

# CITY OF SANTA ANA PLANNING COMMISSION OCTOBER 12, 2020 AT 5:30 P.M.



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# CENTRAL POINTE MIXED-USE DEVELOPMENT

1801 East Fourth Street

October 12, 2020

Planning Commission Work Study

# PROJECT LOCATION & ZONING

10/12/2020

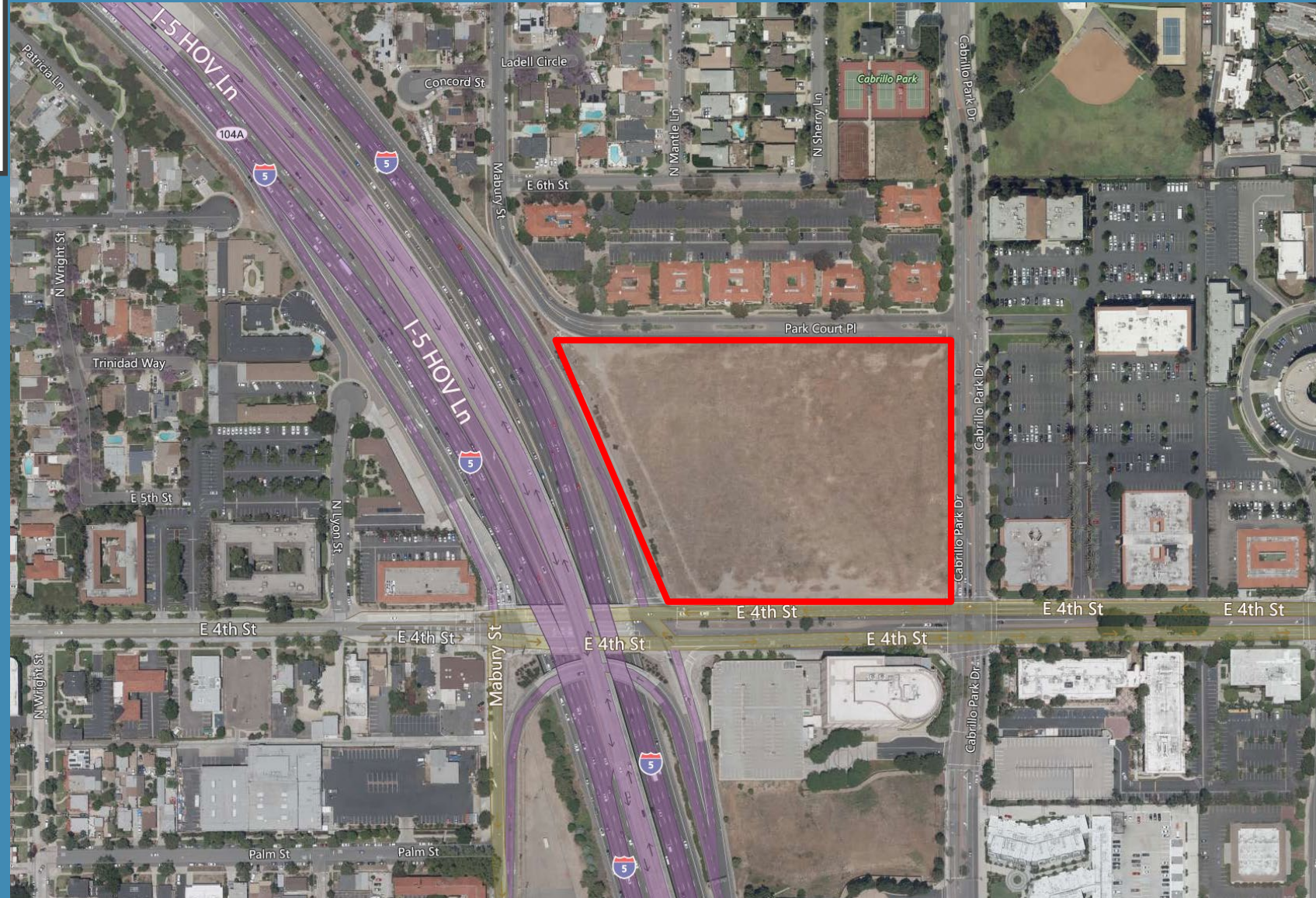
General Plan:

District Center (DC)

Zoning:

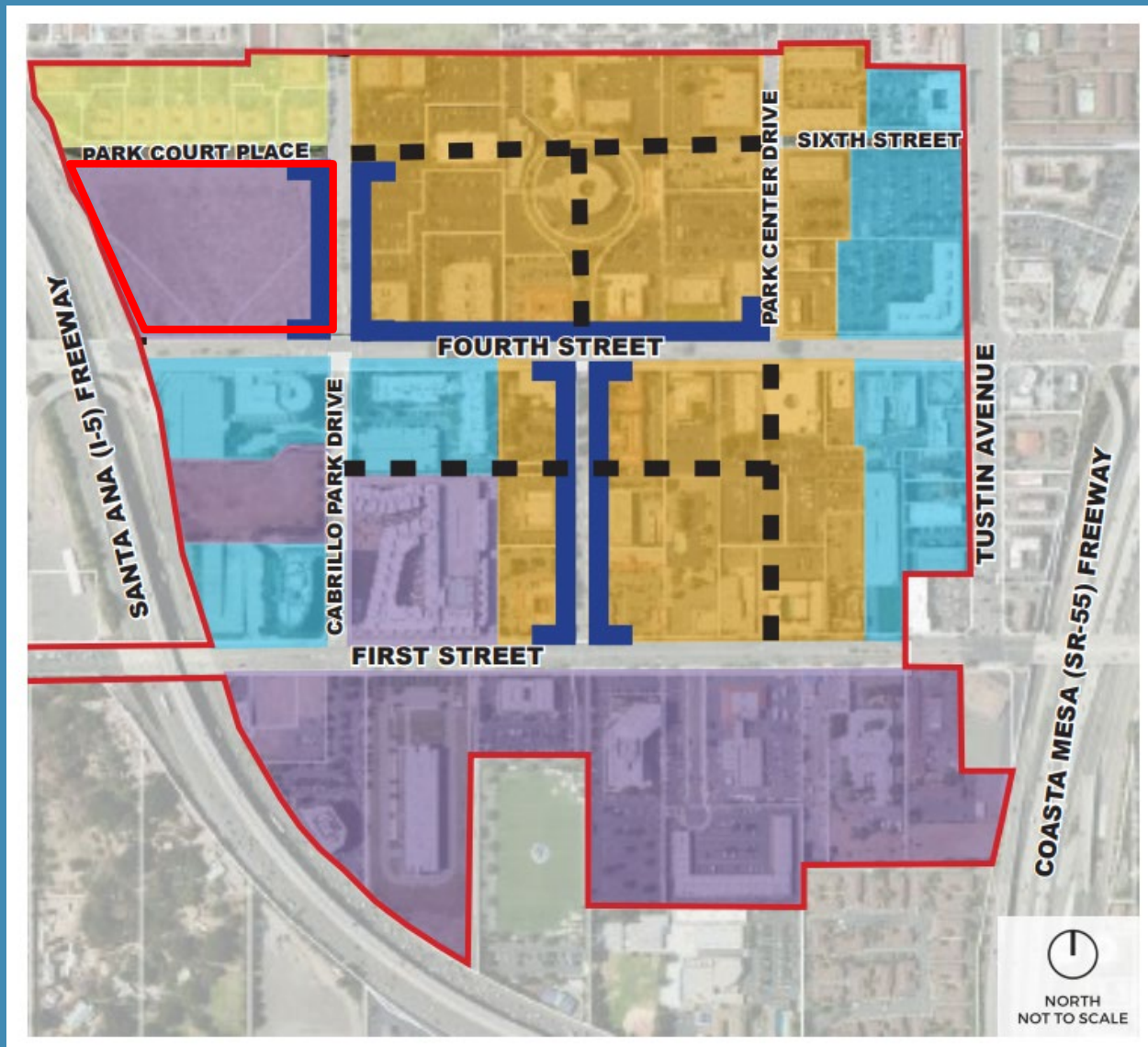
Professional and Administrative  
Office and Metro East Mixed-  
Use Overlay

