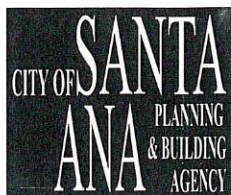


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NOV 19 REC'D



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804

City of Santa Ana

APPEAL APPLICATION

I. OWNER/APPLICANT

Applicant Southwest Regional Council of Carpenters

7111 Firestone Blvd. Buena Park, CA 90621 Full name of Person, Firm, or Corporation
Mailing Address (714) 766-7140
Area Code Phone No.

Legal Owner Name: Southwest Regional Council of Carpenters

Legal Owner Address: 533 S. Fremont Ave. 10th Floor
Los Angeles, CA 90071

Phone No.: (213) 385-1457 (213) 999-6190 Fax: ()

II. PROPERTY INFORMATION

Land Use Mixed Use Metro East AU District Center
Existing Land Use of Property and/or Building Zoning District General Plan Designation
Location 1801 E. Fourth Street Santa Ana Cabrillo Park Drive
Street Address Name of Nearest Intersecting Street

SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS

III. REASON FOR REQUEST

In the following provided space, please clearly specify and explain the error(s) of decision or requirement upon which you are basing this appeal. (If additional space is needed, please attach additional comments to the back of this application.)

1) Southwest Regional Council of Carpenters (SWRCC) has standing to provide public comment and to appeal the November

9th Planning Commission decision on this project. SWRCC represents 55,000 carpenters in 6 state and

hundreds of Santa Ana residents. Making these comments and this appeal are within the core

functions of the union. In addition, SWRCC representative John Hanna submitted written

comment for the originally scheduled Planning Commission review hearing (see attached exhibit 1) .

2) The Planning Commission failed to adequately address affordable housing. The City Municipal Code

requires that the proposed development will materially assist in accomplishing the goal of

Applicant's Signature:

John Hanna
Southwest Regional
Council of
Carpenters

Date: 11/19/2020

APPEAL APPLICATION NO. _____

SWRCC APPEAL OF PLANNING COMMISSION APPROVAL OF CENTRAL POINTE PROJECT

2) (continued) the goal of providing affordable housing opportunities throughout the city. The Commission failed to address this issue and the project may not qualify to come under the Santa Ana Housing Opportunity Ordinance. SAMC 41-1607 and Public Res. Code Section 15162.

3) The Planning Commission failed to adequately address the well being of the community in ensuring that qualified Santa Ana residents, veterans and graduates or certificate holders of Santa Ana Unified School District and Rancho Santiago Community College District are provided a process to be included as part of the workforce constructing the project, thus ensuring the workforce would be more likely to have received safety training, reducing the risk of on the job injuries and construction defects and also increasing the economic benefit of the project and well being of the city residents.

4) Failure of the Planning Commission to ensure the maximum amount of viable commercial development on the project. While the staff did push the developer to add more commercial space and the developer agreed to an increase, the failure to require the maximum viable square footage of commercial space will lead to greater vehicle trips from the residents to commercial areas both within Santa Ana as described in the Commission report, areas that are already inundated with traffic, but also to Tustin, sending sales tax revenue out of Santa Ana. This traffic increase due to the inadequate commercial sites that will exist to serve these new residents was not adequately studied by the Commission, something required under California environmental laws.

The Carpenters requested a 30-60 day continuance by the Commission so these issues could be addressed but there was no action by the developer to respond to these issues in the only two week continuance due to a lack of a quorum. These issues are curable and the SWRCC are not trying to impede development but ensure that Santa Ana receives the maximum benefit on this valuable, strategic site. We ask the Council to have the developer applicant work with the SWRCC and other interested parties on the issues raised before the project is approved.

Ex. 1

to essential staff. Due to these emergency circumstances, the City's response to your Public Records Act request will be delayed. Thank you for your patience in these unprecedented times.

From: John Hanna <jhanna@swcarpenters.org>

Sent: Monday, October 26, 2020 2:17 PM

To: eComment <ecomment@santa-ana.org>

Subject: Public Comment on Regular Hearing agenda Item 1 Central Pointe Project- In support of continuing the matter

My name is John Hanna and am writing on behalf of the Southwest Regional Council of Carpenters including those members who are residents of the City of Santa Ana.

We urge the Planning Commission to continue this Public Hearing or in the Alternative, begin the Public Hearing and hear or read public comment tonight but continue the Public Hearing for another session between 30-60 days from now.

There is much to like about this project in terms of its location and adding new housing stock to the city. However, certain deficiencies exist which are curable. They are:

- 1) Providing a public benefit of affordable housing, either as part of the project or providing an in lieu fee. While the requirements of the Housing Opportunity ordinance are not triggered, it doesn't look like staff even broached the subject of some effort by the developer. Staff pushed back on other areas, including commercial, but not affordable units or some fee, despite the fact that quality affordable housing is a city priority.
- 2) Provide some measure of a local skilled and trained workforce. As the economy continues to slide into a longer and deeper recession, Santa Ana residents are hurting, including many who have been educated and trained at Santa Ana Unified and Rancho Santiago Community College District programs. While I'm all for conditions of approval concerning the size and height of palm trees, providing a good local job for Santa Ana residents and graduates of local school and college districts seems to me something that would fit nicely into a development agreement.
- 3) 15,130 feet enough commercial space? The staff is to be commended for urging the applicant to increase the commercial component of the project and the applicant did make a good faith effort to comply with that request, increasing it by 40%. The viability study however said the area could support up to 21,000 square feet of commercial space. This part of the city screams for commercial development so that people who will reside in these units and their neighbors to the north will have something local. More commercial would decrease the use of longer drives for residents as well as reduce the likelihood that residents will live in Santa Ana but shop in Tustin.

Respectfully, these issues and perhaps others raised by others, could very well be worked out with a 30-60 continuance and that is our request.