

Flores, Dora

From: Jacqueline Francisco <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 9:22 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Jacqueline Francisco
jackie_rod123@hotmail.com
305 E Stanford street
Santa Ana, California 92707

Flores, Dora

From: Rosemary castro <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 7:35 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Rosemary castro
rosacastro080@gmail.com
1242 w 2nd st
santa Ana ca, Colorado 92793

Flores, Dora

From: Eduardo Iniguez <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 6:06 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Eduardo Iniguez
eduardo.igzv@gmail.com
1234 w cubbon st
Santa Ana, California 92703

Flores, Dora

From: Karina Montes <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 11:00 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Karina Montes
montesdeoca.karina42@yahoo.com
1103 w 2nd st
Santa Ana, California 92703

Flores, Dora

From: Martin Shubin <stupid1@sbcglobal.net>
Sent: Sunday, November 15, 2020 8:52 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Martin Shubin
stupid1@sbcglobal.net
1107 So Ross St.
Santa Ana, California 92707-1219

Flores, Dora

From: Erika Pereyra <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 8:39 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Erika Pereyra
epereyra74@gmail.com
2601 S. Manitoba Dr.
Santa Ana, California 92704

Flores, Dora

From: Andrew Smith <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 8:06 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Andrew Smith
andrew.reset.smith@gmail.com
2400 E Buffalo Ave
Santa Ana, California 92705

Flores, Dora

From: Alexis Serrato <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 7:48 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Alexis Serrato
aserrato9473@gmail.com
917 W Chestnut Ave
Santa Ana, California 92703

Flores, Dora

From: hector arzola <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 7:45 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

hector arzola
harzola7@gmail.com
120 s Pacific ave
santa ana, California 92703

Flores, Dora

From: Sandra Silva <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 7:37 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Sandra Silva
ablinkwherethesunisilent@gmail.com
927 S. Standard Ave, Apt 9
Santa Ana, California 92701

Flores, Dora

From: Joel Manzo <bj111098@live.com>
Sent: Sunday, November 15, 2020 7:30 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Joel Manzo
bj111098@live.com
203 Queen Lane
Santa Ana, California 92704

Flores, Dora

From: Linnette Ramirez <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 6:35 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Linnette Ramirez
linnettermz23@gmail.com
2018 S Sycamore St
Santa Ana , California 92707

Flores, Dora

From: Stephanie Lopez <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 7:00 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

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Thank you,

Stephanie Lopez
steph_05lopez@yahoo.com
2617 South Rosewood Avenue
Santa Ana, California 92707

Flores, Dora

From: Emmanuel Mendoza <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 6:13 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Emmanuel Mendoza
Diganuel98@hotmail.com
2701 South Poplar Street,
Santa Ana, California 92704

Flores, Dora

From: Phillip Hillenbrand <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 6:11 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

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Thank you,

Phillip Hillenbrand
phillenbrand@mac.com
1204 W Sharon Rd
Santa Ana, California 92706

Flores, Dora

From: Art Pedroza <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 6:10 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Art Pedroza
artpedroza@gmail.com
2309 N. Spurgeon St.
Santa Ana, California 92706

Flores, Dora

From: Tamira Passwater <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 6:07 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Tamira Passwater
tcp37@yahoo.com
2538 s poplar st
Santa Ana , California 92704

Flores, Dora

From: Michelle Cruz <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 6:03 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Michelle Cruz
kimberlyuriza6@gmail.com
336 e pine st
Santa ana, California 92701

Flores, Dora

From: Rodolfo Moya <rjmoya@sbcglobal.net>
Sent: Sunday, November 15, 2020 5:45 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Rodolfo Moya
rjmoya@sbcglobal.net
909 N. Wright St
Santa Ana , California 92701

Flores, Dora

From: Norma Silva <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 5:06 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Norma Silva
norms123.ns@gmail.com
2113 w 7th st
Santa ana, California 92703

Flores, Dora

From: Christian Gutierrez <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 5:03 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Christian Gutierrez
christianegutierrezp@gmail.com
205 N Western AVE
Santa Ana, California 92703

Flores, Dora

From: hugomunz@gmail.com <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 4:49 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

hugomunz@gmail.com
3317 s olive st
Santa Ana, California 92707

Flores, Dora

From: Grace Bentley <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 4:44 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Grace Bentley
green_girl_33@yahoo.com
1237 s birch st
Santa Ana , California 92701

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:46 AM
To: eComment
Subject: FW: Item 75a: Another giveaway to developers?

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Yazmin Bravo [<mailto:info@email.actionnetwork.org>]
Sent: Sunday, November 15, 2020 5:11 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75a: Another giveaway to developers?

Miguel Pulido,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Yazmin Bravo
yonbravo405@gmail.com
2301 E. Joana Dr.
Santa Ana, California 92705

▪

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:46 AM
To: eComment
Subject: FW: Item 75(A): No land giveaways and subsidies

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Douglas Corey [mailto:info@email.actionnetwork.org]
Sent: Sunday, November 15, 2020 5:42 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75(A): No land giveaways and subsidies

Miguel Pulido,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Douglas Corey
dopeco714@yahoo.com

1517 E. 16th street,
Santa Ana, California 92701

■

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:45 AM
To: eComment
Subject: FW: Item 75a: Another giveaway to developers?

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

From: Victoria Wood [mailto:info@email.actionnetwork.org]
Sent: Sunday, November 15, 2020 7:46 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75a: Another giveaway to developers?

Miguel Pulido,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Victoria Wood

victorialyndseywood@gmail.com

120 S Pacific Ave

Santa Ana, California 92703

▪

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:46 AM
To: eComment
Subject: FW: Item 75(A): No land giveaways and subsidies

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Yesenia Garcia [<mailto:info@email.actionnetwork.org>]
Sent: Sunday, November 15, 2020 6:50 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75(A): No land giveaways and subsidies

Miguel Pulido,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Yesenia Garcia
yessyg6046@gmail.com

1339 S. Van Ness Ave
Santa Ana, California 92707

■

Flores, Dora

From: Stephen Gorgone <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 8:45 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Stephen Gorgone
s_gorgone@hotmail.com
2556 Valencia St N
Santa Ana , California 92706

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:45 AM
To: eComment
Subject: FW: Item 75(A): No land giveaways and subsidies

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: James Gonsalves [mailto:info@email.actionnetwork.org]
Sent: Sunday, November 15, 2020 8:21 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75(A): No land giveaways and subsidies

Miguel Pulido,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

James Gonsalves
jimi420g@gmail.com

2309 N Linwood St
Santa Ana Ca , California 92705

■

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:45 AM
To: eComment
Subject: FW: Item 75(A): No land giveaways and subsidies

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Angel Maldonado [<mailto:info@email.actionnetwork.org>]
Sent: Sunday, November 15, 2020 8:26 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75(A): No land giveaways and subsidies

Miguel Pulido,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Angel Maldonado
angel.maldonado85@gmail.com

1522 S Birch St
Santa Ana, California 92707

■

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:45 AM
To: eComment
Subject: FW: No on item 75a: Public land for public good, not for developers

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Jenna Bustamante [mailto:info@email.actionnetwork.org]
Sent: Sunday, November 15, 2020 8:36 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: No on item 75a: Public land for public good, not for developers

Miguel Pulido,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more

affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Jenna Bustamante

jenna.a.bustamante@gmail.com

1310 Marcella Ln

Santa Ana, California 92706

▪

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:45 AM
To: eComment
Subject: FW: Item 75(A): No land giveaways and subsidies

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Tara Montoya [mailto:info@email.actionnetwork.org]
Sent: Sunday, November 15, 2020 8:58 PM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: Item 75(A): No land giveaways and subsidies

Miguel Pulido,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Tara Montoya
taraanngauthier@gmail.com

1334 S Rita Way
Santa Ana, California 92704

■

Flores, Dora

From: Houston, Nicole
Sent: Monday, November 16, 2020 8:44 AM
To: eComment
Subject: FW: No on item 75a: Public land for public good, not for developers

Kind Regards,

Nicole Houston

City Manager's Office | nhouston@santa-ana.org
714-647-5200 | 20 Civic Center Plaza | Santa Ana, CA 92701



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From: Kimburly Keefas [mailto:info@email.actionnetwork.org]
Sent: Monday, November 16, 2020 12:25 AM
To: Pulido, Miguel <MPulido@santa-ana.org>
Subject: No on item 75a: Public land for public good, not for developers

Miguel Pulido,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more

affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Kimburly Keefas

kimburlyk@outlook.com

1054 Cabrillo Park Dr Unit G

Santa Ana, California 92701

▪



CORPORATE OFFICE
231 Benton Court, City of Industry, CA 91789
Tel: 909.598.7700
License No. 230813-C10

November 13, 2020

Honorable Mayor and City Council,

On behalf of Morrow-Meadows Corporation, I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah of Caribou Industries, has committed in writing to the Building Trades Council to complete the negotiations of the Agreement. A Project Labor Agreement is a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects. It also provides the most qualified and skilled workforce and assures that a large percentage of the workers who build this project will be from the communities in and surrounding the development.

Morrow-Meadows Corporation has had its headquarters in Southern California for 56 years and employs over 2000 employees and is one of the largest family owned electrical contracting firms in the United States.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Morrow-Meadows Corporation endorses and has implemented area-wide drug testing programs for our company which will help protect the safety of all those who build this exciting project.

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, Morrow-Meadows Corporation urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

Morrow-Meadows Corporation

Robert E. Meadows
President

Flores, Dora

From: Lisandro Orozco <orozcolisandro@outlook.com>
Sent: Saturday, November 14, 2020 5:15 PM
To: eComment
Subject: Item #75A 3rd and BROADWAY DEVELOPMENT at 201 WEST 3rd STREET (City Council)

I am in support of this item.

Hello Mayor and Members of the City Council,

My name is Lisandro Orozco, I am a homeowner in French Park. I am voicing my support for this development due to the positive impacts it will have on our Downtown. The addition of another mid-rise residential building in Santa Ana will add to the character of our Downtown skyline just as the Essex Skyline towers have done on MacArthur Blvd. Finally, the removal of an aging parking structure and restoring Sycamore Street will be a huge improvement for the neighborhood. Santa Ana is already home to the tallest residential structures in the County, this project will continue that precedent.

I am excited to see a project with such ambition being proposed in Downtown Santa Ana. Our Downtown needs iconic projects like this one to continue to add to the importance of Downtown Santa Ana in Orange County.

I hope you see the value of such a project and vote in support.

Thank you,
Lisandro



Ironworkers Local 433

International Association of Bridge, Structural &
Ornamental Iron Workers A.F.L.-C.I.O.
Established 1929

17495 HURLEY STREET EAST

CITY OF INDUSTRY, CALIFORNIA 91744

PHONE: (626) 964-2500
FAX: (626) 964-1745

November 13, 2020

Mayor and City Council,

I am writing as the Business Agent for Ironworkers Local 433 representing 5700 members in the region. On behalf of our members, we urge you to approve the "3rd and Broadway" Project in Santa Ana. The Project will bring in a building with 171 multi-family housing units, a 75 room hotel, mixed use retail shopping with public parking.

The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. The Building Trades Council are in talks with the Developer for a Project Labor Agreement that can provide the project with skilled and trained workers, strong safety standards, apprenticeship opportunities for Santa Ana and other Orange County resident and support for the Veterans through the Helmets to Hardhats program.

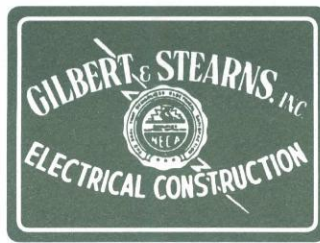
The project will create hundreds of high wage-high skilled construction jobs and these jobs have a significant multiplier effect on other jobs. Quality Union jobs that are needed to revitalize our local economy during the recession caused by the pandemic. It will also provide the needed revenue for the municipal services to the public.

The project, once completed, will fit in with the current structures in that area with the mixed use modern format. Just steps away from the Orange Street Car line enabling residents and the local community to take public transportation, therefore alleviating traffic and making it environmental friendly.

Thank you for your service to the great City of Santa Ana and your attention to this important matter. Again, we urge you to please approve this wonderful Project.

