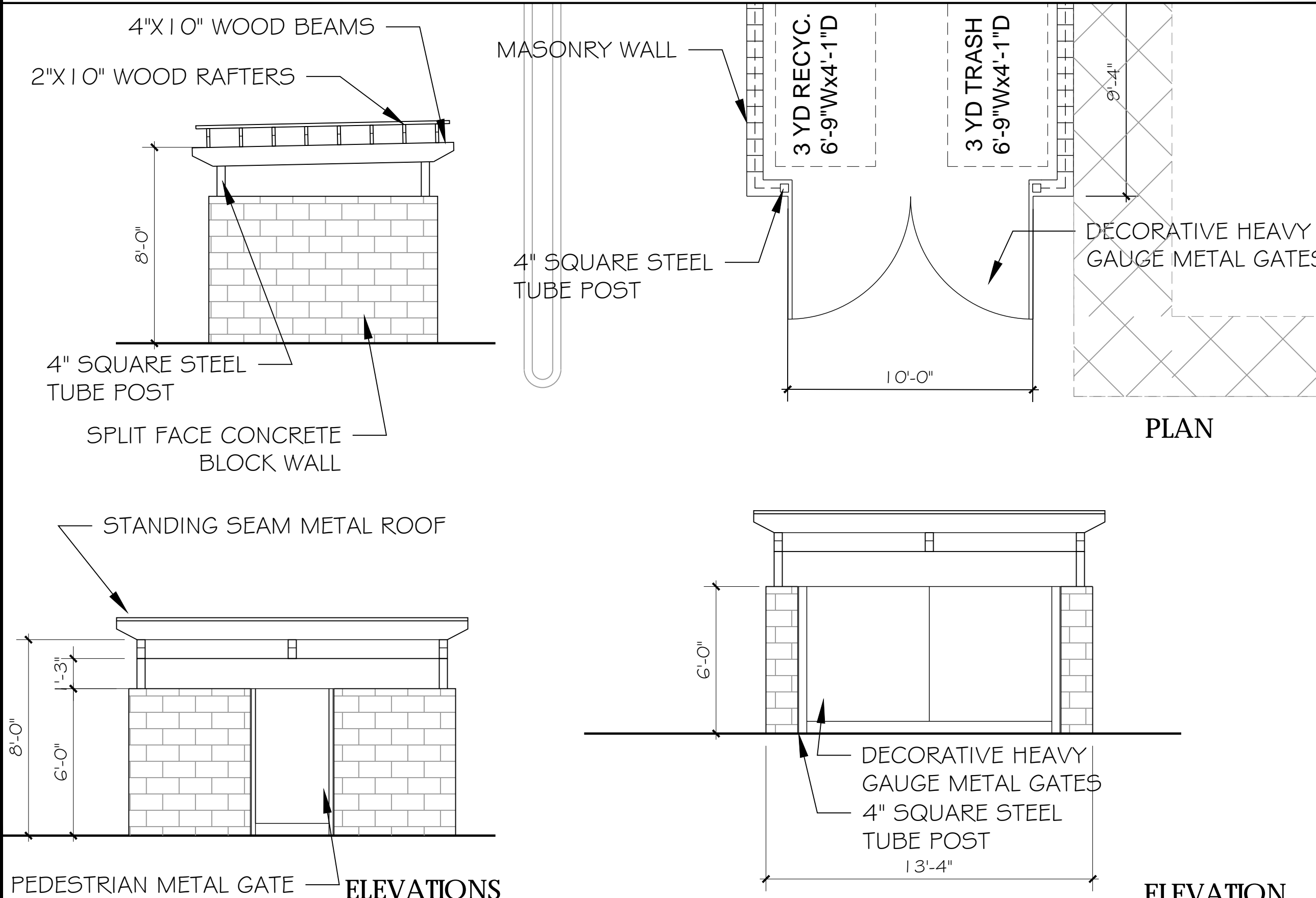
