Bryant Palmer Soto has completed multiple development and rehabilitation schemes for the revitalization of Dana Point Harbor and its marinas as consultants to Dana Point Marina Corp., the current operator, beginning with existing document retrieval, field measurement, and onsite inspections to establish existing architectural conditions, existing structural conditions, and existing infrastructure conditions.

Tasks on these projects included preparation of lease outline drawings and documentation for individual retail/restaurant tenant and office structures, aerial fly-over and topographic survey, development of composite master infrastructure plans, review of government and regulatory requirements, entitlement research and processing, schematic design of parking layout and consultation with parking structure architects, dry “stacked storage” schematics for marina, new themed restaurant schematics, development schematics for retail village expansions, common area site planning, and a variety of retail and restaurant building case studies aimed at developing a unified community atmosphere allowing national restaurants and local establishments to coexist in an architectural fabric that establishes a sense of identity for the multiple developments and brings the individual structures into compliance with the community’s stated desire for a welcoming, local waterfront-specific suite of integrated amenities.

BPS was recently commissioned by Orange County to provide architectural services for Dana Point Harbor’s multiple marina retail and restaurant villages including five major waterfront restaurants, and architectural design development for two interconnected retail complexes to house more than 40 shops and retail outlets on the waterfront.
Del Amo 5 Senior Village:
Torrance, CA, Site Master Plan and entitlement processing for a 5 acre site. Current plan includes a 500 car parking deck for adjacent office complex and a 235 unit Senior Assisted living complex over 2 levels of structured parking.
Contact: Norm La Caze, John Mastandrea at La Caze Development (310) 534-0411
Project: Green Fleet System
20500 South Alameda Street
Carson, CA 90810

Square Footage: 147,390 S.F.
Project: CenterPoint Properties  
20500 South Alameda Street  
Carson, CA 90810

Client: CenterPoint Properties

Square Footage: 147,390 S.F.

BPS provided complete A/E design services for Centerpoint Property 1st major project in Southern California. Value added project changed the existing 180,000 S.F. warehouse with 4 dock high truck doors, into a 147,380 warehouse with a new 141 foot wide truck court and 30 new dock high truck doors. Exiting dated 2-story offices addition was remove and replaced with 5,000 s.f. of modern interior offices.
20505 - 20555 Hawthorne Blvd & Spencer Ave - Site Plan
Hawthorne Boulevard Elevation
COUNTY SETBACK 17'-0" FIRST FLOOR (AVERAGE) 17'-0" SECOND FLOOR

COSTA MESA SETBACK 10'-0" FIRST FLOOR 20'-0" SECOND FLOOR
(25% REAR YARD)

PROPOSED SETBACK 15'-0" FIRST FLOOR 25'-0" SECOND FLOOR
HARPER'S COVE
SANTA ANA AVENUE & 22nd STREET
August 14, 2014
HARPER'S COVE
SANTA ANA AVENUE & 22nd STREET

FIRST FLOOR

SECOND FLOOR

PLAN 2

19
PLAN 2A ROOF

HARPER'S COVE
SANTA ANA AVENUE & 22nd STREET
Retail/Restaurant

• Rolling Hills Plaza
• South Coast Village
• Torrance Crossroads
• Torrance Towne Center
• The Paseo Plaza and Marketplace
Rolling Hills Plaza

Budget $50,000,000
Schedule On-going
Date 1983 - present
Torrance Crossroads

- Retail/Restaurant
- Budget: $10,500,000
- Schedule: 2 years
- Date: 1992 - 1994
Torrance Towne Center

Budget: $12,000,000
Schedule: 12 months
Date: 2004
The Paseo Plaza and Marketplace

Budget: $3,000,000
Schedule: On-going
Date: 2008 - present

Concepts & Permits
Site Development

- Marymount College
- Rolling Hills Preparatory School
- South Coast Botanic Gardens
- Skypark
Marymount College

Budget: $40,000,000
Schedule: Phase 1, 2010
Date: 2010-2025
Rolling Hills Preparatory School
South Coast Botanic Gardens