Sincerely,

Paul Moreno
Business Agent
Local 433



SINCE 1928

R.S. KINGSMILL

30304 ESPERANZA

PHONE (949) 713-2800 FAX (949) 713-2877

RANCHO SANTA MARGARITA, CA 92688-2118

November 13, 2020

Mayor and City Council,

On behalf of **Gilbert & Stearns, Inc.**, I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, **Gilbert & Stearns, Inc.**, endorses and have implemented area-wide drug testing programs for our company.

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, **Gilbert & Stearns, Inc.**, urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Kingsmill", written over a horizontal line.

Scott Kingsmill
Gilbert & Stearns, Inc.



Orange County Chapter

NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION

Friday, November 13, 2020

Mayor and City Council,

On behalf of the 41 member employers of the Orange County Chapter of the National Electrical Contractors Association (NECA), I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA).

The 3rd and Broadway Project will add vibrancy to the City of Santa Ana, supply a building with 171 multi-family housing units, a 75-room hotel, and mixed-use retail shopping with public parking. In addition to providing extra revenue for the community, the use of a Project Labor agreement will guarantee construction will be performed by Orange County contractors and a skilled local workforce.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that Project Labor Agreements can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, NECA and our partner, the International Brotherhood of Electrical Workers, endorse and have implemented required national guidelines to build a Drug Free Workplace.

Apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. Project Labor Agreements support the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, NECA and our partners urge the continued implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Geller", with a stylized, cursive script.

Tom Geller
Executive Director
Orange County Chapter, NECA



Divisions of KDC Inc. An EMCOR Company

Date: November 16, 2020

To the Honorable Mayor and City Council,

On behalf of Dynalectric – L.A., I am writing to you today to urge your support in approving the “3rd and Broadway” Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah with Caribou Industries has committed in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is an extremely useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as eliminating undocumented and unskilled workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement can substantially assist in assuring that identities and skills claimed by workers are valid.

Additionally, Dynalectric – L.A., strongly endorses and have implemented area-wide drug testing programs for our company. As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor

Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, Dynalectric – L.A. urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,



Dean E. Knupp
Vice President of Operations

Dynalectric / KDC Systems Los Angeles
4462 Corporate Center Dr. | Los Alamitos, CA 90720
Office: 714.484.2364 | Cell: 213.999.1383
dknupp@dyna-la.com



Divisions of KDC Inc. An EMCOR Company

November 16, 2020

Santa Ana City Council
City of Santa Ana
22 Civic Center Plaza
Santa Ana, CA 92701

RE: 3rd & Broadway Mixed Use Development

Dear Members of the Santa Ana City Council:

I am writing to you as a longtime (4th generation) business and property owner in downtown Santa Ana, my family relocating to the area in 1919. The purpose of my letter is to support the proposed mixed use development at 3rd & Broadway. The project would bring a high quality class "A" development that would heavily benefit Downtown and the surrounding businesses. In addition, a hotel would be a huge addition to the Downtown and not only create bed tax for the City but also help expand Downtown's long term viability and future growth. Opening up Sycamore Street from 3rd to 4th is also an integral step with Downtown's evolution and better connecting the Artist Village to the Downtown core. And lastly, this project will not displace anyone and will bring a large scale investment to the Downtown/City and create a multitude of jobs, both short term and long term. I personally could not think of a better use for this site at this time and for those reasons we ask for your support of this project without delay.

Sincerely,



Ryan Chase
S&A Management
949-722-7400
ryanlylechase@gmail.com

Flores, Dora

From: Scott Robinson <scottr@ucr.edu>
Sent: Monday, November 16, 2020 10:33 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Scott Robinson
scottr@ucr.edu
1417 Magnolia Ave
Santa Ana, California 92707

November 16, 2020

City of Santa Ana
Mayor Pulido
Santa Ana City Council
C/O eComment@santa-ana.org

Re: **SUPPORT** for 3Rd and Broadway Downtown Mixed-Use Development Opportunity
Item 75A City Council Meeting November 17, 2020

Dear Honorable Mayor Pulido and City Council:

I am writing to request your approval for the "3rd and Broadway" project. This project is such a beautiful addition to the Downtown Core. The architect, Studio One Eleven, was sensitive to the character of the existing Historic Downtown. They paid special attention to the historic details of the rhythm and proportions of the surrounding Historic Buildings. They were able to weave in the old, while being still being honest with the architecture of today. The end result is a brilliant balance. Carefully placing the outdoor recreation decks and balconies and gently working with the building setbacks, they controlled the massing to a very comfortable scale.

Reactivating Sycamore Street will link the north and south of the Downtown Area, creating a more pedestrian friendly environment. This will also create a safer place to be. The proposed retail, residential and Hotel will be active place. The North and South Downtown will no longer be blocked with a dangerously large and dark parking structure which harbors a den of criminal behavior.

The Sycamore Plaza will be an active Plaza for the residents to enjoy street fairs, artist openings and farmers markets. Downtown will once again be a gathering place for residents and visitors as well.

The revitalization of Santa Ana is moving in a progressive direction; let us keep that momentum going and I encourage you to approve the "3rd and Broadway" Project.

Respectfully

William Beaubeaux, NCARB
Historic French Park



16652 Gemini Lane
Huntington Beach, Ca 92647
(714) 375-5915
(714) 375-5994 Fax
License #774340

November 16, 2020

Mayor and City Council,

On behalf of **Unison Electric**, I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, **Unison Electric**, endorses and have implemented area-wide drug testing programs for our company.

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.



16652 Gemini Lane
Huntington Beach, Ca 92647
(714) 375-5915
(714) 375-5994 Fax
License #774340

In support of your effort to revitalize Santa Ana, Unison Electric urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Lance Charlesworth', with a long, sweeping horizontal line extending to the right.

Lance Charlesworth
President



November 16, 2020

Mayor and City Council,

On behalf of Enterprise Electric, I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, Enterprise Electric, endorses and have implemented area-wide drug testing programs for our company.

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, Enterprise Electric urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

Ted M. Kristensen

TED KRISTENSEN | President
Enterprise Electric | Since 1988
42625 Rio Nedo, Temecula, CA 92590
T: (951) 296-1530 F: (951) 296-1531
tkristensen@enterprisecompany.com
www.enterprisecompany.com



IBEW

ORANGE COUNTY

INTERNATIONAL BROTHERHOOD OF
ELECTRICAL WORKERS, LOCAL 441

309 N. RAMPART STREET
SUITE M
ORANGE, CA 92868
(714) 939-3131
(714) 939-3132 FAX
www.ibewoc.com

NEAL H. LAUZON
Business Manager

Affiliated with:

Los Angeles/Orange Counties
Building and Construction
Trades Council

State Building and Construction
Trades Council of California

California State Association of
Electrical Workers

California Labor Federation

American Federation of Labor

Congress of Industrial
Organizations

Orange County Federation
of Labor, AFL-CIO



VISIT US ON FACEBOOK
IBEW Orange County 441



November 16, 2020

Sent via email" e-comment@santa-ana.org

Re: 3rd and Broadway, Agenda Item 75A

Dear Mayor and City Council,

As Business Manager of the International Brotherhood of Electrical Workers Local Union 441, I urge your support of the "3rd and Broadway Project" in Santa Ana, which ushers in a building project that includes 171 multi-family housing units, a 75-room hotel, and mixed-use retail shopping with public parking.

The developer, Mr. Mike Harrah for Caribou Industries, has committed to negotiating a Project Labor Agreement with the Building Trades for completion of this project, which will provide skilled workers, strong safety standards, and apprenticeship opportunities for Santa Ana and other Orange County residents, including support for veterans through the Helmets to Hardhats program.

Once completed, the project will fit within the area seamlessly, revitalizing the local economy with its mixed-use modern format, and providing much-needed revenue for city services to the public. Steps away from the Orange Street Car Line, it will encourage public transportation and alleviate traffic in an environmentally friendly way.

We are grateful for your service and attention to this important project, and appreciate your approval and support.

Sincerely,

Neal H. Lauzon
Business Manager

:nhl/jc
OPEIU #537/AFL-CIO, CLC

Flores, Dora

From: Eddy Pena <eddyawl5@gmail.com>
Sent: Monday, November 16, 2020 1:53 PM
To: eComment
Cc: Ernesto Medrano
Subject: 3rd & Broadway

Good Evening Council Members ,

My name is EDDY PENA and I am a business representative for the international Association of heat in Frost Insulators and Firestoppers LOCAL 5. Myself and the members of LOCAL 5 stand in support of the project @ 3rd & Broadway this project will be able to provide local employment and a living wage standard for local residences .

LOCAL 5 along with other unions has many members that live in the city of Santa Ana and surrounding Orange County cities . They would look forward to working closer to home instead of driving to such areas as LAX Ventura or even the imperial Valley. Thank You for all you do ! ususususus

Sent from my iPhone

Flores, Dora

From: Denell Giustorobelo <denell@ocneca.org>
Sent: Monday, November 16, 2020 2:22 PM
To: Katrynke Carpenter; eComment
Cc: John Messick; Cliff Thompson; Kirstie Huntley
Subject: RE: 3rd and Broadway Project

Katrynke,

This is terrific, thank you for taking the time to do this!

Have a great day!

Denell Giustorobelo
Orange County Chapter, NECA
(714) 634-8777 - office

From: Katrynke Carpenter <kcarpenter@rosendin.com>
Sent: Monday, November 16, 2020 2:06 PM
To: ecomment@santa-ana.org
Cc: John Messick <jmessick@rosendin.com>; Cliff Thompson <cthompson@rosendin.com>; Kirstie Huntley <khuntley@rosendin.com>; Denell Giustorobelo <denell@ocneca.org>
Subject: 3rd and Broadway Project

Please see the attached regarding the 3rd and Broadway Project.

Thank you,



Katrynke Carpenter
Office Manager
1730 South Anaheim Way, Anaheim, CA 92805
D 657.276.0683 | F 657.276.0781
kcarpenter@rosendin.com



CA License #142881

This message and any attachments may contain confidential and/or privileged information for the sole use of the intended recipient(s). Any review or distribution by anyone other than the person for whom it was originally intended is strictly prohibited. If you have received this message in error, please contact the sender and delete all copies.

Flores, Dora

From: Rafael Mora <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 2:55 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Rafael Mora
rafa.m.mora@gmail.com
1123 S Rosewood
Santa Ana, California 92707



CA License: 142881

1730 South Anaheim Way
Anaheim, CA 92805
T: 657.276.0600
F: 657.276.0781
www.rosendin.com
LEAD. INSPIRE. BUILD.

November 16, 2020

Mayor and City Council,

On behalf of **Rosendin Electric, 1730 South Anaheim Way, Anaheim, CA 92805**, I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, Rosendin Electric, endorses and have implemented area-wide drug testing programs for our company.

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, Rosendin Electric urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cliff Thompson', written over the word 'Sincerely,'.

Cliff Thompson
Senior Vice President, Field Operations

benchmark.

TO: Mayor Pulido & City Council Members

FROM: Duane Greenleaf / Owner Benchmark Restaurant

SUBJECT: Support 3rd & Broadway project 201 W. 3rd street

DATE: Nov 15, 2020

I am writing to give my support for the 3rd & Broadway project.

This project, has a very modern look and feel it will greatly increases the attractiveness of Santa Ana to inward economic investment.

From my conversations and research this development will provide short term local construction jobs and for sure - long term retail and hospitality jobs and will also increased sales tax and additional bed tax revenue, which is needed. It will enhance the area for downtown businesses, provide better parking access and increase the amount of downtown residential housing.

The project will enhance the existing landscape of downtown Santa Ana and will draw other like projects to our vibrant city.

If you have any questions you can contact me at 949-922-1919.

Sincerely,


Duane G Greenleaf
Benchmark Restaurant



RON MILLER
Executive Secretary

*Los Angeles / Orange Counties
Building and Construction
Trades Council*

Affiliated with the Building & Construction Trades Dept., AFL-CIO

*1626 Beverly Boulevard
Los Angeles, CA 90026-784
Phone (213) 483-4222
(714) 827-6791
Fax (213) 483-4419*

November 16, 2020

PUBLIC COMMENT – Speaking on Item 75A

Good evening Honorable Mayor Miguel Pulido and members of the City Council,

My name is Ernesto Medrano and I am the Orange County Representative for the Los Angeles and Orange Counties Building and Construction Trades Council. We represent 140,000 hard working men and women from our 49 affiliated Trade Organizations.

We are writing to urge the Planning Commission to support the “3rd and Broadway” Project (Item 75A). The project will create hundreds of wage-high skilled construction jobs and these jobs have a significant multiplier effect on other jobs in the area. At a time of economic recession due to the pandemic, the timing to get shovels in the ground is imperative. The revenue it will bring to the City will help maintain the critical services that the municipal team provides.

