

2.0 PROJECT DESCRIPTION AND PROJECT OBJECTIVES

2.1 PROJECT LOCATION

As shown on Figure 2-1, Vicinity Map, the project site is situated in the northeastern part of the City of Santa Ana and is bordered by the City of Orange to the north. As shown on Figure 2-1, the project site is located at the northwestern corner of Jeanette Lane and Lawson Way. Local access to the project site would be provided from Lawson Way. Regional access to the project site would be provided by Interstate 5 (I-5) to the south and west and State Route 22 (SR 22) to the north.

2.2 EXISTING SETTING

The project site consists of 2.008 acres and is currently used as a staging area for the surrounding City Place project that is currently under construction. The site is flat with an approximate 0.6 percent grade. South of the site are residential units under construction as part of the City Place project. To the west are commercial, retail and residential structures under construction as part of the City Place project. To the north is a six-story parking structure and sixteen-story office building, and to the east is a senior citizen retirement living facility.

2.3 DESCRIPTION OF THE PROPOSED PROJECT

2.3.1 PROJECT BACKGROUND

In February 2005, an EIR was prepared for the City Place project that is currently under construction near the proposed project site. Entitlements were granted for the City Place project in 2005 via the approved EIR, Specific Development zone, Conditional Use Permit, Development Agreement and Vesting Tentative Tract Map to allow 57,700 square feet of commercial, 73 live/work lofts, and 112 new town homes. The City Place project is currently under construction, with the exception of two-acres which are now being proposed as the site for the proposed project. In 2005, the City Place EIR was certified; however, the town homes proposed for the two acres were not approved by the City Council. Instead, through the Specific Development zone, two single-family homes were entitled on these two acres. As part of the development agreement, the two acres were set aside from the City Place Project to study the possibility of developing a high-rise project. Figure 2-2 shows the project site location relative to the City Place project.

2.3.2 PROJECT DESCRIPTION

Bisno Co. LLC is proposing the City Place Sky Lofts project on an approximate 2.008-acre site in northeastern Santa Ana, California. The project proposes a high-rise residential development consisting of a 27-story residential tower; four levels of two-story town homes; four above-grade parking and two below-grade parking levels; and amenity deck (Podium Level). A total of 353 for sale residential units will be provided. The 27-story residential tower will include 333 units and 20 two-story town homes will be located adjacent to the parking garage.

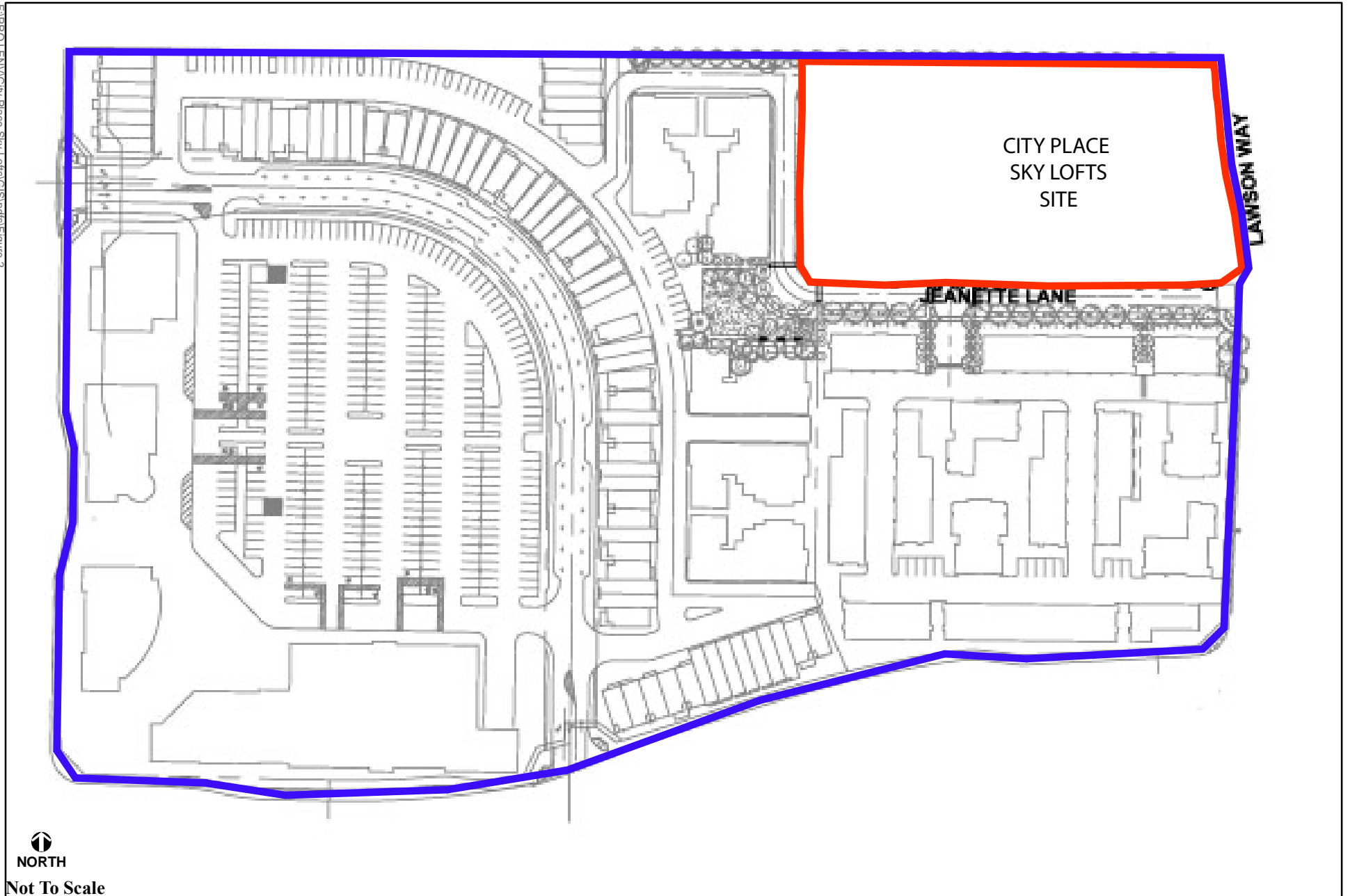
The 27-story residential tower extends approximately 365 feet eight inches above street level and consists of 333 units ranging from 804 to 2,000 square feet. There are 5 units on Level 1 (Podium Level), 13 units per floor on Levels 2 through 25, and 8 units each on Levels 26 and 27. A mechanical penthouse is planned for Level 28 (roof level).



