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MAYOR PRO TEM
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Sonia R. Carvalho
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CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

April 3, 2023

Also sent via email to: anelson@redoakinv.com

Re: Red Oak Investments Letter of Recommendation from City of Santa Ana Planning Division

To whom it may concern:

The City of Santa Ana Planning Division is pleased to offer a letter of recommendation for Red Oak Investments for the 4th & Mortimer Project, which is a 169-unit mixed-use development proposed by Red Oak Investments in partnership with Northgate Gonzalez and approved in 2020. The project was designed to be compliant with and implement the vision of the city's Transit Zoning Code for development in the city's downtown core. When the project is completed, it will activate an important part of the downtown, implementing important planning principles of walkability, economic vibrancy, and sensitivity to adjacent uses. Equally important, it will take advantage of its location on the OC Streetcar route, maximizing transit-oriented development opportunities and providing options for its future residents to reduce private vehicle dependence.

Planning staff worked with Red Oak representatives including Andrew Nelson for several years on the entitlement package prior to its approval at City Council. Throughout the design and development process, Red Oak and its design team showed sensitivity to good planning principles and an earnest willingness to work with staff and the surrounding community to address questions and challenges that came up. The result is a unique two-building design on almost two city blocks in Downtown Santa Ana that will serve well in a high-quality transit location.

Red Oak showed a willingness to engage with the community. The firm went well beyond the required stakeholder meetings and met with a wide range of individuals in the neighborhood and community. The project was not without controversy, but the City observed that Red Oak responded to valid requests made by community members and treated stakeholders, including project opponents, with respect. In the end, the City received over 50 letters of support for the project.

Red Oak's conscientious approach to the design and development process and commitment to treating City staff like partners led to a superior project that will serve future residents and the surrounding community well. The Planning Division would welcome the chance to work with Red Oak Investments again.

Sincerely,

Ali Pezeshkpour, AICP
Planning Manager

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Jessie Lopez
Mayor Pro Tem, Ward 3
jessielopez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@santa-ana.org

Benjamin Vazquez
Ward 2
bvazquez@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

David Penaloza
Ward 6
dpenaloza@santa-ana.org