



RECUPERO & ASSOCIATES, INC.
ESTABLISHED 1973

2700 N. Main Street, Sunshine Ordinance Meeting

Meeting Summary

Date & Time: Thursday, January 26, 2017 at 5:00 PM

Location: 2700 N. Main Street, Suite 110
Santa Ana, CA 92705

Subject: Sunshine Ordinance Meeting for 2700 N. Main St. (Main Street and Memory Lane)

City Representatives: Vince Fregoso
Selena Kelaher
Scott Kutner

The meeting began at 5pm. At approximately 5:20 PM Applicant gave an overview of the project to the group, summarized as follows:

- Purpose of Meeting: To introduce the project to the community and receive the community's comments.
- Project Processing:
 - Nothing has been approved yet.
 - The City will perform a thorough review of the project and its potential impacts.
 - The overall approval process could take over a year.
- Project Location: The project is located at 2700 N. Main Street, immediately west (in the parking lot) of the building where this Sunshine Ordinance Meeting is being held.
- Apartment Building:
 - 247 units immediately west of the existing office building.
 - Will have 5 residential levels over 4 levels of parking.
 - Two levels of parking will be under ground, so the total structure will be 7 stories above grade. The building height is 79' (for comparison the office building on-site is 12 stories high, approximately 150' in height).
 - The lot size is approximately 3.5 acres.
 - Proposed density is 71 DU/acre. The General Plan allows densities up to 90 DU/acre.
- Existing Office: The existing office will remain in place and is receiving some aesthetic upgrades to compliment the new project.
- Overall Site Description:



- The site is being functionally enhanced and programmed to form an integrated site.
- A central driveway and courtyard will connect the two buildings.
- Pedestrian walkways and stairways overlook the podium and other courtyards.
- The Common areas were described.
- The goal is a contemporary feeling design.
- General Plan Designation: District Center
- Zoning Designation: General Commercial (Specific Development proposed)

Questions and comments received at the meeting are as follows:

- Question: When will construction begin?
 - Answer: The start of construction is not yet known, but initial City approval could take at least 1 year.
- Question: How is site parking organized?
 - Answer: 4 levels of parking are provided in the new building design, 2 underground and 2 above ground. Tenants will have assigned parking spaces. Office parking will be available on the surface adjacent to the office building and in the parking structure.
- Question: What will the rent be?
 - Answer: Costs are not yet known, but it is planned to be market rate.
- Question: How long will construction take?
 - Answer: Total construction times are not yet known.
- Question: Are all units apartment?
 - Answer: Yes.
- Comment (from January 21, 2017 email correspondence): "I am opposed to having to look at the ugly, hard facade of a 2-story above-ground parking structure adjacent to the sidewalk. If you cannot place the entire parking structure below grade, what can you do to improve the streetscape view in terms of screening, landscaping, setbacks, etc.?"
 - Answer: The parking garage is not a standalone structure, has two subterranean levels and is integral to the interior structure of the building. It is largely concealed from view by the building façade, screening and residential units as exhibited in the renderings which were shared at the Sunshine meeting and available at the City offices.
- Comment: Clients at the office building liked the old time and temperature digital marquee that used to be at the top of the building.
- Written Comment: "Excited to see the project start. Will be better than a large parking lot."

The meeting adjourned at 6:00 PM.