Surrounded by office uses

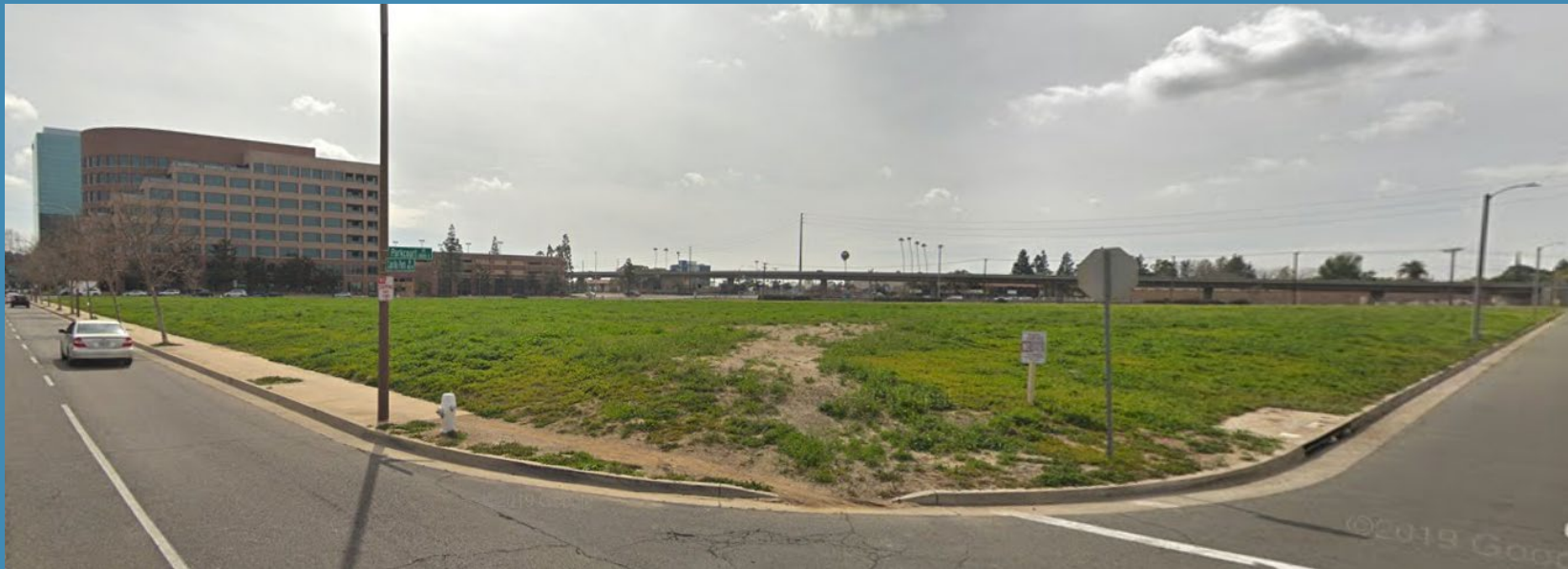


### Active Urban District Goals

- Well designed high rise mixed-use developments
- Highly urbanized environment
- Access to freeways and arterials
- Opportunity for major office, residential, commercial, hotel and entertainment uses
- Vertical mixed-use buildings or freestanding buildings/campus
- Inclusion of open space for residents, employees and visitors
- Pedestrian connections to the Village Center and Cabrillo Park



