



152 ALBERT PLACE

PLANNING APPLICATION LETTER

PROJECT DESCRIPTION:

Demolish 2 existing single-story SFD homes to develop/construct a 2 new two-story single family detached homes with a 2-car garages each at the corner of Elden and Albert Place under the residential small lot subdivision ordinance. The Architecture is considered contemporary farmhouse.

- Single Family Residences
- Construction Type: V-B with slab on grade foundations. Demo of existing with new custom homes
- Square Footages:
 - PLAN 1
 - Garage : 486 Sq. Ft.
 - First Floor: 790 Sq. Ft.
 - Second Floor: 1,260 Sq. Ft.
 - PLAN 2
 - Garage : 474 Sq. Ft.
 - First Floor: 835 Sq. Ft.
 - Second Floor: 1,329 Sq. Ft.
- Building Heights: Less than 27'
- Bedroom Count: 3 Bedrooms, 2.5 Baths + Offices
- Parking Count: 2 required (2 provided at 20'-0"x20'-0" clear)

We feel that the architecture, massing, and overall aesthetic are comparable to east side Costa Mesa as well as refreshing for the adjacent neighborhood. The architecture is overall in general conformance with the intent of the Residential Design Guidelines. A minor design review may be required as we are proposing cantilevered portions of the 2nd floor to further enhance the architecture with plane breaks and architectural detailing enhancements. We feel that these cantilevers offer additional architectural "articulation and off-sets" as well as avoid boxy/plain elevations which are all encouraged by the guidelines. We would also like to note that a handful of "appropriate massing/form" photos in the guidelines have cantilevered elements despite the verbiage in item 3(b).

Best,
David Dilettoso

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