

From: [Elvis Delmuro](#)
To: [eComments, PBA](#)
Subject: Tentative Tract Map No. 2022-01 – Ali Pezeshkpour, Case Planner. Project Location: 830 South Harbor Boulevard
Date: Sunday, April 24, 2022 11:54:15 PM

Hi,

I have a few questions and concerns regarding the proposed project on 830 South Harbor Blvd. As a resident of the area I have seen issues with parking arise. There was a similar development approved and constructed on Harbor and Kent st. and a previous motel converted to apartments a few years ago on the same cross streets. When these projects were completed the tenants of these new projects began parking their vehicles in our neighborhoods. This has become a problem as cars from these new developments are choosing to park in our neighborhoods rather than the onsite parking. My question is, will there be enough parking for 23 new units and how many parking spots are designated per unit? Why are tenants choosing not to park within the development? Is it an additional cost to the tenant to have more parking so rather than paying for parking they end up parking in our neighborhoods? There needs to be parking control and a well thought out plan on how much parking will be provided so potential new tenants do not take parking spaces from the surrounding neighborhoods. Also, what will this new development bring to the community (paid by the developer not taxpayers)? Will they provide renovations to the block? upgrade street paving and landscape/street dividers, renovate sidewalks and provide street lighting upgrades?

areas of concern:

- Parking
- street improvements

Thank you,
Santa Ana Resident