

December 2, 2022

City of Costa Mesa Community Development

Re: 1592 Redlands Place

The following is a summary of the proposed project located at 1592 Redlands Place:

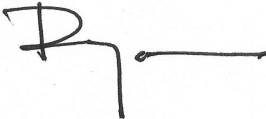
- 1) Demo existing single family structures (2 separate detached units) and all site built features.
- 2) Grade building pad and prepare for new structures.
- 3) Provide subdivision of lot per city requirements into 2 lots, front and rear, with access off Redlands Place.
- 4) Build 1 new 2-story single family dwelling on each new lot. Each dwelling to be approximately 2,650 SF 2-Story single family homes with 4 Bedrooms & 4 Bathrooms and 2-car garage. Construction to be wood framing over concrete slab foundation. Architecture to be in a contemporary style utilizing some wood ship-lap or board/batten siding, stone veneer, and stucco exterior finish.
- 5) Develop remainder of each lot for landscape, hardscape and parking areas.

The existing lot is pre-developed within a predeveloped neighborhood with no significant natural features. The lot will be scraped clear and new development will occur per city requirements. The lot is small so all building are oriented towards the street, similar to the other homes in the neighborhood.

The site design considers other similar developments in the city within the Small Lot Ordinance zoning requirements. Required open space has been provided. New on-lot trees are provided. The architecture of the homes is in a Coastal Contemporary style similar to other SLO developments in the city.

The front home does include a 4% deviation from the required max 100% 2nd floor / 1st floor ratio. This is because we want to keep a balcony at the front of the home streetscape that we feel provides better aesthetic articulation to the home and mimics another front of home balcony on the rear house. We are aware that this deviation is outside the normal zoning standard and may not be approved. The alternative would be to eliminate the balcony and roof over this area.

Sincerely,



Ryan Oldham
Principal Architect



OLDHAM ARCHITECTS INC.
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
p. 714.482.8296
ryan@oldham-architects.com