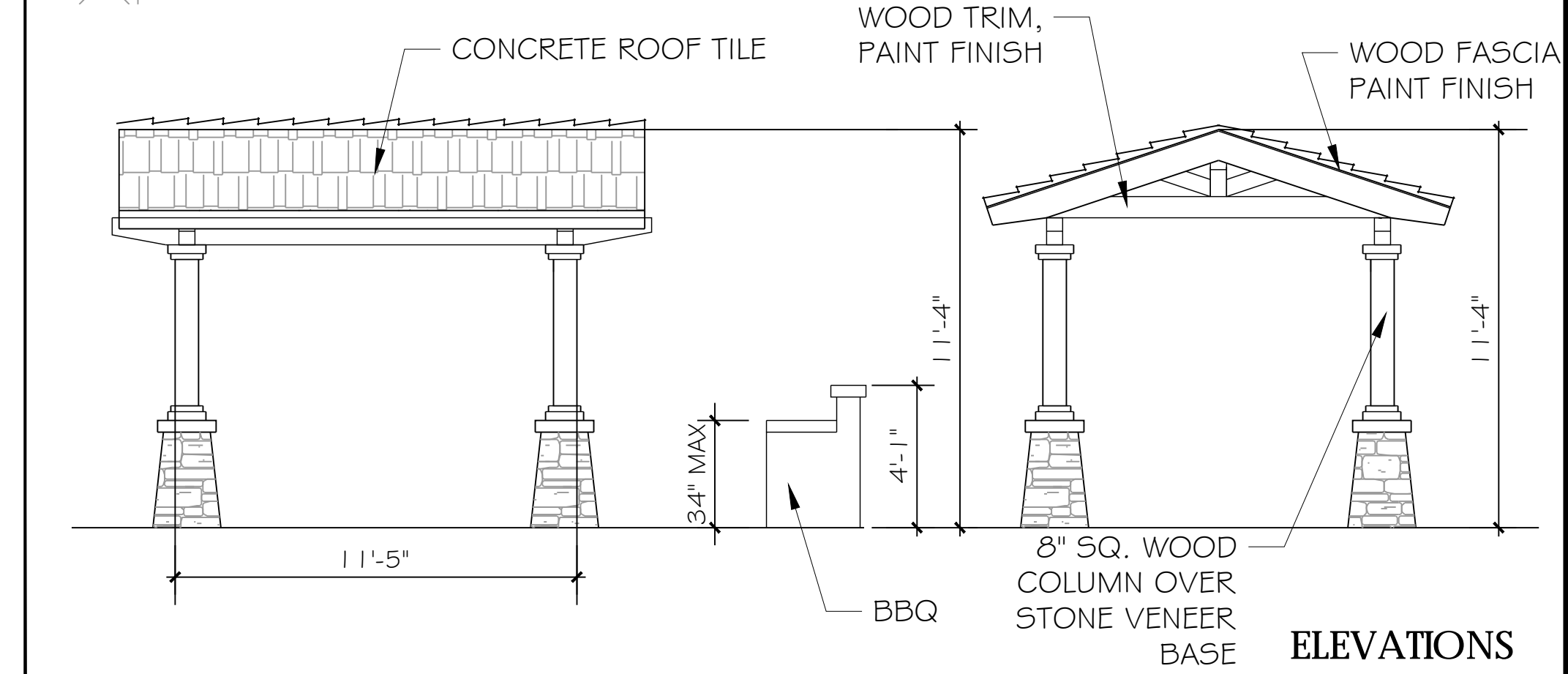
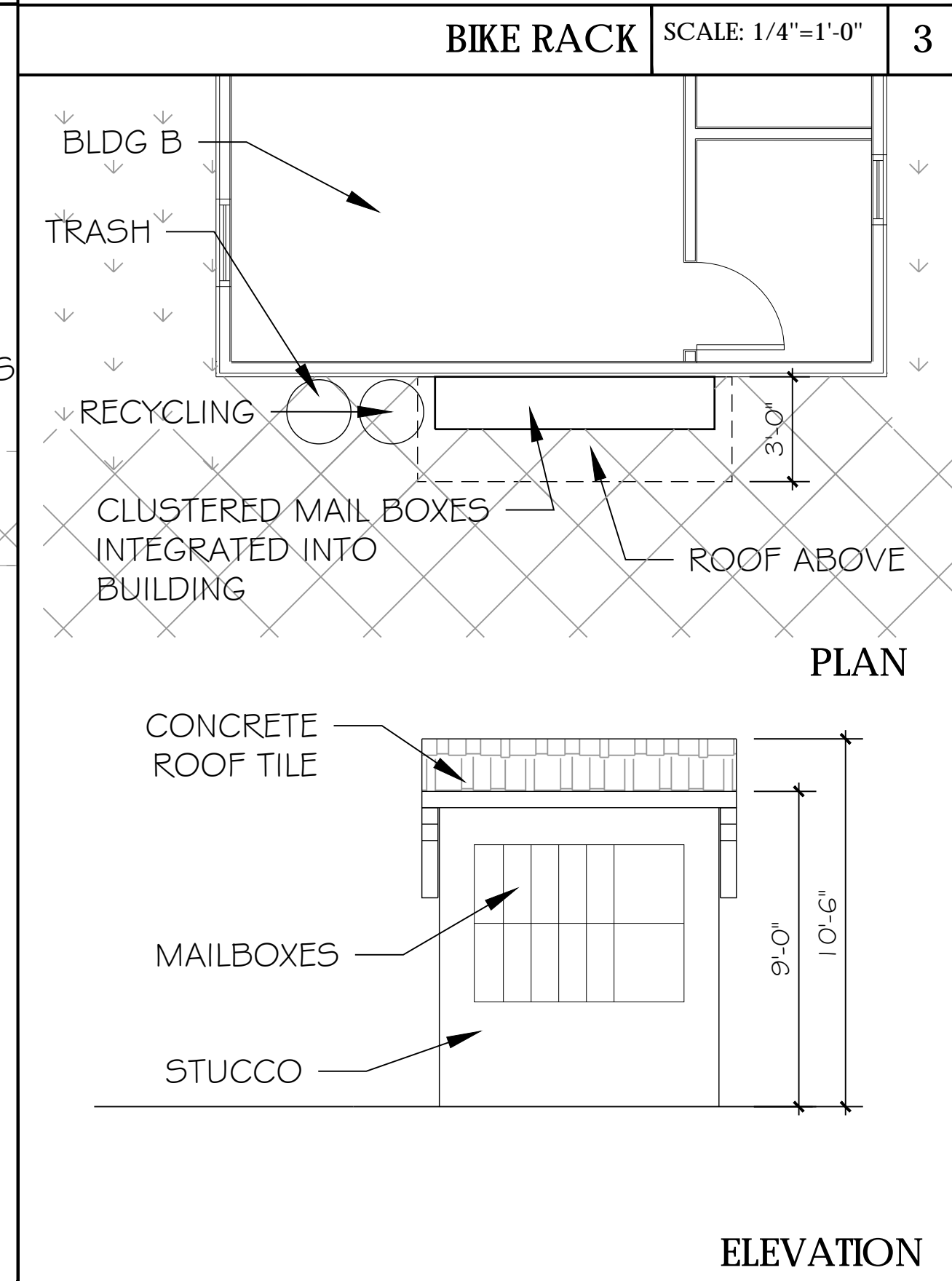