The Building Trades Council are in talks with Mr. Mike Harrah, the Developer, to achieve a Project Labor Agreement that can provide the project with a skilled and trained workforce, strong safety enhancements for the construction workers. The Project will provide a pathway to middle class opportunities for not just Santa Ana and but the entire region. It will create demand to recruit young men and women into our Joint Labor Management Apprenticeship Programs. The project will also support Veterans through our Helmets to Hardhats program. The quality union jobs created will have great healthcare and defined retirement plans.

The “3rd and Broadway” Project will have access to the Orange Street Car route so that the guests, residents and community can get out of their cars and help the environment and alleviate traffic.

The project is in the nearby cultural attractions like the Artist Village, Civic Center and the recently revived Downtown Santa Ana with its nearby galleries, restaurants, breweries, and street art.

Again, on behalf of our members, we urge the City Council of Santa Ana to approve this project. Thank you for your hard work and service to the great City of Santa Ana.

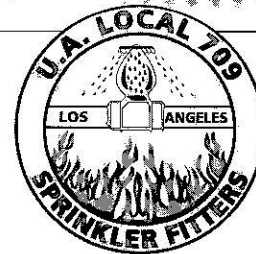
Fraternally,

Ernesto Medrano
Council Representative
EM:ag.opeciu#537/afl-cio



Sprinkler Fitters Local 709

Affiliated with AFL-CIO



November 16, 2020

Mayor and City Council,

I am writing as the Business Manager for Sprinkler Fitters UA Local 709, representing 1,100 members in the region. On behalf of our members, we urge you to approve the "3rd and Broadway" Project in Santa Ana. The Project will bring in a building with 171 multi-family housing units, a 75 room hotel, mixed use retail shopping with public parking.

The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. The Building Trades Council are in talks with the Developer for a Project Labor Agreement that can provide the project with skilled and trained workers, strong safety standards, apprenticeship opportunities for Santa Ana and other Orange County resident and support for the Veterans through the Helmets to Hardhats program.

The project will create hundreds of high wage-high skilled construction jobs and these jobs have a significant multiplier effect on other jobs. Quality Union jobs that are needed to revitalize our local economy during the recession caused by the pandemic. It will also provide the needed revenue for the municipal services to the public.

The project, once completed, will fit in with the current structures in that area with the mixed use modern format. Just steps away from the Orange Street Car line enabling residents and the local community to take public transportation, therefore alleviating traffic and making it environmental friendly.

Thank you for your service to the great City of Santa Ana and your attention to this important matter. Again, we urge you to please approve this wonderful Project.

Sincerely,

Todd W. Golden
Business Manager
Sprinkler Fitters UA Local 709

jc/OPEIU #537, AFL-CIO, CLC



November 16, 2020

Mr. Mike Harrah
Caribou Industries
1103 North Broadway
Santa Ana, CA 92701

RE: Proposed Development - 3rd & Broadway

Dear Mike:

We would like to communicate our support of the hotel and retail project you have planned at the corner of 3rd Street and Broadway. As current owners of the Historic Spurgeon Building, it is our belief that downtown Santa Ana is benefited from an ongoing blend of the rich history and culture that make this area so unique combined with new developments like your concept for the parking structure redevelopment at 3rd and Broadway.

We look forward to watching this project move forward in the near future and to the benefits it will bring for all existing downtown businesses and owners.

Regards,

Jeff Smith
Principal

Cc: Scott Ostlund
Kristine Ridge – Santa Ana City Manager

SPURGEON DTOC, LLC
206 West 4th Street, 4th Floor
Santa Ana, CA 92701

www.spurgeon1913.com - www.santaanalawsuites.com

Flores, Dora

From: Douglas Corey <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 5:42 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Douglas Corey
dopeco714@yahoo.com
1517 E. 16th street,
Santa Ana, California 92701

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMalEaQ/36x/6dNE1abcRUmerWl12jEAeQ/ho.gif>>

Flores, Dora

From: Carla Passalacqua <info@email.actionnetwork.org>
Sent: Sunday, November 15, 2020 8:17 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Carla Passalacqua
carlareneepassalacqua@gmail.com
3810 S Sycamore St
Santa Ana, California 92707

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMalEaQ/36x/5aVHQiBZQxa7uSy1sZoXog/ho.gif>>

Flores, Dora

From: Lee Kinsbursky <lkinsbursky@kinsbursky.com>
Sent: Monday, November 16, 2020 9:01 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Lee Kinsbursky
lkinsbursky@kinsbursky.com
2425 Poinsettia
Santa Ana, California 92706

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMalEaQ/36x/B-T2G6f7RWKTEr0OwHqwIA/ho.gif>>

Orozco, Norma

From: Linh Lopez <lopez.tran@sbcglobal.net>
Sent: Monday, November 16, 2020 6:30 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Linh Lopez
lopez.tran@sbcglobal.net
430 W. Carriage Drive, C
Santa Ana, California 92707

Orozco, Norma

From: Elizabeth Meza <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 6:27 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Elizabeth Meza
mezaelizabeth33@yahoo.com
2101 S Maple St, Apt B
Santa Ana, California 92707

Orozco, Norma

From: Martin Leon <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 6:03 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

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Thank you,

Martin Leon
martinleon1634@gmail.com
1634 w cubbon st
Santa Ana, California 92703

Orozco, Norma

From: Juliana Diaz <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 5:48 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

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Thank you,

Juliana Diaz
julianajdiaz@gmail.com
3917 W Hazard Ave
Santa Ana , California 92703

Orozco, Norma

From: Ellen Holland <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 5:44 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Ellen Holland
Ellenvholland@gmail.com
616 W. Memory lane
Santa Ana , California 92706

Orozco, Norma

From: Deirdre Wilson <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 6:42 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Deirdre Wilson
wildeirdre@gmail.com
1601 W MacArthur Blvd apt 32Q
Santa ana, California 92704

Orozco, Norma

From: Joseph Beauchamp <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 7:27 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Joseph Beauchamp
joe.beauchamp@gmail.com
2622 Laird St
Santa Ana, California 92706

Orozco, Norma

From: Jose S Garcia <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 8:18 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Jose S Garcia
jose.s.garcia79@gmail.com
1140 S LOWELL ST
SANTA ANA, California 92707

Orozco, Norma

From: veronica montoya <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 9:21 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

veronica montoya
veronica192706@yahoo.com
6532 Westpark pl #a
Westminster, California 92683

Orozco, Norma

From: jose gutierrez <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 10:42 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

jose gutierrez
joseigutierrez528@gmail.com
1222 S Ross
Santa Ana, California 92707

Orozco, Norma

From: Elisabeth Le Guin <leguinelisabeth@gmail.com>
Sent: Tuesday, November 17, 2020 6:53 AM
To: eComment
Subject: Surplus Land for Santa Ana residents

Dear City Council Members,

My name is Elisabeth Le Guin and I am a resident of Santa Ana since 2014. I moved here, 45 miles from my workplace in West LA, because of the diverse quality of community life in this community. I am submitting my public comment regarding the community's efforts to prioritize affordable housing and open space in the City's surplus land.

As a resident of this community, I would like to encourage the City of Santa Ana to collaborate with THRIVE Santa Ana and other community organizations to ensure community-led development that meets the needs of Santa Ana residents—not real estate developers. This community suffers from a lack of affordable housing for its residents and City Staff and Council have a responsibility to develop in a manner that benefits the community.

I encourage you to consider working with THRIVE Santa Ana to ensure land is developed in a responsible manner.

Thank you,

Elisabeth Le Guin
Professor, UCLA

Orozco, Norma

From: Rick Johnson <chaplainrj@sbcglobal.net>
Sent: Tuesday, November 17, 2020 8:03 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Rick Johnson
chaplainrj@sbcglobal.net
1345 Cabrillo Park Dr. K-11
Santa Ana, California 92701-3108

Orozco, Norma

From: Luz Morales <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 5:44 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Luz Morales
boriken80@gmail.com
801 South Lyon Street
Santa Ana, California 92705

Orozco, Norma

From: Alex Estrada <info@email.actionnetwork.org>
Sent: Monday, November 16, 2020 5:39 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Alex Estrada
alexestrada7@gmail.com
3222 S Main St
Santa Ana, California 92707

Orozco, Norma

From: jason carrig <jcarrig1@hotmail.com>
Sent: Tuesday, November 17, 2020 8:23 AM
To: eComment
Subject: Item 75A- Support 3rd & Broadway project

I support the project for 3rd & Broadway,item 75A: it will create jobs for Santa Ana residents and beautify the downtown.

Thank you,

Jason Carrig
French Park Resident

Orozco, Norma

From: Stephanie Colshan <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 8:40 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Stephanie Colshan
smcolshan@yahoo.com
2315 Joana Drive
Santa Ana, California 92705



November 16, 2020

Dear Mr. Mayor and City Council,

On behalf of Elecnor Belco Electric, Inc., I write to you today to urge your support in approving the "3rd and Broadway" Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, Elecnor Belco Electric, Inc., endorses and have implemented area-wide drug testing programs for our company.

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

In support of your effort to revitalize Santa Ana, Elecnor Belco Electric, Inc. urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.

Sincerely,

ELECNOR BELCO ELECTRIC, INC.

A handwritten signature in black ink, appearing to read "Alberto Garcia", written over a horizontal line.

Alberto Garcia
President/CEO

/rw



We think about a better world.
www.elecnor.com

14320 Albers Way
Chino, CA 91710
(909) 993-5470 Office
(909) 993-5476 FAX
CA License 738518

Orozco, Norma

From: Dave Elliott <delliott@santaanachamber.com>
Sent: Tuesday, November 17, 2020 9:04 AM
To: eComment
Subject: Agenda Item 75 A 3rd and Broadway Project

I would like to support the 3rd and Broadway project from the Chamber perspective as an economic development growth initiative. I believe the project with 4 distinctives of a hotel, retail space, residential living space and new parking garage brings great enhancement to the downtown and overall City. Increased tax revenue, housing, jobs, new parking, more downtown business is a positive new venture for our City. Please support this project. We need it.

Thanks
Respectfully Submitted

David L. Elliott
President/CEO
Santa Ana Chamber of Commerce

Sent from [Mail](#) for Windows 10

Orozco, Norma

From: Shane Posadas <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 9:31 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Shane Posadas
shakaron78@yahoo.com
1112 w Wilshire ave
Santa Ana , California 92707

Orozco, Norma

From: Nancy Mejia <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 9:29 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Nancy Mejia
nnc.mejia@gmail.com
2030 E Santa Clara G-2
92705, California 92705

Orozco, Norma

From: Branden Larrea <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 9:35 AM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Branden Larrea
bluxander@gmail.com
16 n. King St.
Santa ana, California 92703

Flores, Dora

From: Ernesto Conde <metrops.org@mac.com>
Sent: Tuesday, November 17, 2020 10:58 AM
To: eComment
Subject: Agenda item 75A

Mayor/ Council

I am in support of item 75A for the project at 3rd and Broadway. DTSA is revitalizing and it is projects like this that will continue the beneficial growth.

Santa Ana continues to evolve and adapt to the current economy.

With the support of the council, businesses will invest in the community providing jobs and amenities.

Santa Ana is the Downtown of Orange County, and projects like this will attract regional economic tourism tax dollars to support youth programs.

Thank you

Flores, Dora

From: Nathan Hittle <nhittle@gmail.com>
Sent: Tuesday, November 17, 2020 11:44 AM
To: eComment
Subject: Support item 75A - 3rd & Broadway

Mayor & City Council Members,

I support item 75A.

The 3rd & Broadway project is needed in our downtown. The current parking structure is not safe and floods during the rainy season.

Please approve 3rd & Broadway project so we can create additional jobs and beautify our downtown and add much needed housing and hotel components.

Regards,

Nathan Hittle

Flores, Dora

From: Nathaniel Greensides <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 12:07 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Nathaniel Greensides
mynci90@gmail.com
1601 N Flower St Apt 1
Santa Ana, California 92706

Flores, Dora

From: Jeffrey Jensen <jj@chapteronetml.com>
Sent: Tuesday, November 17, 2020 12:43 PM
To: eComment
Subject: Support for 3rd & Broadway Project

Good Evening Mayor Pulido and City Council,

My Name is Jeffrey Jensen (JJ) with Chapter One in Beautiful Downtown Santa Ana. Chapter One and all of its employees are in favor of the 3rd and Broadway Project. Downtown Santa Ana will benefit from this project immensely. We need more living spaces in general and a hotel has been missing in Downtown for a long time. There used to be more than 20 hotels in the Downtown area and currently there are ZERO. Motels and Wagon Wheel on 4th Street don't count.

