



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: DECEMBER 14, 2015

ITEM NUMBER: PH-1

SUBJECT: TENTATIVE TRACT MAP NO. TT-17972 FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 410 WALNUT PLACE IN THE R1 ZONE

DATE: DECEMBER 4, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CHELSEA CRAGER, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: CHELSEA CRAGER (714) 754-5609
chelsea.crager@costamesaca.gov

DESCRIPTION

The proposed project involves ***Tentative Tract Map No. TT-17972*** to subdivide a 32,512-square foot (0.746 acre) parcel into five minimum 6,000 square-foot lots in accordance with the R1 zone development standards. No code deviations are requested.

APPLICANT

The applicant is Rob Hamers, authorized agent for the property owner, Elaine Smith.

RECOMMENDATION

Approve the project by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 410 Walnut Place Application Number: TT-17972

Request: Subdivision of a 0.746-acre lot into six R1 lots

SUBJECT PROPERTY:

Zone: R1
 General Plan: LDR
 Lot Dimensions: 175.74 FT x 185 FT
 Lot Area: 32,512 SF (0.746 AC)
 Existing Development: One parcel with a single family residence (to be demolished).

SURROUNDING PROPERTY:

North: R1 Single-Family Residential, Residential use
 South: R1 Single-Family Residential, Residential use
 East: R1 Single-Family Residential, Residential use
 West: R1 Single-Family Residential, Residential use

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size (Individual Lots):		
Lot Width (Interior lot)	Minimum 50 FT	Range from Min. 58 FT to 87 FT
Lot Area	6,000 SF	Range from Min. 6,000 SF to 7,255 SF
Maximum Density (based on gross acreage):		
DU's/ Acre (Residential)	1 DU/6,000 SF (≤8 DU's/Acre) Maximum 5 lots	Maximum 1 DU/6,000 SF (≤8 DU's/Acre) Maximum 5 lots
CEQA Status	Guidelines Section 15332/Class 32, In-Fill Development	
Final Action	Planning Commission	
Zoning Compliance	Proposed Subdivision complies with Code requirements.	

BACKGROUND

Project Site/Environs

The 32,512 square foot project site is located east of Tustin Avenue and south of 20th Street, and has frontages on both Walnut Place and Esther Street. The project site is currently developed with a single-story residence, originally constructed in 1935, that will be demolished to accommodate the proposed subdivision. The property is zoned R1 with a maximum development potential of five units.

Properties to the north, south, east, and west are all zoned R1 and are developed with residential uses.

ANALYSIS

Tentative Tract Map TT-17972

The applicant proposes a tract map in compliance with the City's R1 zoning requirements to allow the formation of five lots. Two lots are proposed to have frontage on Walnut Place, are each 87.87 FT wide, and are each 7,255 SF in area. Three lots are proposed to have frontage on Esther Street, are each 58.58 FT wide and are each 6,000 SF in area. The proposed property is suitable to accommodate the proposed subdivision. There are no interferences with the City's or other utility agencies' right-of-way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act. The City Engineer has prepared a letter with conditions of approval for the project.

The table below summarizes the proposed lots and the lots to the east and west of the subject property:

Lot Number/Address	Lot Width	Lot Depth	Lot Area
1 (Proposed)	58.58 FT	102.43 FT	6,000 SF
2 (Proposed)	58.58 FT	102.43 FT	6,000 SF
3 (Proposed)	58.58 FT	102.43 FT	6,000 SF
4 (Proposed)	87.87 FT	82.57 FT	7,255 SF
5 (Proposed)	87.87 FT	82.57 FT	7,255 SF
402 Walnut Place (Existing)	52.26 FT	92.5 FT	6,146 SF
401 Esther Street (Existing)	52.26 FT	92.5 FT	6,233 SF
423 Esther Street (Existing)	78 FT	92.5 FT	7,215 SF
422 Walnut Place (Existing)	78 FT	92.5 FT	7,215 SF

Future Development of Single-Family Homes in R1 zone

The proposed five R1 lots are compliant with zoning requirements in regard to lot size and lot width. Once the map is recorded, these lots could be sold individually for the future

development of a single-family on each lot. There are no common areas or shared access easements that would tie these lots together.

Future single-family residential development will need to comply with the R1 development standards in the Zoning Code, unless deviations are granted through the appropriate review process (i.e. minor modification, administrative adjustment, variance).

Important note: It should be noted that a two-story, single-family residence that complies with all applicable development standards and Residential Design Guidelines would be approved through standard plancheck procedures. In other words, a compliant two-story residence would not require discretionary review by either the Zoning Administrator or Planning Commission. Per City Policy (Policy Number P-05-01) the Planning Division shall prepare a notice of zoning approval upon completion of review and determination that second story development plans comply with the City's Zoning Code and Residential Design Guidelines. This notice is mailed to all owners of properties that share a common property line with the proposed project on the day zoning approval is given. Building permits are issued "over the counter" for compliant residential structures.

General Plan Conformance

The proposed development is a subdivision of one R1 lot into five R1 lots. The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 6,000 square feet, or ≤8 dwelling units per acre. The proposal is consistent with because at five dwelling units per acre, the density is below the 8 dwelling units per acre allowed in the Low Density Residential land use designation. The project also complies with Land Use Objective LU-1A.4 to...“Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities”. The five parcels will be sold independent of one another, therefore promoting homeownership opportunities.

Expiration of Projects

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map. The planning application and map would expire in 24 months (December 2017). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Tract Map T-17972, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- The proposed subdivision complies with the General Plan and with the Zoning Code standards. The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The proposed project does not exceed the maximum density of less than 8 units per acre, consistent with the General Plan designation of Low Density Residential.
- The proposed subdivision is conditioned to include a three-foot sidewalk easement. To maintain consistency in the neighborhood and increase pedestrian access on this street, the project will include a three-foot sidewalk easement on Esther Street and Walnut Place. Although not all properties in this neighborhood have a sidewalk easement, it is being encouraged for new development. This allows the subdivision and development to not interfere with the public right-of-way.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32), In-Fill Development.

Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the Tentative Tract Map will allow the subdivision of one R1 lot into five R1 lots. The project complies with R1 density, lot size, and lot width requirements, therefore it is consistent with the intent of the General Plan and Zoning Code. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.



CHELSEA CRAGER
Assistant Planner



CLAIRE FLYNN, AICP
Assistant Director
Development Services

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Letter of Conditions Prepared by City Engineer
 3. Vicinity Map and Zoning Map
 4. Applicant's Project Description
 5. Tentative Tract Map 17972

Distribution:

- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

Bob Smith
1834 Erie Street
San Diego, CA 92110

Elaine Smith
410 Walnut Street
Costa Mesa, CA 92627

Rob Hamers
234 East 17th Street Suite 205
Costa Mesa, CA 92627

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TENTATIVE TRACT MAP TT-17972 AT 410 WALNUT PLACE IN THE R1 ZONE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Rob Hamers, as the authorized agent on behalf of the property owner, Elaine Smith, requesting approval of Tentative Tract Map TT-17972 to subdivide a 32,512 square foot (0.746 acres) parcel into five residential lots in accordance with R1 zone development standards;

WHEREAS, a duly noticed public hearing held by the Planning Commission on December 14, 2015 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32), In-Fill Development;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Tentative Tract Map TT-17972.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Tentative Tract Map TT-17972 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 14th day of December, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Finding: The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

Facts in Support of Finding: The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates ownership opportunities to improve the balance between renter and owner occupied housing in the City. The tentative tract map complies with the R1 zoning requirements.

