

# REQUEST FOR Planning Commission Action



**PLANNING COMMISSION MEETING DATE:**

**FEBRUARY 25, 2019**

**TITLE:**

**PUBLIC HEARING – TENTATIVE TRACT MAP NO. 2018-01 TO ALLOW THE SUBDIVISION OF TWO LOTS INTO SIX LOTS TO FACILITATE THE CONSTRUCTION OF SIX SINGLE FAMILY RESIDENTIAL UNITS LOCATED AT 1514 AND 1516 NORTH ENGLISH STREET. – MARWAN ALRIFAI, APPLICANT {STRATEGIC PLAN NO. 3, 2}**

Prepared by Jerry C. Guevara

Executive Director

**PLANNING COMMISSION SECRETARY**

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For \_\_\_\_\_

DENIED

- Applicant's Request
- Staff Recommendation

CONTINUED TO \_\_\_\_\_

Planning Manager

## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving Tentative Tract Map No. 2018-01, as conditioned.

### Executive Summary

Marwab Alrifai with Dania Investment, LLC., is requesting approve of Tentative Tract Map No. 2018-01 to allow the subdivision of two existing lots into six lots in order to facilitate the construction of six new single-family residences. Tentative tract map requests are governed by Section 34-119 through 34-318 of the Santa Ana Municipal Code (SAMC) and require approval by the Planning Commission. Staff is recommending approval of the applicant's request due to the project's compliance with the applicable development standards found in Chapters 34 (Subdivision) and 41 (Zoning) of the SAMC.

**Table 1: Project and Location Information**

Item	Information	
Project Address	1514 & 1516 North English Street	
Nearest Intersection	English Street and Seventeenth Street	
General Plan Designation	Low-Density Residential (LR-7)	
Zoning Designation	Single Family Residential (R-1)	
Surrounding Land Uses	North	Single-Family Residences
	East	Single-Family Residences
	South	Single-Family Residences
	West	Single-Family Residences
Site Size	1.22 Acres (47,232 square feet)	
Existing Site Development	The site is currently developed with two single-family residences.	
Use Permissions	Uses	Section 41-232 of SAMC
	Development Standards	Sections 41-233 through 41-420 of SAMC

**Project Description**

The project consists of subdividing two existing lots into six fee-simple lots and construction of a private street. This will facilitate the construction of six two-story single-family residential units. Pursuant to SAMC Section 34-127, the subdivisions of 5 or more lots require approval by the Planning Commission and City Council. Table 2 and Table 3 below describe the proposed breakdown of the buildings and conformance to SAMC Single-Family Residence (R-1) development standards.

**Table 2: Lot and Unit Information**

<i>Unit Number</i>	<i>Lot Size</i>	<i>Unit Size</i>	<i>Garage Square Footage</i>	<i>Number of Stories</i>	<i>Bedrooms</i>	<i>Bathrooms</i>	<i>Private Laundry</i>
1	6,021 SF	2,671 SF	425 SF	2	4	3.5	Yes
2	6,042 SF	2,740 SF	440 SF	2	4	3.5	Yes
3	6,285 SF	2,560 SF	425 SF	2	4	3.5	Yes
4	6,421 SF	2,703 SF	440 SF	2	4	3.5	Yes
5	6,005 SF	2,722 SF	427 SF	2	4	3.5	Yes
6	6,016 SF	2,770 SF	419 SF	2	4	3.5	Yes

**Table 3: R-1 Development Standards**

<i>Standard</i>	<i>Allowed per SAMC</i>	<i>Provided</i>
Height	27 feet maximum	24 feet (complies)
Front Setback	20 feet minimum	20 feet (complies)
Side Setback	5 feet	5 feet (complies)
Rear Setback	20 feet	20 feet (complies)
Patio Rear Setback	10 feet	10 feet (complies)
Off-Street Parking	Two-car garage + two guest parking spaces	Complies
Lot Coverage	35% Maximum	34% (complies)
Lot Size	6,000 SF minimum	6,005 SF to 6,421 SF (complies)
Lot Width	50 feet minimum	50 FT to 80 FT (complies)

Each lot is different in shape and size but meets the minimum square footage required per code and is consistent in size with neighboring lots. The proposed single-family residences are two-story in height, measure approximately 2,700 square feet and contain four bedrooms and three and a half bathrooms. To best utilize the lots, homes were designed with custom floor plans and elevations. As a result, each single-family residence has been architecturally designed to be different from one another to create a variation between residences and to be complementary with the variety of home styles in the neighborhood. The two corner lots have been designed to have primary entrances facing English Street in order to maintain a street presence. The

remaining lots have primary entrances and access off the proposed private street. The private street has been designed to comply with the requirements of the Public Works Agency and covenants, conditions and restrictions (CC&Rs) will be drafted and recorded with the Final Map to ensure proper maintenance and preservation of the private street.

### **Project Background**

The subject properties were developed with single-family residential units in the 1940s and no major alterations and/or additions have been made since. Dania Investment, LLC, purchased the properties in 2014 with the intent of redeveloping the site. A development project application (DP No. 2014-08) was submitted to the Planning Division in 2014 for the subdivision and redevelopment of the properties. Since then, the applicant has been working with Planning and Public Works staff to address code requirements and to ensure the proposed development is integrated and compatible with the surrounding community.

### **Project Analysis**

Subdivision requests are governed by Chapter 34 and Chapter 41 of the SAMC. Pursuant to Section 66473.5 and Section 66474 of the California Subdivision Map Act, applications for tentative tract maps are approved when it can be shown that findings can be made in support of the request.

Specifically, findings related to the proposal need to be made that find the project is: consistent with the General Plan; the site is physically suitable for the type and density of the proposed use; the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat; the proposed project will not cause serious public health problems; and the proposed project will not conflict with easements necessary for public access through or use of the property. Using this information staff has prepared the following analysis, which, in turn forms the basis for the recommendation contained in this report. In analyzing the applicant's request, staff believes that the following analysis warrants approval of the tentative tract map.

The applicant is seeking approval of a tentative tract map to subdivide two existing lots into six lots and construction of a private street to facilitate the construction of six new single-family residences. In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the City's Zoning Code and General Plan, including lot size, lot coverage, and parking. Covenants, Conditions and Restrictions (CC&Rs) will be adopted to define the operating and maintenance requirements for the lots and private street to ensure proper maintenance. In addition, the CC&Rs will also create a property owner's association responsible for maintenance and enforcement of the CC&R provisions. Lastly, the proposed subdivision is consistent with the Low Density Residential (LR-7) General Plan land use designation and all other elements of the General Plan.

No adverse environmental impacts to fish or wildlife populations were identified as the project site is located in a built-out, urbanized area. Finally, the tentative tract map was found to be consistent with the California Subdivision Map Act and Chapter 34 of the SAMC.