Streetcar, Hotels, more living spaces, new civic center buildings.... Santa Ana is moving in the right direction!!!!!!

Looking forward to ground breaking ceremonies soon!!!

Thank you,

Jeffrey Jensen

Chapter One: the modern local

227 N. Broadway

Downtown Santa Ana, CA 92701

(714) 352-2225 MAIN

(714) 352-2242 FAX

www.chapteronetml.com

Become a FAN on [Facebook!](#)

FOLLOW US ON TWITTER@

[Chapteronetml](#)



LOCAL UNION NO. 952

GENERAL TRUCK DRIVERS, OFFICE, FOOD & WAREHOUSE UNION

140 S. Marks Way, Orange, CA 92868
Phone: (714) 740-6200 Fax: (714) 978-0576
www.teamsters952.org



Eric Jimenez
Secretary-Treasurer
and Principal Officer

November 16, 2020

John Green
President

Mayor and City Council,

I am writing as the Special Assistant to the Secretary Treasurer for Teamsters Local 952, representing 9,500 members in the region. On behalf of our members, we urge you to approve the "3rd and Broadway" Project in Santa Ana. The Project will bring in a building with 171 multi-family housing units, a 75-room hotel, mixed use retail shopping with public parking.

The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. The Building Trades Council are in talks with the Developer for a Project Labor Agreement that can provide the project with skilled and trained workers, strong safety standards, apprenticeship opportunities for Santa Ana and other Orange County resident and support for the Veterans through the Helmets to Hardhats program.

The project will create hundreds of high wage-high skilled construction jobs and these jobs have a significant multiplier effect on other jobs. Quality Union jobs that are needed to revitalize our local economy during the recession caused by the pandemic. It will also provide the needed revenue for the municipal services to the public.

The project, once completed, will fit in with the current structures in that area with the mixed-use modern format. Just steps away from the Orange Streetcar line enabling residents and the local community to take public transportation, therefore alleviating traffic and making it environmentally friendly.

Thank you for your service to the great City of Santa Ana and your attention to this important matter. Again, we urge you to please approve this wonderful Project.

Sincerely,

Norma Lopez
Special Assistant to the Secretary





RONALD J. SIKORSKI
Business Manager
and
General Vice President

International Union of Operating Engineers AFL-CIO
Southern California & Southern Nevada

November 17, 2020

Mayor and City Council,

I am writing as the Business Manager for the International Union of Operating Engineers, Local Union No. 12 representing 18,000 active members in the region. On behalf of our members, we urge you to approve the "3rd and Broadway" Project in Santa Ana. The Project will bring in a building with 171 multi-family housing units, a 75-room hotel, mixed use retail shopping with public parking.

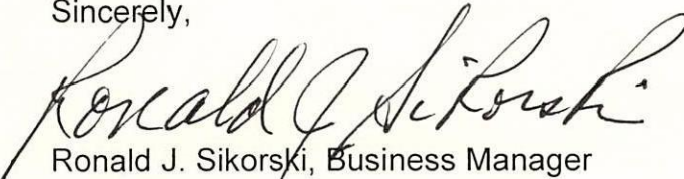
The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. The Building Trades Council are in talks with the Developer for a Project Labor Agreement that can provide the project with skilled and trained workers, strong safety standards, apprenticeship opportunities for Santa Ana and other Orange County resident and support for the Veterans through the Helmets to Hardhats program.

The project will create hundreds of high wage-high skilled construction jobs and these jobs have a significant multiplier effect on other jobs. Quality Union jobs that are needed to revitalize our local economy during the recession caused by the pandemic. It will also provide the needed revenue for the municipal services to the public.

The project, once completed, will fit in with the current structures in that area with the mixed-use modern format. Just steps away from the Orange Streetcar line enabling residents and the local community to take public transportation, therefore alleviating traffic and making it environmentally friendly.

Thank you for your service to the great City of Santa Ana and your attention to this important matter. Again, we urge you to please approve this wonderful Project.

Sincerely,


Ronald J. Sikorski, Business Manager
I.U.O.E., Local Union No. 12 and
General Vice President

RJS:va

Flores, Dora

From: Melia Galvan <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 1:21 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75(A): No land giveaways and subsidies

City Staff,

Why is the city giving away our public land and millions in subsidies to a hotel in the midst of this economic and health crisis? As a Santa Ana resident and taxpayer, I oppose this project. Please, fight for the residents and get a better deal!

Thank you,

Melia Galvan
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November 17, 2020

VIA EMAIL:

Honorable Mayor Miguel A. Pulido and Councilmembers
City of Santa Ana
22 Civic Center Plaza
Santa Ana, California 92701
eComment@santa-ana.org

**RE: ITEM 75A ON COUNCIL MEETING SCHEDULED FOR NOVEMBER 17, 2020;
CARIBOU INDUSTRIES MIXED-USE HOTEL/RESIDENTIAL PROJECT (201 W. 3RD STREET);
ENV. REVIEW NO. 2019-85, DENSITY BONUS AGREEMENT APP. NO. 2020-01, SITE PLAN REVIEW
NO. 2020-01, SITE PLAN REVIEW NO. 2020-02, AND DISPOSITION & DEVELOPMENT AGREEMENT**

Dear Mayor Pulido and Councilmembers:

On behalf of appellant UNITE HERE Local 11 and its members (collectively “**Local 11**” or “**Commentor**”), this Office submits the following comments to the City of Santa Ana (“**City**”) regarding the proposed development located at 201 West 3rd Street in Santa Ana (“**Project**”). Caribou Industries (“**Applicant**”) proposes to replace the existing City-owned, 3-level parking garage with a mixed-use development containing 171 housing units (with only 19 for low-income residents), a 75-room boutique hotel, 13,419 square feet of commercial space (including retail and food/beverage establishments), and rooftop amenities ancillary to residential and hotel uses. The development would be composed of two buildings: a 16-story, 194-foot-tall mixed-use residential and commercial building and a 10-story, 128-foot tall hotel building.

In short, and as confirmed in the expert comments of land use planner Michael Tharp attached as “**Exhibit A**,” the Project violates the Santa Ana Municipal Code (“**SAMC**” or “**Code**”), Santa Ana General Plan, and the California Environmental Quality Act (“**CEQA**”). The City has erred and abused its discretion in using both parcel lots to calculate lot density at 1.41 acres, but then not including the 75 hotel units on the hotel lot in the density calculation. As a result, the Project is receiving a free hotel and an extra six stories on the mixed-use residential parcel. This is unlawful. There is no basis to conclude that the normal zoning rules “would physically preclude construction of the mixed-income project” or that all of the concessions requested are economically necessary. The residential units can be built on the .52-acre hotel parcel and Code-required parking can be located in subterranean parking levels. Thus, the Project does not need the waiver concessions to go six stories higher on the .89 acre residential parcel. Any hardship is self-imposed. Moreover, the land-use and CEQA findings concerning density and parking do not come to terms with the admission that the hotel (which requires less parking) can be converted to condominiums. As a result, if the hotel is converted, more parking is required and the density bonus calculations are completely skewed to permit far more dwelling units than allowed and less affordable housing than otherwise required.

For all these reasons, the Council should deny the requested discretionary entitlements. The required land use and CEQA findings cannot be made. The density bonus shell game, the impacts of the unanalyzed hotel conversion option – and the obvious land use plan inconsistencies they present – are not identified or properly analyzed.

A. STANDING OF LOCAL 11

Local 11 represents more than 25,000 workers employed in hotels, restaurants, airports, sports arenas, and convention centers throughout Southern California and Phoenix, Arizona. Members of Local 11, including hundreds who live or work in the City of Santa Ana, join together to fight for improved living standards and working conditions. Making these comments to public officials in connection with matters of public concern about affordable housing and compliance with zoning rules is protected by the First Amendment, the *Noerr-Pennington* doctrine and is within the core functions of the union. Unions have standing to litigate land use and environmental claims. (See *Bakersfield Citizens v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1198.)

Commentor also has public interest standing given the Project Approvals relate to the City's public duty to comply with applicable zoning and CEQA laws, and where Commentors seek to have that duty enforced. (See *Rialto Citizens for Responsible Growth v. City of Rialto* (2012) 208 Cal.App.4th 899, 914-916, n6 [noting that “the public interest exception applies where the question is one of public right and the object of the action is to enforce a public duty – in which case it is sufficient that the plaintiff be interested as a citizen in having the laws executed and the public duty enforced” and “promotes the policy of guaranteeing citizens the opportunity to ensure that no governmental body impairs or defeats the purpose of legislation establishing a public right.”]; see also *La Mirada Avenue Neighborhood Assn. of Hollywood v. City of Los Angeles* (2018) 22 Cal.App.5th 1149, 1158-1159 [“[o]ur Supreme Court has consistently recognized the importance of preserving the integrity of a locality's governing general plan for zoning” and that “the vindication of this significant policy benefits not only the persons living near the Project and the persons living within the geographical boundaries of the [area] at issue in this case, but also all residents of the City who benefit from the trial court's ruling that holds the City Council's zoning decisions to the letter and spirit of the municipal code.”].) Indeed, California “courts have repeatedly applied the ‘public right/public duty’ exception to the general rule that ordinarily a writ of mandate will issue only to persons who are beneficially interested.” (*Weiss v. City of Los Angeles* (2016) 2 Cal.App.5th 194, 205-206; see also *Save the Plastic Bag Coalition v. City of Manhattan Beach* (2011) 52 Cal.4th 155, 166, 169–170 [it is sufficient that he is interested as a citizen in having the laws executed and the duty in question enforced].)

This comment letter is made to exhaust remedies under administrative law principles and Pub. Res. Code § 21177 concerning the Project, and incorporates by this reference all written and oral comments submitted on the Project by any commenting party or agency including those of the Spurgeon Building owners. It is well-established that any party, as Commentor here, who participates in the administrative process can assert all factual and legal issues raised by anyone. (See *Citizens for Open Government v. City of Lodi* (2006) 144 Cal.App.4th 865, 875.)

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B. DISCRETIONARY LAND USE AND CEQA FINDINGS MUST BE MADE

The Project requires numerous discretionary approvals, including:¹

- Site Plan Review No. 2020-01. Site plan review to allow the construction of a 16-story mixed-use development.
- Site Plan Review No. 2020-02. Site plan review to allow the construction of a 10-story hotel.
- Density Bonus Agreement No. 2020-01. The Applicant is requesting a 35 percent increase in density and concessions and waivers for floor area, height, open space, massing and parking in exchange for providing 19 very low-income housing units on site.
- Disposition and Development Agreement. The Applicant is requesting approval of a disposition and development agreement to memorialize the sale of the property, Project's terms, conditions, and obligations and provide vesting development rights for the project components.

To grant the abovementioned Project Approvals, the City must make numerous discretionary CEQA and land use findings pursuant to SAMC 41-1607 and Pub. Res. Code § 15162, including but not limited to the following:

- (t)hat the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city;
- (t)hat the development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element;
- (t)hat the deviations are necessary to make it economically feasible for the Applicant to utilize a density bonus authorized for the development;
- (whether) substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (whether) substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

¹ Variance No. 2020-05 to allow off site reserved parking, deviations from the off-street parking design requirements to allow use of mechanical stackers and valet parking service and Tentative Parcel Map No. 2020-02 to subdivide the property into two lots already have been approved. Ostensibly, once sold by the City and developed, the Applicant can sell the two lots separately to new owners.

- (whether) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted.

