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April 13, 2026

Monique Schwartz
Principal Planner
City of Orange

RE: Window / View line revisions directed to be studied by Planning Commission

Please accept the revised plans submitted in response to Planning Commission recommended action to work with staff to further reduce and protect privacy issues to adjacent properties.

The proposed revised plans and sections incorporate modifications to the plans discussed regarding home design / window changes to address the privacy issues as directed by the PC; and we have modified the exterior elevations for the edge buildings proposed to reflect these changes and a few consistency plan clean up. These changes are also reflected in updated view line sections. The changes are summarized as follows:

- Added note for required - FROSTED GLASS AT 3RD FLOOR BEDROOM WINDOWS AT LOTS 11-20 AND 54-59
 - (note added to elevation of Duplex Type B Bldgs. – Sheet A13)
 - (noted in line-of-sight sections Sheets A22.1, A22.4, A22.5)
- Revised plan design to reduce size of 2nd story rear elevation windows by raising windowsills to eye level and thus eliminate any downward views – Note added: 5' MIN. TO GLASS AT 2ND FLOOR WINDOWS – All Perimeter Homes, including: Type B Duplex buildings (Lots 1-4, 7-20, 54-67)
 - This 2nd level window restriction / revision includes Plans 2 & 5A, the perimeter detached Plan 5B on Lots 5 & 68, and Plan 3A at Lot 6.
 - This revision addresses every perimeter home and building type proposed on the exterior perimeter proposed Lots, which propose raised window sills on 2nd story rear elevations to prevent downward views from any perimeter lot/unit's second floor living area.
- Corrected Clearstory stairwell windows for consistency with floor plans and elevations (Type B Duplex, Plan 5B and Plan 3A)

I believe these show the necessary corroboration requested by the PC action to present and describe to the CC for final action.

A handwritten signature in blue ink, appearing to read 'Chad Brown'.

Chad Brown
Melia Homes Inc.