



### Project Summary

Gross Area: 3.72 Acres (161,956 SF)  
Net Area: 3.68 Acres (160,130 SF)

No. of Units: 86 Homes<sup>2</sup>

- (80) 3-Story Townhomes
  - (12) Plan 2532: 1215 SF, 2 bed., 2.5 bath
  - (34) Plan 1633: 1496 SF, 3 bed, 3 bath
  - (34) Plan 1638: 1781 SF, 4 bed, 4 bath
- (6) 4-Story Urban Duplex Homes
  - (6) Plan 25L1: 2444 SF residence, 3 bed., 2.5 bath, flex space + 0.5 bath

Net Density: 23.37 du/ac

Proposed Setbacks:

- Front: 20' to building minimum (First Street)
- Side: 9' to building minimum
- Rear: 24' to building minimum
- Building to Building: 10' minimum separation

Parking Required: 172 Spaces total

- 2 spaces per unit required for mixed-use developments per 4.8.3.c of the Metro East Mixed-Use Overlay Zone document

Parking Provided: 194 Spaces total (2.25 sp/du)

- Resident: Private 2-car garage per unit
- Guest Spaces: 22 spaces

Open Space Required: 39,766 SF

- Publicly Accessible: 24,020 SF (15% of net lot area)
- Private/Common: 7,740 SF (90 SF per unit)
- Mixed Use Non-Res: 8,006 SF (5% of net lot area)

Open Space Provided: 40,240 SF<sup>3</sup>

- Publicly Accessible: 9,767 SF (10' min. dim.)<sup>9</sup>
- Common Open Space: 17,169 SF (10' min. dim.)
- Private Open Space: 13,304 SF<sup>4</sup> (5' min. dim.)

Notes:

1. Property Address: 2020 East 1st Street, Santa Ana, CA 92705
2. Assessor's Parcel Numbers: 402-191-03
3. Application Number: 2024-14 (MASTER ID NO. 2024-18869) ER NO. 2024-53 VESTING TENTATIVE TRACT MAP 19337
4. Type VB construction with NFPA 13D automatic sprinkler system.
5. Existing General Plan: District Center - Medium High (DC-3)
6. Existing Zoning: General Commercial - Metro East Mixed Use (MEMU) Overlay Zone (C2-OZ1)
7. Proposed General Plan: District Center - Medium High (DC-3)
8. Proposed Zoning: General Commercial - Metro East Mixed Use (MEMU) Overlay Zone (C2-OZ1)
9. Project to comply with MEMU MMRP program.
10. 5% Very Low, 5 total units, Concession used to reduce public open space requirement
11. SB330: Vested 5.30.2024
12. CEQA: 15183 Exemption