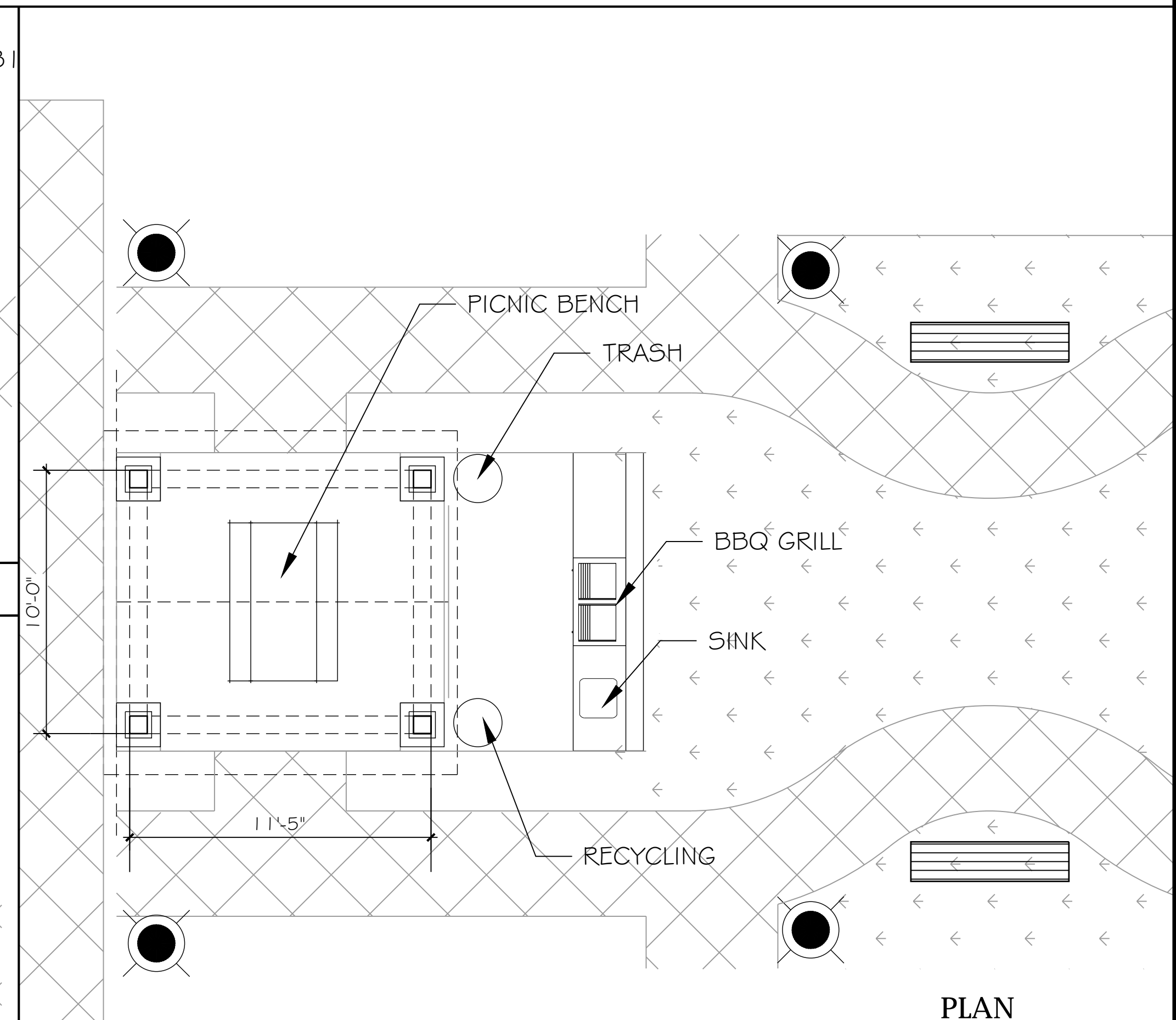