**Table 4: CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach**

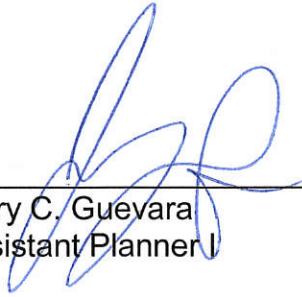
<b>CEQA, Strategic Plan Alignment, and Public Notification &amp; Community Outreach</b>	
<b>CEQA</b>	
CEQA Type	Exempt pursuant to CEQA Guidelines Section 15332, Class 32, In-fill Development
Document Type	Notice of Exemption, Environmental Review No. 2014-14
Reason(s) Exempt or Analysis	The proposed project is consistent with both the City of Santa Ana General Plan land use designation that is applicable to the site and the City of Santa Ana Zoning Ordinance. No General Plan Amendment or Zone Change will be required to accommodate this project. In addition, the proposed project complies with the applicable development standards. The project is located within City boundaries and on a site less than five acres. No native or natural habitats are found within the project site or adjacent parcels. The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project will be adequately served by all required utilities and public services.
<b>Strategic Plan Alignment</b>	
Goal(s), Policy or Policies	Approval of this item supports the City's efforts to meet Goal #3 – Economic Development, Objective #2 (create new opportunities for business/job growth and encourage private development through new General Plan and Zoning policies)
<b>Public Notification &amp; Community Outreach</b>	
Required Measures	A public notice was posted on the project site on February 12, 2019.
	Notification by mail was mailed to all property owners and occupants within 500 feet of the project site on February 12, 2019.
	Newspaper posting was published in the Orange County Reporter on February 12, 2019.
Additional Measures	The representatives of Artesia Pillar and Riverview neighborhood associations were contacted to identify any areas of concern due to the proposed project. At the time this report was printed, no issues of concern were raised regarding the proposed development.

**Economic Development Benefits**

Based on the development of six new single-family residences, the City is expected to generate approximately \$108,000 in permit fees. The full assessed value of the properties is approximately \$1,600,000. The estimated assessed value for the individual lots within the proposed subdivision will range from \$650,000 to \$750,000 for the total estimated value of \$4 million.

**Conclusion**

Based on the analysis provided within this report, staff recommends that the Planning Commission approve Tentative Tract Map No. 2018-01 as conditioned.



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Jerry C. Guevara  
Assistant Planner I

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- Exhibits:
- 1 – Resolution
  - 2 – Vicinity Zoning and Aerial Map
  - 3 – Site Photo
  - 4 – Tentative Tract Map
  - 5 – Floor Plans and Elevations

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# **EXHIBIT 1**

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## RESOLUTION NO. 2019-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING TENTATIVE TRACT MAP NO. 2018-01 AS CONDITIONED TO ALLOW THE SUBDIVISION OF TWO EXISTING LOTS INTO SIX FEE-SIMPLE LOTS AT 1514 AND 1516 NORTH ENGLISH STREET

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Marwan Alfifai with Dania Investment, LLC (“Applicant”) is requesting approval of Tentative Tract Map No. 2018-01 to subdivide two existing lots into six fee-simple lots and a private street to facilitate the construction of six new single-family residential units at 1514 and 1516 North English Street.
- B. Pursuant to Santa Ana Municipal Code (“SAMC”) Section 34-127, the Planning Commission is authorized to review and approve tentative tract maps.
- C. Tentative Tract Map No. 2018-01 came before the Planning Commission of the City of Santa Ana on February 25, 2019, for a duly noticed public hearing.
- D. The Planning Commission of the City of Santa Ana determines that the following findings, which must be established in order to approve Tentative Tract Map No. 2018-01, have been established as required by Section 34-127 of the SAMC and the California Subdivision Map Act:
  1. The proposed project and its design and improvements are consistent with the Low Density Residential (LR-7) land use designation of the General Plan and are otherwise consistent with all other Elements of the General Plan.

The proposed project and its design and improvements will be consistent with the Low Density Residential (LR-7) land use designation of the General Plan and are otherwise consistent with all other elements of the General Plan. The proposed subdivision of land will create six (6) legal lots and will be consistent with the various provisions of the General Plan.

2. The proposed project conforms to all applicable requirements of the zoning and subdivision codes as well as other applicable City ordinances.

The proposed project will conform to all of the requirements of the City's zoning and subdivision ordinances and all other applicable codes. The proposed project conforms to the Single-Family Residence (R-1) provisions of the zoning code that pertain to lot size and width, lot coverage, parking, and landscaping; by doing so, the project and the construction within the project site guarantee conformance to all development standards of the R-1 zoning district.

3. The project site is physically suitable for the type and density of the proposed project.

The project site is physically suitable for the type and density of the proposed project. There are no physical constraints on the site that would preclude development. The proposed site consists of approximately 1.22 acres of land and is physically suitable for the proposed development. The lot size, density, width, and lot coverage are consistent with the existing surrounding properties in the neighborhood.

4. The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat. Since the project is located in an urbanized area, there are no known fish or wildlife populations existing on the project site. Therefore, the proposed subdivision will not cause any substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

5. The design or improvements of the proposed project will not cause serious public health problems.

The design or improvements of the proposed project will not cause serious health problems, with the proposed subdivision not having any detrimental effects upon the general public. The property will include necessary utilities and infrastructure improvements as required under Development Project Review No. 2014-08.

6. The design or improvements of the proposed project will not conflict with easements necessary for public access through or use of the property within the proposed project.

The design and improvements of the proposed project will not conflict with easements necessary for public access or use of the property within the proposed project. The conceptual design of all construction for the property will not affect potential improvements to English Street. In addition, the application will be recording covenants, conditions and restrictions (CC&Rs) to ensure reciprocal rights and maintenance agreements between properties.

Section 2. In accordance with the California Environmental Quality Act (CEQA), the project is exempt pursuant to CEQA Guidelines Section 15332, Class 32, In-Fill Development. The proposed project is consistent with both the City of Santa Ana General Plan land use designation that is applicable to the site and the City of Santa Ana Zoning Ordinance. No General Plan Amendment or Zone Change will be required to accommodate this project. In addition, the proposed project complies with the applicable development standards. The project is located within City boundaries and on a site less than five acres. No native or natural habitats are found within the project site or adjacent parcels. The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project will be adequately served by all required utilities and public services. Based on this analysis, a Notice of Exemption for Environmental Review No. 2014-08 will be filed for this project.

Section 3. The Applicant agrees to indemnify, hold harmless, and defend the City of Santa Ana, its officials, officers, agents, and employees, from any and all liability, claims, actions or proceedings that may be brought arising out of its approval of this project, and any approvals associated with the project, including without limitation, any environmental review or approval, except to the extent caused by the sole negligence of the City of Santa Ana.

Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Tentative Tract Map No. 2018-01 as conditioned in "Exhibit A", attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated February 25, 2019, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 25<sup>th</sup> day of February 2019 by the following vote:

AYES: Commissioners:  
NOES: Commissioners:  
ABSENT: Commissioners:  
ABSTENTIONS: Commissioners:

\_\_\_\_\_  
Mark McLoughlin  
Chairperson

APPROVED AS TO FORM:  
Sonia R. Carvalho, City Attorney

By: \_\_\_\_\_  
Lisa Storck  
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2019-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on February 25, 2019.

Date: \_\_\_\_\_

\_\_\_\_\_  
Recording Secretary  
City of Santa Ana

## EXHIBIT A

### **Conditions of Approval for Tentative Tract Map No. 2018-01**

Tentative Tract Map No. 2018-01 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, the following conditions of approval are applicable:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this tentative tract map.

The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation of the tentative tract map.