C. THERE ARE TWO DIFFERENT BUILDINGS, WITH DISTINCT FUNCTIONS ON TWO DIFFERENT PARCEL LOTS

Critical to the density bonus calculations is that the Project includes two different buildings with two different functions (mixed-use residential and hotel), on two different parcel lots (the tentative map creating two separate lots already was approved), subject to two different Site Plan Review cases, as explained in Staff Report 10/20/20 page 75A-3:

Table 1: Development Project Summary		
Item	Mixed-Use Development (Parcel 1)	Hotel (Parcel 2)
Units/Rooms	171 units	75 rooms

Staff Report 10/20/20 page 75A-44 shows that the two lots combined equal 1.41 acres:

Table 1: Project and Location Information	
Item	Information
Project Address	201 West Third Street
Nearest Intersection	Third Street and Broadway
General Plan Designation	District Center (DC)
Zoning Designation	Transit Zoning Code (Specific Development No. 84), Downtown sub-zone
Surrounding Land Uses (Exhibit 2)	Commercial (North) Commercial (East) Commercial and Parking and Residential (South) Commercial (West)
Site Size	1.41 acres combined (Parcel 1: 0.89 acres; Parcel 2: 0.52 acres)

D. THE DENSITY BONUS CALCULATIONS ARE WRONG – THE HOTEL LOT ACREAGE IS MISAPPLIED

The City has erred and abused its discretion in using both parcel lots to calculate lot density at 1.41 acres, but then not including the 75 hotel rooms in the density calculation. As a result, and as confirmed in the expert comments of land use planner Michael Tharp attached as Exhibit A, the Project is receiving a free hotel and an extra six, out-of-scale stories on the residential parcel. This is unlawful.

While planning agencies enjoy some discretion interpreting their zoning law – “deference has limits” – and courts are not bound by unreasonable interpretations. (*Orange Citizens for Parks & Recreation v. Superior Court* (2016) 2 Cal.5th 141, 156-57 [rejecting agency’s attempts to “downplay the facial inconsistency” between a project and general plan designation].) The inquiry is whether there is a prejudicial abuse of discretion where the record shows the administrative decision “is not supported by the findings, or the findings are not supported by substantial evidence.” (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 514-515.)

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The mistake is plain to see. Both parcels are counted for in the lot density (90 units per acre), but then the 75 hotel units are omitted from the ultimate unit density calculation.² As a result, the Project is getting way over the allowable density (even with bonuses), while providing too little affordable housing (the density bonus calculations at 11% affordable for total units are too little – if the 75 hotel units were counted, the Project needs to provide at least 8+ more affordable units). Staff Report 10/20/20 page 75A-9 makes this clear:

Density Bonus

Under the State's Density Bonus Law, developers providing 11 percent very-low income units may request a numerical density bonus of 35 percent from the base density (California Government Code Section 65915 (f)(2)). The General Plan land use designation for the site is District Center, which allows 90 dwelling units per acre and a maximum floor area ratio of 3.0. Based on the site area of 1.41 acres at 90 dwelling units per acre, 127 units are allowed. In exchange for providing 11 percent very-low income units on site, an additional 45 units are permitted through a density bonus. Therefore, the project proposes a total of 171 units with a total floor area ratio (FAR) of 4.2 for the development site. Application of the floor area ratio maximum would physically preclude development of on-site affordable housing units.

Table 6: Density Bonus Calculation

Density or Bonus	Allowed for Project	Provided
Base Density	127 units (1.41 acres x 90 units/acre)	127 Units
35-Percent State Density Bonus	45 units (127 x 0.35)	+44 Units
Total Units	172 units maximum	171 units proposed

The bottom line is that the 75 hotel units are omitted from the density bonus calculation, even as the hotel acreage is counted for density purposes. This is a shell game. Either the hotel units must be accounted for in the density unit calculation, or the hotel acreage not counted. An example may be helpful, *e.g.*, if a 0.1-acre residential project were proposed along with a next door 5-acre office project subject to the 90 dwelling units per acre and 3:1 floor-area-ratio (“FAR”) density. In such a situation, could this residential/office development be built as a mixed-use project allowing 459 dwelling units³ built on the 0.1-acre residential site perhaps 30+ stories tall, in addition to the 666,468 square feet⁴ of office use built on the 5.0-acre office site? That would make no sense – the density of the residential building must be tethered to the actual size of the residential lot, the 5 acres available for residential density on the adjacent lot cannot be entirely ignored, and the City may not pretend that the office density does not cut into the available density of the residential density.⁵ The same reasoning applies here. Otherwise, the density concessions (meant for housing, not hotels) are ripe for abuse.

As a result, instead of the 90 dwelling units per acre allowed under the Santa Ana General Plan Land Use Element (page A-11), which would be 127 units for a 1.41-acre site, the Project is getting 171 residential units plus 75 “free” hotel room units – a total of 246 units or almost 100% more than allowed:

² Other hotel projects approvals in the City show that hotels are subject to the 90-dwelling unit per acre density rules. See Hampton Inn Mitigated Negative Declaration p. 2 <https://www.santa-ana.org/sites/default/files/Documents/HamptonInnISMND.pdf>.

³ (5.1 acres) x (90 dwelling units per acre).

⁴ (5.1 acres or 222,156 SF) x (3:1 FAR).

⁵ The Santa Ana General Plan Land Use Element (p. A-15) suggests that FAR can be averaged along two contiguous parcels that are part of a mixed-use project – but the buildings on both lots need to be counted. (See <https://www.santa-ana.org/sites/default/files/Documents/LandUseElement.pdf>.)

Table 1 Development Intensity Standards	
<i>Land Use Designation</i>	<i>Density/Intensity Standards (du/acre - FAR)¹</i>
Residential Land Use Designations	
Low Density Residential (LR-7)	7 du/acre
Low-Medium Density Residential (LMR-11)	11 du/acre
Medium Density Residential (MR-15)	15 du/acre
Mixed Use Land Use Designations	
District Center ² (DC)	90 du/acre and FAR 1.0
Other District Center (Midtown, MacArthur Place, etc.)	FAR 1.0-2.0
Downtown District Center	FAR 3.0

There is absolutely no mention of this miscalculation. The bottom line is that if the hotel units are removed, the Project's residential density bonus units (which are designed for housing, not hotels) obviously can be constructed on the hotel lot acreage. There is no basis for concluding that the normal zoning rules "would physically preclude construction of the mixed-income project." This hardship is self-inflicted – the residential units could be built or included on the .52 acre hotel site.⁶ So too, all Code-required parking and additional parking could be accommodated in subterranean parking levels and, thus, not need the height concessions. The Project does not need the waiver concessions to go six out-of-scale stories higher on the .89-acre residential site with extra massing. The economic subsidy report relied upon by the City is entirely silent as to whether i) the hotel is economically necessary or ii) subterranean parking levels make economically infeasible the development of the market/affordable dwelling units (see Staff Report 10/20/20 at pages 75A-4, 75A-10 – 75A-11, 75A-27 – 75A-29, 75A-205 – 75A-210). The expert comments of land use planner Michael Tharp confirm this (see Exhibit A attached hereto). The only reason why it is needed is because of the "free" hotel next door that is somehow being untethered to the required density rules. In truth, a variance or some other entitlement should be required – the concessions are unwarranted and unlawful. Thus, the Staff Report 10/20/20 page 75A-11 is entirely unfounded and lacks substantial evidence:

The property is within a height exempt zone. However, in the TZC downtown zone, the Lined Block building type limits structures to a 10-story maximum, but the building is proposed to be 16-stories (193 feet, 10 inches). A waiver from the maximum number of stories is needed for the project. The six additional stories are needed to make construction of a mixed-income high-rise development financially feasible. A designed four upper story levels are needed to accommodate space for 19 on-site affordable units and 44 density bonus units. Efforts to maintain views of the W.H. Spurgeon Building's clock tower to the north of the site have been made by recessing the building mass at the fourth and fifth levels and providing a publicly accessible deck that will provide views of downtown. In addition, the public parking stalls account for one below-grade and four above-grade levels of the building, adding to the overall height of the development. The application of the 10-story maximum building height standard would physically preclude construction of the mixed-income project.

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⁶ Unlike *Wollmer v. City of Berkeley*, (2009) 179 Cal.App.4th 933, where density bonus units could not be built without waiver of development standards (id. at 945-946), here the density bonus units can be built on the hotel parcel consistent with height restrictions but for applicant's attempt to maximize profits via a free hotel.

E. THE OPTION TO CONVERT THE HOTEL IS INCONSISTENT WITH PARKING AND DENSITY REQUIREMENTS

So too, the land use findings concerning density and parking do not come to terms with the Staff Report 10/20/20 page 75A-5 admission that the hotel (which requires less parking) can be converted to residential or condominiums. As a result, if the hotel is converted, more parking is required, and the density bonus calculations are completely skewed to allow 70+ dwelling units more than allowed, and to permit less affordable housing than otherwise would be required.

The developer will also have the option to convert the hotel to residential after three years of operation if certain revenues per available room thresholds are reached. This would indicate the hotel is not financially sustainable after those first three years to continue operations. The developer will guarantee that the anticipated revenues from the parking will cover the City's estimated annual debt service of \$750,000. There will be no out-of-pocket costs to the City.

Staff Report 10/20/20 page 75A-169 makes clear that only 83 spaces of hotel parking are to be provided because a hotel has less density.

CITY OF SANTA ANA PARKING REQUIREMENTS – HOTEL USE

Section 41-1344 of the City of Santa Ana Municipal Code (SAMC) includes an off-street parking rate of one space for each guest room, plus one spaces for each ten rooms. As such, the parking requirements for the hotel portion of the Project are calculated as follows:

- 75 rooms x 1 on-site parking space = 75 parking spaces required.
- 75 rooms x (1/10) on-site parking space = 7.5 parking spaces required.

As identified, 83 parking spaces are required pursuant to the City's Municipal Code requirements.

Although application of the parking requirements set forth in the T2C SAMC Section 41-2011 Non-Residential Uses would require 156 spaces for the hotel, given the mixed-use nature, urban location (it is expected that many patrons would use ride-sharing or public transit), the fact that hotels are not typically 100% occupied, it is appropriate to utilize the SAMC Section 41-1344 Hotel parking in lieu of the T2C parking requirements.

But of course, these projections on less density go out the window if the hotel is converted to housing after three years. In that circumstance, Transit Zoning Code EIR p. 3-23 makes clear that far more parking would be required, something that the Project land use findings and CEQA analysis entirely ignores:

Table 3-2 Parking Requirement per Zone			
Zone	Use Type		
	Residential (per dwelling unit)	Live/Work (per dwelling unit)	Non-Residential*
Transit Village (TV) Zone	2 spaces + 0.15 in-lieu for guests	2 spaces	1 space per 400 sf
Downtown (DT)	2 spaces + 0.15 in-lieu for guests	2 spaces	1 space per 400 sf

In fact, the Project's CEQA addendum does not appear to mention even one time the "bait and switch" option to convert the hotel into a residential use. The fact that the Project will then be under-parked by possibly 70+ spaces, greatly exceed dwelling unit density limits, and that no affordable units will be required if the conversion to residential occurs all go unanalyzed. The expert comments of land use planner Michael Tharp confirm this (see Exhibit A attached hereto).

/ / /

F. THE DENSITY BONUS ERRORS AND PLAN INCONSISTENCIES VIOLATE THE SAMC AND CEQA

Under CEQA, an EIR must fully identify, analyze, and mitigate any inconsistencies between a proposed project and the general, specific, regional, and other plans that apply to the project. (See e.g., CEQA Guidelines § 15125(d); *Pfeiffer v. City of Sunnyvale City Council* (2011) 200 Cal.App.4th 1552, 1566; *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal.App.4th 859, 881.) There does not need to be a direct conflict to trigger this requirement; even if a project is “incompatible” with the “goals and policies” of a land-use plan, the EIR must assess the divergence between the project and the plan, and mitigate any adverse effects of the inconsistencies. (*Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 378-79; see also *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903 [holding under CEQA that a significant impact exists where project conflicts with local land-use policies]; *Friends of “B” Street v. City of Hayward* (1980) 106 Cal.App.3d 988, 998 [citing Gov. Code § 65302, held county development and infrastructure improvements must be consistent with adopted general plans].) Here, the fact that the hotel can be converted to residential is never identified in the CEQA addendum – it is not the same project and has new, significant land use inconsistencies not identified or analyzed in the addendum.

So too, an “accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” (*San Joaquin Raptor Rescue Ctr. v. Cnty. of Merced* (2007) 149 Cal.App.4th 645, 654-655 [quoting *Cnty. of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 199] [emphasis in original].) As one court explained, “only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal’s benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal (i.e., the ‘no project’ alternative), and weigh other alternatives in the balance.” (*Citizens for a Sustainable Treasure Island v. City & Cnty. of San Francisco* (2014) 227 Cal.App.4th 1036, 1052.) Hence, an accurate project description is an “indispensable component of a valid EIR.” (*Western Placer Citizens for an Agr. and Rural Env’t v. Cnty. of Placer* (2006) 144 Cal.App.4th 890, 898.) The hotel conversion option – unmentioned in the CEQA document – violates these CEQA stable project description rules. The Project before the Council now, therefore, is different than analyzed in the CEQA addendum, and with new, significant impacts. Pub. Res. Code § 15162 is triggered and the addendum must be updated and reconsidered. (*Ventura Foothill Neighbors v. County of Ventura* (2014) 232 Cal.App.4th 429, 436 [changes in project from approved CEQA document required new CEQA review].)