Not To Scale

Source: Steven Ehrlich Architects (2006).

**Figure 2-1
Vicinity Map**



Not To Scale

Source: Steven Ehrlich Architects (2006).

-  Project Site
-  City Place

Figure 2-2
Project Site Location Map

Four levels of attached, two-story town home units facing south along Jeanette Lane are planned adjacent to the above-grade parking levels. Ten town home units are on street level with a private patio, and ten town home units with private balconies are located above the street level units for a total of twenty town home units.

The proposed parking structure would provide 659 tenant parking spaces and 70 visitor parking spaces for a total of 729 parking spaces. Eight of the 659 tenant parking spaces would be handicapped parking spaces, and three of the 70 visitor parking spaces would be handicapped parking spaces. In addition, 353 storage units at 40 square feet each will be located within the parking structure.

A 33,690 square-foot common space amenity deck (Podium Level) is planned above the parking structure and includes pool, spa, cabana/lounge, fireplace, tables, and outdoor barbecue. The Podium Level also includes 4,590 square feet of enclosed common space including a gymnasium, dining and kitchen area, and media room.

The site plan for the proposed project is shown on Figure 2-3. West and south elevations of the proposed project are shown on Figure 2-4.

2.3.3 CONSTRUCTION

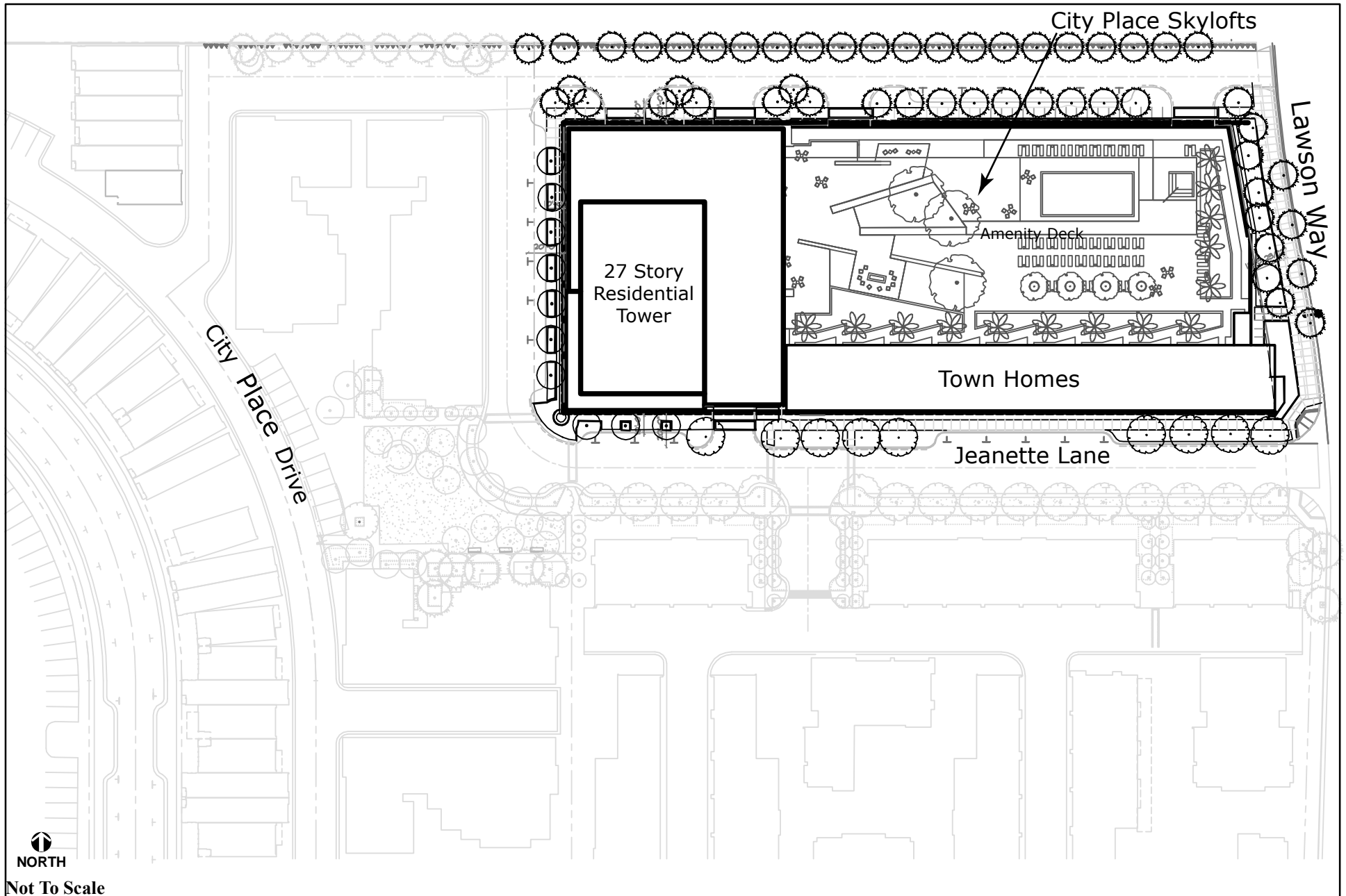
The excavation, foundation, structure, construction and finishing phases for the proposed project will involve the use of various types of construction equipment that may include heavy-duty construction equipment such as trucks, scrapers, loaders, backhoes and bulldozers. The construction is estimated to take 24 months.

The project site will be fenced during construction with access limited to construction personnel and other authorized personnel only. Lighting on the site during construction will be limited, providing only lighting necessary for safety and security. Consistent with the City's Noise Ordinance, construction activity will be limited to between the 7:00 A.M. and 8:00 P.M. on weekdays and Saturday. No construction is proposed on Sundays or federal holidays.

