

To; Allan Roeder
Fm; john Morehart
Dt; 2/15/05
Re; appel to rehear encroachment permit denial

Thank you for the opportunity to hear the aforementioned denail's appeal.

The Huscroft home has come along way from the enevitable wrecking ball a few years ago. I have tried very hard to restore this once majestic building on the West Side; and believe the House, when completed, will leave a legacy of what can be done when private and public interests align.

The proposed encroachment permit was denied after specific details had been proffered to this city counsel at the idea's inception (of moving it to Bernard). It has been my overt intent to provide the house with a set back from the street. Not only have we improved the city property by replacing the sidewalks, new landscaping, etc , we have made manifest the desired effect of giving back to the neighborhood a better piece of land than when I found it... The value to the neighborhood is evident if you might like to visit us at the jobsite...

With your help, and all those involved, this home will spark greater interest in pride of ownership in this area. I appreciate your thoughts and am grateful to have this possibility come true.

Regards,
John Morehart

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rec'd by Stt 2/15/05

(24)



Post Office Box 1200
77 Fair Drive
Costa Mesa, CA 92626-1200
(714) 754-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number _____ Date Received/By _____

Zone _____ General Plan Designation _____

Recommendation: Exempt Negative Declaration EIR

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared. Please fill out the following and return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:

Location of Project 548 BURNANS - FRONT OF PROPERTY TO SIDEWALK
ABANDONED SIDEWALK + RELOCATION DONE BY PROP. OR

Description of Project NEW BRICK WALK ALONG NEW SIDEWALK ON
AREA WHERE OLD SIDEWALK ABANDONED TO
CONFORM TO NEIGHBORHOOD STANDARDS -
- THIS 3' AREA I WANT TO PLANT + LANDSCAPE
WITH POND (6'x2'), 3' BRICK WALK, FOOT PATH
TREES (PER PARK + USE RESOLUTION)
* BY ENLOSING THE RIGHT OF WAY WE ENSURE SAFETY
TO ALL PASSERS BY.
SEE ATTACHMENTS

Submitted by _____ Date 11/10/07

Billing Address 126 PROPERTY LLC Phone (949) 5488531
126 E 16TH ST, COSTA MESA Zip Code 92627

† all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to other any significant environmental impacts may result from the proposed project, the above information is necessary. soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

Preliminary environmental description attachment

Location; 548 Bernard, Costa Mesa, CA

Description; After receiving City of Costa Mesa Public Works support, I filed for a hearing w/ Park and Recreation's for the removal of the existing trees along street at 548 Bernard which had either died or overtaken the sidewalk. I did this so that we could relocate the sidewalk to conform to the rest of the neighborhood (to run along the curb); the sidewalk was severely broken and had risen 4" above grade where the trees roots protruded thru the concrete and made any passing by a steady foot unsafe. The former sidewalk was set off the curb 3' feet and was the only sidewalk inset for blocks in any direction; all other sidewalks in the area are along the street's curb.

SEE ITEM
10A
5/26/04

The property fences along Bernard on either side of this property extend onto the public right-of-way and up to the sidewalk; much of the street has no sidewalk at all; in all cases and in front of every house the public right of way has either been abandoned (the alleys south of Bernard have been given back to the property owners); and all other cases the "right of way" has been taken over and is exclusively maintained by the property owners with landscape, hardscape, fences, hedges or trees in excess of 7', etc; at the exclusive dominion and control of the adjacent property owner.

I petition the Public Works manager to allow the new brick pony wall (24") construction I have already built. In this construction I have already obtain approvals by USPS for postal boxes, and Gas Service's 4 meters to be encased; and permits pulled). At the public hearings, (both city counsel and parks and rec) i had detailed drawings; to install such a wall.

This pony wall conforms to the area, as all the property owners have taken over the former public right of way, and maintained the landscape. The detailed drawings herein reflect planning, traffic, and building code conformity and serve to grace the area with an aesthetic masonry wall along a street alley transition.

Edm. Moskowitz

(26)

