



# Development Activity Report City of Santa Ana August 2007

## **Downtown/Midtown Activity:**

### **1. One Broadway Plaza 1109 North Broadway**

One Broadway Plaza will be the tallest building in Orange County. Approved is a 37 story, 518,000-square-foot office tower with an eight-level parking structure on a parcel bordered by Tenth Street, Broadway, Washington Avenue, and Sycamore Street. The developer has hired Carrier Johnson as the architect for the project. Plans have been submitted into plan check and are under review. Construction will begin once key tenants are in place and other project requirements satisfied.

### **2. Santa Ana Renaissance Specific Plan Santa Ana Boulevard**

The Santa Ana Renaissance Specific Plan will provide a new planning framework to stimulate investment in and rehabilitation of properties along the Santa Ana Boulevard corridor, the downtown, the civic center area, and the Logan and Lacy neighborhoods. The new zoning for the area would allow for a mix of uses including residential, commercial and transit oriented development. The new plan will especially emphasize building form and design. A consultant team led by Moule and Polyzoides has been engaged to assist with this specific plan. A draft Specific Plan will be available early fall and the environmental impact report by early winter 2007.

### **3. Santiago Street Lofts 900 East Santa Ana Boulevard**

Lennar Homes is under construction on this 108-unit, transit oriented live/work development at 900-920, and 901-927 East Santa Ana Boulevard and 920 North Santiago Street. Phase I is complete and the developer is finishing phase II of the project. The project has won multiple awards for its innovative design and sense of livability.

**4. West End Lofts** **320 West Fourth Street**

A six-story mixed-use building is proposed on a vacant lot on West Fourth Street. The project consists of retail on the first floor and five residential units above for a total of 16,000 square-feet. The project will require a zone change to allow residential uses. An environmental impact report is currently being prepared to ensure all impacts are thoroughly analyzed.

**5. Minter Court** **Minter St. and Santa Ana Blvd.**

Prime Urban has proposed a 12-unit live/work and townhouse project for this 16,000 square foot corner site. The proposed project, which is currently in site plan review, would incorporate an adaptive reuse of an existing historic building and include housing units ranging in size from 1,000 to 1,335 square feet. The design incorporates two three-story buildings clustered around an open courtyard. Located within the boundary of the Santa Ana Renaissance Specific Plan, the project is being designed to comply with this plan. The project is currently in the site plan review process.

**District Centers:**

**1. City Place** **2775 North Main Street**

Transaction Financial is under construction on approximately 60,000 square feet of retail space and 185 for-sale residential units in three different housing types. McCormick and Schmick's and Bank of the West are currently open, and future tenants include: Geisha House, Corner Bakery, The Coffee Bean, Pinkberry, and Mother's Market. The applicant has submitted plans for a 27 story high rise residential tower, City Place Sky Lofts, which would include 353 units and be located on the northeast corner of the site. An environmental impact report for the tower is presently being prepared, which should be completed later this year.

**2. MacArthur Place**

**a. Promenade Pointe** **200 East First American Way**

Formerly called Geneva Commons, this project involves construction of an 8-story, 84-unit residential tower and an 18-story, 194-unit tower at the northeast corner of MacArthur Boulevard and Imperial Promenade. Various amendments to the existing MacArthur Place entitlements were approved by the City Council in April 2005. The applicant received initial building permits for foundation work, and is currently exploring modifications to the approved project that could include the addition of a boutique hotel.

**3. Hutton Center/MacArthur Place South**

**a. Skyline at MacArthur Place      9 and 15 East Hutton Center Drive**

Nexus Development is well under way on construction of its two 25-story residential towers containing 350 condominium units atop a multi-level parking deck. The units will range in size from 1,000 to 2,400 square feet. Construction is anticipated to take between 18 and 24 months. The sales office, which features a built-out model unit, is now open in the MacArthur Place retail center.

**b. Montage at MacArthur Place      1 East Hutton Center and 101 East Sandpointe Avenue**

Integral Partners received approval to construct 276 for-sale condominiums on this site, located at the southeast corner of Main Street and MacArthur Boulevard. This project is currently in building plan check.

**c. Skyline Phase II      10 East Hutton Center Drive**

Nexus Development also received approval of a 25-story, 150-unit high-rise condominium project on this parcel. This project is anticipated to be submitted into building plan check later this year.

