



145 South Olive Street, Orange, CA 92866
(714) 639-3958

May 16, 2022

Ms. Kelly Ribuffo, Historic Preservation Planner
City of Orange
300 E. Chapman Ave
Orange, CA 92866-1508

Re: **529 S. Grand Street New Second Unit Project**
Letter of Justification
529 S. Grand Street
Orange, CA 92866
DSEA Project No: 807

Letter of Explanation/Justification for the Vukovich Residence:

A new 1525 sq.ft. second unit with 3 bedrooms and 2 ½ baths is proposed on the rear of the existing residence with partial visibility from the street. The existing residence is a 1 story 1560 sq.ft. 3 bedroom / 2 bathroom single family residence with craftsman style detailing throughout. The existing garage is 320 sq.ft. that will have a 205 proposed sq.ft. attachment while converting the garage into an ADU. The proposed second unit and ADU will remain in keeping with the existing residence's craftsman characteristics with 5" horizontal wood siding, installing wood trim around the windows and doors, installing similar out-looker support beams and installing a similar gable roof vent below the peak of the roof. The second unit will be both smaller in height and square footage when compared to the existing residence and the separation between the units will be greater than the minimum required in order to fit an uncovered parking space in addition to the one-car attached garage. Proposed windows and doors will be wood.

The modifications to the site are minimal and will involve some paving for the revised driveway and parking areas, a new concrete walkway from Grand Street to the entry of the second unit, and some new wood fences to create private open space. Landscaping is not in scope however one small fruit tree is being removed as a part of the demolition plan and can potentially be relocated.

Sincerely,
William Dunstan
Project Manager, DSEA, Inc.

Cc: Mr. Mike Vukovich
Mrs. Alison Vukovich
Doug Ely – DSEA Principal