2.4 PROJECT OBJECTIVES

The project objectives for the proposed project are to:

- Develop the City Place as a commercial and residential center that provides entertainment, shopping, dining and living opportunities for the residents of Santa Ana and surrounding area, and that maximizes the advantages of the sites location on Main Street in terms of its visibility and proximity to SR 22.
- Develop the vacant project site with land uses to help meet the residential needs in the northeastern part of the City of Santa Ana.
- Provide a long-term development that is of the highest architectural quality and design.
- Provide a landscaping plan that is complementary to the project.
- Provide an exciting and visually cohesive development as viewed both internally and externally.
- Provide development that is consistent with the District Center designation of the General Plan and which implements the spirit and intent and policies of the General Plan.
- Provide concentrated and internally integrated development rather than development that spreads activities into adjacent residential neighborhoods.



Not To Scale

Source: Steven Ehrlich Architects (2007).

**Figure 2-3
Site Plan**

- Provide a development that provides special design themes which are expressed in building appearance and configuration, street and pedestrian area design, landscaping, lighting and signage, and also provides for pedestrian linkages internally and to the surrounding neighborhood, traffic and service buffering and transitions in architectural scale and character.
- Provide off-street parking sufficient to service the development, consistent with uses contained in the project.
- Include the provision or replacement of public streets, sidewalks, sewers, storm drains, traffic signals, lighting systems, and other public facilities and improvements, as necessary.
- Maintain the existing streetscape pattern including sidewalk design, mature trees and light fixtures.
- Introduce a mixture of multi-family housing types to the district.
- Maximize the residential density of the vacant site in City Place to support the purpose of the General Plan designation of District Center, which is intended for high intensity development.