

September 7, 2023

Job No. 23-663

City of Costa Mesa – Development Services Department

77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626
(714) 754-5245
planninginfo@costamesaca.gov

**RE: City of Costa Mesa – Tentative Parcel Map No. 2023-153
660 Baker Street
Floor Plan Letter**

To Whom It May Concern:

DRC Engineering Inc. has been retained by the property owner (Baker Center LLC) to prepare a tentative parcel map for commercial condominium purposes over the above-referenced property. The intent is to subdivide the existing 3.0-acre site into four airspace units. Each airspace unit will be comprised of each of the four existing buildings on the subject property (1 building per airspace unit).

We understand that there is a requirement to submit floor plans for the proposed airspace subdivision. However, each airspace unit will consist of one building in its entirety. It is assumed, since this is the case, that floorplans are not required as the airspace boundary will not be between suites, offices or rooms within each building and will instead be the entire building itself.

Please contact me should you have any questions.

Sincerely,



Jake W. Lappert, PLS
Vice President - Mapping