

CORRESPONDENCE

August 22, 2014

City Council
City of Costa Mesa
77 Fair Dr.
Costa Mesa, CA 92626

Re: Pre-Zoning of Colleen Island

Dear Honorable Mayor and Council Members,

As part of the annexation requirement for Colleen Island, on June 17, 2014 the City Council gave first reading for re-zoning of the properties within Colleen Island to R-1 with a minimum lot size of 6,600 sf.

During the Council meeting of July 15, 2014, which was supposed to be the second reading of the subject re-zoning, the Mayor proposed and the Council voted unanimously to postpone the second reading in order to provide an opportunity for us, the owners of the vacant large parcel of land within the Island, to meet with the residents and share our proposed project.

We are pleased to inform you that we met with the residents of Colleen Island on July 24, 2014 and presented our lot configurations and density for a 6,000 sf lot R-1 development. The meeting was attended with about 12 of the adjacent property owners as well key members of City Staff.

We believe the meeting was productive and accomplished the Mayor's objective. In addition to presenting our proposed layout for the development, we also discussed the history of the property and offered detailed comparisons of the rear setback requirements between County of Orange, City of Costa Mesa, and our proposed development.

During the meeting we presented three exhibits to the residents:

1. conceptual perspective of the project from Santa Ana Avenue;
2. site plan showing project layout; and
3. rear setback comparison.

The Setback Comparison illustrates the northern lots under three scenarios. *(Please see "Setback Comparison" attachment)*

- **Scenario 1 – County of Orange Setback**

County R-1 zoning generally provides for a 25' rear setback. This rear setback is for lots that are 100' deep or greater. For lots that are less than 100', the setback is a percentage of the overall depth. Although the residents are familiar with the County's general setback standard of 25' they may not be completely aware of the sections of the Code that deal with lot depths less than 100'. Due to the configuration of our property and the constraints of access across the property, all the lots would be less than 100' deep, and therefore under existing County R-1, the rear setback would range from 16' to 18'.

- **Scenario 2 – City of Costa Mesa Setback**

City of Costa Mesa R-1 requires a minimum lot size of 6000 sf with rear setback of 10' for first floor and 20' for second floor.

- **Scenario 3 – Proposed Setback**

In talking with and listening to the neighboring residents of our property, we understand that their major concern is the rear setback. In consideration of the residents' concerns regarding setbacks, as well as pre-existing parcel constraints, we were able to create a layout that provided for larger rear setbacks than what currently exists within the County of Orange as well as the City's R-1 requirements.

The project provides a minimum of 18' first floor and 25' second floor rear setback for all northern lots as depicted on the "Setback Comparison" attachment.

Four of the lots on the south side meet or exceed City of Costa Mesa's R-1 rear setback requirements. However, because of significant constraints due to the pre-existing odd shaped property configuration, the remaining two lots on the south side may require setback variances.

Although the residents raised concerns over certain aspects of the project at our meeting on July 24, 2014, it is my opinion that the residents were pleasantly surprised to see that we are proposing setbacks that exceed both City of Costa Mesa and County of Orange requirements. In addition to generally providing for larger setbacks, we are also providing for less number of homes in comparison to the adjoining property owners. For example, on the north side of the project, our development proposes for seven homes which abut to eight existing homes off Colleen Drive. On the south side of the property, our development proposes five homes which abut to seven existing homes on the north side of 22nd Street.

Based on the above project details, proposed generous rear setbacks, and desire to create a project that is economically feasible, we are respectfully requesting that the City Council at their September 2, 2014 meeting (consistent with City's zoning for all Costa Mesa R-1 lots including existing neighborhoods adjacent to Colleen Island) give first reading to 6000 sf minimum lot size which will allow the development of a high quality and functionally viable project on our site.

Sincerely,



Tim Huth
COO, Meadows Asset Management, LLC

Attachments

Site Plan Attachment

Setback Comparison Attachment

Elevation Attachment

(SITE PLAN ATTACHMENT)



DRAFT 07-25-14



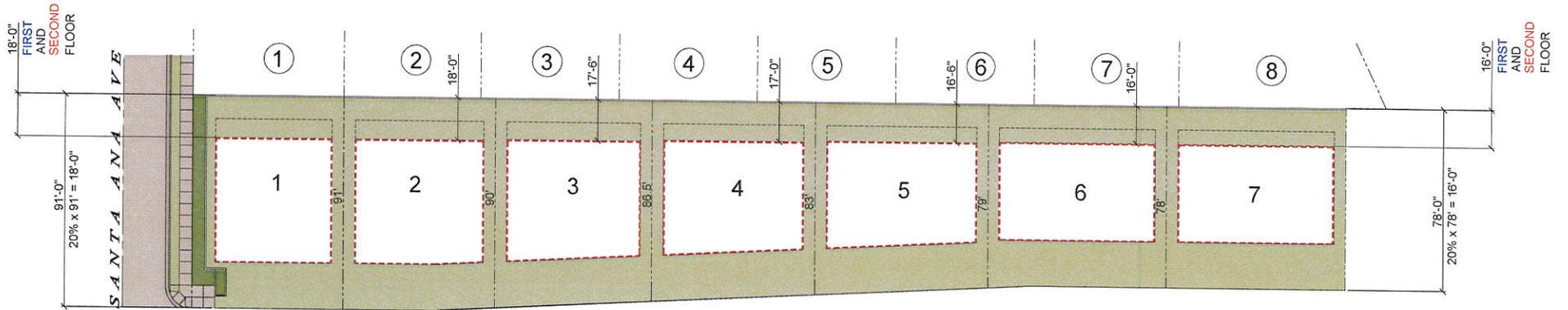
1 SITE PLAN
SCALE: 1" = 20'-0"

