



July 21, 2025

Mr. Ryan Agbayani
Senior Planner
City of Orange
300 E. Chapman Ave.
Orange, CA 92866

Re: Fletcher 15 - Proposed Mixed-Income Residential Project
705-715 West Fletcher Avenue

Dear Ryan,

On behalf of ADC Fletcher 15, LLC, I am pleased to submit the complete entitlement submittal for the proposed small lot subdivision project at the above referenced property. In accordance with our previous correspondence, the project's SB330 application was deemed complete last month securing the vesting rights. We recently closed escrow on the property and look forward to perfecting all approvals and permits necessary to start construction.

The property is a .72 acre vacant parcel previously occupied by a street sweeping company. All structures were recently demolished and the site is essentially a flat pad with no trees or vegetation. The property is surrounded to the east, west and north by residential townhomes with a similar density as the proposed project. The south side of the property is bounded by Fletcher Avenue with the Fletcher Basin beyond.

The proposed project will feature 15 new single-family homes on individual small lots, one of which will be set aside for a very low income household (50% AMI). The proposed entry level three story homes are anticipated to be approximately 1,750 square feet with four bedrooms and a two car garage and will be geared towards growing families. The project will be a common interest development with a homeowners association owning and managing the private streets and walkways, common open space, common landscape areas and guest parking spaces.

The baseline density for the project under the City's land use designation of Low Medium Density Residential (LMDR) is 11 homes (.72 net acres * 15 du/acre). The proposed set aside is for 9% of the homes (9% * 11 homes = 1). The affordable home will be set-aside for a very low income household (50% AMI) which qualifies the project for a density bonus of 30%, or 4 homes, in accordance with state density bonus law and City of Orange municipal code section 17.15.

The proposed project qualifies for an unlimited number of reductions and waivers to zoning standards in accordance with state density bonus law and City code. These reductions and waivers are listed on the cover sheet of the entitlement plan set and are further outlined in the accompanying legal opinion letter from our land use attorney. The project also qualifies for one incentive/concession under state density bonus law: The requested project incentive is expedited processing of the entitlement application.

It is anticipated that the project will be constructed in one phase, with all homes being sold and occupied within a three to four month period. Building the project in one phase should minimize any impacts associated with construction noise and traffic.

We look forward to continuing to work with the City of Orange on this proposed mixed-income housing project. Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Hamilton'.

Matt Hamilton, PE
ADC Fletcher 15, LLC