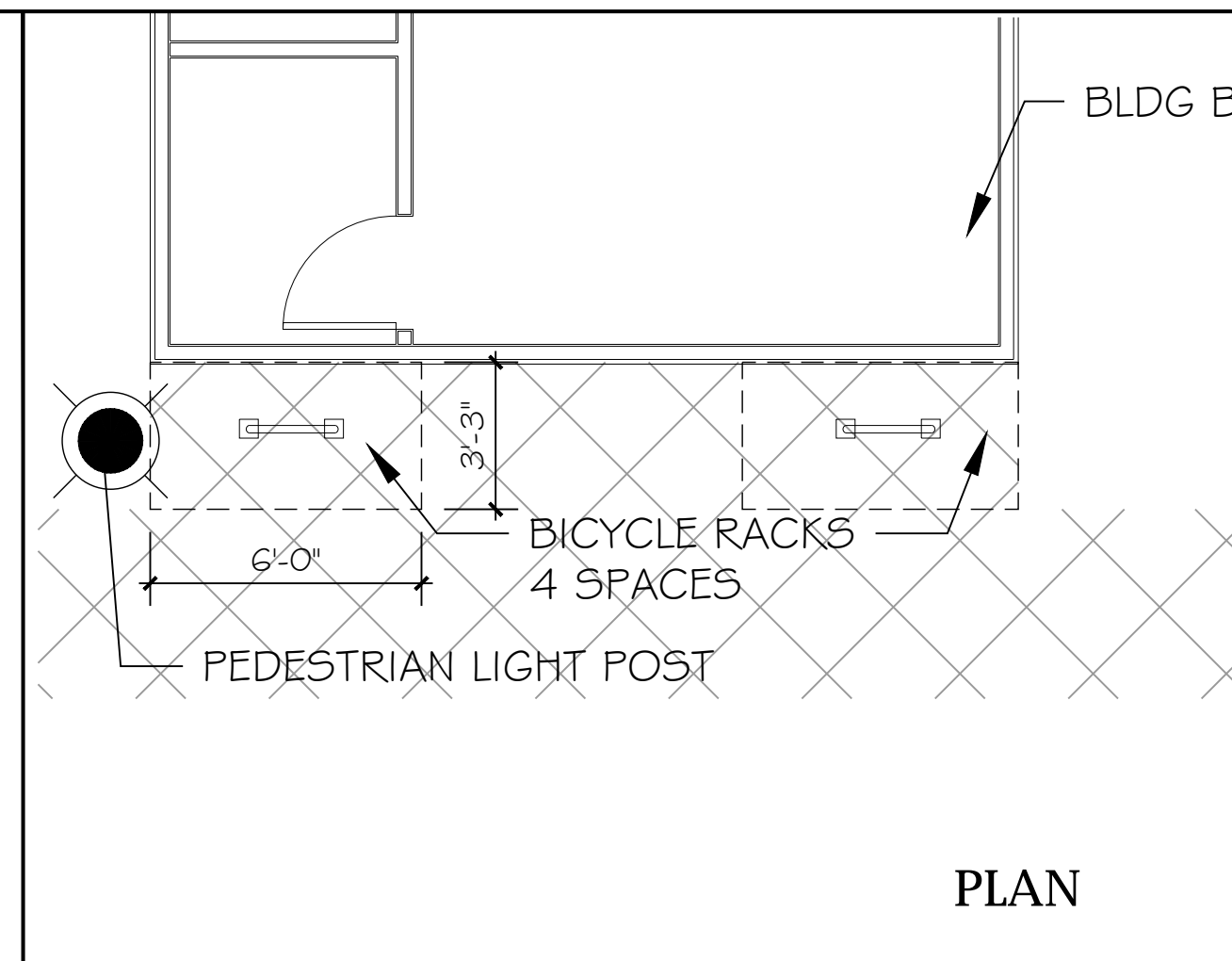