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Finding: The proposed subdivision has a density of <8 R1 lots per acre, consistent with the General Plan designation of Low Density Residential.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32), In-Fill Development. The project complies with the maximum allowed density for the site.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.

Facts in Support of Finding: No development has been proposed at this time. Future development may provide passive or natural heating and cooling opportunities.

Finding: The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The proposed project does not interfere with the public right of way. An easement for sidewalk purposes is required to ensure the public access in front of the subject site on Esther Street and Walnut Place.

Finding: The discharge of sewage from this subdivision into the public sewer system

will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

Facts in Support of Finding: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

- C. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32) for In-Fill Development.

Facts in Support of Finding: The subdivision complies with the General Plan, is less than five acres, has no value as habitat for endangered, rare, or threatened species, will not result in significant traffic, noise, air quality, or water quality effects, and can be served by all required utilities and public services.

- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- PIng. 1. The approval of Tentative Tract Map TT-17972 is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval for Tentative Tract Map TT-17972 shall be blueprinted on the face of the site plan as part of the plan check submittal package for the development of the residential units. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
4. The current development shall be demolished prior to recordation of the tract map.
- Eng. 5. Comply with the requirements contained in the letter prepared by the City Engineer (Attachment 2).

CODE REQUIREMENTS (TT-17972)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.

4. All on-site utility services shall be installed underground.
5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
7. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING TENTATIVE TRACT MAP TT-17972 FOR PROPERTY AT 410 WALNUT PLACE IN THE R1 ZONE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Rob Hamers, as the authorized agent on behalf of the property owner, Elaine Smith, requesting approval of Tentative Tract Map TT-17972 to subdivide a 32,512 square foot parcel into five residential lots in accordance with R1 zone development standards;

WHEREAS, a duly noticed public hearing held by the Planning Commission on December 14, 2015 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Tentative Tract Map TT-17972.

PASSED AND ADOPTED this 14th day of December, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on December 14, 2015 by the following votes:

- AYES: COMMISSIONERS
- NOES: COMMISSIONERS
- ABSENT: COMMISSIONERS
- ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(g)(13) because:

The creation of the subdivision and related improvements is not consistent with the General Plan and the Zoning Code.

The proposed use of the subdivision is not compatible with the General Plan.

The subject property is not physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will result in substantial environmental damage or public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

The design of the subdivision does not provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.

The subdivision and development of the property will unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

The discharge of sewage from this subdivision into the public sewer system will violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

- B. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.
- C. The Costa Mesa Planning Commission has denied Tentative Tract Map 17972. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



CITY OF COSTA MESA

ATTACHMENT 2

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

November 4, 2015

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tentative Tract No. 17972
LOCATION: 410 Walnut Place

Dear Commissioners:

Tentative Tract Map No. 17972 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one parcel into five numbered lots. Tentative Tract Map No. 17972 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Vehicular and pedestrian access rights to Walnut Place and Esther Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
6. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and construct residential sidewalk or comply with City of Costa Mesa Municipal Code Section 13-72.1.
7. Dedicate a 3-foot public sidewalk easement behind existing right-of-way line on Walnut Place and Esther Street.
8. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

16

9. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
10. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
11. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
12. The elevations shown on all plans shall be on Orange County benchmark datum.
13. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
14. The surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.
15. In order to comply with the latest DAMP, the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the City of Costa Mesa and City of Newport Beach Engineering Divisions for review and approval.
 - A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - Location of BMPs shall not be within the public right-of-way.

Sincerely,



Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17972)

Overview Map



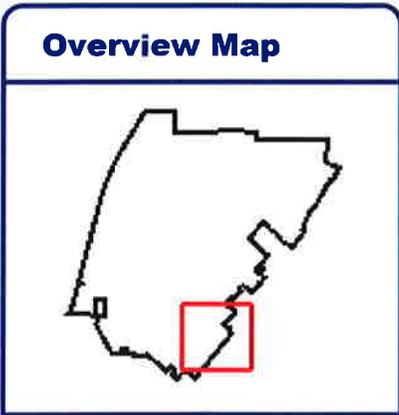
Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway (cont)
- Major Newport BLVD
- Primary (cont)
- SECONDARY Hydrology Channels

