

121 CECIL PL, COSTA MESA, CA 92627**CITY OF COSTA MESA DEVELOPMENT REVIEW - APPLICANT LETTER****PROJECT DESCRIPTION:**

The subject lot, zoned R-2-MD and located in the Eastside Costa Mesa area, currently contains one single-story dwelling (1,530 square feet) and a detached garage (658 square feet) constructed in 1927, both of which are proposed for demolition.

The proposed project consists of two new two-story residential units, each comprising a 3,382 square-foot building with four bedrooms, four and one-half bathrooms, and an attached two-car garage. The project is being processed as a two-unit residential condominium subdivision pursuant to the Subdivision Map Act.

The subdivision is designed as a duplex condominium with a common party wall dividing the parcel, where each unit will have separate and exclusive ownership of its residence, open yard area, and assigned portion of the driveway. While the driveway is designed as a continuous hardscape element, it is dimensioned to allow each unit owner to park and maneuver vehicles entirely within their respective sides.

Accordingly, the project will not establish a traditional Homeowners' Association with common amenities, shared facilities, or ongoing operational responsibilities. However, as the proposed subdivision constitutes a two-unit condominium common interest development, an association, as defined under California Civil Code Sections 4080 and 4800, will be established in legal form for the limited purpose of administering and enforcing the recorded Declaration of Covenants.

Pursuant to Section 13-41(c) of the Costa Mesa Municipal Code, the Declaration of Covenants will be submitted prior to recordation of the final map to ensure the continued maintenance of parking areas, landscaping, and any open areas, as applicable. The association's role will be strictly limited to these obligations and will not include common area ownership, shared amenities, or routine collective management beyond what is required by State and local regulations.

The declaration will include provisions for reciprocal access and maintenance of the shared party wall and any shared utilities that may cross property lines. All other improvements, including driveways and private landscaping, will remain under exclusive ownership and maintenance by each respective unit owner.

A Tentative Parcel Map is included with this application for the creation of the two condominium units on one parcel.

PROPERTY OWNER: Cecil Venture LLC
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PROJECT STATISTICS – SQUARE FOOTAGE BREAKDOWN

Proposed Two-Unit Residential Condominium Development

121 Cecil Place – Costa Mesa, California

Unit A – 121 Cecil Place

First Floor:	1,338 square feet
Second Floor:	1,600 square feet
Total Living Area:	2,938 square feet
Attached Garage:	444 square feet
Total Building Area:	3,382 square feet

Unit B – 121 Cecil Place

First Floor:	1,338 square feet
Second Floor:	1,600 square feet
Total Living Area:	2,938 square feet
Attached Garage:	444 square feet
Total Building Area:	3,382 square feet

Overall Project Summary

Number of Residential Units:	2
Total Living Area (Both Units):	5,876 square feet
Total Building Area (Both Units):	6,764 square feet