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SENT VIA HAND DELIVERY

December 5, 2013

Planning Division
City of Costa Mesa
16600 Civic Center Drive
Bellflower, CA 90706

RE: 1239 Victoria Street
General Plan Screening Application

To whom it may concern:

On behalf of Trumark Homes, LLC I am pleased to present the following request for a General Plan Screening Application.

PROJECT DESCRIPTION

The subject property is located on the south side of Victoria Street, west of Valley Rd and contains an existing two-story office building that would be demolished to accommodate the future, proposed development. Records show that the existing structure was built in phases with the original northeast building in 1960. An addition was added in 1966 with the final building addition in 1968. The building is approximately 54,000 square feet and includes office space, research and development, production space and warehouse areas that are mostly vacant.

The property is a roughly shaped rectangle lot containing 1.75 acres and is zoned Administrative Professional (AP). The General Plan designation for the property is General Commercial (GC). The site topography varies approximately 10' +/- from the street to the rear of the property.

If the request for a General Plan Amendment and Zone Change is approved, a single-family residential development will be contemplated. Concept plans have been prepared for discussion and are included as part of the application package. The proposed concept plan anticipates 28 single-family residential units on lots that are approximately 40'x47'. The product type is currently being refined but would likely consist of two and three story plans with roof decks.

The architecture has not been developed at this point and we will be finalizing exterior design ideas as part of our screening process and based on input received from city staff, council and neighborhood leaders. An image board with conceptual ideas has

been included for talking points. The concept project includes garage parking for all units as well as driveway and guest spaces for a total of 4 spaces per dwelling unit.

Located adjacent to the future Better Shelters project, Trumark is reviewing the approvals to better understand the community dynamics, opposition and support that occurred as part of their overall process. Our goal is to design a project that gains broad support, minimizes impacts and has city support.

We look forward to working with city staff, community leaders and the City Council on this project. If you have any questions or need more information, please do not hesitate to contact me.

Sincerely,
Trumark Homes, LLC

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Cc Westar Nutrition Corp.
Randy Maples
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