Map Display

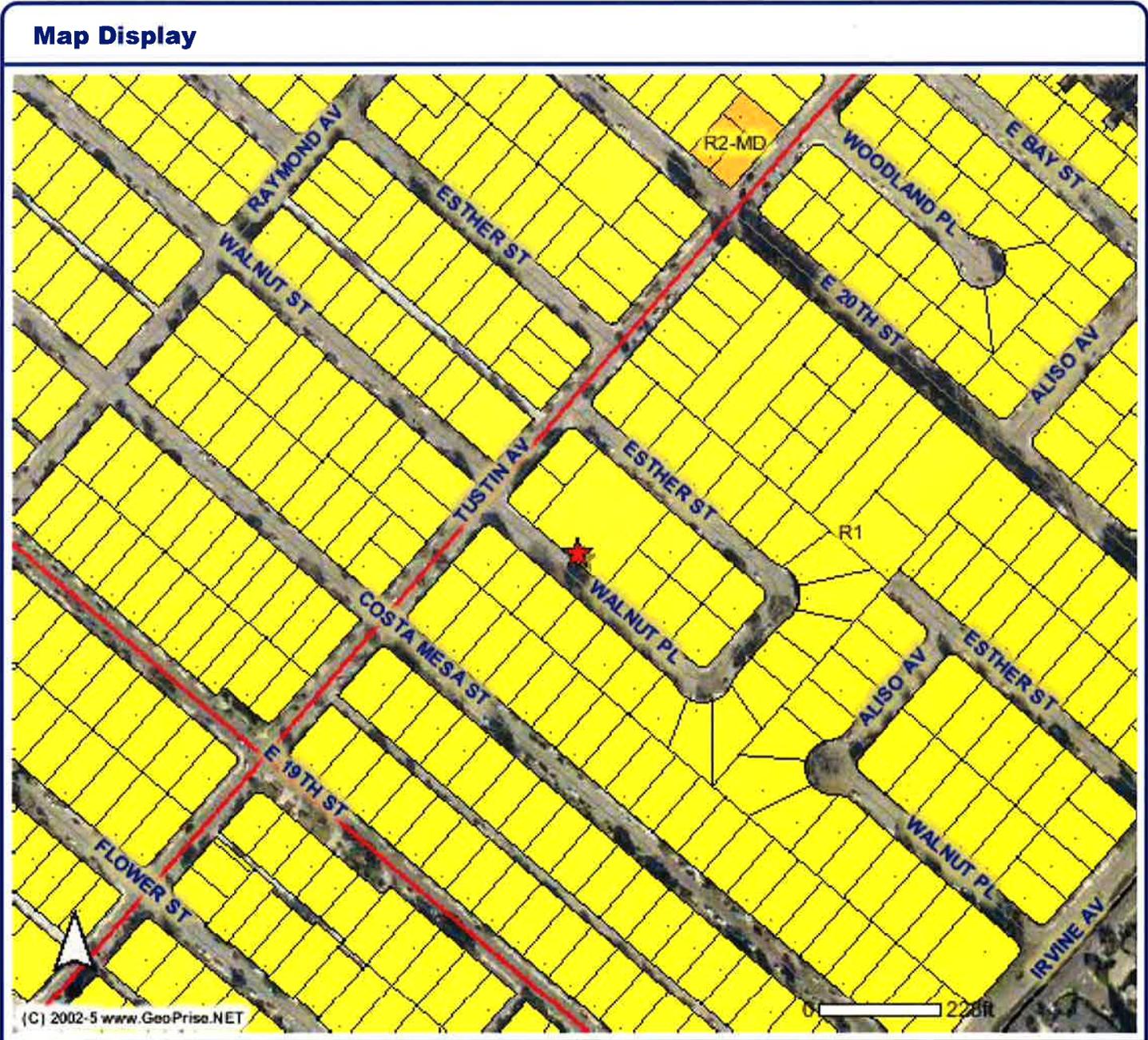


(C) 2002-5 www.GeoPrise.NET



Legend

Address Points	Collector	SECONDARY Hydrology Channels	Street Centerlines
Freeway	Freeway	Parcel Lines	City Boundary
Roads (cont)	Major	Street Names	
	Newport BLVD		
	Primary (cont)		



APPLICANT LETTER

410 Walnut Place, Costa Mesa

The project consists of demolition of an old house and pool that exist on an oversized lot with an application for a tentative tract map to divide the land into five lots that are 6,000 square feet or greater in size meeting the requirements for single family residential zoning. There is no development being proposed at this time.

Bob Smith

A handwritten signature in black ink that reads "Bob Smith". The signature is written in a cursive style with a large, stylized initial "B".

TENTATIVE TRACT NO. 17972

PARCEL 1 OF PARCEL MAP 91-287, AS PER MAP RECORDED IN BOOK 282, PAGES 36-37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PURPOSE: CREATE 5 LOTS

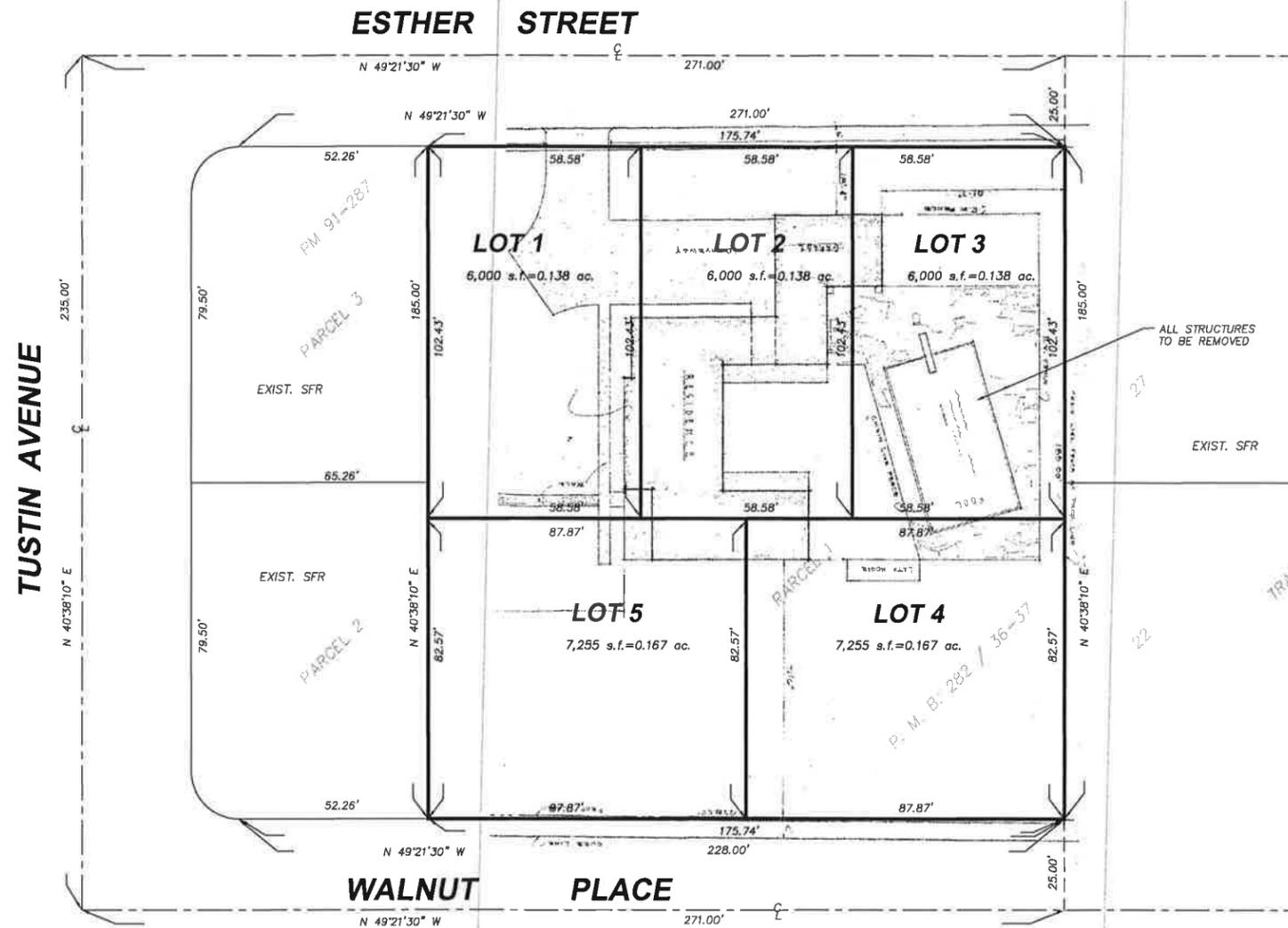
ROBIN B. HAMERS, RCE 31720

DATE OF PREPARATION: SEPTEMBER 2015

SITE



VICINITY MAP
NTS



ALL STRUCTURES TO BE REMOVED

EXIST. SFR



TUSTIN AVENUE

ESTHER STREET

WALNUT PLACE

SITE ADDRESS:

410 WALNUT PLACE
COSTA MESA, CA 92627
A.P.N. 426-313-08

AREA SUMMARY

TOTAL AREA = 32,513 S.F.(0.746 ac.)

PURPOSE STATEMENT

THE PURPOSE IS TO CREATE 5 LOTS

OWNER / SUBDIVIDER:

ELAINE SMITH
410 WALNUT PL.
COSTA MESA, CA 92627

ENGINEER:

ROBIN B. HAMERS AND ASSOC., INC.
RCE 31720
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA. 92627
(949) 548-1192



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WALNUT PLACE BEING NORTH 49°21'30" WEST, PER PARCEL MAP 91-287, BOOK 282 PAGES 36-37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP 91-287, AS PER MAP RECORDED IN BOOK 282, PAGES 36-37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

FLOOD ZONE

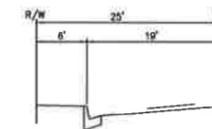
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

EASEMENTS

EASEMENT FOR PIPE LINES TO THE IRVINE COMPANY PER DEEDS 204/217 DATED 12/19/1911. BLANKET IN NATURE AND NOT SHOWN HEREON.

NOTES:

- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION
- NO PROPOSED DEDICATIONS



TYPICAL STREET SECTION

WALNUT PL. & ESTHER ST.