Budget $  
Schedule  
Date  

Site Development
Skypark

Budget      $7,000,000
Schedule   24 months
Date           1982 - 2010
EAST HAVEN
Anderson’s Residence
TUSTIN 14 HAMMERHEAD

TUSTIN 14
SITE PLAN

Matt White Custom Homes (714) 434-4371

Bryant Palmer Soto Inc.
ARCHITECTS & ENGINEERS
Telephone: (949) 548-2305

Keith Slide 4
East Haven Architecture
Keith Palmer
Site Plan History
DESIGN GOALS:

1. 14 DETACHED SINGLE FAMILY HOMES
2. LARGE USABLE YARD 12' X 18' MINIMUM
3. LIVING AREA OPEN TO YARDS
4. FRONT PORCHES AND ENTRY 8' X 14'
5. VAULTED GREAT ROOM OPEN TO 2ND FLOOR
6. FLEXIBLE FLOOR PLAN WITH BUYER OPTIONS
7. DOWNSTAIRS BEDROOM,DEN OPTION
8. PRIVATE YARDS AROUND EACH HOME
9. 2 GUEST SPACES NEAR EACH GARAGE DRIVEWAY
10. ENHANCED STREETSCAPE

EAST HAVEN
Matt White Custom Homes  (714) 434-4371

Bryant Palmer Soto Inc.
ARCHITECTS & ENGINEERS
Telephone: (949) 645-2062

Keith Slide 2
Design Features
EAST HAVEN
Matt White Custom Homes  (714) 434-4371

Bryant Palmer Soto Inc.
ARCHITECTS & ENGINEERS
Phone: (949) 548-2236

Keith Slide 6
Renderings/materials/rear elevations
LOT # 1

EAST HAVEN
Matt White Custom Homes  (714) 434-4371

Bryant Palmer Soto Inc.
ARCHITECTS & ENGINEERS
Telephone: (949) 948-2306

Keith Slide 8
LOT #13 & #14 REAR ELEVATION

EAST HAVEN
Matt White Custom Homes  (714) 434-4371
Variance:
From open space requirement
40% required, 39% proposed
40% OPEN SPACE 16 FT. DRIVEWAY AND PAIRED GARAGES

- CAN GET ... 40% OPEN SPACE EXHIBIT WITH PAIRED DRIVEWAYS AND 16 FT. WIDE DRIVE
- NOTE: REFER TO CIVIL FOR OFF-SITE IMPROVEMENTS
- NOTE: PREFER 39.39% WITH STACKED DRIVEWAYS AND 23 FT WIDE DRIVE

- SITE PLAN SCALE 1/48 = 1'-0"
- 4 x 32.5 x 3.5 = 315 SF
- 4 x 11.5 x 3.5 = 157.5 SF
- = 472 SF + 2617 = 26599 SF
- = 40 x 53,998 SF

EAST HAVEN
Matt White Custom Homes (714) 434-4371

Bryant Palmer Soto Inc. ARCHITECTS & ENGINEERS
Telephone (949) 348-2300
40% OPEN SPACE WITH GUEST SPACE TURF
Variance

From common lot requirement
Administrative Adjustment
To reduce the front setback requirement for main buildings
(20 feet required, 11 to 13 feet proposed)
SECOND FLOOR PLAN IMPROVEMENTS

BEFORE

EAST HAVEN
Matt White Custom Homes (714) 434-4371

AFTER

Bryant Palmer Soto Inc.
ARCHITECTS & ENGINEERS

Keith Slide 17B
Minor Modification
To reduce front setback requirement for a perimeter wall along Tustin Avenue
(10 feet required, 8 feet proposed)
10 FT. SETBACK
CORNER LOTS

10' PARKWAY

EAST SIDE OF TUSTIN AVE.
2449 WINDWARD LANE
Administrative Adjustment
To reduce the distance between main buildings
(10 feet required, 6 feet proposed)
Deviation