BUILDING ENVELOPE EXHIBIT
PROPOSED R-1 ZONING 13 LOTS ON 91,066 S.F. LAND AREA
(South Guest Parking Stalls)

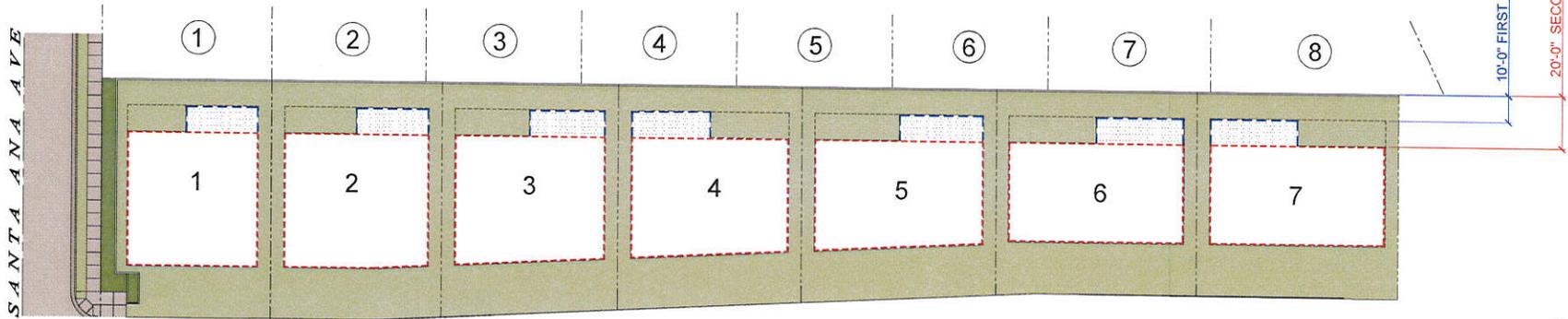
HARPER'S COVE
SANTA ANA AVENUE
& 22nd STREET

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(405) 546-2330

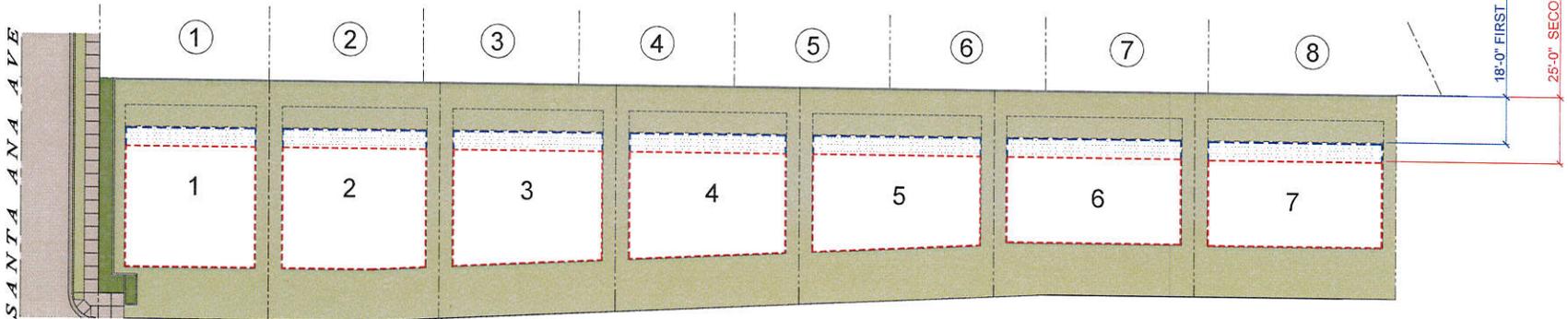
(SETBACK COMPARISON ATTACHMENT)



1 COUNTY SETBACK 17'-0" FIRST FLOOR (AVERAGE) 17'-0" SECOND FLOOR
SCALE: 1" = 20'-0"



2 COSTA MESA SETBACK 10'-0" FIRST FLOOR 20'-0" SECOND FLOOR
(25% REAR YARD)
SCALE: 1" = 20'-0"



3 PROPOSED SETBACK 18'-0" FIRST FLOOR 25'-0" SECOND FLOOR
SCALE: 1" = 20'-0"

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HARPER'S COVE
SANTA ANA AVENUE
& 22nd STREET

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(ELEVATION ATTACHMENT)



August 14, 2014

HARPER'S COVE
SANTA ANA AVENUE & 22nd STREET

Bryant Palmer Soto Inc.
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Telephone: (849) 548-2330