**Woodco Investment
Company, Inc.**

www.woodcoinv.com

PH-1

REC'D DEC 07

DECEMBER 3, 2015

CITY OF COSTA MESA
PLANNING DIVISION
P.O. BOX 1200
COSTA MESA, CALIF. 92628 1200

APPLICATION TT 17972 410 WALNUT PLACE

"....A RESIDENTIAL DEVELOPMENT IS NOT BEING PROPOSED AT THIS TIME." THEN WHY ARE THEY 'CUTTING UP' THIS SITE?

WE'VE GOT TOO MANY OF THOSE 2 BIG BARNES ON ONE LOT WITHOUT EVEN A 3 FOOT SET BACK. WHERE THERE WERE ONE OR TWO CARS WE NOW FILL THE STREETS WITH 6 CARS PARKED. LOOK AT ORANGE ST. AT WHERE THE 15TH/PALMER ALLEY ENDS. LOOK AT PALMER ST. WHERE THEY HAD THE NERVE TO PUT 4 FAMILIES ON ONE LOT. WHAT ABOUT OGLE AND TUSTIN WITH THAT FAUX SUBDIVISION? WHERE DID THE RESTRICTIONS END PRIOR TO THE NOW THE SKY'S THE LIMIT. FART IN ONE BATHROOM AND THE GUY NEXT DOOR REACHES OUT HIS WINDOW AND HANDS YOU THE TOILET PAPER.

WE HAVE AROUND 10 COSTA MESA PROPERTIES. YOU'RE ATTITUDE OF "HIGH DENSITY HOUSING" IS GOING TO MAKE THE CITY A GHETTO SOONER THAN YOU THINK.

VOTE A NO

WOODROW LEWIS
WW II INFANTRY SGT. 9 BATTLES, 12 VALOR MEDALS

A handwritten signature in cursive script that reads "Woodrow Lewis".



PH-1

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200 • (714) 754-5245

City of Costa Mesa

PUBLIC TELEPHONE RECORD

Date: 12/4/15

Name: Anonymous Property Owner

Address: 410 Walnut Street

Received by: Chelsea Crager, Assistant Planner

COMMENTS: (Use Back or Attach Additional Sheets as Necessary)

Phone call on 12/4/15 at 11:30 a.m. from an anonymous property owner on 20th Street commenting in opposition to the project T-17972 at 410 Walnut Street. Comments are as follows:

- Costa Mesa is too crowded
- The neighborhood is pretty as is
- People are on top of each other
- The project does not enhance Costa Mesa



PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: DECEMBER 14, 2015

ITEM NUMBER

PH-1

SUBJECT: TENTATIVE TRACT MAP NO. TT-17972 FOR A FIVE-LOT SINGLE-FAMILY
RESIDENTIAL SUBDIVISION AT 410 WALNUT PLACE IN THE R1 ZONE

DATE: DECEMBER 10, 2015

FROM: CHELSEA CRAGER, ASSISTANT PLANNER

cc

FOR FURTHER INFORMATION CONTACT: CHELSEA CRAGER (714) 754-5609
chelsea.crager@costamesaca.gov

This memo is intended to provide additional information regarding dimensions and area of lots in the area surrounding the subject property. The average area of the lots listed, excluding the subject property, is 7,563 square feet.

Lot Number/Address	Lot Width	Lot Depth	Lot Area
1 (Proposed)	58.58 FT	102.43 FT	6,000 SF
2 (Proposed)	58.58 FT	102.43 FT	6,000 SF
3 (Proposed)	58.58 FT	102.43 FT	6,000 SF
4 (Proposed)	87.87 FT	82.57 FT	7,255 SF
5 (Proposed)	87.87 FT	82.57 FT	7,255 SF
402 Walnut Place	52.26 FT	92.5 FT	6,146 SF
401 Esther Street	52.26 FT	92.5 FT	6,233 SF
423 Esther Street	78 FT	92.5 FT	7,215 SF
422 Walnut Place	78 FT	92.5 FT	7,215 SF
428 Walnut Place	78 FT	92.5 FT	7,215 SF
436 Walnut Place	65 FT	74.5 FT	7,719 SF
429 Esther Street	78 FT	92.5 FT	7,215 SF
435 Esther Street	65 FT	74.5 FT	7,719 SF
403 Walnut Place	60.01 FT	87 FT	7,300 SF
409 Walnut Place	72 FT	100 FT	7,200 SF
415 Walnut Place	72 FT	100 FT	7,200 SF
421 Walnut Place	72 FT	100 FT	7,200 SF
427 Walnut Place	72 FT	100 FT	7,200 SF
433 Walnut Place	72 FT	104.01 FT	7,536 SF
437 Walnut Place	60 FT	100 FT	7,600 SF
441 Walnut Place	45.65 FT	158.31 FT	10,058 SF
445 Walnut Place	45.66 FT	158.31 FT	9,522 SF
447 Walnut Place	61.36 FT	100.4 FT	7,300 SF
450 Esther Street	72.04 FT	100.4 FT	7,229 SF
446 Esther Street	60 FT	107.99 FT	7,524 SF

442 Esther Street	45.65 FT	138.92 FT	9,898 SF
438 Esther Street	45.64 FT	138.92 FT	6,972 SF
434 Esther Street	60 FT	110.57 FT	8,103 SF
430 Esther Street	67 FT	110.57 FT	7,408 SF
424 Esther Street	67 FT	110.56 FT	7,408 SF
418 Esther Street	67 FT	110.56 FT	7,408 SF
412 Esther Street	67 FT	110.55 FT	7,407 SF
406 Esther Street	67 FT	110.55 FT	7,407 SF
402 Esther Street	57.38 FT	110.54 FT	7,770 SF

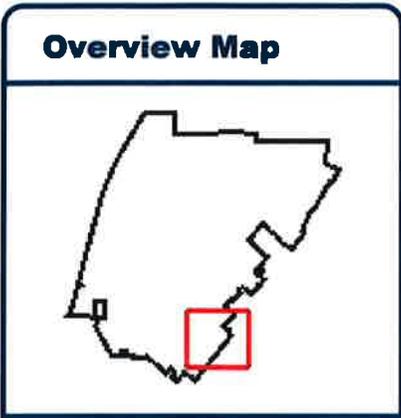
Attachment: Vicinity Map

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Bob Smith
1834 Erie Street
San Diego, CA 92110

