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September 8, 2020

Mr. Kevin Canning
Contract Planner
OC DEVELOPMENT SERVICES
601 North Ross Street
Santa Ana, CA 92701

Subject: **Project Description Letter
Vesting Tentative Tract Map 19116 & Use Permit Applications
Wass Street Single-Family Detached Condominiums
1091, 1111, & 1121 Wass Street
North Tustin Specific Plan Area
Unincorporated Territory of the County of Orange, CA**

PRINCIPALS:

FRED GRAYLEE
BRADLEY HAY
PAUL HUDDLESTON
KAMAL KARAM
DOUGLAS STALEY
KRIS WEBER
JOSEPH E. WIGHTMAN

Dear Kevin:

On behalf of the applicant, REECO Communities LLC, Hunsaker & Associates Irvine, Inc. is submitting the Vesting Tentative Tract Map for Condominium Purposes and Use Permit applications for the County of Orange's review of the proposed development of 1091, 1111, & 1121 Wass Street (APNs 501-071-07, 501-071-08 and 501-071-09) in the Unincorporated Territory of Orange County. The 0.87-acre (gross area) site is located approximately 100 feet west of the intersection of Wass Street and Elizabeth Way in the North Tustin Specific Plan area. The proposed development will consist of the demolition of one, single-family home (totaling approximately 3,218 square feet of building area) on one of the three existing lots to be combined for development of 10 detached single-family condominium units and associated infrastructure and common area improvements. The proposed residential community will be compatible with the surrounding residential development and will add value to the neighborhood by providing greatly needed, high-quality for-sale housing opportunities in the North Tustin area.

FOUNDING PARTNERS:

RICHARD HUNSAKER
TOM R. McGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

Existing Site Conditions

The approximate 0.87-gross acre (0.83-net acre) project site, fronts on the north side of Wass Street, approximately 100 feet west of the intersection of Elizabeth Way and Wass Street. The entire project site is designated on the County of Orange General Plan Land Use Map as 1B Suburban Residential (0.5 – 18 dwelling units per acre). The zoning for the project site is North Tustin Specific Plan, Residential Multiple Family (RMF) District for 1091 and 1111 Wass Street and Single-Family Residence (R1) for 1121 Wass Street. The existing land uses on-site consists of a single-family home with two accessory structures on 1091 Wass Street and two vacant lots covering 1111 and 1121 Wass Street. Above ground utilities front the property along Wass Street and traverse the site along the westerly property line of 1121 Wass Street in a north-south alignment, extending beyond to the north. Vegetation on site is sparse. The property's surrounding land uses consist of existing single-family homes to the east, multiple-family residential to the north and west, and Wass Street with multiple-family residential beyond on the south.

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Proposed Project

The proposed redevelopment will consist of the demolition of the existing single-family home (and accessory structures totaling approximately 3,218 square feet of building area) located on 1091 Wass Street and merging the three existing lots (1091, 1111 and 1121 Wass Street) with Vesting Tentative Tract Map No. 19116 (VTTM 19116) to one lot (0.83 net acres) for condominium purposes. The proposed residential community will be a planned unit development, with 10 single-family detached residential units, to be subdivided with condominium air space, and associated infrastructure and common landscape areas. As part of VTTM 19116, a 10-foot wide strip of Wass Street will be dedicated to the County of Orange in fee, to complete the 60-foot wide local street section for Wass Street. With the right-of-way dedication, Wass Street will include a 36-foot wide roadway width (curb to curb) and 12-foot wide parkways with landscaping and 4-foot sidewalks on both sides of the street.

Architecture

The project's architecture for the 10 single-family detached residential units will consist of a contemporary style with clean facades that feature geometric roof lines and building articulation, architectural elements with different building materials and colors, balconies, extended eaves and large glass windows. The homes will be provided in two plan types – five Plan 1 units and five Plan 2 units. The two-story Plan 1 units will front on Wass Street with large elevated porches to activate the street-scene. Approximately 2,033 square feet of living area, including 3 bedrooms and 2.5 bathrooms will be provided in the Plan 1 units. The three-story Plan 2 units will line the north site of the property and will feature spacious rear yards. Approximately 2,468 square feet of living area, including 4 bedrooms or a 3 bedroom and bonus room option and 3 bathrooms will be provided in the Plan 2 units. Both plan types will have an attached 2-car garage and give residents a variety of outdoor living spaces, including porches, balconies, lanais and private yard areas.

Circulation & Parking

Vehicular access to the site will be provided off Wass Street near the property's southeast corner. The entry drive will bring residents and visitors to the surface parking area at the northeastern edge of the site, which will accommodate all of the project's guest parking (10 spaces) within 200 feet of the homes. Heading west off the entry drive is the alley drive, which will provide access to all of the residents' garages. The project's location on Wass Street also has great access to the area's arterial highway system, being located off of nearby arterials Newport Avenue (north-south) and Irvine Boulevard (east-west) and in very close proximity to the 5 and 55 Freeways, thereby linking residents to all of Orange County's business and entertainment centers.

