

1/28/13

Note from Community Meeting for Proposed Project on 5th Street in Santa Ana

Q: What are the prices?

A: To be determined.

Q: How many entrances/exits?

A: One.

Q: What is the set back to the south property line?

A: 10 feet.

Q: What are the widths of the private streets?

A: 34 feet.

Q: Is there visitor parking?

A: Yes. 15 guest spaces on the street and 18 in driveways.

Q: What is the "green area"?

A: Passive open space area.

Q: Will there be perimeter walls?

A: Yes. Block walls and low fence.

Q: Will there be low income units.

A: 15% of the homes will be for moderate income buyers (5 of the 29).

Q: Is this project following the "normal process"?

A: Yes. The zoning needs to be updated to match the general plan.

Q: Will street parking remain on 5th Street? There is a lack of parking in the area.

A: Yes. More parking will be available as there will be fewer curb cuts into the property.

Q: How will the drainage work?

A: Drainage plan will meet City requirements.

Q: Where does the "street water" go?

A: We do not have the civil plans yet.

Q: Issues with street flooding when it rains. Water comes from Harbor down 5th to Newland. There is only one catch basin in the area. There have been broken pipes in the area.

A: The project will contribute less water to this issue because there will be less paved area.

Q: Will there be fire hydrants?

A: As required by the fire department.

Q: What is the zoning?

A: Currently agriculture. Proposal is to change to "Specific Development".

Q: What is the minimum lot size?

A: The "Specific Development" designation does not have a minimum lot standard. The density is designated by the General Plan (Medium Density). However, the lots will range from 3,500 to 4,000 square feet.

Q: Will the homes be single family?

A: The homes are single family detached. However, the project is a 1-lot subdivision with a condo map. This is a typical arrangement for infill projects in Orange County.

Q: Is there 5 feet of separate between buildings?

A: Yes.

Q: Will the materials to be used in the construction of the project be purchased from businesses in the City of Santa Ana.

A: There is no requirement for that. Project will be bid out to multiple subs.

Q: Is Harbor to the east of the project?

A: Yes.

Q: Will there be a pool?

A: No.

Q: Will the crossing guard location change?

A: The project should not change this. However, that is up to the School District.

Q: Can the road handle the weight of the construction trucks?

A: The City will review that issue.

Q: Will the community have CC&Rs?

A: Yes.

Q: Concerned with landscaping issues. Want to prohibit inappropriate trees like ficus.

A: We can restrict trees that are viewed as inappropriate. Please follow up with an email to discuss this issue further.

Q: Is the guest parking parallel?

A: Yes.

Q: What is the number of bedrooms per home?

A: 3.

Q: The only hiccup in this project is parking. 9 guest spots for the 21 homes (without garages) is too thin.

A: Your comment is noted.

Q: I am not against your project. I think it will be a fine asset and good improvement to the community.

Q: Concern with parking and how the street will be impacted by construction.

A: Your comment is notes.

Q: Is the purchase of the property contingent on receiving entitlements?

A: Yes.

Q: How will lighting be handled?

A: There will be a street lighting plan per City standards.

Q: Will there be a homeowners association?

A: Yes.

Q: Has fire approved this plan?

A: Fire is reviewing the plan.

Q: How will trash be handled?

A: There will be individual trash cans. Need to work out who the trash hauler will be.

Q: Does the entrance have a fountain?

A: No. Enhanced pavers and a gate.

Q: Will there be a security guard?

A: No. Just a kiosk.

Q: What is the timing of the construction?

A: 12 to 18 months.

Q: What will be the hours of construction? Can the finish time be limited in the winter?

A: Whatever the City allows. 7:00 am to 7:00 pm is typical.

Q: Will the streets be cleaned during construction?

A: Yes. Streets will be cleaned as required by the City.