1. All proposed site improvements must conform to the Site Plan Review approval of DP No. 2014-08.
2. Any amendment to this Tentative Tract Map, including modifications to approved materials, finishes, architecture, site plan, landscaping, parking, and square footages, must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the site plan review must be amended.
3. Applicant must submit Covenants, Conditions and Restrictions (CC&R's) for the project to the case planner for review and approval prior to the Final Map being recorded.
4. The Final Map must be approved and recorded prior to issuance of building permits.
5. The Final Map and all improvements required to be made or installed by the subdivider must be in accordance with the design standards and specifications of the Santa Ana Municipal Code and the requirements of the State Subdivision Map Act.
6. Two copies of the recorded Final Map and CC&Rs shall be submitted to the Planning Division, Building Division, Public Works Agency and Orange County Fire Authority (OCFA) within 10 days of recordation.

7. Property Maintenance Agreement. Subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement or incorporate the form of this condition within the Projects CC&R's with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
- a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
  - b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses,
  - c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
  - d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
  - e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.

- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.
- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.
- h. The execution and recordation of the maintenance agreement shall be a condition precedent to the final map being recorded.

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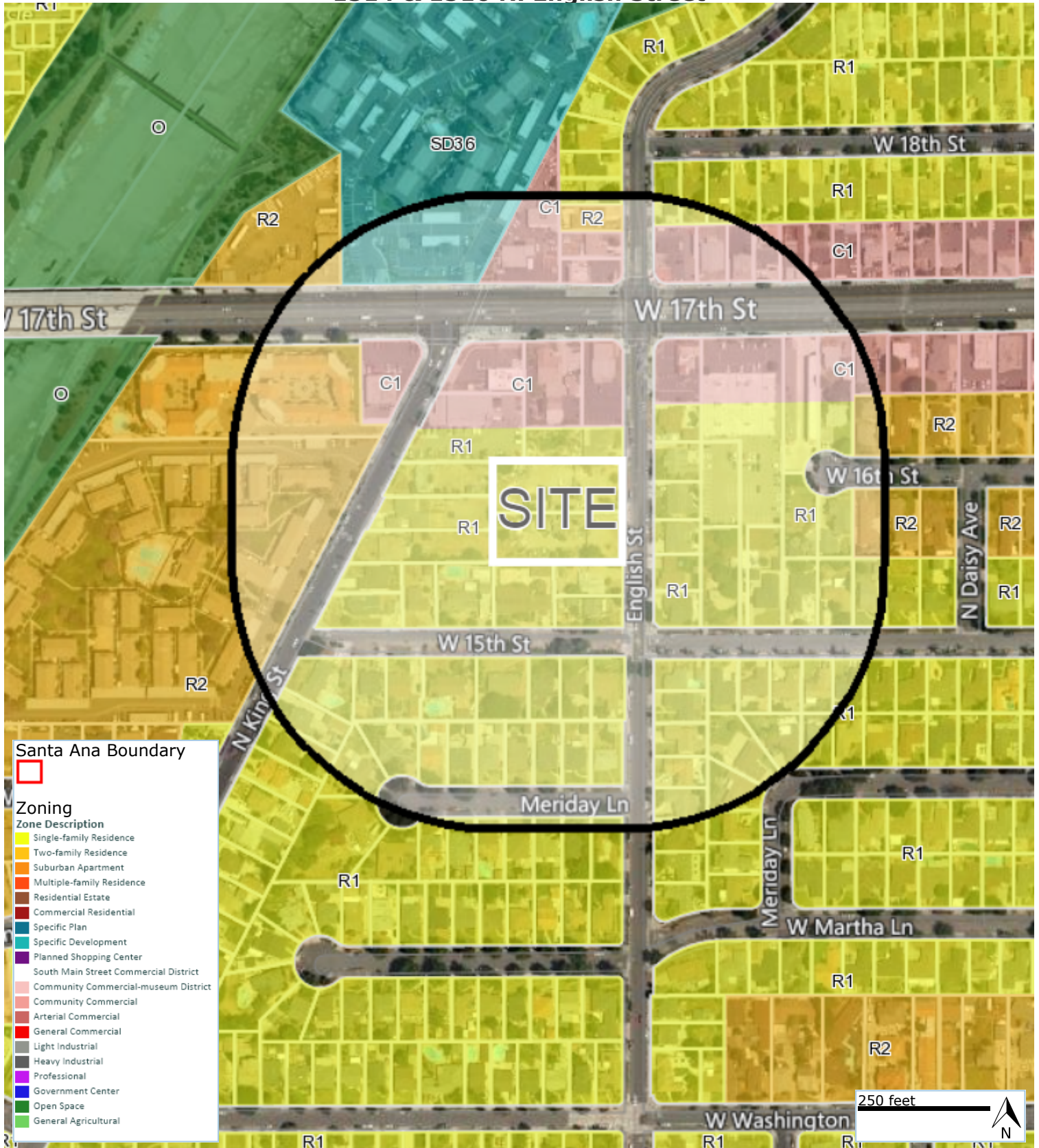


# **EXHIBIT 2**

**2-17**

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# Tentative Tract Map No. 2018-01 1514 & 1516 N. English Street



**Exhibit 2 - Vicinity Zoning & Aerial View**



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# **EXHIBIT 3**

**2-21**

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**Tentative Tract Map No. 2018-01  
1514 & 1516 N. English Street**



**Exhibit 3 – Site Photo  
2-23**

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# **EXHIBIT 4**

**2-25**

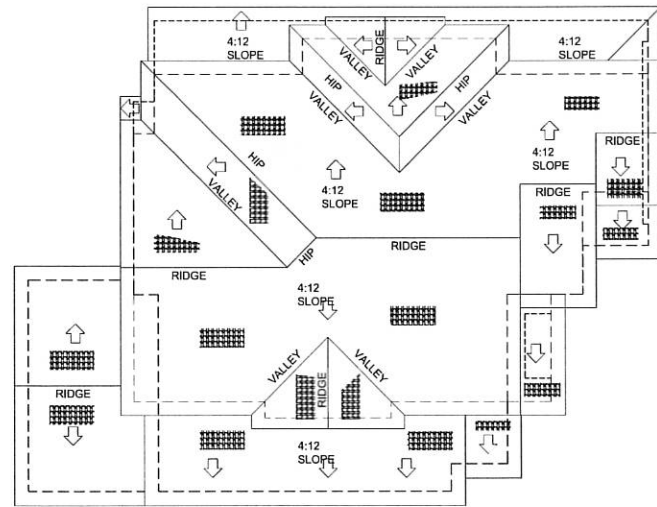
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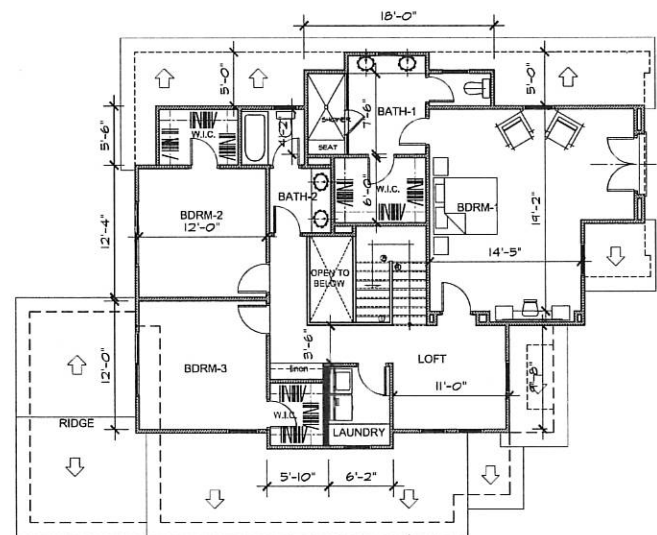
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# **EXHIBIT 5**

