



LETTER 15

TELEFAX TRANSMITTAL SUMMARY

TO: CITY OF ANAHEIM

DATE: 5-13-04

PLANNING DEPT

TIME: 9:20 am

ATTN: CHARITY WAGNER

OUR FAX NO: (714) 957-8499

FAX NO: 714) 765-5280

JOB NO: D10-101-00

FROM: Dave Boyle

IF NOT RECEIVED PROPERLY, CALL (714) 957-8144

OPERATOR'S NAME: Dave

TOTAL PAGES SENT 2 (including transmittal)

PER YOUR REQUEST FOR YOUR REVIEW FOR YOUR INFORMATION

RE: MANNY DUTT PARCEL - DEER CANYON

OPEN SPACE PER GEN. PLAN

15-1

REMARKS: USING AN ELECTRONIC FILE OF THE GENERAL PLAN WE ESTIMATE THE DUTT PARCEL INTERCEPTS 4.9 ACRES OF THE OPEN SPACE DESIGNATION. THIS MUCH AREA SEEMS EXTREMELY EXAGGERATED AS IT ENCLOSES ELEVATIONS 70' ABOVE THE STREAMBED, WHEREAS ELEVATIONS OF 12' WOULD BE MORE REPRESENTATIVE OF THE RIPARIAN AREA AND WOULD COINCIDE WITH THE EXISTING MAINTENANCE ROAD AND IMPROVEMENTS.




SCALE: 1"=200'

DUTT PARCEL

D10-101-00
5-13-04
4.9 A.C.

2. *Response to Comments*

15. **Response to Comments From Dave Boyle, Dated May 3, 2004**

- 15-1 The Planning Department received a Pre-File application number PRE2003-00127 for the property located at for 222 South Eucalyptus Drive, better described as Assessor Parcel Numbers 356-221-07 and 356-221-08, on December 23, 2003. Plans submitted with this application demonstrate a total lot area of 12.1 acres. The General Plan Land Use Element Map indicates these parcels have two land use designations, Hillside Estate Density Residential and Open Space. The project engineer has demonstrated in a fax dated May 13, 2004 and on file with the Planning Department, that the Open Space designation occupies 4.9 acres. With this information, staff has concluded that 7.2 acres are designated as Hillside Estate Density Residential. The Hillside Estate Density Residential designation permits up to 1.5 dwelling units per gross acre. The maximum number of dwelling units permitted for the subject property is up to 10 units based on the calculation of 7.2 acres multiplied by 1.5 dwelling units.



2. *Response to Comments*

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