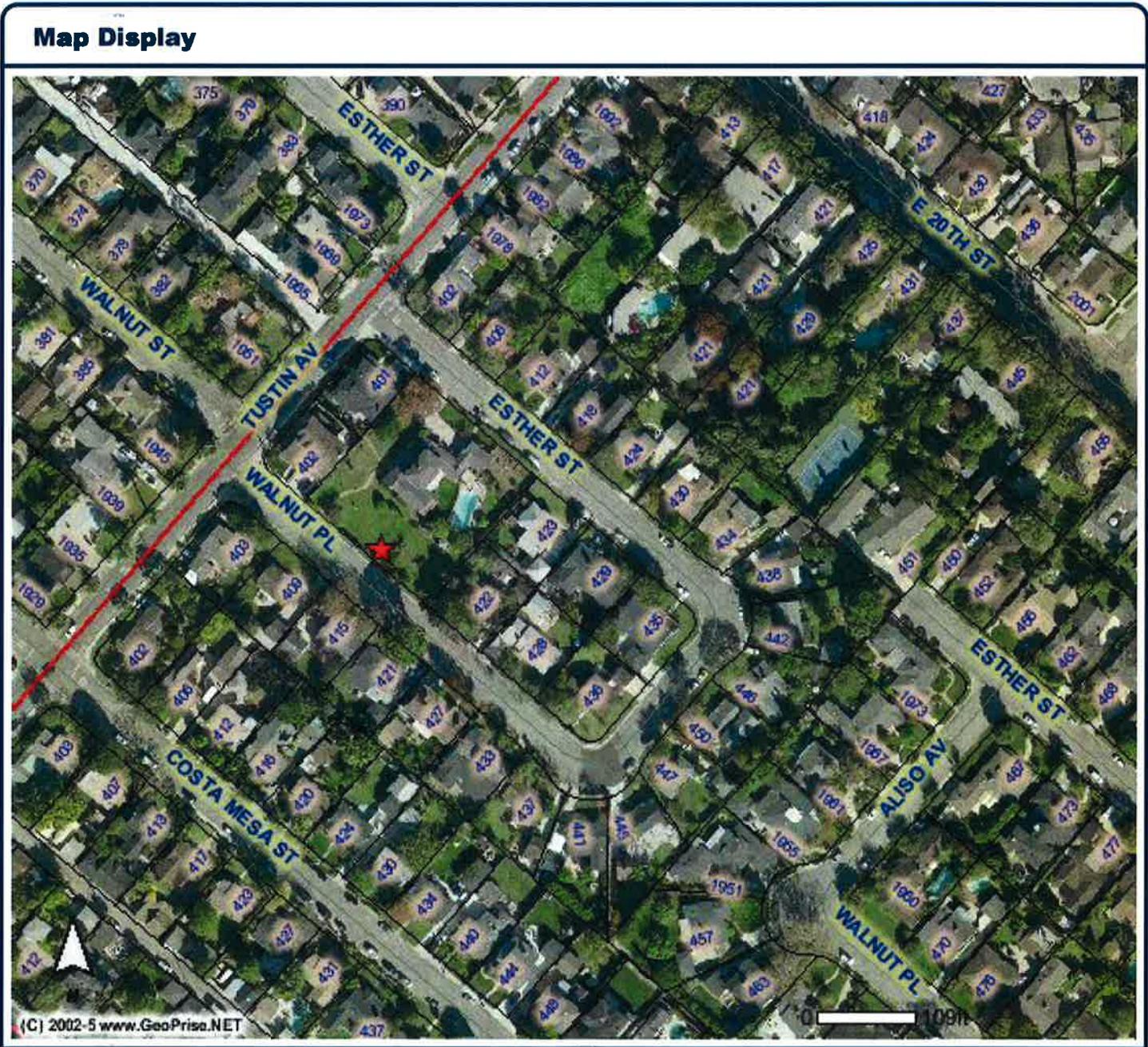
Elaine Smith
410 Walnut Street
Costa Mesa, CA 92627

Rob Hamers
234 East 17th Street Suite 205
Costa Mesa, CA 92627



Legend

 Address Small	 Freeway	 Freeway Major	 Primary
 Address Points	 Roads	 Newport BLVD (cont)	 SECONDARY
	 Collector (cont)		 Hydrology Channels



Patrick M. Fenn
429 Esther Street
Costa Mesa, CA 92627
pmfenn2@gmail.com

DEC 1 1 2015

December 10, 2015

Re: Proposed Development at 410 Walnut Place, Costa Mesa, CA 92627 (App# TT-17972)

Dear Members of the Planning Commission:

I'm writing you as a long time Costa Mesa resident who is vigorously opposed to the proposed development at 410 Walnut Place in Costa Mesa (App# TT-17972). Specifically regarding the proposed plan to develop the property into 5 lots rather than the originally plan 4 lots.

Quick introduction: After looking all over Orange County, my wife Sherri and I decided to purchase our first family home in Costa Mesa. We have lived at 429 Esther Street for over 17 years. Some of the reasons why we selected this area include its charm, great neighborhoods, open spaces, and small neighborhood atmosphere. When we purchased our home, we were in a multi bid situation with another buyer. At the suggestion of our broker, I included a letter to the seller telling them about my wife and I, and our desire to raise our family in their wonderful neighborhood. Although we would likely remodel our home, we would commit to doing so in a manner that kept with the look and feel of the neighborhood. In the years since, I've heard from several of my neighbors that our letter, more specifically our commitment was one of the reasons the sellers decided to sell their home to us, even though our bid was actually lower than the other offer.

Since moving onto Esther, my wife and I have both been very active participants in Costa Mesa and its various activities. My wife served in multiple positions at Woodland and Kaiser and Ensign. Positions included but not limited to, President of PFO at each of the schools. She has also been very active in assistant coaching volleyball for both Ensign Middle School and Newport Harbor High School. I've, volunteered for 5+ years as assistant coach for both Newport Harbor Baseball and Costa Mesa Pop Warner Football. We have (2) sons. Jantzen (15) and Caden (13). Jantzen is currently a Sophomore at Newport Harbor High. Caden is currently in 7th grade at Ensign. As former College Athletes, Sherri and I know how important sports can be to the development of our children, developing strong work ethic and dedication to a larger group or cause. Through our coaching and involvement, we have attempted to share those messages with not only our own children but all of the students and athletes within Costa Mesa / Newport Beach which we've supported.

People say that in the old days neighborhoods were like a large extended families. I've often heard other people lament that fact that those days are long gone. I'm happy to inform you they are NOT, at least they have not been on our block. The 400 blocks of Esther / Walnut are a unique community of 30 homes (as currently developed). As you may know, the area was originally an orchard. In the 50's, it was developed into housing for officers in the military. In many ways, the spirit of community and close knit family one typically associates with military families has continued through the years, in block parties, get togethers and neighborly support activities. Ironically, during several of those events, Dick and Elaine, the owners of the property in question, told several of us that we didn't have to worry about

what would happen to the property when they were gone. They stated they had made it clear to their children that when the time came, they wanted the property divided up into 4 lots in order to keep with the aesthetics of the neighborhood. One that is family and kid friendly, with yards, trees, and open areas. They were not in favor of chopping the property up into smaller portions and changing the feel of the neighborhood and or negatively impacting our extended family on the street. Ironically, their desire to do so has been reiterated / confirmed on several occasions to several different people by the very person who is requesting the exception to allow the property to be divided up into 5 lots. Yes, I'm very surprised that they are going back on their parent's wishes and words, turning their backs on people who have been their neighbors for as many as 60 years.

After considering the emotional and relational aspects of the proposed change, I trust you would agree that approval of the proposed development is problematic. However, when you evaluate the proposal on a more factual level, you will come to the realization that it is even less desirable. Specifically more objective considerations include: parking, water consumption, and consistency of lot size.