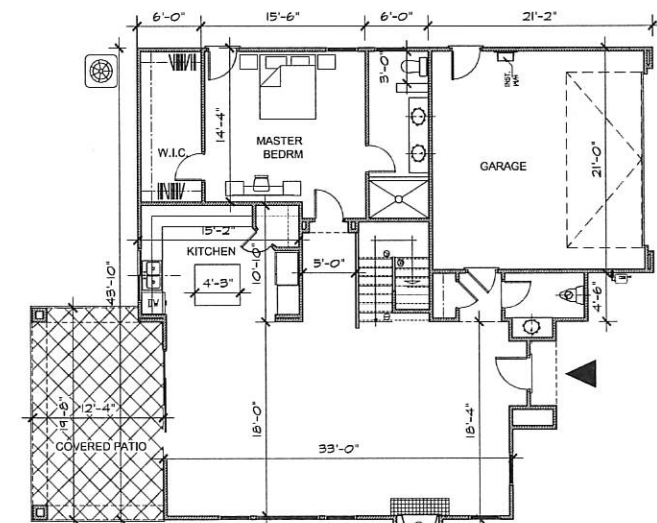
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ROOF PLAN  
1/8" = 1'-0"



LOT # 1 SECOND FLOOR PLAN  
1,270 SQUARE FT. 1/8" = 1'-0"



LOT # 1 FIRST FLOOR PLAN  
1,356 SQUARE FT. 1/8" = 1'-0"



LOT # 1 LEFT ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 1 RIGHT ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 1 REAR ELEVATION  
SCALE 1/8" = 1'-0"

- ELEVATION LEGEND
- ① ROOF TILE
  - ② VINYL WINDOW
  - ③ W.I. RAILING
  - ④ LIGHT FIXTURE
  - ⑤ WOOD SHUTTERS
  - ⑥ SAND FINISH STUCCO
  - ⑦ SECTIONAL GARAGE DOOR
  - ⑧ STONE VENEER

REVISIONS  
DATE

DEVELOPER:  
**MR. TONY LAM &  
MS. JENNIE DO**  
9741 BOLSA AVE. SUITE 201  
WESTMINSTER, CA 92683  
714-210-5750

PROJECT:  
**6 NEW SINGLE FAMILY HOMES**  
1514 & 1516 N. ENGLISH STREET  
SANTA ANA, CA



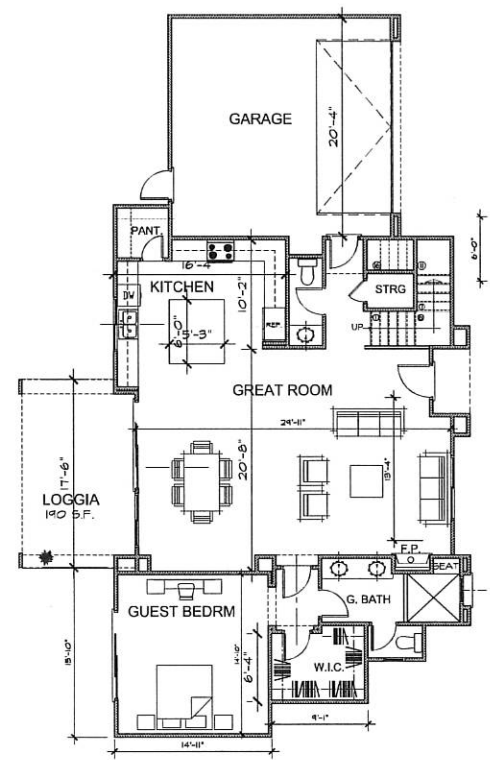
**GEORGE BEHNAME**  
ARCHITECT  
1150 E. ORANGETHORPE # 109  
PLACENTIA, CA 92870  
(714) 572-2384  
FAX (714) 572-2385

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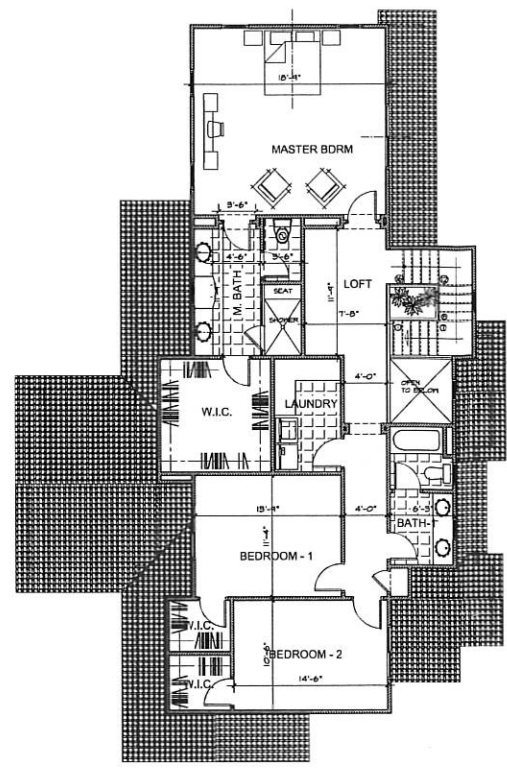
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DRAWN BY: M.M.  
CHECKED BY: G.B.  
DWG SCALE: NOTED  
DATE: 01-20-2015

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FLOOR PLANS  
&  
ELEVATIONS**

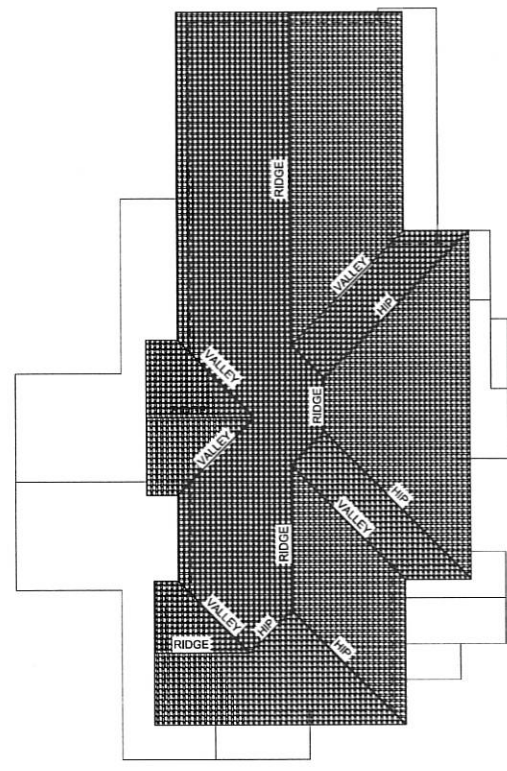
SHEET  
**A-1  
2 OF 7**



LOT # 2 SECOND FLOOR PLAN  
1,350 SQUARE FT. 1/8" = 1'-0"