## Metro East Mixed-Use Overlay - Active Urban District



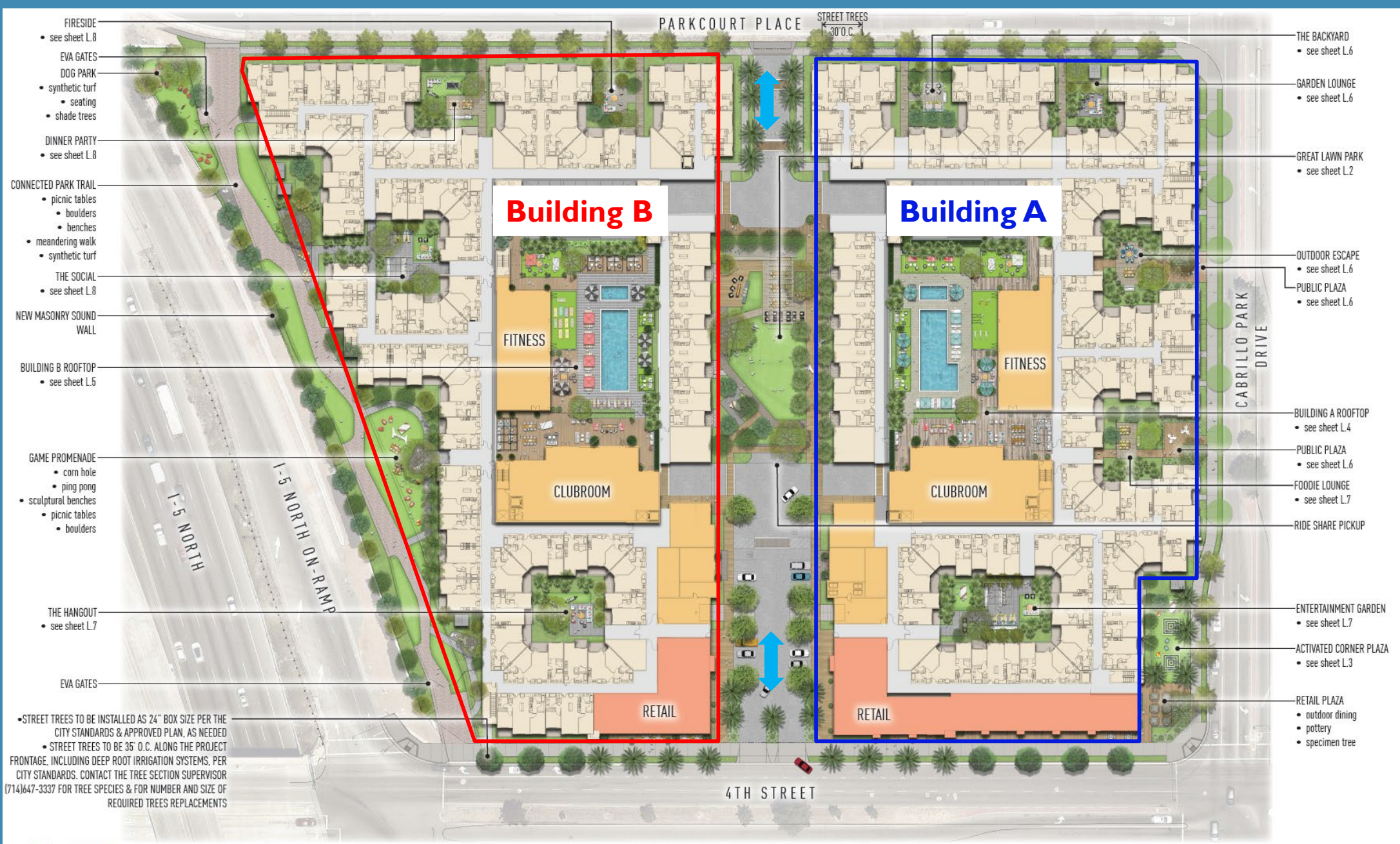
# PROJECT DETAILS

- 644 residential units
  - Building A – 325 units
  - Building B – 319 units
- 15,130 square feet of commercial space
  - Building A – 9,568 SF
  - Building B – 5,562 SF
- 1,300 parking spaces
  - Building A – 650 spaces (2.00 spaces per unit)
  - Building B – 650 spaces (2.03 spaces per unit)
- Great Lawn, Linear Park with Dog Park, Courtyards, Roof Decks, Club and Fitness Rooms