The density bonus shell game, parking impacts of the unanalyzed hotel conversion option and the obvious land use inconsistencies they present are not identified or properly analyzed in the land use or CEQA findings. As a result, required findings on land use consistency and CEQA pursuant to SAMC 41-1607 and Pub. Res. Code § 15162 cannot be made, including findings on provision of affordable housing opportunities in economically balanced communities, consistency with the purpose of the underlying zone or applicable designation in the general plan land use element, that the deviations are necessary to make it economically feasible for the Applicant to utilize a density bonus, and whether substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. So too, the CEQA document and land use findings do not come to terms with the out-of-scale Project’s undisclosed conflicts with the Santa Ana General Plan Land Use Element including: Policy 2.10 (Support new development which is harmonious in scale and character with

existing development in the area), Policy 3.5 (Encourage new development and/or additions to existing development that are compatible in scale, and consistent with the architectural style and character of the neighborhood), Policy 5.4 (Support land uses which are consistent with the Land Use Plan of the Land Use Element, Policy 5.5 (Encourage development which is compatible with, and supportive of surrounding land uses).

G. CONCLUSION

For all these reasons, the Council should deny the requested discretionary entitlements. The required land use and CEQA findings cannot be made. The density bonus shell game, the impacts of the unanalyzed hotel conversion option – and the obvious land use plan inconsistencies they present – are not identified or properly analyzed. The expert comments of land use planner Michael Tharp confirm this (see Exhibit A attached hereto).

Commentor reserve the right to supplement these comments at future hearings and proceedings for this Project. (See *Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal.App.4th 1109, 1120 [CEQA litigation not limited only to claims made during the EIR comment period].)

Sincerely,



Gideon Kracov
Attorney for Commentor

Attachment:

Exhibit A: Expert comments of land use planner Michael Tharp dated 11/16/20

EXHIBIT A

November 16, 2020

Via Email:

eComment@santa-ana.org

Honorable Mayor Miguel A. Pulido and Honorable Councilmembers
City of Santa Ana
22 Civic Center Plaza
Santa Ana, California

Re: 11/17/20 Council Meeting Agenda Item 75A; PUBLIC HEARING - ENVIRONMENTAL
REVIEW NO. 2019-85 FOR DENSITY BONUS AGREEMENT APPLICATION NO. 2020-01, SITE
PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02, AND DISPOSITION AND
DEVELOPMENT AGREEMENT AT 201 WEST 3rd STREET BETWEEN CARIBOU INDUSTRIES
AND THE CITY OF SANTA ANA

Honorable Mayor and Council Members:

I have been asked to review the above referenced requests by the Law Firm of Gideon Kracov. I believe there are a number of concerns regarding the City of Santa Ana's (the City's) General Plan, the City's Zoning Regulations, the reliance of the City's and the State's regulations regarding the use of a Density Bonus agreement to expand the size of the proposed project, and the appropriateness of findings to justify modification of the City's Floor Area Ratio and parking requirements for the proposed project.

The Property is located at 201 West 3rd Street, at the intersection of 3rd Street and Broadway, in the in the Downtown subarea of the Central District, identified in the City's General Plan. It is currently improved with a parking garage.

Caribou Industries (the Applicant) has applied for site plan review to permit the construction of a 16 story mixed use development on a parcel approximately 38,768 sq. ft. in area. That mixed use development will be approximately 197,726 sq. ft. in area and will have both commercial uses and residential units. The Applicant has also applied for site plan review to permit the construction of a 10 story, 171 room hotel on a newly created adjacent parcel, having an area of 22,651 sq. ft. Presumably the site plan review process is to assist in making a determination whether or not the proposed development is compatible with surrounding developments, fits in with the character of the surrounding area and meets City guidelines and regulations for development.

Concerns About Floor Area Ratio and Density Calculations for The Hotel Site

The Downtown area has a 10-story maximum height limit and a permitted 3:1 FAR. A visual survey of the area revealed no buildings that exceed those limitations and very few that even approach them. The parcel map which created the two lots where the parking structure now stands created two separate development sites separated by a proposed street. One of the purposes of such a division of land is to allow both parcels to be treated separately and conceivably, to be sold to different owners.

The City of Santa Ana General Plan Land Use Element, adopted February 2, 1998, states that:

“To encourage lot consolidation for optimal site design, the floor area ratio can be calculated on an area wide basis for contiguous parcels which are part of a large, multi-structure project. To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer must record deed restrictions limiting the project area to the legally allowed floor area ratio.” (Pg. A15)

This appears to be the rationale for permitting a combined FAR of the two lots to allow a density calculation and FAR based on the combined lot area of 1.42 acres for the mixed-use portion of the proposed project. By treating the two lots as one and considering the mixed use development and the hotel development as parts of the same development, the General Plan allows a combined FAR of 3:1 or approximately 184,257 sq. ft for all structures on the combined 1.42-acre site. The mixed-use residential structure alone is 197,726 sq. ft., having an FAR of approximately 3.2:1 over both lots, which exceeds the permitted FAR of the two combined lots. Adding in the area of the hotel brings the proposed FAR for the two lots to 4.2:1.

But in fact, the two projects do not appear to be related, except by common ownership of the land on which they sit. The two lots are separated by a public street. The proposed mixed-use development is not connected to and does not interact with the proposed hotel. Both are being considered under separate site plan review applications and do not appear to have common design elements, with the exception of the proposed arrangement for off-street parking for both projects on the mixed-use site. The fact that both developments are on separate legal lots means that each lot could be sold to a separate owner, providing additional evidence that they are separate projects.

Since the two projects are separate, they should not be entitled to utilize the combined lot area in determining density. The proposed mixed-use development appears to stand on its own, having a unique design and architectural style referred to in the Staff Report as “California Contemporary,” described as having three distinct masses. The lower levels include tan masonry brick street walls, similar to existing buildings in downtown Santa Ana. The middle building mass consists of angled perforated metal panels and a brass finish, screening the above

grade surface parking structure. The upper portion of the building, containing the 171 dwelling units, including the 19 very low-income units, will have floor to ceiling glass windows and balconies.

The hotel is described as a contemporary building designed as a single mass. The exterior of the building will have white marble with contrasting grey metal panels and bronze window frames. From their descriptions, the two buildings do not appear to be part of the same development. The parcel on which the hotel is located permits an FAR that would allow the proposed hotel.

The 38,768 sq. ft. lot on which the proposed mixed-use project is located would have an FAR of approximately 5:1, far in excess of the 3:1 FAR that is permitted. The 22,561 square foot lot on which the 63,069 square foot hotel is proposed would have an FAR of approximately 2.8:1.

The manner in which the density bonus is being calculated for additional density bonus residential units is troubling, especially without a deed restriction limiting the total FAR on two the two sites. By claiming the square footage of both lots to determine the base number of dwelling units permitted by both lots, the proposed mixed use development ignores the existence of the hotel development and the 75 rooms in it,¹ in essence, double dipping to determine the number of dwelling units allowed in the mixed use development. One cannot treat the entire 22,651 sq. ft. lot area of the hotel site as unused FAR available to the mixed use project. If the hotel site area is deducted, the residential lot can only accommodate 113 DUs including the density bonus.² Instead, the residential site is allowed 172 DUs.

Unanalyzed Land Use Inconsistency Issues Regarding the Hotel Conversion

The agreement between the Applicant and the City allows the conversion of the hotel to residential uses if, after five years, the hotel is not profitable. See pg. 75A-4 of the Request for Council Action, dated October 20, 2020. Hotels can be challenging investments, especially in the time of a global pandemic affecting travel and tourism. However, if such a conversion is contemplated, more details are necessary in order to evaluate such a conversion. How many units are proposed, assuming 45 DUs would be allowed by right? Will a density bonus for residential units be requested? Will the size of the building be increased due to the change

¹ The 63,069 sq. ft. hotel is proposed on a lot having an area of 22,651 sq. ft. The proposed hotel would have an FAR of approximately 2.8:1; near, but not exceeding the permitted 3:1 FAR -- leaving the hotel parcel with only an additional 4,884 sq. ft. of potential development (equivalent to 1,628 sq. ft. of unused lot area [i.e., 4,884 sq. ft. divided by 3:1 FAR]) that could be transferred to the residential parcel. But under the Applicant's proposed scenario, the residential parcel is using all the available lot area of the hotel site to calculate the density bonus in spite of the existence of the hotel..

² Calculated: (38,768 sq. ft. existing residential lot area) + (1,628 sq. ft. of unused hotel lot area transferred) = (40,396 sq. ft. or 0.92 acres); (0.92 acres) x (90 DUs per acre) = (83.43 base DUs); (83.43 base DUs) x (1.35 density bonus) = (112.6 units).

from hotel to residential uses? What would be the number of parking spaces required and where would they be located? Are there any other discretionary entitlements that would be requested? The staff report and CEQA addenda fail to address any of these issues which likely raise significant land use impacts. Prior to the approval of the proposed projects, the alternative of a residential use on the parcel proposed for a boutique hotel should be thoroughly evaluated and the information provided to the City Council, the Planning Commission and Staff, and the public.

Concerns Relating to the Density Concessions and Site Plan Review Findings Related To Decreased Parking

The City Staff Report states that the City Council determines pursuant to SAMC Sections 41-2007 and 41-593. 5, that the mixed -use and hotel project is in compliance with all applicable development standards outlined within the Specific Development (SD No. 84/ Transit Zoning Code), with the exception of required on-site residential parking, maximum stories, open space and massing which, pursuant to the California Government Code sections 65915 through 65918, may be reduced through approval of the requested Density Bonus Agreement application and off-street parking subject to Variance No. 2020- 02.

The Applicant is proposing to provide 83 hotel parking spaces, which would include 42 mechanical stackers, 4 ADA spaces, and 37 reserved parking spaces in the adjacent parking structure. The applicant is proposing use of Park Plus SpaceMaker Triple Parking Lifts, which is a mechanical stacking device that allows for three vehicles to be stacked above one another. Due to the need for trained operation of the system, the stacker system requires use of valet operators. In addition, hotel valet parking services would be provided for 37 vehicles in the adjacent building. Pursuant to SAMC Section 41- 632, a variance for a reduction in required off-street parking and from off-street parking access requirements has been obtained. The SAMC requires that all parking stalls be accessible and useable. The mechanical stackers do not allow for all of the parking stalls to be accessible as the system requires trained valet operators. In addition, the Applicant is proposing to utilize the SAMC Section 41- 1344 hotel off-street parking standard instead of the TZC's Downtown zone' s non- residential off-street parking requirements.

The Applicant is seeking a density concession to provide only 83 hotel parking spaces. Of these 83 spaces, 42 spaces would be provided by mechanical stackers in the adjacent parking structure rather than on-site, along with 4 ADA spaces and 37 reserved spaces. Because of this, and the inability to comply with SAMC Section 41-632, a concession for the reduction in required off-street parking and from all off-street parking access requirements is being requested. The SAMC requires that all parking stalls be accessible and useable. The parking system proposed for the hotel is a mechanical stacker that does not allow for all of the parking stalls to be accessible. The system requires trained valet operators. Also, the applicant

proposes to apply Section 41-1344 of the SAMC, utilizing hotel off-street parking standards rather than the TZC's Downtown Zone's non-residential off-street parking requirements.

In order for the concessions and site plan review approval to be granted, a finding must be made that the development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element. I do not believe that required finding can be made here with regard to the concession for less parking.