LOT # 2 SECOND FLOOR PLAN  
1,350 SQUARE FT. 1/8" = 1'-0"

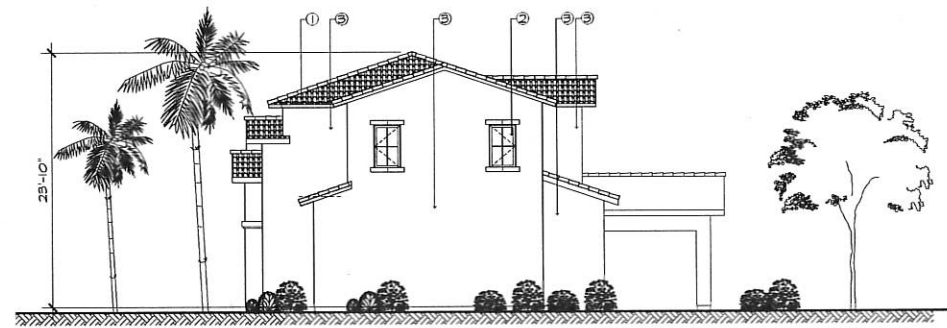


LOT # 2 ROOF PLAN  
1,350 SQUARE FT. 1/8" = 1'-0"



LOT # 2 WEST ELEVATION  
SCALE 1/8" = 1'-0"

- ELEVATION LEGEND
- ① ROOF TILE
  - ② VINYL WINDOW
  - ③ SAND FINISH STUCCO
  - ④ LIGHT FIXTURE
  - ⑤ SECTIONAL GARAGE DOOR
  - ⑥ WOOD CORBELS
  - ⑦ WOOD SHUTTERS



LOT # 2 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 2 EAST (STREET) ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 2 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

REVISIONS	
DATE	

DEVELOPER:  
MR. TONY LAM &  
MS. JENNIE DO  
9741 BOLSA AVE. SUITE 201  
WESTMINSTER, CA 92683  
714-210-5750

PROJECT:  
6 NEW SINGLE FAMILY HOMES  
1514 & 1516 N. ENGLISH STREET  
SANTA ANA, CA



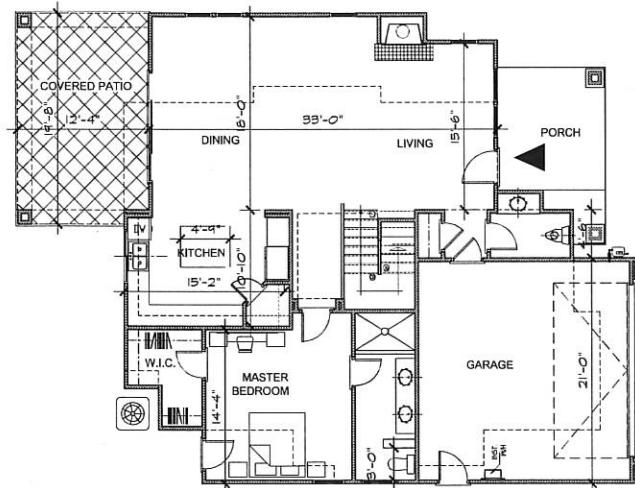
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PROJECT NO: 101002  
CAD FILE:  
DRAWN BY: M.M.  
CHECKED BY: G.B.  
DWG SCALE: NOTED  
DATE: 01-20-2015

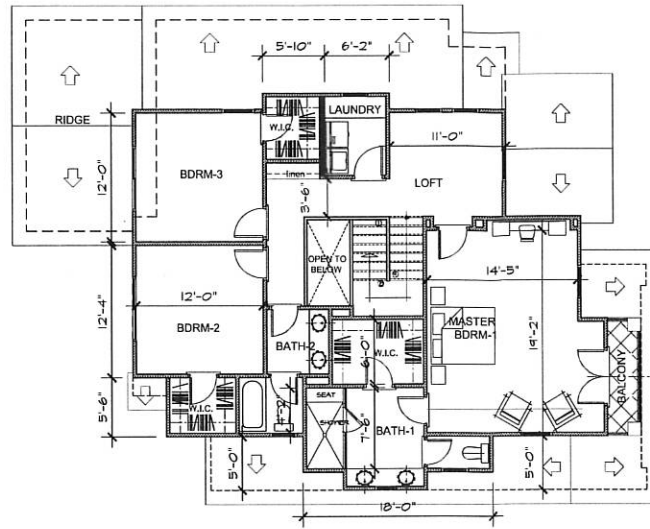
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FLOOR PLANS  
&  
ELEVATIONS

SHEET  
A-2  
3 OF 7

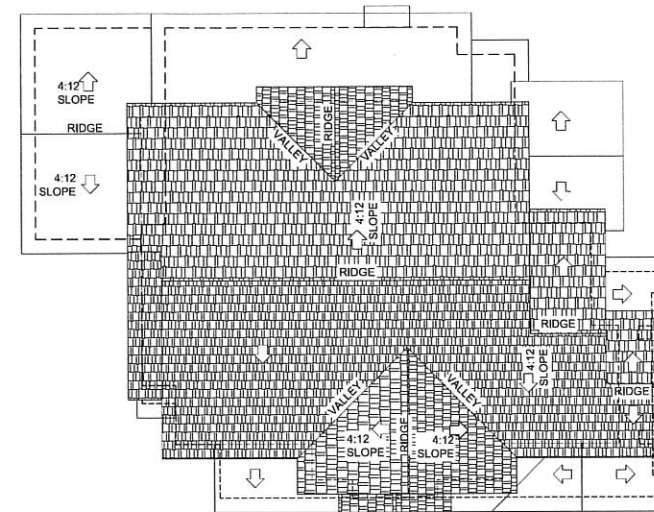




LOT # 3 FIRST FLOOR PLAN  
1,329 SQUARE FT. 1/8" = 1'-0"



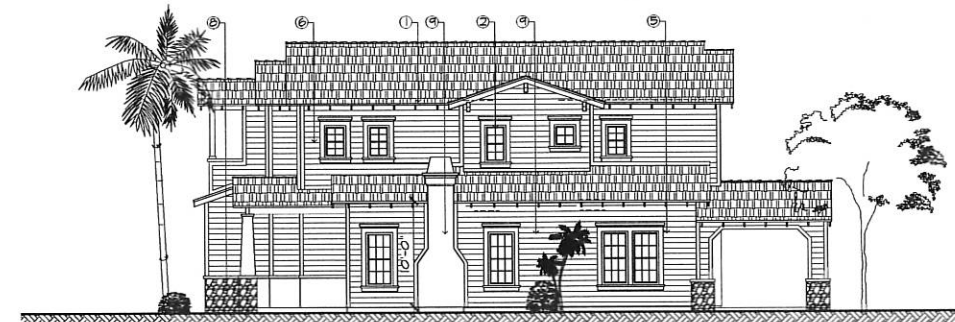
LOT # 3 SECOND FLOOR PLAN  
1,292 SQUARE FT. 1/8" = 1'-0"