BENCHES

NOTES

The proposed trash enclosure shall comply with the following requirements and provide details and elevations of such requirements:

- i. A swinging double door as an access gate with locking capabilities shall be included on one (1) side of the enclosure. The enclosure shall be designed with decorative heavy gauge metal gates with cane bolts on the doors to secure the gates when in the open position. Doors or gates to the enclosure shall be self-closing.
- ii. Enclosures shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main building. Split face concrete block finish is recommended.
- iii. The enclosure shall have an architecturally compatible solid roof/cover feature.
- iv. The enclosure shall incorporate a separate pedestrian gate/door entry.
- v. Flowering vines shall be included on the walls of the enclosure to reduce graffiti and soften the appearance.

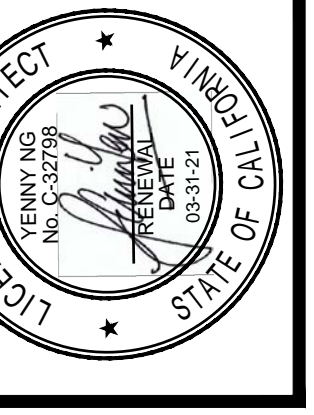
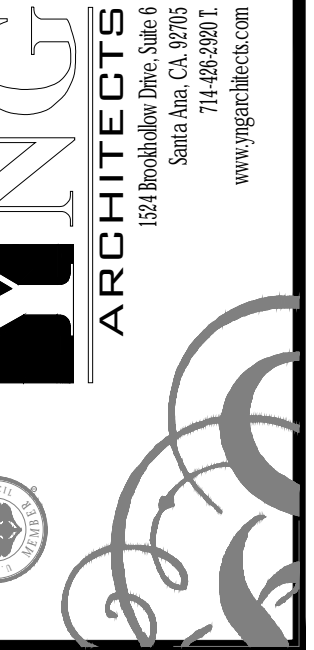


TRASH ENCLOSURE SCALE: 1/4"=1'-0" 4

COMMUNITY MAILBOX SCALE: 1/4"=1'-0" 2

PICNIC SHELTER SCALE: 1/4"=1'-0" 1

REVISIONS



**BEWLEY STREET 10 UNIT
CONDOMINIUM DEVELOPMENT**
1122 N. BEWLEY ST. SANTA ANA, CA
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AMENITIES

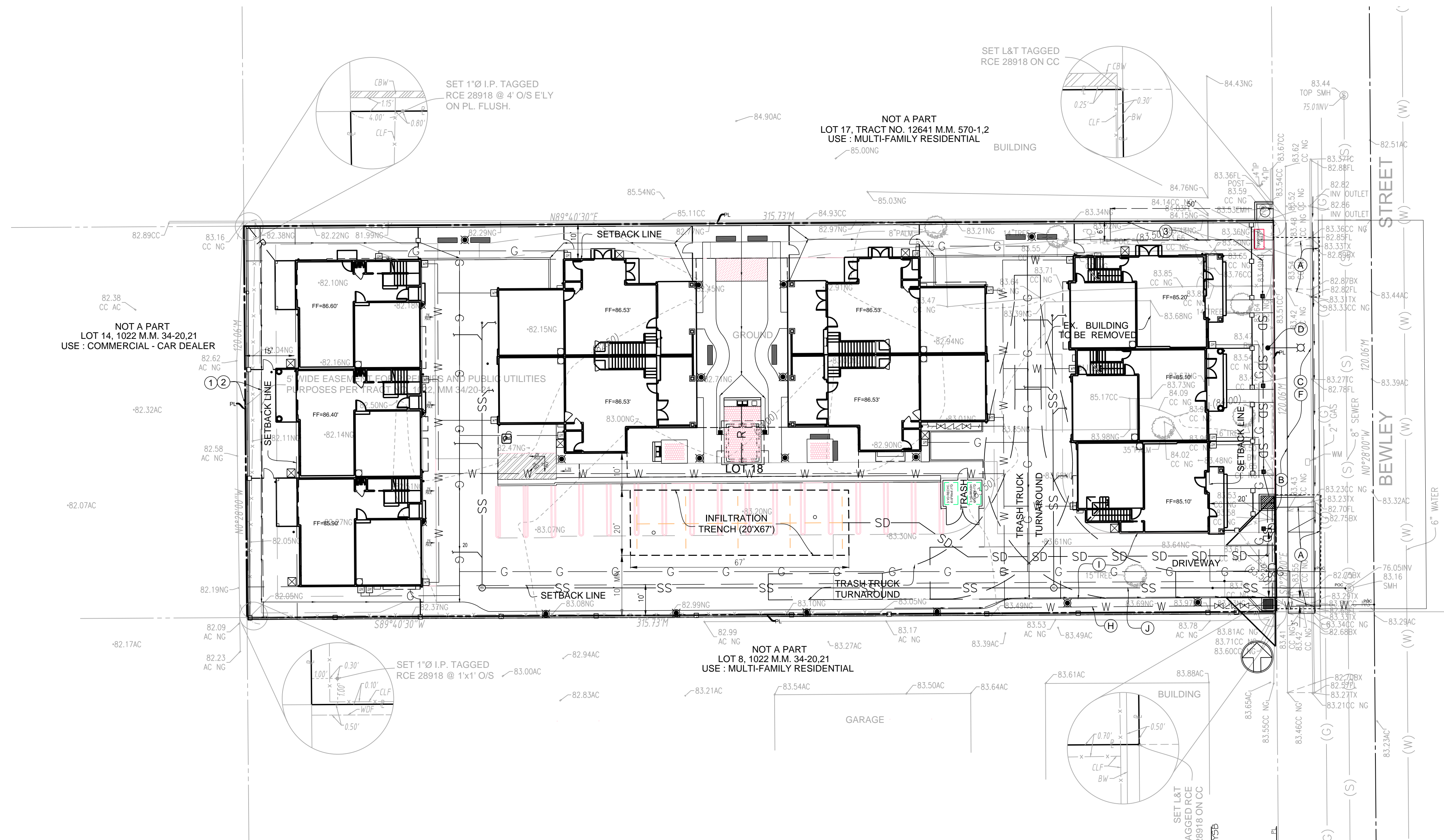
DATE 11/14/19
SCALE SEE PLAN
DRAWN F.N.
JOB# YR17008
SHEET#