The granting of the concession for reduced parking and for limited access to the parking spaces may be materially detrimental to the public welfare and injurious to surrounding properties by creating a defacto reduction in the number of required parking spaces for one individual development. No property right is denied this Property and given to any other property in the same zone and vicinity. The Applicant makes the argument that the TZC parking requirements do not differentiate between hotels and other commercial uses. The Applicant states that therefore, the required off- street parking for all commercial uses in the TZC Downtown zone is one parking space per every 400 square feet. Application of the TZC Downtown zone standard for the 62,516 square foot hotel would require 156 parking spaces, which would be an additional 73 spaces beyond what is proposed by the Applicant. The SAMC Section 41- 1344 hotel off-street parking requirement for hotels requires one parking space for every room plus one space per every ten rooms. The Applicant argues that application of SAMC Section 41- 1344 hotel off-street parking standard is a more apt standard, as it would require only 83 parking spaces. The fact that the Applicant believes that Section 41-1344 is a more apt standard than the Code requirements currently in force in the TZC is not a justification for the concession. If that is the standard that the City and the Applicant wish to see applied, the TZC should be amended through the proper legislative process to reflect that standard, rather than attempting to achieve it by inappropriately seeking a concession.

Use of Hotel Site for Housing and Subterranean Parking Levels make Concessions Unnecessary

City claims that the FAR, height, and other concessions are necessary because the existing standards physically preclude the development and/or make it economically infeasible (Staff Report, pp. 75A-10 – 75A-11, 75A-27 – 75A-29). However, but for applicant's insistence on using parcel 2 as a hotel, the market rate and affordable DUs can be physically accommodated on the hotel parcel consistent with the FAR and height limitations. The economic subsidy report says nothing about whether the exclusion of the hotel would make the affordable units economically infeasible (id. at pp. 75A-4, 75A-205 – 75A-210). In fact, it would suggest otherwise, given the City specifically anticipates the potential for the hotel to be converted into residential if the hotel is not profitable after five years (making any plans for transient occupancy taxes entirely illusory). Furthermore, the subsidy report makes no mention why the project could not accommodate all of the Code-required parking in subterranean parking levels and, thus, not need the parking or height concessions.

Thank you for the opportunity to comment on this proposed development.

Very truly yours,

A handwritten signature in black ink that reads "Michael Tharp". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Michael Tharp
5012 Onteora Way
Los Angeles, CA 90041
(323)357-0058
mbtharp@prodigy.net

RESUME

Michael Tharp
5012 Oteora Way
Los Angeles, CA 90041-1826
Phone: 323-2570058 (Days)
323-257-0354 (Home)
Fax: 323-478-0410
E-Mail: mbtharp@prodigy.net

PROFESSIONAL EXPERIENCE

Self employed consultant working on urban planning and development issues, including preparation and review of environmental impact reports and statements; represent of clients in matters pertaining to land use planning, subdivisions, parcel maps, land use entitlements, building and safety code issues, conditional use permits, design review boards, and zone variances; project management of movie studio construction projects; member of movie studio master plan development team which obtained entitlements to construct 3,000,000 square feet of studio related development. Successfully assisted client in setting up trading company office in Asia. Development team leader in procuring entitlements for combined 2,000,000 square foot business park and 18 hole professional golf course. Work on development projects in communities throughout Southern California. Successful representation of clients, including developers and certified Neighborhood Councils, before the City Planning Commission and Office of Zoning Administration in the City of Los Angeles. Municipal planning, project management, government relations and land development consulting.

Senior Vice President, Planning, at Engineering Technology Incorporated (ETI). In charge of planning, processing and environmental sections of land planning and civil engineering firm. Represented private developer interests involved with real property transactions, land use, zoning entitlement, subdivisions, parcel maps and land use planning issues before City Planning Commissions, Office of Zoning Administration and other public agencies. Directly responsible for variety of projects ranging from yard variances for single family dwellings to obtaining zoning entitlement for commercial development of multi-million square feet in downtown Los Angeles. Assisted charitable and religious institutions with various land use issues. Work closely with public agencies, including Departments of Building and Safety, Fire, Planning and Transportation in obtaining approvals for developments, ranging from single family one lot developments to multi-million square feet mixed use developments covering hundreds of acres.

Attorney, associated with Gleaves Swearingen Larsen and Potter in Eugene, Oregon. Primary focus on real property, land use and planning law, litigation and business law. Represented clients before municipal agencies including City Council, City Planning Commission, Eugene Renewal Agency and Lane County Board of Commissioners.

Director of Housing and Renewal, City of Eugene, Oregon. Direct supervision of urban renewal section, downtown development section, historic preservation section and public housing section. Worked closely with Federal, State and local officials to revitalize central business district, including project management and fiscal responsibility for construction of community

conference center built in conjunction with privately owned Hilton Hotel and publicly owned performing arts center.

City Planner, City of Los Angeles. Supervised professional staff in coordination and implementation of "bus on freeway" program. Project Coordinator for multi-agency task force reporting to Los Angeles City Council on impact of implementation of California Coastal Act. Assisted in preparation of various community plans, including specific plans, environmental impact reports for community plans, working with City Council appointed Citizen's Advisory Committees and drafting specific plan ordinances.

EDUCATION

Coro Southern California, City Focus: Nine month experiential educational program dealing with major issues such as health care, economic development, provision of basic services such as water and power, confronting the City of Los Angeles. Prepared special project regarding availability of affordable housing in Westlake Community for City Council office.

Juris Doctorate: Southwestern School of Law. Course work in planning, land use and environmental law. One year clinical program in Los Angeles City Attorney's Office, Civil Division, Land use and Environmental Section.

Masters degree in Public Administration: University of California at Los Angeles. Majored in State and Local Government Affairs. Graduate level course work in urban planning at the School of Architecture and Urban Planning and in business management systems at the Graduate School of Business Administration.

Bachelor of Arts in Political Science: University of California at Los Angeles. Majored in International Relations; minor in Speech and Small Group Communications.

COMMUNITY ORGANIZATIONS

Past Member, Colorado Boulevard Specific Plan Design Review Board, appointed by Councilmember , CD 14.

Member, Eagle Rock Neighborhood Council Planning and Land Use Committee

Past President, The Eagle Rock Association (TERA); Past Board Member; Past Chair of TERA Preservation, Planning and Development Committee.

Araiza, Fatima

From: Melvin Juarez <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 1:54 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: No on item 75a: Public land for public good, not for developers

City Staff,

I am a Santa Ana resident. I urge you not to give away public land and millions of dollars in subsidies to this well-connected developer to build a hotel. Public land should be used for the public good, not for the good of developers.

Go back to the drawing board. There are many options that would better aid Santa Ana residents than this proposal. Fight for a revenue-generating lease, a project with more affordable housing and no hotel, or simply postpone this until the deal can be renegotiated in a way that actually helps Santa Ana residents.

Thank you,

Melvin Juarez
vickyiveth@icloud.com
5427 w tampion ave
Santa , California 92704

Orozco, Norma

From: Tina Miller <beani4tina@aol.com>
Sent: Tuesday, November 17, 2020 2:22 PM
To: eComment
Subject: Broadway project

Mayor Pulido & City Council Members:

I am writing in support of the Broadway project and 3rd.

This development in our city greatly improves the economic investment in our city. Local construction jobs and long term retail and hospitality jobs will be created. It will also enhance the area for downtown businesses, provide better parking access and increase the amount of downtown residential housing. The hotel provides the city with additional bed tax revenue.

This project has the potential to improve Santa Ana as the glorious seat of the county and a cultural and entertainment Mecca for residents and visitors alike. Please support this project.



ECA

ENGINEERING CONTRACTORS' ASSOCIATION

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Brendan Slagle

Vice President

Garrett Francis

**Vice President
Infrastructure Dev.**

Dave Sorem

Treasurer

Alan Ludwig

Secretary

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Brandon Pensick
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Garrett Richardson
Tim Rivard
James Roland
Elizabeth Torrez
Nic Waldenmayer

Government Affairs

Dave Sorem

Legal Committee

Anthony Niccoli

PAC

Scott Salandi

Safety

Jordan Latimer

Staff

Executive Director – Ray M Baca
Office Manager– Shelia Voss
Admin. Asst. – Paulina Pantoja
Editor – John Simpson

November 17, 2020

City of Santa Ana

Subj: “3rd and Broadway” Project; (Support)

Dear Mayor Pulido, and City Council,

On behalf of the members of the Engineering Contractors’ Association, we respectfully urge your continued support for the “3rd and Broadway” Project. This project will enhance the appeal of the entire area with a balanced set of priorities, and provide hundreds of high-wage, and safe construction career opportunities for local area workers during the construction phase, as well as future job opportunities for other local area residents.

As leaders in the construction industry in Southern California, we wish to express appreciation for your hard work, and urge your continued support for the “3rd and Broadway” Project.

Sincerely,

Ray M. Baca
Executive Director

Orozco, Norma

From: Ryan Matheny <Ryan@mathenyconsulting.com>
Sent: Tuesday, November 17, 2020 2:56 PM
To: eComment
Subject: item 75A - Support 3rd & Broadway

Hello,

I support approval of the 3rd & Broadway project for job creation in downtown Santa Ana.

Sincerely,

Ryan Matheny
Owner
Matheny Consulting
Sent from my iPhone

Orozco, Norma

From: Roy C. Afusia <roya@sprinklerfitters709.org>
Sent: Tuesday, November 17, 2020 2:54 PM
To: eComment
Subject: Santa Ana City Council Meeting agenda Item 75A

Santa Ana city Council Meeting
Item 75A
Mayor and City Council,

My name is Roy Afusia a resident of Santa Ana for over 19 yrs. I am writing not only as a resident but also the Business Representative for Sprinkler Fitters UA Local 709, representing over 1,000 members. On behalf of our members, we urge you to approve the "3rd and Broadway" Project in Santa Ana. The Project will bring in a building with 171 multi-family housing units, a 75 room hotel, mixed use retail shopping with public parking.

The project will create hundreds of high wage-high skilled construction jobs and these jobs have a significant multiplier effect on other jobs. Quality Union jobs that are needed to revitalize our local economy during the recession caused by the pandemic. It will also provide the needed revenue for the municipal services to the public.

The Developer, Mr. Mike Harrah of Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. The Building Trades Council are in talks with the Developer for a Project Labor Agreement that can provide the project with skilled and trained workers, strong safety standards, apprenticeship opportunities for Santa Ana and other Orange County resident and support for the Veterans through the Helmets to Hardhats program.

Thank you for your service to the great City of Santa Ana and your attention to this important matter. Again, we urge you to please approve this wonderful Project.

Thank you,

Roy C. Afusia
Business Representative
Sprinkler Fitters U.A. Local 709
W: (562) 698-9909 xt#21
C: (714) 720-5520
www.sprinklerfitters709.org



Orozco, Norma

From: Erik Garza <info@email.actionnetwork.org>
Sent: Tuesday, November 17, 2020 2:45 PM
To: eComment; Carvalho, Sonia R.; Ridge, Kristine
Subject: Item 75a: Another giveaway to developers?

City Staff,

The City shouldn't provide public land and millions in subsidies to a developer, just to get a hotel they might convert to apartments in a few years. As a Santa Ana taxpayer, I'm outraged that we are going to provide our land and subsidies to a developer. Either get a better deal or make a new plan.

Sincerely,

Erik Garza
erik.garza2017@gmail.com
3008 s main st, 88d
Santa ana, California 92707

Orozco, Norma

From: Laurie Piechowski <laurie@piechowski.com>
Sent: Tuesday, November 17, 2020 2:44 PM
To: eComment
Subject: item 75A - Support 3rd & Broadway

Subject:

I support approval of the 3rd & Broadway project in downtown Santa Ana. The Hotel will add much needed tax revenue for the City.

Sincerely,

Laurie Piechowski
Artesia Pilar Neighborhood

Orozco, Norma

From: Marlha Sanchez <mamadragonrising@gmail.com>
Sent: Tuesday, November 17, 2020 2:37 PM
To: eComment
Subject: Item 75A

My name is Marlha Sanchez, I am a resident of Ward 5. My comment is in strong opposition to item 75A.

This project is so far off from what our community needs. We do not need more luxury housing. We need to address so many other more pressing issues that will truly benefit the residents it is your job to represent.

This project will send us deeper into displacement, gentrification and pushing low income and working class residents further from feeling valued by the city. So many residents have already felt the push and exclusion that has been the gentrification of OUR downtown. Where once we go could shop and support the local economy now we are being priced out, pushed out more and more.

Please prioritize residents over visitors.

The city would be commuting to taking on the economic risk by supporting this project with \$13 million for a hotel in the middle of a pandemic. This makes no sense economically or morally. Our community is one of the most impacted by COVID. Do not use public funds for this project that doesn't benefit the community.