LOT # 3 ROOF PLAN  
1/8" = 1'-0"

ELEVATION LEGEND

- ① ROOF TILE
- ② VINYL WINDOW
- ③ AL. RAILING
- ④ LIGHT FIXTURE
- ⑤ HOOD SHUTTERS
- ⑥ SIDING
- ⑦ SECTIONAL GARAGE DOOR
- ⑧ STONE VENEER
- ⑨ SAND FINISH STUCCO



LOT # 3 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 3 WEST ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 3 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 3 EAST ELEVATION  
SCALE 1/8" = 1'-0"

REVISIONS

DATE

DEVELOPER:  
**MR. TONY LAM &  
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714-210-5750

PROJECT:  
**6 NEW SINGLE FAMILY HOMES**  
1514 & 1516 N. ENGLISH STREET  
SANTA ANA, CA



**GEORGE BEHNAME**  
ARCHITECT  
1150 E. ORANGETHORPE # 09  
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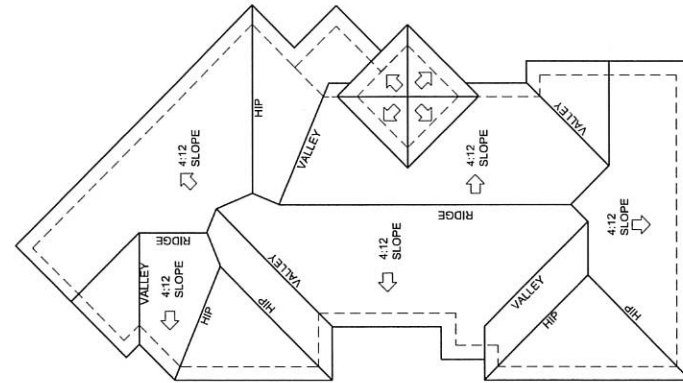
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PROJECT NO: 180808  
CAD FILE:  
DRAWN BY: M.M.  
CHECKED BY: G.B.  
DWG SCALE: NOTED  
DATE: 01-20-2015

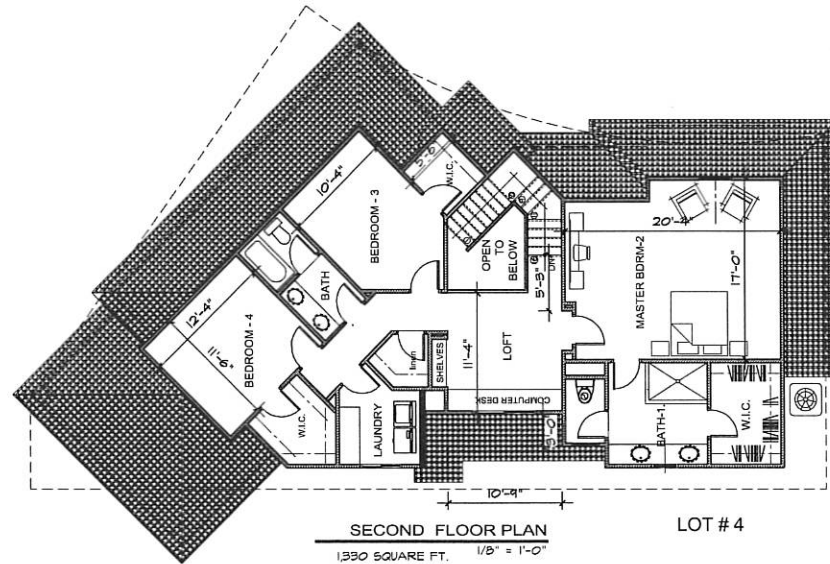
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LOT # 3  
FLOOR PLANS  
&  
ELEVATIONS

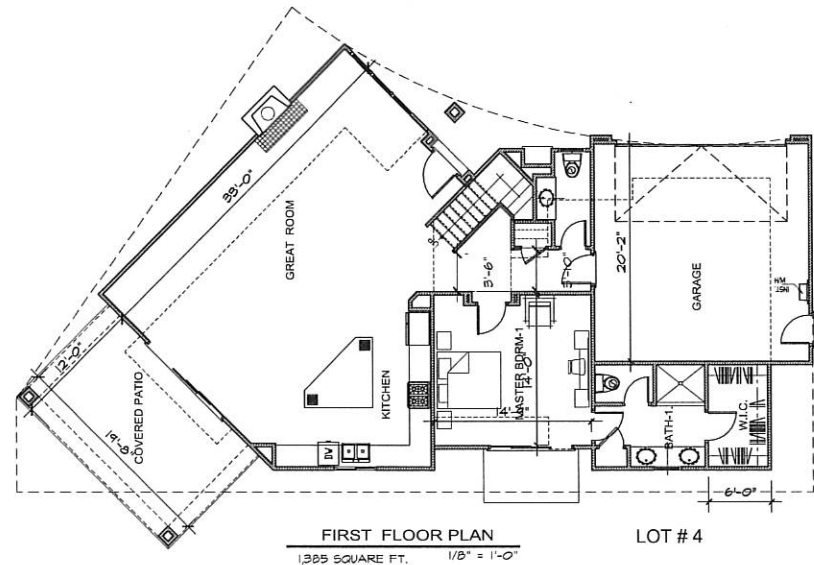
SHEET  
A-3  
4 OF 7



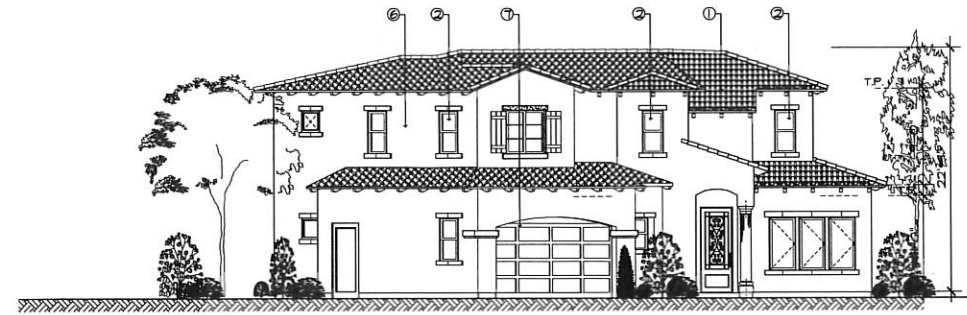
ROOF PLAN  
1/8" = 1'-0"



SECOND FLOOR PLAN  
1,330 SQUARE FT. 1/8" = 1'-0"



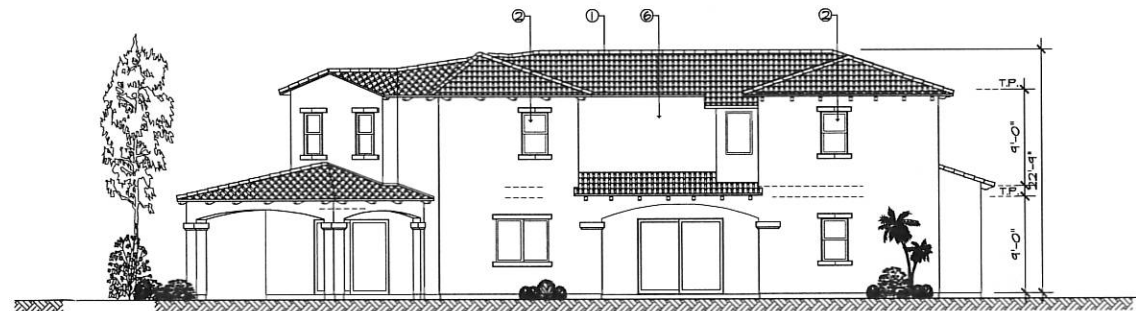
FIRST FLOOR PLAN  
1,385 SQUARE FT. 1/8" = 1'-0"