**4. Cordoba      1900 North Main Street**

Steadfast Development received City Council approval for a mixed-use project consisting of approximately 3,000 square feet of ground level retail space on Main Street and 45 for-sale units. This project is presently on-hold pending re-evaluation by the developer.

**Industrial Development:**

**1. Goodwill Industries      410 North Fairview Street**

Goodwill has submitted its master plan to develop 10.67 acres on Fairview Street between First and Fifth Streets. The project will encompass the remodel, upgrade and expansion of their retail, rehabilitation, and manufacturing operations. There are 109,750 square feet existing and 194,650 square feet proposed as part of the master plan. Phase I is complete and the applicant is moving forward with Phase II.

**2. Santa Ana Industrial 1340 South Ritchey Street**

The applicant proposes to acquire a former railroad right-of-way and construct three new buildings totaling 31,000 square feet on a site currently occupied with a 24,000 square foot industrial building. The project is currently in plan check.

**Commercial Activity:**

**1. Harbor and Fifth Plaza 421 North Harbor Boulevard**

A new 21,700 square foot commercial center is proposed on an approximately 2.2 acre site. The project is currently in site plan review.

**2. Walgreen's 1715 North Bristol Avenue**

Walgreen's proposes to demolish an existing Burger King and medical building and construct a new 12,400 square foot building with a drive-through pharmacy. Conditional Use Permits for after-hours operation and for parking in the R2-B zone have been approved. The applicant is expected to be submitting for building plan check later this year.

**3. St. Gertrude Retail 1400 West St. Gertrude Avenue**

A new two-story 8,000 square foot multi-tenant retail building is proposed for the vacant site at the southwest corner of Bristol Street and St Gertrude Avenue. The project is currently in site plan review.

**4. Crazy Horse Square 1580 East Warner Avenue**

The applicant proposes to construct 20,154 square feet of retail and restaurant uses on the old Crazy Horse restaurant site. A zoning ordinance amendment and Site Plan Review approval were granted by the City Council. The applicant has submitted into building plan check and permits are expected late 2007.

**5. Riverview West Marketplace 3770 West McFadden Avenue**

The applicant received approval to build two new buildings at an existing commercial center: A 4,000 square-foot bank building along McFadden Avenue; and a 1,750 square-foot drive-through Starbucks on Harbor Boulevard. The Starbucks building has been completed and the bank is currently under construction.

**6. Cobblestone Plaza** **1234 East Seventeenth Street**

The applicant proposes to build an 11,000 square foot two story expansion to an existing commercial center. The project is currently under construction.

**7. Kelly's Body Shop** **2041 South Main Street**

The applicant is proposing to remodel an existing building and construct two new buildings for an existing auto body repair business on South Main Street. A total of 14,000 square feet will be added to the site at project completion. Staff is working with the property owner to complete the required conditional use permit.

**8. Edinger Avenue Retail** **2627 West Edinger Avenue**

The project includes a 9,000 square foot retail center on a site located at 2627 West Edinger Avenue. This site is currently under construction.

**9. Werdin Commercial Center** **3200 South Bristol Street**

The approved project consists of a new 7,100 square foot retail commercial shopping center. The site is currently under construction.

**10. Bristol-MacArthur Center** **1501 West MacArthur Boulevard**

The applicant is proposing to construct two new commercial buildings with a total of 9,800 square feet on the former Beacon Carwash site. The project is currently in site plan review and will require a both a general plan amendment and zone change.

**11. Audi Dealership** **1425 South Auto Mall Drive**

The project involves the addition and remodel of the former Dodge dealership for a total of approximately 113,000 square feet for showrooms, offices, and service areas. Additionally, a new 4 story parking structure is proposed with the project. The project is currently in site plan review.

**Office Development Activity:**

**1. Xerox Tower II** **200 North Cabrillo Park Drive**

Crown Realty Group has proposed a six story, 210,000 square foot office building at First Street and the Santa Ana Freeway (located between the Xerox and State Fund Buildings). The project is being proposed according to the plans previously approved by the Planning Commission during the

entitlement process for the Xerox Tower. No time has been set for the construction of this remaining building.

