

**SCEL PROPERTIES LLC
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660**

**TENTATIVE PARCEL MAP APPLICATION
PM 2011-120
2201 SANTA ANA AVENUE
COSTA MESA, CA
8/31/2011 (Revised 9/27/2011)**

Legal Description:	Portion of Lot 294 of Newport Heights
Assessor's Parcel No:	426-081-11
Zoning:	R-1 – 6,000 SF
Lot Dimensions:	105' x 135' - 14,175 sf (prox)
Right of Way Dedication:	30' 22 nd Street / 30' Santa Ana Avenue / Handicap Sidewalk Radius
Existing Dwelling:	Single story wood frame 1,774 sf home constructed in 1950
Accessory Structure:	Detached wood frame garage and garden shed constructed in 1950

The Applicant proposes to subdivide the existing residential property into two parcels and redevelop the site with new construction on Parcel No 1) single story residence of approximately 2,017 sf and two- story detached 3 car garage and 799 sf accessory apartment and on Parcel No 2) two-story residence of approximately 2,548 sf and accessory structure of a 668 sf three car detached garage. The current dwelling and detached garage and garden shed have been surveyed for asbestos materials and lead based paint and will be demolished in accordance with the recommendations of report under separate demolition permit application.

Parcel No 1:

Proposed Lot Dimension:	50' x 135' – 6,750 sf – 6,000 minimum
New Residence:	2,107 sf – 3 Bedroom -2 Baths, Single-story wood frame construction on raised foundation, with front porch in the Spanish style elevation
Accessory Structure:	3 Car Detached Garage -799 sf Second Story garage apartment vehicle access from 22 nd Street with private interior access.

Parcel No 2:

Proposed Lot Dimension:	55' x 135' – 7,425 sf – 6,000 minimum
New Residence:	2,548 sf - 4 Bedrooms and 3 Baths – Two-story wood frame construction on raised foundation, with front porch in the Craftsman style elevation
Accessory Structure:	3 Car 668 sf - Detached Garage –vehicle access from Santa Ana Avenue

Architectural Treatment:	Consistent with homes in the neighborhood, both Spanish and Craftsman architectural style elevations featuring stucco with stack stone veneer or decorative clay tile accents, vertical siding gables, concrete flat or low "S" tile roof and shutters will be aesthetically pleasing and compatible. Low white picket fencing and entry gate will define each front yard consistent with neighboring homes on Santa Ana Avenue and in the Eastside Costa Mesa community. Mature trees and plant material specified for the front yard landscaping will age the property appropriately on completion. The 22' interior garage depth will accommodate full size automobiles and sport utility vehicles encouraging onsite enclosed parking and the apartment has an interior stair access for added safety and privacy.
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Minor Modification

1. **Parcel No 1.** 16' Set back to the front porch post and 12' Set back to the rear of the accessory unit. The home is single story and will enhance the corner location being lower in scale. Major existing underground and above ground utility locations limit the availability to be flexible in the plotting of the driveway entry to the rear detached garage and carriage unit. The existing telephone pole at the corner of the street removed as part of providing underground utilities to the residence. The Variance requested for the Carriage Unit second story 20' set back is not obtainable due to the dimension of the garage structure which is 22' x 38'. The reduction to the second story of 10' is not achievable as it this design would render the room less than 12' wide which would be functionally obsolescence. RSI manufacturing capabilities do not allow for adjusting the wall or truss components of our product.
2. **Parcel No 2.** The first floor of the residence including the covered front and rear porches provides the second floor reduction coverage ratio of approximately 75% exceeding the 80% zoning requirement.
3. Residential uses adjacent to the proposed residences are single story and do not have second story window conflicts.
4. 3 covered, secure enclosed off street parking spaces are provided within the carriage unit and detached garage. Each drive apron will hold an additional three cars to alleviate parking congestion typical to this neighborhood.
5. Waste bin locations will be screened from the street by side yard fencing with entry gates providing secure access to each side yard area.
6. All utilities will be underground eliminating overhead power lines and telephone and cable services.
7. Aged water and sewer utility service lines will be replaced with new services reducing future maintenance requirements.
8. The North East (side) vinyl fence will be protected in place and additional panels will be installed to provide full height fencing between the properties on joint property line at no cost to the neighbor.
9. The North West (rear) chain link fence and portion of block wall to be removed and vinyl privacy fence is proposed at no cost to the property owner for the rear property line (Proposed Wall and Fence exhibit enclosed)
10. Water conserving landscaping materials will replace overgrown and diseased plant material revitalizing the neighborhood street scene. Side yard areas are proposed to be crushed aggregate material to reduce water usage and maintenance. (Preliminary Landscape Plan enclosed)
11. The new residences will comply or exceed 2010 CAL Green and Title 24 Energy requirements, providing exterior and plumbing walls 2" x 6" frame construction, R19 wall and floor insulation & R30 ceiling insulation, tank-less water heating, dual pane low E glass, fire sprinklers along with other features.
12. Precision construction techniques unique to RSI eliminate or reduce 95% of new construction waste – exceeding 50% mandate of recyclable materials from this job site.
13. Precision construction techniques unique to RSI substantially reduce build time, job site activities, noise and fugitive dust materials substantially reducing trips and carbon emissions associated with a similar job site and construction activities.
14. Demolition of the aging structures and overgrown plant material will remove blight from the neighborhood and return the residence to owner occupied housing from the current vacant use.
15. Supervised abatement and permitted disposition of asbestos material and lead based paint under AQMD requirements will enhance the local environment and reduce health hazards related to exposure to these materials.
16. Contact information for Authorized Agent and Project Engineer Attached