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May 19th, 2025

City of Costa Mesa
Planning Division
77 Fair Drive
Costa Mesa, CA 92626

RE: Application for Small Lot Subdivision – 2396 Orange Ave / 119-092-34

Dear Planning Division,

I am writing to formally apply for a small lot subdivision located at 2396 Orange Ave / 119-092-34 in the City of Costa Mesa. The purpose of this proposal is to subdivide the existing parcel into two (2) individual lots in accordance with the City's Small Lot Subdivision Ordinance and the applicable zoning regulations.

Project Description:

The proposed project involves the development of two (2) new residential units on a 6,952 square foot lot, currently zoned R2-MD Multiple-Family Residential – Medium Density. The subdivision will allow each unit to be placed on a separate fee-simple lot, promoting homeownership opportunities while maintaining a cohesive architectural design. Each unit will be 2,700 square feet, with three (3) bedrooms and three and one half (3-1/2) bathrooms, and will include private yards, two-car garages, with two-car guest parking.

Compliance and Planning Considerations:

This proposal has been carefully designed to meet all applicable zoning standards, including setbacks, height limits, parking requirements, and open space provisions. The architectural style and site layout have been developed with consideration for the surrounding neighborhood context and the City's design guidelines. The project will contribute to the City's housing goals by increasing the availability of high-quality, attainable housing options.

Community and Environmental Impact:

The proposed development will have a minimal impact on the surrounding community and infrastructure. A preliminary analysis indicates that the project will not result in significant environmental effects, and any necessary assessments or mitigations will be addressed during the entitlement process.

We are committed to working closely with City staff to ensure this project aligns with the vision and goals of Costa Mesa's General Plan and Zoning Code. Enclosed with this letter, please find all required application materials, including the

tentative parcel map, site plans, elevations, and applicable fees.

Please feel free to contact me at 949-322-3188 or rajeheber@gmail.com if you need any additional information or clarification regarding this application. I look forward to your review and to moving forward with this exciting project.

Sincerely,

A handwritten signature in black ink that reads "Rod A. Jeheber". The signature is written in a cursive, flowing style.

Rod A. Jeheber
Building Designer
R.A. Jeheber Residential Design, Inc.