

215 & 223 MESA DR, COSTA MESA, CA 92627**CITY OF COSTA MESA DEVELOPMENT REVIEW - APPLICANT LETTER****PROJECT DESCRIPTION:**

215 & 223 Mesa Drive – Costa Mesa, California

Two-Lot Residential Development with Shared Driveway Access

Project Description

The subject project consists of a coordinated two-lot residential development located at 215 and 223 Mesa Drive in the City of Costa Mesa. Each legally established parcel is developed with one (1) front primary dwelling unit and one (1) rear dwelling unit, resulting in a total of four (4) dwelling units across the two side-by-side lots.

Existing Conditions

The project site is currently developed with older residential structures that are proposed to be demolished in their entirety. The parcels are located within a residential zoning district and are surrounded by similar low-scale residential development consistent with the existing neighborhood character.

Site Organization & Unit Configuration

Each lot is organized with a front unit oriented toward Mesa Drive and a rear unit located at the back of the parcel, maintaining a clear front-to-rear residential hierarchy. This configuration allows for appropriate setbacks, usable open space, and a consistent streetscape along Mesa Drive.

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Shared Driveway & Access Strategy

Vehicular access for both parcels is provided by a shared driveway located along the common property line between the two legal lots. The driveway originates from Mesa Drive and functions as a central access spine, extending to the rear property line.

- The shared driveway provides:
- Parking access for the front dwelling units
- Direct vehicular access to the rear dwelling units
- A consolidated circulation system that minimizes curb cuts and reduces paved frontage

This layout efficiently serves all units while preserving site organization, improving fire access clarity, and maintaining compatibility with surrounding residential development.

Parking

Each dwelling unit is served by a private on-site garage, with parking accessed via the shared central driveway. All parking is provided in compliance with applicable Costa Mesa Municipal Code requirements.

Architecture & Neighborhood Compatibility

The proposed buildings are designed with contemporary residential architecture that is compatible in scale, massing, and articulation with the surrounding neighborhood. Building heights, setbacks, and overall lot coverage comply with zoning standards, while façade articulation and material variation are incorporated to reduce perceived mass and enhance visual interest.

Fire Access, Utilities & Drainage

The shared driveway width and site layout are designed to accommodate fire department access and emergency response to all dwelling units. Utilities will be provided per City and servicing agency requirements, and site drainage is designed to prevent runoff onto adjacent properties or the public right-of-way. Landscaping is incorporated to soften hardscape areas and enhance the residential character of the development.

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PROJECT STATISTICS

215 Mesa Drive

Front Unit

Living Area: 2,618 SF

Garage: 425 SF

Total Building Area: 3,043 SF

Rear Unit

Living Area: 2,572 SF

Garage: 423 SF

Total Building Area: 2,995 SF

223 Mesa Drive

Front Unit

Living Area: 2,940 SF

Garage: 425 SF

Total Building Area: 3,365 SF

Rear Unit

Living Area: 2,927 SF

Garage: 423 SF

Total Building Area: 3,350 SF

Project Summary

Total Lots:

2 (legal lots)

Total Dwelling Units:

4

2 Front Units + 2 Rear Units

Shared Driveway:

Yes – centered along
common property line

Total Garages:

4 (one per dwelling unit)