LOT # 4 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 4 RIGHT ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 4 REAR ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 4 LEFT ELEVATION  
SCALE 1/8" = 1'-0"

- ELEVATION LEGEND
- ① ROOF TILE
  - ② VINYL WINDOW
  - ③ W.I. RAILING
  - ④ LIGHT FIXTURE
  - ⑤ WOOD SHUTTERS
  - ⑥ SAND FINISH STUCCO
  - ⑦ SECTIONAL GARAGE DOOR

REVISIONS
DATE

DEVELOPER:  
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PROJECT:  
**6 NEW SINGLE FAMILY HOMES**  
1514 & 1516 N. ENGLISH STREET  
SANTA ANA, CA



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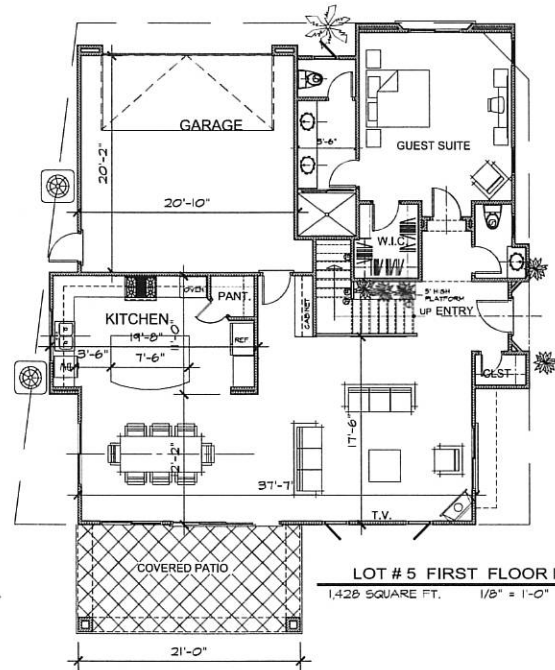


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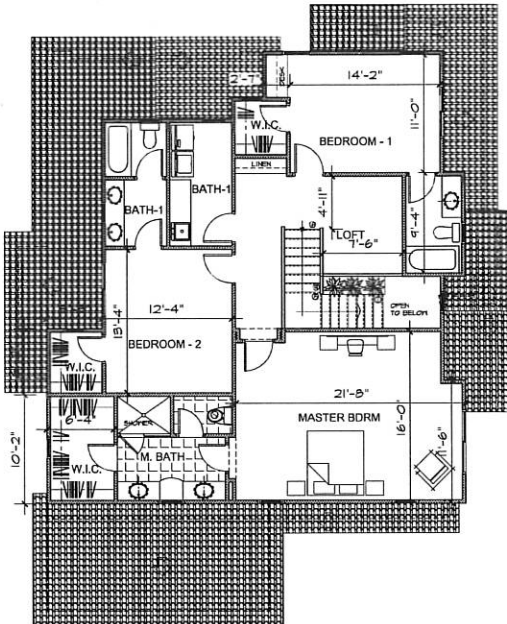
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CAD FILE:  
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CHECKED BY: G.B.  
DWG SCALE: NOTED  
DATE: 01-20-2015

SHEET TITLE:  
**LOT # 4  
FLOOR PLANS  
&  
ELEVATIONS**

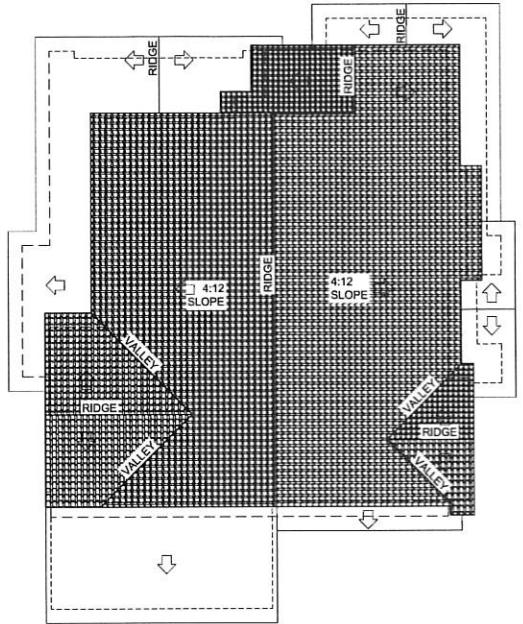
SHEET  
**A-4**  
5 OF 7



LOT # 5 FIRST FLOOR PLAN  
1,428 SQUARE FT. 1/8" = 1'-0"



LOT # 5 SECOND FLOOR PLAN  
1,295 SQUARE FT. 1/8" = 1'-0"



LOT # 5 ROOF PLAN  
1,295 SQUARE FT. 1/8" = 1'-0"

- ELEVATION LEGEND
- ① ROOF TILE
  - ② VINYL WINDOW
  - ③ SAND FINISH STUCCO
  - ④ LIGHT FIXTURE
  - ⑤ SECTIONAL GARAGE DOOR
  - ⑥ WOOD CORBELS



LOT # 5 WEST ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 5 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 5 EAST ELEVATION  
SCALE 1/8" = 1'-0"



LOT # 5 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

REVISIONS	
DATE	

DEVELOPER:  
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PROJECT:  
6 NEW SINGLE FAMILY HOMES  
1514 & 1516 N. ENGLISH STREET  
SANTA ANA, CA



