

January 17, 2024

ATTN: City of Costa Mesa Planning Department
RE: TESSA Application for Tentative Parcel Map
Subject Property: 1022 W. Wilson

To Whom It May Concern:

This is a design review application for a Tentative Parcel Map utilizing Small Lot Ordinance (SLO under separate TESSA app) to demo an existing single- family residence (SFR) and detached garage/workshop, create two side-by-side lots, and build two new SFRs with their own addresses and APNs. The particulars are as follows:

- Existing lot per title is approx. 10,817 SF (106'w x 102'd approx.)
- New lots of approx. 5,408 SF ea. (53'w x 102'd approx.)
- 2-story, 2,266 SF living, 4 bed / 3.5 bath homes
- Oversized and attached 2-car garages.

The finish quality will be high with coastal farmhouse architecture. The use is in character and substantially compatible with the surrounding area. These new homes will not be detrimental to any of the nearby properties. To the contrary, the development will enhance the property values and provide additional housing that is sorely needed. The existing structure is in disrepair and providing no utility or value to the neighborhood.

Simultaneously, I have submitted a SLO application via TESSA and it is my hope that these will be evaluated and processed together in the interest of time. As instructed by Associate Planner Chris Aldana, the ADUs shown on the site plan, floor plan, and elevations will be a part of a later application.

Please feel free to reach me with any questions at the contact information below. Thank you for your time.

Sincerely,



Grant Bixby, Owner/Developer/Applicant
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