

Dear Costa Mesa Planning Department,

My name is William Yang, and I am the proud owner of the property located at 549 Bernard St, Costa Mesa. We humbly request permission from the City of Costa Mesa to demolish the existing houses and build 4 new homes under the Small Lot Subdivision Ordinance.

The existing property includes 2 houses totaling 1,400 livable sq ft on an oversized lot of 12,545 sq ft. One unit is currently vacant, and the other unit is currently rented to a tenant, whose lease sets to expire on 8/31/2023. We are in agreement with the tenant that they will be vacating the property after the lease expires. We will then start construction of the new proposed 4 homes after the tenant vacates.

We wish to build 4 small lot subdivided homes at 549 Bernard St per the below specifications:

- **Unit A** includes 1,780 livable sq ft with 2 bedrooms, 2 bathrooms, 2 half-baths and a 2-car garage with 1 open space parking spot, on a 3,001 SF parcel.
- **Unit B** includes 1,984 livable sq ft with 4 bedrooms, 3.5 bathrooms, and a 2-car garage with 2 open space parking spots, on a 3,001 SF parcel.
- **Unit C** includes 1,984 livable sq ft with 4 bedrooms, 3.5 bathrooms, and a 2-car garage with 2 open space parking spots, on a 3,001 SF parcel.
- **Unit D** includes 1,817 livable sq ft with 4 bedrooms, 3.5 bathrooms, and a 2-car garage with 2 open space parking spots, on a 3,000 SF parcel.

The 4 homes are also designed to be harmonious with the surrounding neighborhood. The property is surrounded by multifamily apartments, mobile homes, and condominiums. So, the proposed development's density is compatible with the density of the surrounding neighborhood.

Proposed Architectural Design

The proposed design is a modern farmhouse architectural style designed to be consistent with the Residential Design Guidelines set out by the City of Costa Mesa. The proposed design consists of variation in the gable rooflines and modern sleek lines defined by the fascia. Second story setbacks, balconies and porches provide visual relief along the house facades. The front porch facing Bernard St serves as practical outdoor gathering space with a private patio space to engage the public's interest with the architectural style. Enhanced landscaping which will compliment neighborhood and provide visual interest from Bernard Street. A combination of natural colors, wood look sidings and neutral toned stucco provide interesting architectural enhancements. The wood sidings are made of Hardie planks, which are long lasting, fire resistant, insect resistant, and features simulated wood grains. With natural colors of blue and green painted on the sidings, the color schemes give warmth to the contemporary design while representing the coastal surroundings of Costa Mesa. The four houses all include large windows to invite natural light inside while also blurring the lines between indoor and outdoor living. The roof material is dimensional asphalt shingles which requires very little maintenance with a life span of 20 years.

Tentative Parcel Map findings:

- a. **The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.**

The creation of the subdivision complies with the density allowed by the General Plan and Zoning Code. Per the City of Costa Mesa Zoning Code and General Plan, the subject property is zoned R2-HD, which allows 1 unit per 3,000SF. After dedicating 542SF to the public right of way for future City pedestrian and vehicular expansions, the remaining 12,003SF will still allow us to build

4 units in compliance with City guidelines. The project will also increase the housing stock and help meet the ever-increasing demand for homeownership.

b. The proposed use of the subdivision is compatible with the general plan.

The density and the residential use of the project is compliant with the general plan. The subject property is zoned R2-HD, which allows 1 unit per 3,000SF. On a 12,003SF lot, we are proposing 4 small lot subdivided homes.

c. 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.

The subject property has been previously developed for residential use. The use will remain the same. The increased number of units are also allowed under the current density designated by the Zoning Code.

d. 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.

The new proposed subdivision will also remove the existing homes which are not compliant with the CalGreen Energy Code and bring new homes consistent with the update codes to reduce wasteful and unnecessary energy consumption. All walls and attics will be insulated. All windows and doors are operable to allow fresh ventilation and natural heating and cooling. Windows will all be double paned. Tankless water heaters will be installed as they are much more energy efficient and only heat water as needed. LED lighting will be installed with dimmers and timers for energy use. Landscape designs feature draught tolerant and low water use plants. Solar panels will also be installed for each unit.

e. The division and development 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.

The proposed subdivision will dedicate 3 feet of the property frontage, or 542SF, to the public right of way for future City pedestrian and vehicular expansions. The alley will remain accessible to all neighbors. The buildings have been designed to be outside of easements at the rear of the lot.

f. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

The property owner has hired a civil engineer to design the project and provide engineered drawings that will comply with the requirements of the State Regional Water Quality Control Board.

Design Review Findings:

- a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of**

structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

The proposed residential use is consistent with the existing use and high density residential zoned neighborhood. The proposed density complies with the R2-HD zoning designation. Open space is provided for all units for future residents to enjoy outdoor living spaces. The front unit features enhanced landscaping which will compliment neighborhood and provide visual interest from Bernard Street. Mass and scale have been kept to a minimum and is less than code allows to reduce impact on neighborhoods. The height of the proposed development is 23.5 feet, which is less than the 27 feet allowed by the zoning code. Second story setbacks, balconies and porches provide visual relief along the house facades. Location of windows will not have direct views into neighboring units. Windows will be recessed into wall to provide sense of depth. A combination of gable and valley roof forms create varying roof lines for a more intricate architectural design.

b. The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

The proposed design of the 2-story house is consistent with other existing houses in the neighborhood and features varying wall planes achieved with setbacks and recessed facades on the second floor to reduce massing. Balconies and porches are also provided for visual relief along the facades. A combination of gable and valley roof forms create varying roof lines for a more intricate architectural design. The height of the proposed development is 23.5 feet, which is less than the 27 feet allowed by the zoning code. The closest neighbors to the west of the project are 1 story homes. To be mindful of the neighbors, the project has been designed to provide varying distances from the building envelope to the 1 story neighboring homes to avoid an overwhelming massing and allow natural light to reach the neighbors. The homes' massing are as far as 46 feet with the closes point being 25.5 feet from the property lines of the neighbors to the east. For the 1-story apartment neighbors to the east, the roof line of the proposed development slopes downward toward them to reduce scale. The height of the walls on the east elevations are 20 feet. The neighboring property also includes large screening vegetation so the impact of new buildings will be minimal. The design of the building incorporates varying materials on the first and second floor to break up the facades. Hardie plank sidings will be used on the second floor with colors of blue and green for a more natural appeal. The first-floor stucco will be painted in a variation of white and gray for a neutral design to balance with the neighborhood characteristics.

c. As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

The project will be at market rate at different price points. The project increases housing stock which will help meet housing demand in Orange County and provides options for varying bedroom counts and square footage which increases the variability in affordability.

I look forward to working with the planning staff and the community as well. I am happy to answer any questions that you may have regarding the proposed 4 homes. Please feel free to call my cell directly at 949-395-5055.

Best regards,

William Yang
549 Bernard St, Costa Mesa, CA
8/12/2022