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PROJECT UP AND COMING

Santa Ana votes to allow housing in the Metro East area and also gets behind a two-tower development with homes and retail.

By **AMY TAXIN**
THE ORANGE COUNTY REGISTER

SANTA ANA • Santa Ana has a vision for 200 acres of land wedged between the Costa Mesa (55) and Santa Ana (I-5) freeways: cafes, walkways and high-rise towers with a county-wide view.

On Monday night, the City Council took steps to see its vision through by voting unanimously for a plan to allow residential development in an area dotted with offices and vacant lots.

The city also gave a nod to the first new development proposed for the area - two towers, each more than 20 stories high with 374 units, ground-floor retail and a rooftop swimming pool at 1901 E. First St. The project is proposed by NDC Development, a unit of Newport Beach-based Capital Pacific Holdings Inc.

"This is an area that has been dormant for quite a few years, and, hopefully, this will

First and Cabrillo Towers statistics

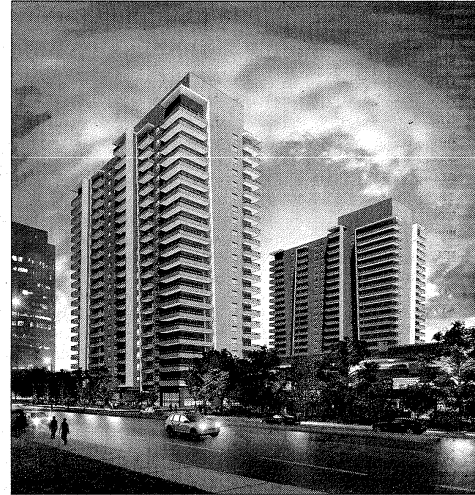
Number of units: 374
Size of units: 842 square feet to 1,754 square feet
Building height: 262 feet
Amenities: Rooftop pool, meeting rooms, fitness center, 768-space parking garage, ground-floor retail
Construction: Target completion date of summer 2009

Price estimate: Low \$400,000s to mid-\$700,000s
Sources: City of Santa Ana; Capital Pacific Holdings Inc.

(create incentives for) things over there," Councilman Vincent Sarmiento said.

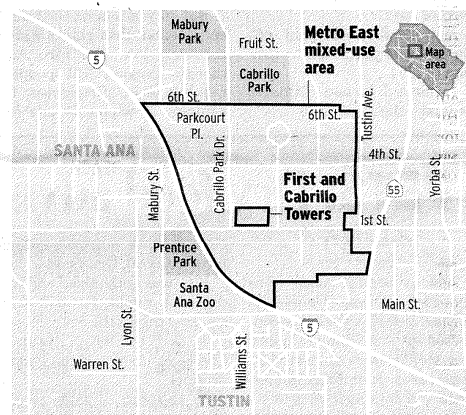
The vote followed months of debate about Santa Ana's plans for the area dubbed Metro East. The city hopes to create a hub around a street lined with restaurants and shops that will be surrounded by live-work lofts and mid- and high-rise residences and offices.

Some Santa Ana residents have voiced concerns that high-rises and will worsen traffic headed to and from the freeways. Others say they hope new development will help clean up a neighborhood on the fringe of a strip of First Street



COURTESY NDC DEVELOPMENT

TOUCHING THE SKY: A rendering shows the plan for First and Cabrillo Towers.



The Register

motels and draw more shoppers downtown.

On Monday night, the city of Tustin submitted a letter airing its concerns about the new

development's effect on traffic in that city.

A second vote by the council is required next month for the plan to take effect.

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