The proposed development will have a significant negative impact on parking and traffic on Esther, Walnut, and even Tustin. Of the thirty current (30) homes on our cul-de-sac twenty one (21) have more than 67' of curb frontage and only four (4) have less than 60' of curb frontage. The average curb frontage is 92.24'. That said, the proposed 58' of curb frontage on the three (3) 6,000' would reduce the average by 12% and would have a dramatic negative impact on available parking space. Please note: The four homes which are in the outside elbow of the cul-de-sac are able to rely on the curb space of the homes on the inside elbow of the cul-de-sac for parking because those homes have higher than average curb frontage. It is important to note that even with that available overflow area, issues have arisen between neighbors regarding parking in those areas. One such issue became so significant that one neighbor ended up selling their home and moving to another area. It is also important to note that the homes located at 401 Esther and 402 Walnut have roughly 60' on their respective streets. However, as end cap properties, they also have curb space on Tustin. Due to the traffic and limited space on Tustin, and the fact that they are adjacent to the property in question, they typically utilize the available curb sides on either side of the 410 Walnut property for parking. When this property is developed, this space will not be available. As a result, they will be forced to park on Tustin Avenue. As you know, Tustin Avenue is a very busy street and a major thoroughfare for young kids riding their bikes to school at Woodland, Kaiser, and Ensign Schools. Forcing additional cars to park on this already narrow and crowded street is dangerous and will certainly increase the probability of an accident. Final note on parking: availability of parking at these end homes was a contributing factor in the owner's decision to sell their home and move down the street. We understand that the development of 410 Walnut will result in additional cars being parked on our street. However, we feel that the addition of 4 homes, rather than the proposed 5 homes, would result in the number of vehicles being in line with the original design intent and street capacity and represents a safer alternative.

Second, the proposed plan of 5 new homes will absolutely place additional strain on Costa Mesa's already strained water supply. By approving the development of five (5) lots, the incremental water consumption demand will be 20% higher than if we only added 4 homes as originally planned. In today's environment of State mandated restrictions on water consumption, this is not a prudent decision. The current water crisis reinforces the criticality of proper water consumption management and effective stewardship of our limited water resources.

Finally, approving three (3) 6,000 square foot lots and a total of 5 homes on 410 Walnut, would be a significant departure to the historical average lot size in our neighborhood and would undoubtedly impact the aesthetics and feel of the area.

	Average Lot Size	
	w/o 410 Walnut	w 410 Walnut
Current	7,386	8,230
Proposed	6,000	6,000
Reduction	18.77%	27.1%

As you can see, even if you remove 410 Walnut lot from the calculations, approval of the proposed 6,000 square foot is significantly lower than the current average lot size of our neighborhood. Resulting in: significant change in the aesthetics of the neighborhood, negatively impacting both the current open space feeling and kid friendly atmosphere.

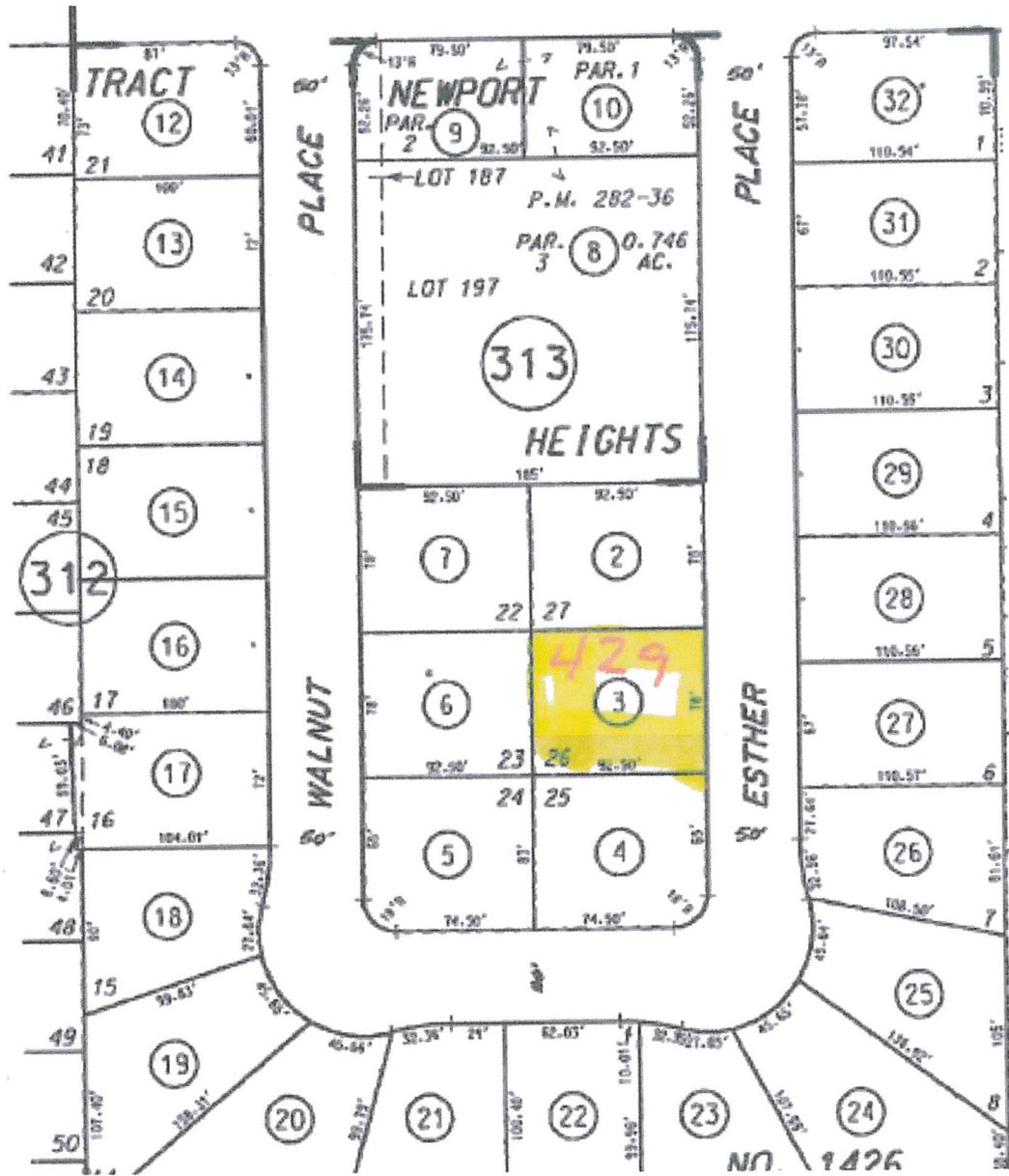
In conclusion, even though there have been many remodels on our street over the years, they have all been done in a manner which keeps consistent with the original feel of our neighborhood, and all have been to lot size codes. In fact, all but 2 have retained their originally planned lot sizes. The two (2) that haven't, 401 Esther and 402 Walnut Place, are great examples of the parking and yard size issues we hope to avoid. Fortunately, those 2 homes are at the very end of our streets and are a buffer to the surrounding area. Please do not allow further degradation of our established neighborhood family atmosphere by approving the proposed development plan. The impacts to relations, parking, water consumption, and average lot size are adamantly opposed by our neighborhood family. Further, the development isn't good for the surrounding area, Costa Mesa, or California.