**2. Brookhollow Office** **1560 East Warner Avenue**

The applicant is proposing to demolish two existing office buildings and construct a five-story, 284,000 square foot office building within Brookhollow Office Park (1560 East Warner Avenue). Parking will be provided both at grade and within a 2 level underground structure. A general plan amendment, zoning ordinance amendment, environmental impact report and conditional use permit will be required. This project is currently in site plan review.

**Residential Development Activity:**

**1. Shea Homes** **2800 North Farmers Drive**

Shea Homes received approval to build 36 single-family luxury homes on the Farmers Insurance site on North Flower abutting the Interstate 5 Freeway. The lot sizes average 6,400 square feet and unit sizes range from 3,700 to 3,900 square feet. Phase I and II have been completed and Phase III (10 units) is currently under construction. To date, 21 of the 36 units have been sold and the builder anticipates that sales on the remaining units will be completed by early 2008.

**2. Metro East Overlay Zone**

Project entitlements have recently been approved that establish a mixed use overlay zone over a portion of the city generally bounded by the I-5 and SR-55 Freeways, west of Tustin Avenue and south of Sixth Street. The area comprises approximately 200 acres of land that was designated on the General Plan as Professional and Administrative Office and developed with office and commercial uses. The Overlay Zone will allow the development of mixed-use residential land uses.

**3. First and Cabrillo Towers** **1901 East First Street**

NDC Development received approval to construct the first project in the Metro East Mixed Use Overlay Zone. The plans include the construction of a condominium project on the site currently occupied by the Racquetball World building. The project consists of 374 for-sale units and 8,800 square feet of commercial space within two 23-story towers. The project is expected to be submitted into building plan check in fall 2007.

**4. Village Green** **2833 North Bristol Street**

As currently proposed, Village Green consists of a 380-unit live/work, townhouse and single-family detached residential community on 17.9 acres near Bristol Street and Memory Lane. The project includes 43 detached single-family units, 129 attached townhomes, and 208 condominiums. A zone change, general plan amendment, tract map and an environmental impact report are required. The applicant is currently in site plan review and the environmental impact report is being completed.

**5. Town and Country Manor** **555 East Memory Lane**

The applicant is proposing to construct an 11 story residential tower with 174 senior independent living units at the existing Town and Country Manor campus. The project is currently in site plan review and will require a general plan amendment and zone change. An environmental impact report is currently being completed.

**6. Jackson Street Homes** **1101 North Jackson Street**

Sunset Homes received approval for 16 single-family homes at Jackson and Eleventh Streets. The project is under construction.

**7. Avenue E by John Laing Homes** **2823 West Edinger Avenue**

John Laing Homes received approval to develop 44 townhomes along 2800-3000 West Edinger Avenue. This project is currently under construction and model units will be available soon.

**8. Alton Court** **3321 South Fairview Street**

Plans have been submitted for a new 38-unit single-family residential development on a site currently occupied by a Santa Ana Unified School District warehouse building. The applicant's design includes the construction of two-story detached units that are clustered around a common driveway courtyard. This project is expected to be presented to the Planning Commission in late August.

**9. Olen Properties** **601 North Parkcenter Drive**

The project involves the construction of a mixed-use residential and office development. A total of 136 for-sale residential units and 7,600 square feet of office is proposed. The project is located within the Metro East Mixed Use (MEMU) Overlay Zone and is currently in the final stages of site plan review.

**10. River View Villas**

**1600 West Memory Lane**

The Foundation for Affordable Housing is proposing to construct 41 residential units on an approximately 2.9 acre site near Bristol Street and Memory Lane. The development will offer housing for special needs residents and is currently in site plan review.

**Other:**

**1. Christ Our Savior Cathedral**

**2001 West MacArthur Boulevard**

The Diocese of Orange received approval of a 2,800-seat Catholic Cathedral on a 15-acre parcel of land within the Armstrong Ranch development site along MacArthur Boulevard. This project has received all approvals and is currently in the fundraising stages.

**2. Templo Calvario**

**2501 West Fifth Street**

Templo Calvario is proposing to convert an existing warehouse adjacent to their Current facility into a 2,400-seat sanctuary. A conditional use permit and variance for a reduction in parking is required for this project. This project is in site plan review.

**3. Latino Health Access Park**

**602 East Fourth Street**

Latino Health Access is proposing to construct a new 3,074 square foot community center and activity area. The project is currently in the site plan review process.