

## Ocampo, Nuvia

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**From:** Patrick Chien <pachien1@gmail.com>  
**Sent:** Friday, December 6, 2024 3:08 PM  
**To:** eComments, PBA  
**Cc:** Tran, Nancy  
**Subject:** 12/9/2024 Planning Commission Hearing, Agenda Item #2: VESTING TENTATIVE TRACT MAP (VTTM) NO. 2024-02 AND DENSITY BONUS AGREEMENT (DBA) NO. 2024-02 FOR THE PROPERTY LOCATED AT 510 AND 520 NORTH HARBOR BOULEVARD LOCATED WITHIN THE HARBOR MIXED USE TRANS...

**Attention:** This email originated from outside of City of Santa Ana. Use caution when opening attachments or links.

Dear Chairwoman Oliva and Santa Ana Planning Commissioners,

My name is Patrick Chien and I am writing to express my support for City Ventures' proposed 45-unit residential townhouse project located at 510-520 N Harbor Blvd. As a working professional in my 30s who just purchased my first home in Santa Ana earlier this year, I support more affordable and attainable housing opportunities, along with more diverse housing options in the city. While Santa Ana is to be applauded for being ahead of the curve in approving rental housing projects versus the other 33 Orange County cities, Santa Ana still suffers from a lack of affordable for-sale housing options for first-time homebuyers. The for-sale housing shortage also hurts the local economy by making it increasingly difficult for local businesses to attract and retain workers like me.

While no one development project will be able to fully alleviate the housing crisis in Santa Ana and Orange County, more opportunities like this provide the ability for prospective first-time homebuyers like me to attain the American dream of homeownership and wealth creation. The proposed 45-unit mixed income project will also allow people who grew up in Santa Ana to find an affordable home to stay and raise their own families in the city.

On behalf of working professionals like myself, I urge you to support the approval and implementation of this mixed-income homeownership project. This will help create homeownership opportunities for Santa Ana residents and also help create a stronger local economy for our businesses.

Thank you for your attention to this matter and please do not hesitate to reach out if you require any further information.

Regards,

Patrick Chien

## Ocampo, Nuvia

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**From:** Elizabeth Hansburg P4H <elizabeth@peopleforhousing.org>  
**Sent:** Friday, December 6, 2024 4:57 PM  
**To:** eComments, PBA; Tran, Nancy  
**Cc:** Thai, Minh  
**Subject:** 12/9 PC Meeting - SUPPORT Agenda Item #2 -- Townhomes on Harbor Blvd  
**Attachments:** P4H Support Letter - Santa Ana\_City Ventures Townhome Project Dec 2024.pdf

**Attention:** This email originated from outside of City of Santa Ana. Use caution when opening attachments or links.

Dear Ms. Oliva and Members of the Planning Commission,

Please find attached our letter in SUPPORT of the Townhome project proposed on Harbor Blvd. Thank you for your consideration of our input.

Best regards,

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**Elizabeth Hansburg**  
Co-Founder & Director  
714-872-1418





Fighting for a future of abundant housing in Orange County.  
peopleforhousing.org

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Ms. Jennifer Oliva, Chair  
Santa Ana Planning Commission  
20 Civic Center Plaza  
Santa Ana, CA 92701

Via email to: [PBAecomments@santa-ana.org](mailto:PBAecomments@santa-ana.org), [ntran5@santa-ana.org](mailto:ntran5@santa-ana.org), and  
[mthai@santa-ana.org](mailto:mthai@santa-ana.org)

**Re: SUPPORT Item #2 on 12/9: City Ventures - 45 Townhome Units on Harbor Blvd**

December 6, 2024

Dear Chair Oliva and Members of the Santa Ana Planning Commission,

I am writing on behalf of People for Housing OC to express our strong support for the proposed 45-unit townhome development by City Ventures, located on Harbor Boulevard in Santa Ana.

People for Housing OC is the Yes In My Backyard (YIMBY) organization for Orange County, California. We represent Orange County residents who support more affordable and attainable housing opportunities and more diverse housing options in our communities. We are especially concerned about the dearth of housing affordable to first-time homebuyers, many of whom are looking for a townhome, condominium, or other multifamily homeownership opportunity.

The proposed 45-unit townhome development by City Ventures on Harbor Boulevard addresses Santa Ana's pressing housing needs by offering a range of for-sale housing options, including five affordable units for moderate-income families, thereby filling a critical "missing middle" gap in the housing market. The project represents smart growth by transforming underutilized land into a thoughtfully designed, two- to three-story townhouse community, and increasing housing density in a location well-supported by existing infrastructure and amenities.

Its commitment to affordability ensures moderate-income households can achieve homeownership, fostering socioeconomic diversity and equity in Santa Ana. Furthermore, the development adheres to California's Density Bonus Law and Santa Ana's Municipal Code,

aligning with state and local policies aimed at mitigating the housing crisis and promoting sustainable growth.

We understand that new developments can sometimes raise concerns from neighbors. However, projects like this one are essential to creating thriving, diverse, and sustainable communities. Santa Ana has a rich history of welcoming change and growth, and this project aligns with the city's forward-thinking approach.

We urge you to approve Vesting Tentative Tract Map (VTTM) No. 2024-02 and Density Bonus Agreement (DBA) No. 2024-02 for this project. By doing so, you will support an initiative that not only addresses Santa Ana's housing challenges but also provides homeownership opportunities for current and future residents to build their futures in this vibrant city.

Thank you for your consideration and for your continued leadership in addressing the housing needs of Santa Ana and Orange County.

Sincerely,

Elizabeth Hansburg  
Cofounder & Director



Fighting for a future of abundant housing in Orange County.  
[peopleforhousing.org](https://peopleforhousing.org)