Sincerely,



Patrick Fenn

For: Sherri Fenn, Jantzen Fenn, Caden Fenn



Ryan G. Fischer
418 Esther St.
Costa Mesa, CA 92627
(949) 677-3907
Ryan.Fischer@csulb.edu

DEC 14 2015

December 10, 2015

Costa Mesa Planning Commission
Planning Division, City Hall
77 Fair Drive, Costa Mesa, CA

Re: Proposed Development at 410 Walnut Place, Costa Mesa, CA 92627 (App# TT-17972)

Dear Members of the Planning Commission:

This letter is in regards to the proposed property development at 410 Walnut Place, Costa Mesa. [App# TT-17972]. I am the homeowner at 418 Esther St., and my family and I have owned and lived at this property since October, 2006. Our property is directly across the street from the eastern corner of the proposed development. I am writing to oppose the planned development that requests five single family residential lots. In lieu of five single family lots, I argue that four single family lots would be more appropriate for several reasons.

I have four arguments to support my view in this matter. The first relates to the proposed lot dimensions of three units. The request to have three of the five lots with lot depths of 102.43 feet and a combined square footage of 6,000 square feet will result in lot widths at the street front of 58.58 feet. This will result in impacted properties that will not have a positive impact on the neighborhood (reasons discussed below). Additionally, I believe the proposed depth of 102.43 feet on two properties is a requested variance/exception that would impact the design consistency and aesthetics of the neighborhood. For these reasons, I argue that this variance/exception should not be allowed.

The second argument relates to total lot size. The proposed lot size of 6,000 square feet for three of the five lots is inconsistent with the current lot sizes on the 400 block of the Walnut Pl. / Esther St. horseshoe (hereinafter referred to as the *horseshoe*). These would be the smallest lots on the horseshoe, and their lot size would be anomalous to the current design of the neighborhood. Our lot size at 418 Esther St. is 7,407 square feet, and this value is consistent with many of the lot sizes in the horseshoe (see Appendix 1). Lot sizes in the horseshoe currently range between 6,146 and 9,898 square feet. Except for four outlying lots (two much smaller than average size and two much larger), the maximum difference in lot sizes throughout the horseshoe is 798 square feet (n=23). The average lot size is approximately 7,400 square feet (s.d. = 759, n = 27). The three proposed 6,000 square foot lots are significantly smaller than currently existing lots and would increase the density of the neighborhood.

The third argument builds upon the density point by further describing the negative impacts of increased population density. The inclusion of five new homes on the horseshoe would reduce street front parking significantly in the area. There is currently a large amount of street front parking available along the southwestern and northeastern edges of 410 Walnut Place. The

residents of the horseshoe knew that the eventual sale and redevelopment of 410 Walnut Pl. was inevitable, and the belief was that four new single family home lots would be created. This would have an impact on the street front parking and traffic flow in the horseshoe, but the neighborhood was ready to absorb those changes. The creation five new single family home lots would impact parking and traffic much more than the creation of four lots.

For example, the addition of an extra home will probably bring a minimum of two new full time automobiles to the horseshoe. While this may seem like a paltry traffic impact, the reality is that many of the residents on the horseshoe have boats, recreation vehicles, extra cars, and frequent guests. If the new residents follow suit, the expected impact on street front parking is likely to be much greater than the presence of two family cars that might be expected to be parked in the garage or driveway. The impact will also increase parking on Tustin Avenue which is a major thoroughfare for commuters and school children alike.

My final argument targets the harms of allowing a trend to begin by approving lots significantly lower than average size. Currently, the two smallest lots on the horseshoe are the lots at the Tustin Ave. end of the horseshoe (402 Walnut Place and 401 Esther Street). These lots are already smaller than the other lots on the horseshoe by an average of 1,000 to 1,200 square feet. Even though these lots are the smallest on the horseshoe, they are both over 6,140 square feet. Further reductions in new lot sizes on the horseshoe may create precedent for smaller, more cramped living environments in future developments and remodels. I believe a trend like this would harm the residential stability of the neighborhood. We currently have an environment that fosters the desire for young families to settle down on the horseshoe and raise their growing family for decades to come with a property that provides the space for yards, additions, and spatial comfort. A movement toward more residential density in the area would likely hamper the desire for families to remain and increase the transitory nature of the neighborhood.

In closing, I would like to thank you for your consideration in this matter and offer the following summary of the horseshoe. The historical nature of this neighborhood has been an inviting environment where stylish homes with adequately sized front and backyards are close to one another but not cramped. This design has allowed for the growth of many trees, shrubs and landscapes that provide a terrific aesthetic appeal. It allows residents to feel as if they can interact easily with their neighbors, but not feel that their personal space or privacy is infringed upon. Neighbors know each other very well, and they look out for the children and elders. A move toward smaller lots is likely to negatively impact the culture and environment of this neighborhood, and therefore I oppose the proposed Development at 410 Walnut Place, Costa Mesa, CA 92627 (App# TT-17972).

Sincerely,



Ryan G. Fischer, Ph.D.

Associate Professor, School of Criminology, Criminal Justice, and Emergency Management
Director, Emergency Services Administration Master's Program
California State University, Long Beach 90840-5601
(Ryan.Fischer@csulb.edu)

Estimated Lot Sizes for the 400 Block of the Walnut Place – Esther Street *Horseshoe* in Costa Mesa, CA 92627 (Source: www.redfin.com, retrieved 12/10/2105 from <https://www.redfin.com/>)

Descriptives and Statistical Notes:

N = 27 Mean = 7,457 S.D. = 758.93 Median = 7,405 Skewness = 1.715

- The **average lot size** on the horseshoe is a little over **7,400 square feet**.
 - The mean is 7,457, but there is some positive skew (skew = 1.715) due to the presence of two lots that are over 9,500 square feet. Therefore, it is beneficial to also examine the median, which is equal to 7,405. There is not a very large difference between these two measures of central tendency (most likely due to the two 6,146 properties offsetting the larger properties). Therefore, a very conservative rounded estimate of 7,400 was used for the purpose of analysis.
- The **standard deviation** of lot sizes is approximately **759**. The proposed lot sizes of 6,000 feet are greater than one standard deviation away from the mean. In fact, they are only about 81% the size of the average.
- The **z-score** for the proposed smaller lot sizes is **-1.920**.
 - Computed using the actual mean and standard deviation values.
 - A value of -1.920 means these lot sizes are significantly smaller than the average lot size in the neighborhood (assuming one-tailed test, $\alpha = .05$)

Table 1. 27 of 29 Current Lot Sizes in the Horseshoe

#	Address	Lot Size (Sq. Ft.)
	401 Esther St.	6,146
2	402 Walnut Pl.	6,146
3	438 Esther St.	6,972
4	409 Walnut Pl.	7,200
5	415 Walnut Pl.	7,200
6	421 Walnut Pl.	7,200
7	427 Walnut Pl.	7,200
8	423 Esther St.	7,215
9	429 Esther St.	7,215
10	428 Walnut Pl.	7,215
11	450 Esther St.	7,228
12	403 Walnut Pl.	7,300
13	447 Walnut Pl.	7,300
14	424 Esther St.	7,405
15	422 Walnut Pl.	7,405
16	406 Esther St.	7,406
17	412 Esther St.	7,406
18	418 Esther St.	7,407
19	430 Esther St.	7,407
20	446 Esther St.	7,524
21	433 Walnut Pl.	7,541
22	437 Walnut Pl.	7,600
23	435 Esther St.	7,719
24	436 Walnut Pl.	7,719
25	402 Esther St.	7,770
26	445 Walnut Pl.	9,583
27	442 Esther St.	9,898

Note: Properties are listed from smallest lot size to largest lot size. The lot size for 401 Esther St. is estimated based upon its creation at the same time as the property at 402 Walnut Pl. and plans by the developers to have the two properties duplicate one another. Lot sizes for 434 Esther St. and 441 Walnut Pl. are not included due to lack of available information on www.redfin.com. They are believed to have similar lots sizes as one or more of their neighboring properties.