Parking for the proposed development will be provided on-site in garages and surface parking spaces to comply with County of Orange zoning requirements. The following table summarizes the project's required and provided parking.



Parking Summary

Use	Required Parking				Provided Parking
	Number of Dwelling Units	Type of Parking	Required Parking Per Dwelling Unit	Total Required Parking	
Attached & Detached Single-Family Dwellings	10	Covered	2 spaces	20 spaces	20 garage spaces (2 per unit)
		Visitor/Guest Off-street	1 space within 200' of dwelling unit	10 spaces	10 off-street visitor spaces
Total	10	-	-	30 spaces	30 spaces

Along with the on-site garage and surface parking provided, additional on-street parking is also available on Wass Street.

Landscaping

To welcome residents and visitors and provide a sense of place, large evergreen and flowering canopy street trees will line the community's Wass Street frontage and signify entry to the site at the access driveway. Combined with the site's trees will be drought tolerant/low water planting in the common areas to complement the contemporary architecture and to add color and interest along the street-scene, interior access drives and surface parking area. In addition to the common area landscaping, the residential units will provide generous private yard areas including porches, patios, side yards and rear yards for the residents to enjoy indoor/outdoor living extending from their home's structure. Together, landscaping from a portion of the private yards and the common areas will provide the community's required 20% landscape area (totaling 7,212 square feet) pursuant to the North Tustin Specific Plan's landscape guidelines for planned unit developments. Furthermore, a variety of walls and fences with different materials and heights will be used in the community to blend with the landscaping and architecture and provide privacy for the residents and existing neighbors.

To address the site's setting and interface with existing residential uses abutting the community, large evergreen trees will be planted along the north and east property lines with a proposed six-foot perimeter wall (eight-foot maximum height in areas with combination retaining wall) to provide privacy, screening and a physical transition to the proposed community.

Site Design

The proposed single-family detached residential units have been thoughtfully sited to blend the homes with the surrounding neighborhood. Two different product types have been used to transition the proposed building massing from 2-story units (28 feet maximum height) fronting along Wass Street to 3-story units (35 feet maximum height)



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in the rear of the site along the interface with the existing multiple-family development to the north. Both of the plan types will provide garage access from an internal access drive, not visible from Wass Street. The site's building height transition and garage locations provide an appropriately scaled street-scene along Wass Street, consistent with the existing residential uses, while locating the 3-story units off of the street, in the rear of the site, with a buffer of large rear-yard setbacks, landscape screening (evergreen trees) and perimeter block walls from adjacent existing residential uses. In addition, to transition the community from the existing single-family homes to the east, the proposed homes will be setback over 50 feet from the existing residences, and will be buffered by the proposed access drive, surface parking area, landscape screening (evergreen trees) and perimeter block walls. Together with the architecture and landscaping, the community's site design features will provide a very livable residential community, which is compatible with the surrounding neighborhood.

Location

The site's location, central to Orange County, with great access to arterial highways and freeways, provides reasonable commutes to job centers and entertainment destinations in Orange, Los Angeles and Riverside Counties. The site is also within short walking distances to shopping opportunities in North Tustin, and transit routes along Newport Avenue and Irvine Boulevard, thereby making the project a very attractive housing option for young professionals and families looking to live in central Orange County.

Consistency with General Plan, Zoning & North Tustin Specific Plan

The proposed planned unit development for 10 single-family detached condominium units is consistent with the County of Orange General Plan, County of Orange Zoning Code and North Tustin Specific Plan relative to the proposed land use, intensity, site development standards and parking requirements.

Requested Entitlements

The following entitlements are requested as part of the proposed project.

1. **Vesting Tentative Tract Map No. 19116 for Condominium Purposes** to consolidate the project site's three existing parcels into one lot, with the ability to further subdivide the property into condominium air space for the proposed 10 residential units and associated common areas.
2. **Use Permit** for a proposed planned unit development with 10 residential units within the North Tustin Specific Plan, Residential Multiple-Family (RMF) District and County of Orange R1 zone. The Use Permit will also provide for the proposed planned unit development's development standards for building setbacks and building heights, in order to achieve an innovative project design that will preserve the community health, safety and general welfare and maintain the character of the surrounding neighborhood.

As part of the project's proposed entitlements a CEQA exemption will be requested pursuant to Public Resources Code Section 21159.25 for a residential or mixed-use housing project for infill development.



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Conclusion

Thank you for your consideration of the proposed Vesting Tentative Tract Map and Use Permit applications for the Wass Street planned unit development. We look forward to working with the County of Orange on this exciting project.

Should you have any questions regarding the proposed project or need additional information, please give me a call at (949) 283-2294 or email to tfrattone@hunsaker.com.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

A handwritten signature in black ink, appearing to read 'Ted D. Frattone', written over a light blue horizontal line.

Ted D. Frattone
Project Manager,
Planning & Entitlements

TF:tl

cc: Curtis Cummins, REECO
W.O 4398-1
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