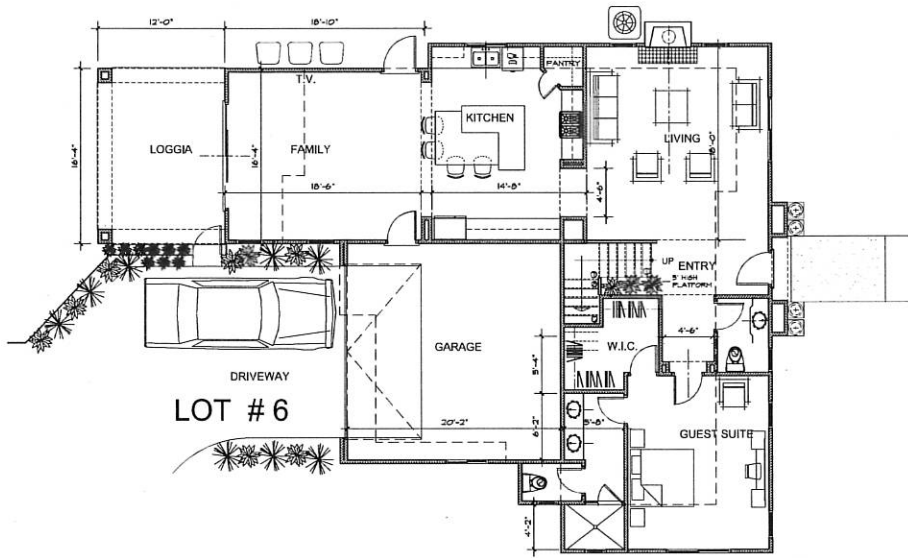
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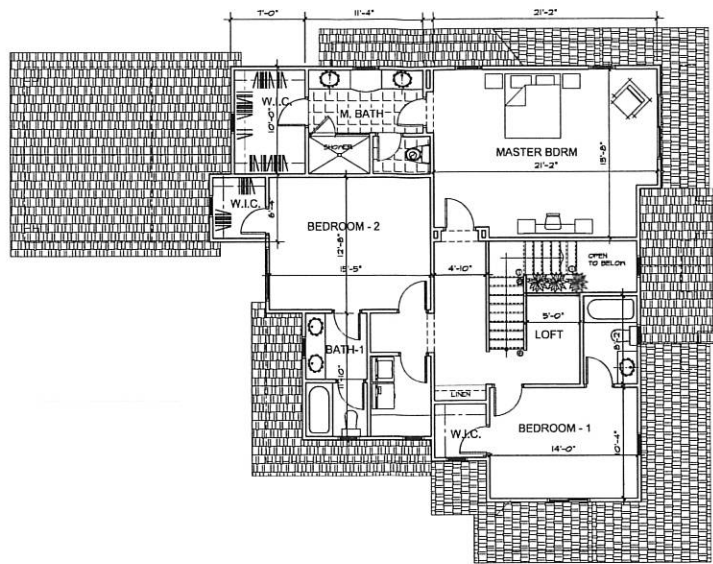
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CAD FILE:  
DRAWN BY: M.M.  
CHECKED BY: G.B.  
DWG SCALE: NOTED  
DATE: 01-20-2015

SHEET TITLE:  
LOT # 5  
FLOOR PLANS  
&  
ELEVATIONS

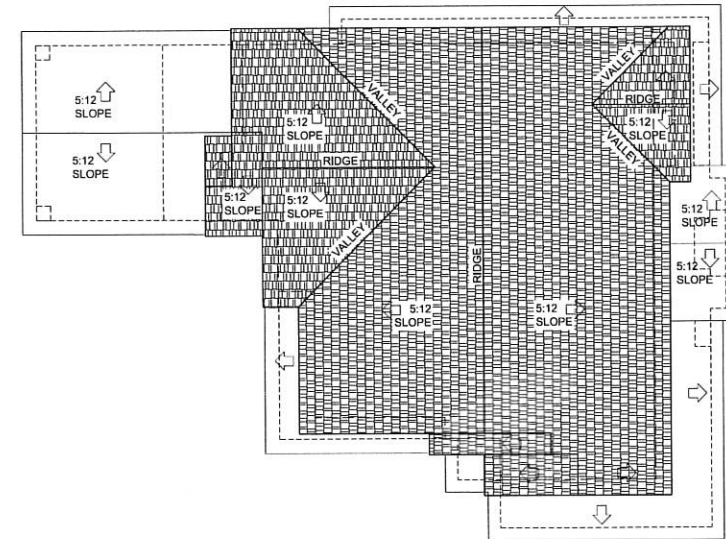
SHEET  
A-4  
6 OF 7



LOT #6 FIRST FLOOR PLAN  
1,474 SQ. FT. 1/8" = 1'-0"

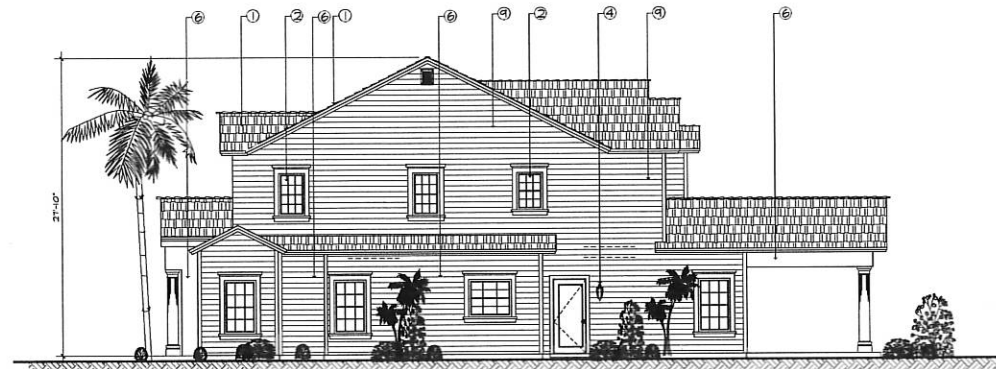


LOT #6 SECOND FLOOR PLAN  
1,298 SQUARE FT. 1/8" = 1'-0"

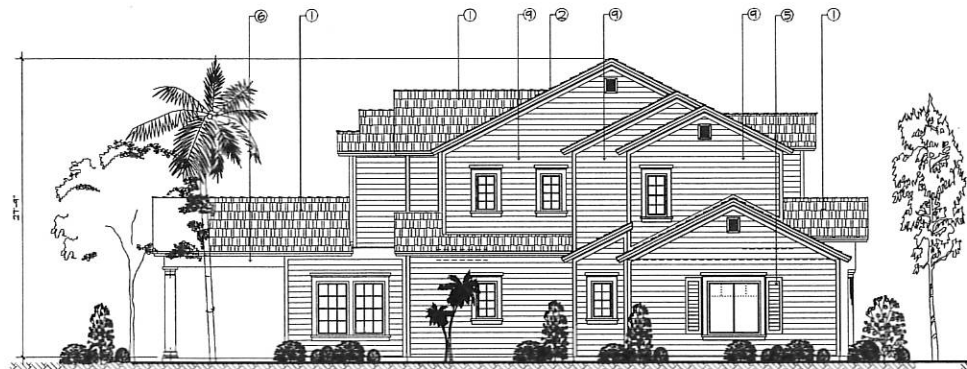


LOT #6 ROOF PLAN  
1/8" = 1'-0"

- ELEVATION LEGEND
- ① ROOF TILE
  - ② VINYL WINDOW
  - ③ A.I. RAILING
  - ④ LIGHT FIXTURE
  - ⑤ WOOD SHUTTERS
  - ⑥ SAND FINISH STUCCO
  - ⑦ SECTIONAL GARAGE DOOR
  - ⑧ STONE VENEER
  - ⑨ SIDING



LOT #6 NORTH - SIDE ELEVATION  
1/8" = 1'-0"



LOT #6 SOUTH - SIDE ELEVATION  
1/8" = 1'-0"



LOT #6 EAST - FRONT ELEVATION  
1/8" = 1'-0"



LOT #6 WEST - REAR ELEVATION  
1/8" = 1'-0"

REVISIONS	
DATE	

DEVELOPER:  
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PROJECT NO: 130803  
CAD DWG FILE:  
DRAWN BY: M.M.  
CHECKED BY: G.B.  
SCALE: NOTED  
DATE: 01-20-2015

SHEET TITLE:  
**LOT #6  
FLOOR PLANS  
&  
ELEVATIONS**

SHEET  
**A-5**  
7 OF 7