--

Gracias,
Marlha Sanchez

Orozco, Norma

From: Laurie Hampton <primarysource.lh@gmail.com>
Sent: Tuesday, November 17, 2020 3:00 PM
To: eComment
Subject: Item 75A. Support 3rd and Broadway project

I support approval of the 3rd and Broadway project in downtown Santa Ana.

Regards,
Laurie Hampton
Floral Park

Sent from my iPhone

Flores, Dora

From: Jon Desprez <jondesprez@gmail.com>
Sent: Tuesday, November 17, 2020 3:15 PM
To: eComment
Cc: Mike Harrah
Subject: Support 3rd & Broadway project 201 W. 3rd street

>> Mayor Pulido & City Council Members

>>

>> I am writing in support of the 3rd & Broadway project.

>>

>> This project, a new, tasteful and modern development in our city, greatly increases the attractiveness of Santa Ana to inward economic investment.

>>

>> This project will create short term local construction jobs and long term retail and hospitality jobs. It will enhance the area for downtown businesses, provide better parking access and increase the amount of downtown residential housing. The hotel component will support the city with additional bed tax revenue and add much needed footfall.

>>

>> This is a beautiful project in downtown Orange County, with the potential to further improve Santa Ana as a modern and vibrant city, full of culture and amenities as well as excellent transport links. It says "Santa Ana is open for business".

>> Thank you,

>> Jon Desprez

Flores, Dora

From: Liz Hurtado <lizhurtado@gmail.com>
Sent: Tuesday, November 17, 2020 3:13 PM
To: eComment
Subject: item 75A - Support 3rd & Broadway

To: ecomment@santa-ana.org

Hello -

I support approval of the 3rd & Broadway project in downtown Santa Ana. This project will spur economic growth in our City and adding a Hotel will add to our TOD revenue.

Sincerely,

Liz Hurtado
Park Santiago

--

Liz Amara H.
714.309.2390 .

"Spread Love and Kindness Everywhere"

Mother Teresa

Flores, Dora

From: James Kendrick <1rags@att.net>
Sent: Tuesday, November 17, 2020 3:19 PM
To: eComment
Subject: Support 3rd & Broadway Project

James Kendrick
1115 Freeman
Santa Ana, CA 92703

Mayor Pulido & City Council Members:

Subject: Subject 3rd & Broadway Project
201 W 3rd Street

I'm in support of this project as a new and modern development to our city and downtown as a asset as it will increase the economic investment of the artist village as well.

This project will create jobs and long term retail and hospitality jobs and will enhance the downtown business, provide parking, more retail and downtown housing to help support local businesses as well as a needed hotel that will bring added tax tax revenue to the city of Santa Ana.

This project is an excellent project and will help take Santa Ana into the future as the true city that it is the center of Orange County.

So I ask you to please support the Project @ 3rd & Broadway

Sincerely
Resident 46 years

James Kendrick



PLASTERERS' LOCAL NO. 200

Operative Plasterers', Cement Masons' and Shop Hands' International Association, AFL-CIO

November 17, 2020

Mayor and City Council,

I am writing as the Business Representative for Plasterers' Local 200. I represent our members here in Orange County. On behalf of our members, we urge you to approve the "3rd and Broadway" Project in Santa Ana.

The Project will bring in a building with 171 multi-family housing units, a 75 room hotel, mixed use retail shopping with public parking.

The Developer Mr. Mike Harrah, for Caribou Industries has committed in writing to the Building Trades Council to complete the negotiations of the Project Labor Agreement that can provide the project with skilled and trained workers, apprenticeship opportunities for Santa Ana and other Orange County residents and also support the Veterans through the Helmets to Hardhats program. This project will also provide Quality Union jobs which are needed to revitalize our local economy during this pandemic.

Thank you for your service and your attention to this important matter.

Sincerely,

Christian Betancourt
Business Representative



November 17, 2020

Dear Planning Commissioners and City Council:

Subject: Item #2/3rd & Broadway Project

I am writing to request your approval for the "3rd and Broadway" Project. This project is such a beautiful addition to the Downtown Core. The architect, Studio One Eleven, is sensitive to the character of the existing Historic Downtown. They have paid special attention to the historic details of the rhythm and proportions of the surrounding Historic Buildings. They were able to weave in the old, while being true to the architecture of today. The result would be a brilliant balance; carefully placing the outdoor recreation decks and balconies and gently working with the building setbacks, they have controlled the massing to a very comfortable scale.

Reactivating Sycamore Street will link the north and south of the Downtown Area, creating a more pedestrian friendly environment. This will also create a safer environment. The proposed retail, residential, and hotel will make it a vibrant place. North and south Downtown will no longer be blocked with a dangerously large and dark parking structure which harbors a den of criminal behavior.

The Sycamore Plaza will be an active Plaza for residents to enjoy street fairs, artist openings and farmer and flea markets. Downtown will once again be a gathering place for residents and visitors as well.

The revitalization of Santa Ana is moving in a progressive direction; let us keep that momentum going and I encourage you to approve the "3Rd and Broadway" Project.

Respectfully,

Teresa Saldivar

Orozco, Norma

From: Patricia Bustamante <pati_bustamante@hotmail.com>
Sent: Tuesday, November 17, 2020 3:51 PM
To: eComment
Subject: item 75A - Support 3rd & Broadway

I support approval of the 3rd & Broadway project for job creation in downtown Santa Ana.

Sincerely,

Patricia Bustamante
Historic French Park

Get [Outlook for iOS](#)

Orozco, Norma

From: John Hanna <jhanna@swcarpenters.org>
Sent: Tuesday, November 17, 2020 3:59 PM
To: eComment
Subject: Public comment in support of Item 75 A

On behalf of the Southwest Regional Council of Carpenters, representing carpenters in Santa Ana and throughout the Southwest United States, I urge the Santa Ana City Council to support the staff recommendations on Item 75A and thus approve the mixed-use development on this second reading.

Mike Harrah and Caribou Industries are providing the City with 171 new units, with a portion of those being very affordable, along with a commercial component and a much needed hotel. People who have business for more than a day in Santa Ana now normally stay in Costa Mesa or Anaheim, spending their money with businesses in those cities. The hotel will generate revenue and is an important component to this project. The project will rid the city of the ugly and unsafe parking structure and provide adequate parking while reducing the need for driving for people who live in the area. And thanks to Mr. Harrah and Ernesto Medrano of the LA/OC Building Trades, the workforce will be skilled and trained with a local hire component for Santa Ana residents and veterans.

Please support this much needed project.

John R. Hanna
Governmental Affairs/Special Counsel
Southwest Regional Council of Carpenters
7111 Firestone Blvd.
Buena Park, CA 90621
Office- (714)766-7140
Cell---- (213)999-6190

Disclaimer

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November 17, 2020

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

Mayor Pulido and City Council Members
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

Re: OPPOSITION to Agenda Item 75A PUBLIC HEARING – ENVIRONMENTAL REVIEW NO. 2019-85 FOR DENSITY BONUS AGREEMENT APPLICATION NO. 2020-01, SITE PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02, AND DISPOSITION AND DEVELOPMENT AGREEMENT WITH CARIBOU INDUSTRIES FOR THE 3rd AND BROADWAY DEVELOPMENT AT 201 WEST 3rd STREET (PROPERTY OWNER: CITY OF SANTA ANA AND APPLICANT: CARIBOU INDUSTRIES, INC.)

Dear Mayor Pulido and City Councilmembers,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

We stand with our community partners in opposition of the sale and proposed development the property on 3rd and Broadway in Downtown Santa Ana.

The proposed development on 3rd Street and Broadway will replace an existing 3 level parking garage with a 2-building mixed development. One will be used for 171 residential units, of which 19 will be very-low-income units, mixed with 13,419 square feet of commercial space. The second building proposed will be a 10 story, 75-room hotel. The proposed plan for a hotel and majority luxury residential building does not address the needs of Santa Ana's residents with extremely low and very low incomes that are in search of affordable housing. The proposed plans dedicate a mere 19 units, 11% of the residential units to low income residents, in exchange for a density bonus. This leaves the majority of the units at market rate cost- something that Santa Ana residents will not be able to afford. New developments must prioritize the inclusion of units that will be affordable to Santa Ana's lowest income residents.

The City of Santa Ana is a renter majority city and there continues to be a great need for housing that is affordable to residents. Even with the city meeting its Regional Housing Needs Assessment (RHNA) allocation for low and very low-income housing, many residents are struggling to remain housed. This has been exacerbated by the pandemic causing job loss and uncertainty for Santa Ana's low-income households.

While the city has seen increased production of affordable housing there has been a larger increase of above moderate housing with the city's 2,409 RHNA above moderate allocation being exceeded by 2,677% per the City's RHNA progress reports submitted to the state. With average rents of

Mayor Pulido and City Councilmembers

November 17, 2020

Page 2 of 2

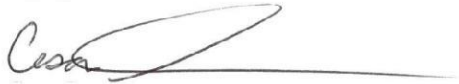
\$2000 - \$4000, none of these above-market rent units are affordable to most of Santa Ana's working families.

It is also of great concern that the city intends to invest \$13 million into this development for land preparation during a pandemic. As a City with residents that have been heavily impacted by COVID-19, the city's priorities for any public spending should be on addressing the current effects of the pandemic; and for long term economic recovery that will directly benefit the city's residents, such new affordable housing. This project does not address either.

We urge the City to reconsider the development of this project and opt for building much needed affordable housing in order to prioritize current residents.

The Commission looks forward to partnering with the City to increase housing opportunities for lower-income residents in the City. Please keep us informed of any updates and meetings regarding strategies to increase affordable homes for lower-income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cesar', followed by a long horizontal line extending to the right.

Cesar Covarrubias
Executive Director



330 NORTH BASSE LANE • BREA • CALIFORNIA 92821
(714) 256-8414 • FAX (714) 671-9972

11/17/2020

Mayor and City Council,

*On behalf of **Apollo Electric**, I write to you today to urge your support in approving the “3rd and Broadway” Project in Santa Ana, through a Project Labor Agreement (PLA). The Developer, Mr. Mike Harrah for, Caribou Industries has committed, in writing to the Building Trades Council, to complete the negotiations of the Agreement. A Project Labor Agreement is useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.*

A Project Labor Agreement is sound policy that offers all participants in the electrical construction industry, including owners, contractors, and employees, the safety and peace of mind needed to advance the industry that brings power, light, and communication technology to buildings and communities across the nation.

For decades, Project Labor Agreements have proven to be a time-tested method towards ensuring that projects are completed on-time and exceeding quality construction standards, ultimately saving taxpayer dollars. Project Labor Agreements help ensure that contractors, sub-contractors, communities, and workers agree to working conditions, ensuring coordination for smooth project completion. Training requirements, coupled with fair compensation and benefits, save taxpayer dollars by ensuring on- time and on-budget completion of projects.

*It is important to note that a Project Labor Agreement can support other components of your agenda, such as cracking down on undocumented workers. These agreements are an important tool that ensures projects are completed by legal, documented employees and discourages the utilization of unskilled and undocumented workers. No system can prevent all abuse, but the use of established hiring methods under a workforce agreement goes a long way to assure that identities and skills claimed by workers are valid. Similarly, **Apollo Electric**, endorses and have implemented area-wide drug testing programs for our company.*

As is apparent to any governmental body, we must face and overcome the terrible crisis of opioid and drug addiction. A Project Labor Agreement supports the many established programs in the construction industry to help identify and rehabilitate those workers caught in the deadly spiral of drug abuse.

*In support of your effort to revitalize Santa Ana, **Apollo Electric** urges the implementation of a Project Labor Agreement as a useful tool for advancing responsible contracting practices and for guaranteeing the timely, effective, and efficient delivery of construction projects.*

Sincerely,

Gregg Holt

Vice President

Apollo Electric

September 28, 2020

City of Santa Ana
Planning Commission
C/O eComment@santa-ana.org

Re: Support for 3Rd and Broadway Downtown Mixed-Use Development Opportunity
Planning Commission Meeting September 28, 2020
Item #2

Dear Planning Commissioners and City Council:

I am writing to request your approval for the "3rd and Broadway" project. This project is such a beautiful addition to the Downtown Core.

Reactivating Sycamore Street will link the north and south of the Downtown Area, creating a more pedestrian friendly environment. This will also create a safer place to be.

Downtown will once again be a gathering place for residents and visitors as well.

The revitalization of Santa Ana is moving in a progressive direction; let us keep that momentum going and I encourage you to approve the "3Rd and Broadway" Project.

Respectfully



Larry J. Irvine
Resident - Riverview