A1.2

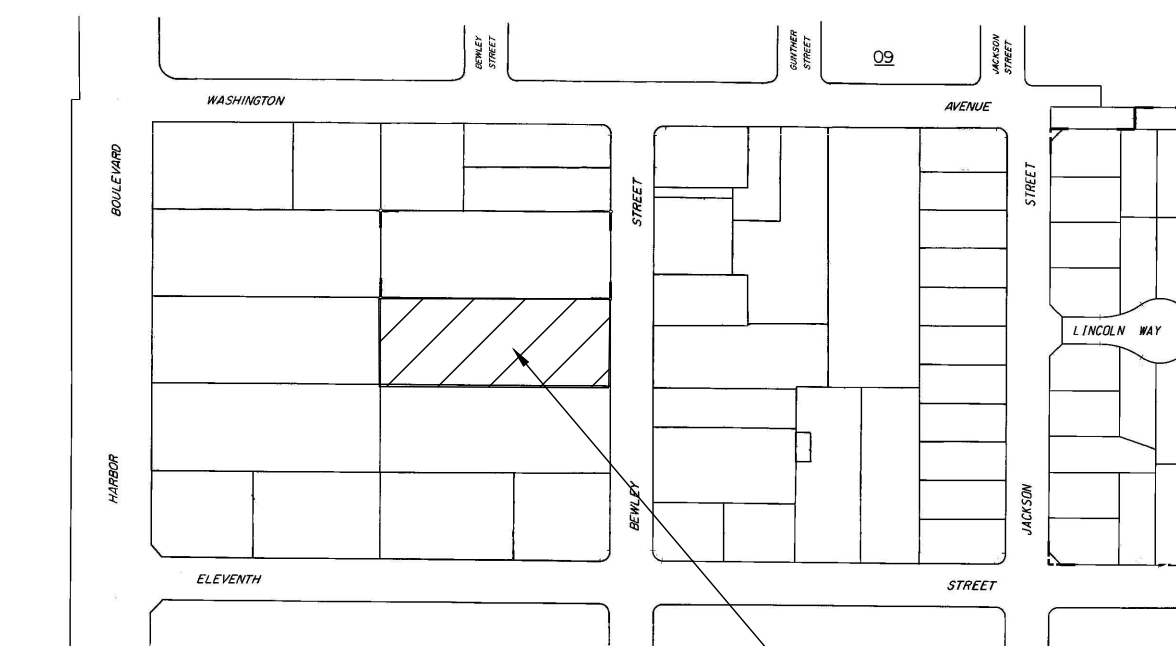
EXHIBIT 10

BEWLEY STREET TOWNHOMES TENTATIVE TRACT MAP NO. 18178 FOR RESIDENTIAL CONDOMINIUM PURPOSES IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 8/12/2019



VICINITY MAP
NOT TO SCALE



PROJECT SITE

OWNERS/SUBDIVIDERS:

KIMLOAN J. NGUYEN, A SINGLE WOMAN
MARY NGUYEN, A SINGLE WOMAN
ANDY LA AND ANNE THI NGUYEN, HUSBAND AND WIFE
HIEP VAN BUI AND LINDA LA, HUSBAND AND WIFE
946 S. EMERALD STREET
ANAHEIM, CA 92804
TEL (251) 888-1889

ZONING:

PRESENT - R2 (TWO-FAMILY RESIDENTIAL)
PROPOSED - R2 (TWO-FAMILY RESIDENTIAL)

USE:

PRESENT - SINGLE FAMILY RESIDENTIAL
PROPOSED - 11-UNITS RESIDENTIAL CONDOMINIUM

OWNERS REPRESENTATIVE:

HOANG BUI
silvertiger@usa.com
TEL : (251)-888-0749

GENERAL LAND USE: LR 7.0

OCCUPANCY: R-2/U

AREA: 37,906 SQUARE FEET OR 0.87 ACRES

PROJECT ADDRESS:

1122 N. BEWLEY STREET
SANTA ANA, CA 92703

APN: 198-101-07

LEGAL DESCRIPTION:

LOT 18, OF TRACT 1022, AS PER MAP RECORDED IN BOOK 34, PAGES 20 AND 21 OF MISCELLANEOUS MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NOTES:

- (A) REMOVE DRIVEWAY APPROACH AND CURB AND GUTTER. CONSTRUCT NEW SIDEWALK, PARKWAY AND CURB AND GUTTER, PER CITY STANDARDS.
- (B) REMOVE SIDEWALK AND CURB AND GUTTER ALONG THE PROJECT FRONTAGE. AND REPLACE WITH THE CONSTRUCTION OF NEW SIDEWALK AND CURB AND GUTTER ALONG THE PROJECT FRONTAGE, PER CITY STANDARDS.
- (C) REMOVE EXISTING LANDSCAPE AND INSTALL NEW SOD AND NEW TREES, PER CITY STANDARDS.
- (D) INSTALL A STREET LIGHT IN PARKWAY PER CITY STANDARDS, AND CONNECT TO THE POWER GRID.
- (E) ALL EXISTING AND PROPOSED UTILITIES SERVING THIS PROJECT SHALL BE UNDERGROUND.
- (F) INSTALL IRRIGATION SYSTEM IN THE PARKWAY WITH CONNECTION TO THE ON-SITE IRRIGATION.
- (G) THE STREET PAVEMENT WILL BE TREATED WITH A 2"-2.5" GRIND AND OVERLAY AT THE PROJECT FRONTAGE, MEASURED FROM GUTTER LIP TO GUTTER LIP.
- (H) CONSTRUCT NEW 6" PRIVATE WATER LINES WITHIN THE PRIVATE DRIVE. UPON DIRECT CONNECTION TO THE CITY PUBLIC WATER MAINS IN BEWLEY STREET, AND VIA A 6" REDUCED PRESSURE BACK FLOW PREVENTERS.
- (I) THE ENTIRE WIDTH OF THE PROPOSED PRIVATE DRIVE WITHIN THE SITE TO BE DEDICATED TO THE CITY OF SANTA ANA AS A "NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS WITHIN THE SAID SITE.
- (J) CONSTRUCT NEW 8" PRIVATE SEWER MAIN AND 4" SEWER LATERALS WITHIN THE PRIVATE DRIVES, TO CONNECT THE PROPOSED PROJECT TO THE CITY PUBLIC SEWER SYSTEM IN BEWLEY STREET.
- (K) 15' X 15' SITE DISTANCE TRIANGLE AT THE DRIVEWAY ENTRANCE.

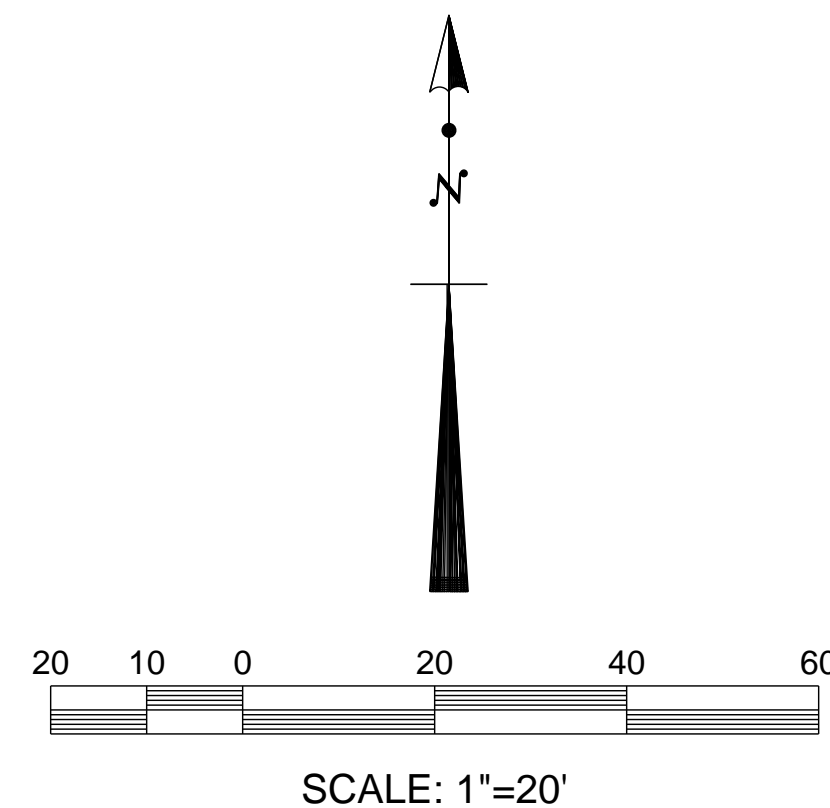
TITLE COMPANY:

FIDELITY NATIONAL TITLE
19000 MACARTHUR BLVD., SUITE 300
IRVINE, CA 92612

FILE NO. 00124952-997-OC1-TR2
DATE : OCTOBER 6, 2017

EASEMENT NOTES:

- ① 5' WIDE EASEMENT FOR PIPELINE AND PUBLIC UTILITIES PER TRACT MAP NO. 1022, M.B. 34-20/21.
- ② AN EASEMENT FOR POLE LINES, CONDUITS, UTILITY INSTALLATION, MAINTENANCE AND INCIDENTAL PURPOSES RECORDED MAY 24, 1940 IN BOOK 1046, PAGE 346, OFFICIAL RECORDS.
- ③ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 22, 1958 IN BOOK 4456, PAGE 375, OFFICIAL RECORDS.



<p>PREPARED BY: P.A. ARCA ENGINEERING, INC. <i>Perfecto A. Arca</i> PERFECTO A. ARCA RCE #028918</p>	<p>STAMP PROFESSIONAL ENGINEER PERFECTO A. ARCA 28918 Exp. 3-31-21 CIVIL STATE OF CALIFORNIA</p>
<p>8/12/2019 DATE</p>	

EXHIBIT 11



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 11th 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.



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.

Sign-In Sheet

1122 N. Bewely St. Townhomes

Early Outreach Community Meeting

Monday March 12th, 2018

Time: 6:30pm

Hazard Elementary School

Name - Print	Address	Email / Phone	Signature
Ann Ni	City of Santa Ana		
Jose Aguirre	1209 N. Bewley	S. A. Ca	
Marcos Cubias	3625 W. 11th St. Apt#1	(714) 425-0508 / marcocubias@gmail.com	Marcos
MICHAEL PHAM	1212 N. BEWLEY ST. SANTA ANA		Michael Pham
Trinh Grant	PO Box 18808, Anaheim 92817	trinhg@sbeglobal.net	Trinh Grant
Jay Hills	1010 N. Bewley St. SA		Jay Hills
Sofia Steve	Bewley / W. Washington	Sofia Steve@gmail.com	S. Steve
Thu Huygah		Thu.huygah@yahoo.com	
Scott Kutner	CITY OF SANTA ANA	714) 667-2259	Scott Kutner
Ridy Chavon	3522 W. 11 St S. A	(714) 265-5046	Ridy Chavon

Linda La invites you to a **Community Open House** introducing the **1122 N. Bewley St. Project**
Linda La le hace una invitación a una junta abierta comunitaria para presentar el proyecto de 1122 N. Bewley St.

Monday, March 12th
Lunes, 12 de Marzo
6:30 to 7:30 PM

Hazard Elementary School
Multi-purpose room
4218 W. Hazard Ave
Santa Ana, CA 92703



1122 N. Bewley St. is a new multi-family residential development in Santa Ana.
The planned development will have 4 new buildings, each comprised of 3 attached 3 and 2- story townhouses and will include public open space. Each townhouse will have an attached 2-car garage on the first floor and 12 on site parking spaces for guests.

1122 N. Bewley St. es un nuevo desarrollo residencial multifamiliar en Santa Ana. El desarrollo previsto tendrá 4 edificios nuevos que va constar de 3 casas adosadas unidas de 3 y 2 pisos, que incluirá espacio público abierto. Cada casa adosada tendrá un garaje para dos carros unidos al primero piso y 12 espacios para visitas en el sitio.

Our development will be presented during the Open House to you, our neighborhood residents, for your input

Nuestro desarrollo será presentado durante la junta abierta a ustedes, residentes de nuestra vecindario, por su opinión

We would like to hear your views, concerns, and ideas!

¡Nos gustaría escuchar sus opiniones, preocupaciones y ideas!

If you have any questions regarding this event, the project, or if you require interpretation services in languages other than English during the Open House, please feel free to contact us:

Email: KimLoan307@gmail.com
Phone: 714-782-2757

We look forward to seeing you!

Si tiene alguna pregunta sobre este evento, el proyecto, o si necesita servicios de interpretación en otros idiomas que no sean el inglés durante la jornada de puertas abiertas, no dude en ponerse en contacto con nosotros:

Correo electronico: KimLoan307@gmail.com
Phone: 714-782-2757

¡Esperamos verte!

EXHIBIT 12

ER No. 2017-161, GPA No. 2020-03 & TM No. 20202-01

1122 N. Bewley Street

The Final MND and Technical Appendices are available online at:

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

Physical copies are also available for viewing by appointment only. Please contact PlanningDepartment@santa-ana.org before visiting the Planning Division public counter located at:

20 Civic Center Plaza, Santa Ana, CA 92701

Exhibit 12 – Link to MND