DEC 15 11:58 AM

PH-1

14 December 2015

To the Costa Mesa Planning Division

This letter is in regard to the subdivision of 410 Walnut Place. We have lived in our home on Walnut Place since 1965.

This is one of the best neighborhoods on the East side of Costa Mesa.

Please consider the impact of five additional houses on this quiet horseshoe street. These additions will increase the street traffic by at least a dozen more cars...as well as having a negative effect on street parking. Our homes are well spaced, with buffer yards. The 3 proposed houses on Ester will be shoehorned in, 2 storied, wall to wall and end to end with the houses on Walnut.

Please consider all current residents. We have long valued our peaceful little "not a thru street"- maintain the look and integrity of our neighborhood.



Gary and Mary Blockburger
427 Walnut Place
Costa Mesa

PH-1

Dylan and Molly Rigdon
412 Esther St.
Costa Mesa, CA 92627
(949) 633-9545
drigdon@lagunaequity.com

Received
City of Costa Mesa
Development Services Department

DEC 14 2015

December 11th, 2015

Costa Mesa Planning Commission
Planning Division, City Hall
77 Fair Drive, Costa Mesa, CA

Re: Proposed Development at 410 Walnut Place, Costa Mesa, CA 92627 (App# TT-17972)

Dear Members of the Planning Commission:

This letter is in regards to the proposed property development at 410 Walnut Place, Costa Mesa. [App# TT-17972]. We are the homeowner at 412 Esther St. we have owned and lived at this property since May, 2002. Our property is directly across the street from the eastern corner of the proposed development. We are writing to oppose the planned development that requests five single family residential lots. In lieu of five single family lots, we argue that four single family lots would be more appropriate for numerous reasons. The proposed development for 5 single family houses would be detrimental for our neighborhood, homeowner's and residents of Eastside Costa Mesa.

We have multiple arguments to support our view in this matter. The first relates to the proposed lot dimensions of three units. The request to have three of the five lots with lot depths of 102.43 feet and a combined square footage of 6,000 square feet will result in lot widths at the street front of 58.58 feet. This will result in impacted properties that will have a detrimental impact on our neighborhood. Additionally, I believe the proposed depth of 102.43 feet on two properties is a requested variance/exception would negatively impact the design consistency and aesthetics of the neighborhood. For these reasons, I argue that this variance/exception should not be allowed. This would set a severely damaging precedence for future developments in our neighborhood and the city.

The second argument relates to total lot size. The proposed lot size of 6,000 square feet for three of the five lots is inconsistent with the current lot sizes on the 400 block of the Walnut Pl. / Esther St. horseshoe (hereinafter referred to as the *horseshoe*). These would be the smallest lots on the horseshoe, and their lot size would be anomalous to the current design of the neighborhood. Our lot size at 412 Esther St. is 7,407 square feet, and this value is consistent with many of the lot sizes in the horseshoe (see Appendix 1). The average lot size is approximately 7,400 square feet (s.d. = 759, n = 27). The three proposed 6,000 square foot lots are significantly smaller than currently existing lots and would increase the density of the neighborhood with far less open space and increased development which we oppose.

The third argument builds upon the density point by further describing the negative impacts of increased population density. The inclusion of five new homes on the horseshoe would reduce street front parking significantly in the area. There is currently a large amount of street

front parking available along the southwestern and northeastern edges of 410 Walnut Place. The residents of the horseshoe knew that the eventual sale and redevelopment of 410 Walnut Pl. was inevitable, were all told by the deceased owner that there would be no more than 4 units built on this lot once the property was sold in order to maintain the integrity and consistency of the neighborhood. It appears we now have the siblings of the deceased owner attempting to over development the lot and deteriorate the quality of life on our horseshoe. This is a clear sign of greed on their behalf and not what the deceased owner had wanted for his property or his neighborhood. This would have a horrific impact on the street front parking and traffic flow in the horseshoe. The creation five new single family home lots would impact parking and traffic much more than the creation of four lots.

Our final argument relates to the safety and wellbeing of our children and the rest of the children living and on our 400 block Esther/Walnut neighborhood. We have over 15 children under the age of 15 years old on our beloved horseshoe. Most of these children play on the Walnut/Esther street areas on daily basis. By adding 5 new homes would at a minimum add at least 10 new cars commuting in and out of the horseshoe on a daily basis. Not to mention these new owners will have friends, parties, holidays which will add additional cars and traffic to the horseshoe not to mention additional traffic that will be created on Tustin Ave. This will drastically increase the possibility of potential accidents on our street. We do not support the 5 lot proposal in any manner as the safety of our children will be compromised.

In closing, I would like to thank you for your consideration in this matter and offer the following summary of the horseshoe. The historical nature of this neighborhood has been an inviting environment where stylish homes with adequately sized front and backyards are close to one another but not cramped. The addition of 5 new lots with reductions in new lot sizes on the horseshoe may create precedent for smaller, more cramped living environments in future developments and remodels. We believe a trend like this would harm the residential stability of the neighborhood. We currently have an environment that fosters the desire for young families to settle down on the horseshoe and raise their growing family for decades to come with a property that provides the space for yards, add-ons, and spatial comfort. A movement toward more residential density in the area would likely hamper the desire for families to remain and increase the transitory nature of the neighborhood.

This design has allowed for the growth of many trees, shrubs and landscapes that provide a terrific aesthetic appeal. It allows residents to feel as if they can interact easily with their neighbors, but not feel that their personal space or privacy is infringed upon. Neighbors know each other very well, and they look out for the children and elders. A move toward smaller lots is likely to negatively impact the culture and environment of this neighborhood, and therefore I oppose the proposed Development at 410 Walnut Place, Costa Mesa, CA 92627 (App# TT-17972).

Sincerely,
Dylan and Molly Rigdon
412 Esther St. Costa Mesa Ca 92627
949-633-9545



PH-1

Received
City of Costa Mesa
Development Services Department

DEC 14 2015

12/12/15

To: Costa Mesa City Council
Fr: Richard Jennings (31 year owner/resident)
434 Esther ST, Costa Mesa, 92627
Re: Planned 5-lot subdivision

The Esther/Walnut loop stands as one of Costa Mesa's JEWEL neighborhoods. We are a community of families dug in for the long haul. I know of only one rented house. Most of the homes are single level with large open front yards. The overall pleasantness annually draws 1,000s of people pushing strollers, walking dogs to walk our loop. That's the only traffic we have and we love it.

The following are my concerns:

1. The 3 lots planned for Esther could only support 3 tall homes, placed so close that they would look like 3 detached condos. There are no similar structures on our loop and would stand out as an eyesore for all of us, and possibly devalue our properties. These types of homes do not exist anywhere in the 400 blocks of Eastside Costa Mesa.
2. The 3 lots would also bring more cars and take away more curb space for parking. This most assuredly would guarantee people will be parking in front of the current residence's homes on a regular basis.

I hope the City Council Members will hear my voice and take action to keep Esther St. and the Eastside free of over-building and subdividing lots that only allow for homes that would damage the Eastside's aesthetics.

Sincerely,



Richard Jennings / 714 906 9441