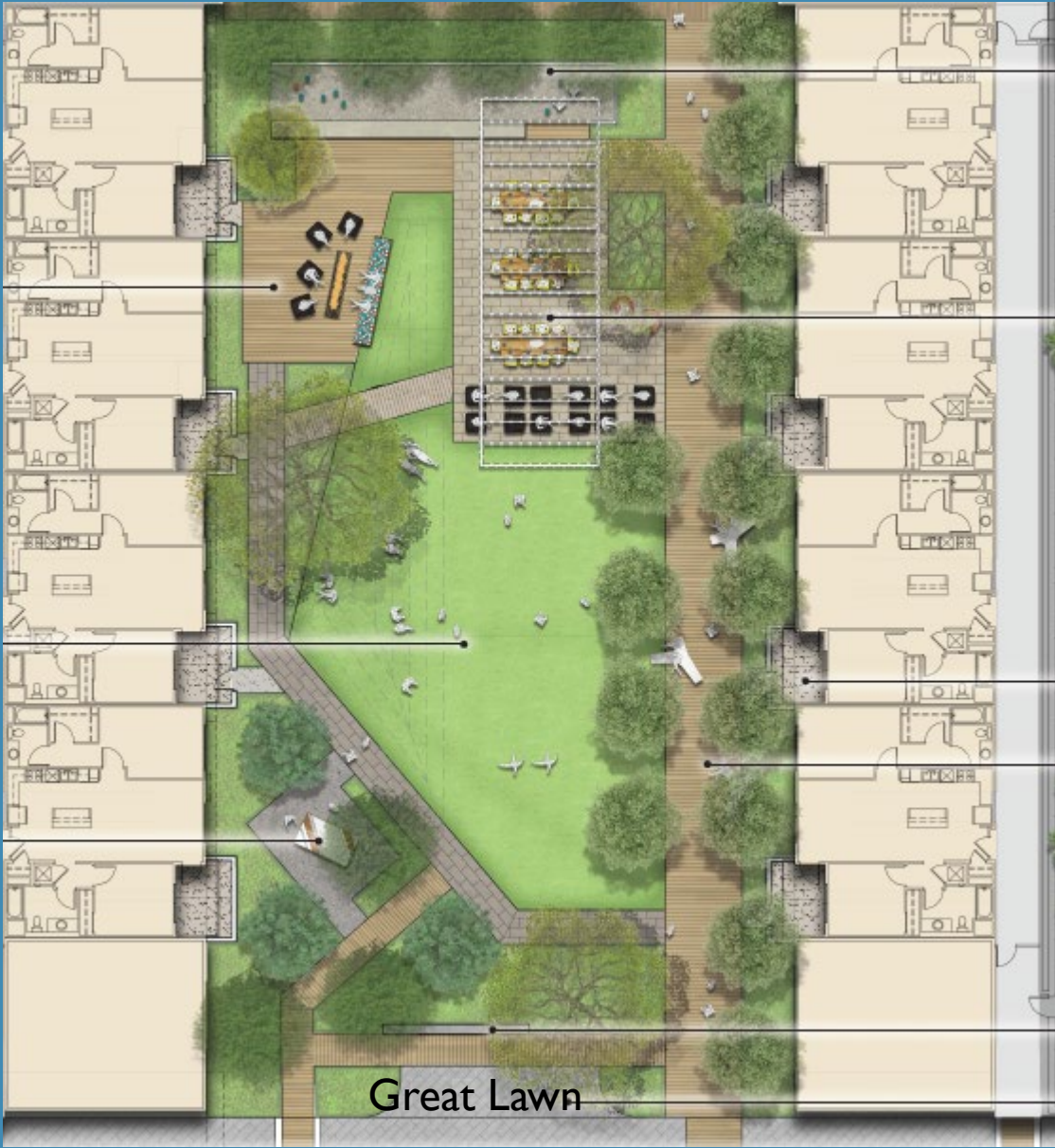
# DEVELOPMENT STANDARDS

Standard	Required by MEMU Active Urban	Provided
Land Uses	Mixed-Use Development	644 multi-family residential units and 15,130 SF of commercial space
Maximum Stories	3 minimum No maximum	Complies; 5 stories residential 7 level parking structure and amenity deck
Minimum Development Size	1 acre	Complies; 8.03 acres net
Publicly Accessible Open Space	15% of lot area (52,468 sq. ft.)	Complies; 15% (52,521 SF)
Private and Common Open Space	90 SF per unit and 5% of site area for non-residential uses (58,716 SF)	Complies; 106,654 SF
Setback Adjacent to Street	0 minimum to 10 feet maximum 15 feet minimum between buildings	Complies; 5 feet to 10 feet 95 feet between buildings
Parking	2.0 per unit inclusive of guest and non-residential SF (1,288 spaces)	Complies; 2.01 spaces/unit (1,300 spaces)



