

Eastside Coastal LLC
c/o Ali Sedghi
1024 Bayside Dr., Ste 340
Newport Beach, CA 92660

July 5, 2023

City of Costa Mesa
Development Services Department
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

Reference: 2308 Santa Ana, Costa Mesa. New Construction and Subdivision

I have submitted design plans for the development of two new single family detached residences at the above referenced address. Breakdown of the proposed homes are as follows:

Plan 1: 2,634 sq ft of living space plus 420 sq ft garage
Plan 2: 3,085 sq ft of living space plus 427 sq ft of garage

In conjunction with the design review, I have also submitted a tentative parcel map for the subdivision of the parcel into 2 lots under the city's small lot ordinance.

I believe this project will be a tremendous improvement to the Costa Mesa community and the local economy. Before I purchased the property, the property was left in a state of despair with significant deferred maintenance. Having lived in the eastside of Costa Mesa in the past, I am aware of the architectural diversity, people and character and believe this project will harmoniously blend into its environment.

The designs of the homes were created by leading architect Mark Gross & Associates. Each home is custom designed in a Coastal Modern style. It combines elements of coastal and contemporary aesthetics to create a fresh and relaxed atmosphere. It draws inspiration from beach houses, coastal landscapes, and natural materials, while incorporating clean lines, minimalism, and contemporary design principles. The interiors are well apportioned for growing families and appropriate to its surrounding and other new constructions projects.

Overall, I am very excited to bring this project forth in the city known as a desired destination for living, working, and playing.

Sincerely,



Ali Sedghi