161 CECIL PL, COSTA MESA, CA 92627

CITY OF COSTA MESA DEVELOPMENT REVIEW

APPLICANT LETTER

PROJECT DESCRIPTION:

THE SUBJECT LOT ZONED FOR R-2-MD IS LOCATED IN THE EASTSIDE COSTA MESA AREA AND CONTAINS (2) EXISTING SINGLE-STORY DWELLING UNITS. THE FIRST UNIT IS 935 SQUARE FEET CONTAINING 2 BEDROOMS, 1 BATH, AND 2 CAR GARAGE BUILT-IN 1962. THE SECOND UNIT IS A 700 SQUARE FEET UNIT CONTAINING 1 BEDROOM AND 1 BATH COTTAGE BUILT-IN 1912.

EXISTING UNITS (1,700 SQUARE FEET APPROXIMATE) ARE TO BE DEMOLISHED FOR THE PROPOSED (2) 2-STORY DWELLING UNIT DEVELOPMENTS FEATURING (2) 3,126 SF BUILDINGS WITH 4 BEDROOMS & 4 BATHS, AND A 2-CAR GARAGE IN EACH UNIT.

SQUARE FOOTAGE BREAKDOWN FOR PROPOSED USES:

161 CECIL PL UNIT A

1ST FLOOR:	1,218 SQUARE FEET
2ND FLOOR:	1,476 SQUARE FEET
GARAGE:	432 SQUARE FEE
TOTAL LIVING:	2,694 SQUARE FEET
TOTAL BUILDING:	3,126 SQUARE FEET

161 CECIL PL UNIT B

1ST FLOOR:	1,218 SQUARE FEET
2ND FLOOR:	1,476 SQUARE FEET
GARAGE:	432 SQUARE FEE
TOTAL LIVING:	2,694 SQUARE FEET
TOTAL BUILDING:	3,126 SQUARE FEET

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