# Site Plan and Conceptual Landscape Plan





# Open Space



Rendering from 4<sup>th</sup> Street looking North



View of 4th Street and Cabrillo Park Drive



View of Linear Park

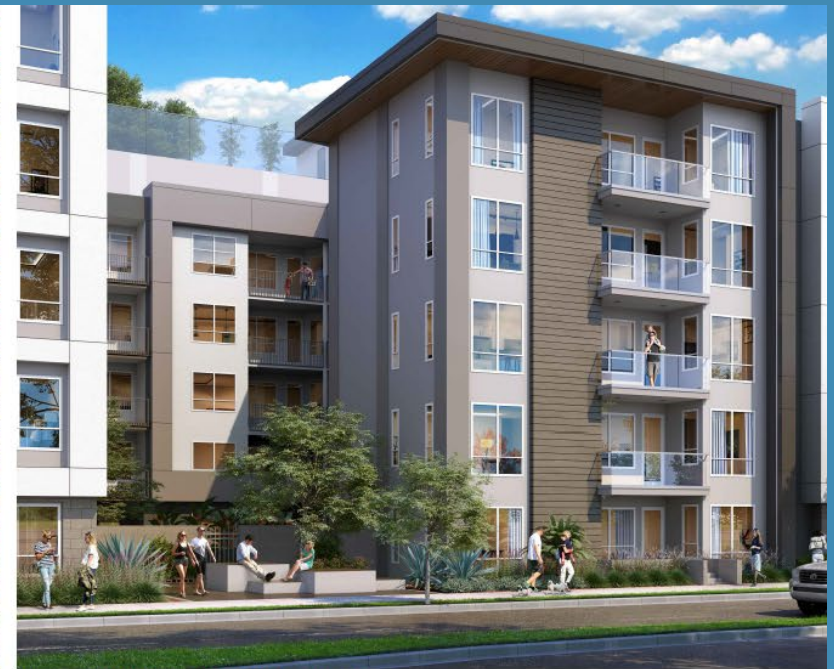


View of Retail Plaza at 4th Street and Cabrillo Park Drive

# Renderings



View of seating in the Great Lawn Park



View of Forecourt on Cabrillo Park Drive



View of walking path in the Great Lawn Park



View looking down the Linear Park

# Renderings

## REQUIRED ENTITLEMENTS

- Site Plan Review for a mixed-use development in the Metro-East Mixed-Use Overlay

## PROJECT NEXT STEPS

- October 26<sup>th</sup> – Planning Commission Public Hearing
  - Consideration of Site Plan Review

# COMMISSION COMMENTS/QUESTIONS ON ITEM NO. 2



## PUBLIC COMMENTS ON ITEM NO. 2

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