From residential design guidelines related to second floor to first floor ratio
(80% recommended, 99% to 108% proposed)
## ROOF / FLOOR RATIO CALCULATIONS

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd floor livable area</td>
<td>1240</td>
</tr>
<tr>
<td>1st floor livable floor</td>
<td>1007</td>
</tr>
<tr>
<td>1st floor garage (21 x 21)</td>
<td>436</td>
</tr>
<tr>
<td>1st floor covered porch (8x15)</td>
<td>120</td>
</tr>
<tr>
<td>1st floor covered guest parking (7.52 x 21)</td>
<td>157</td>
</tr>
<tr>
<td>Total 1st floor covered area footprint</td>
<td>1720</td>
</tr>
</tbody>
</table>

### 2nd floor livable area to 1st floor covered area

\[
\frac{1240}{1720} \times 100 = 72\% 
\]

### 2nd story volume to 1st floor covered area

**Plan 1B**

\[
1240 + 176 = 1416 
\]

\[
\frac{1416}{1720} \times 100 = 82\% 
\]

**Plan 1A, C & D**

\[
1240 + 306 = 1546 
\]

\[
\frac{1546}{1720} \times 100 = 90\% 
\]

*2nd floor area includes all volume 1st floor space taller than 15 feet

### Mitigating Measures:

- Adjacent to parklands on 2 sides
- Open covered front porches
- Shaded garage doors
- Larger private yard areas at ground level
- Open volume floor plan with enhanced interior connection between the 1st & 2nd floors

### Roofs Higher than 15 feet

\[
\frac{1416}{1720} = 82.3\% 
\]

\[
\frac{1546}{1720} = 90.8\% 
\]

### Roofs Lower than 15 feet + 1st floor area

\[
82.3\% - 89.8\% 
\]

### Roofs Higher than 15 feet

\[
\frac{1416}{1936} = 82.3\% 
\]

\[
\frac{1546}{1936} = 99.8\% 
\]

**EAST HAVEN**

Matt White Custom Homes  (714) 434-4371
Recent Costa Mesa Project Photos
Midtown 10
East Haven as proposed
LOT # 14

EAST HAVEN
Matt White Custom Homes (714) 434-4371

Bryant Palmer Soto Inc.
ARCHITECTS & ENGINEERS
Telephone: (949) 349-2300
LOT #1 & #2 REAR ELEVATION

EAST HAVEN
Matt White Custom Homes  (714) 434-4371
STREET FRONTAGE

TUSTIN AVENUE

LOT 14

LOT 1

EAST HAVEN

Matt White Custom Homes  (714) 434-4371
EAST HAVEN
Matt White Custom Homes (714) 434-4371
LOT # 14

EAST HAVEN
Matt White Custom Homes  (714) 434-4371
EAST HAVEN
Matt White Custom Homes  (714) 434-4371
UNIQUE DESIGN FEATURES:
1. DETACHED HOMES WITH ENHANCED "MIDTOWN" CHARM
2. LARGE USABLE YARDS (14' TO 17' DEEP MAIN YARD) X 36' WIDE
3. 20' WIDE X 8' HIGH SLIDING GLASS DOOR TO MAIN YARDS
4. 8' X 15' COVERED FRONT PORCH WITH FRENCH DOOR OPTION
5. DRAMATIC 2 STORY GREAT ROOM & LOFT CONNECTION
6. FLEXIBLE FLOOR PLAN WITH BUYER OPTIONS
7. OPTIONAL DOWNSTAIRS BEDROOM/DEN FLEXIBLE LIFESTYLE
8. PRIVATE YARDS AROUND EACH HOME
9. 2 GUEST SPACES IN EACH GARAGE DRIVEWAY
10. WIDER STREETSCAPE WITH INCREASED 2ND FLOOR SETBACKS

EAST HAVEN
THE END
Public Hearing Discussions and Voting Sequence

Council: Questions for the applicant and/or staff

Public Comments (opposition items expected):
- Too dense - six homes to match Catalina Shores
- Second floor extended two feet more
- Too massive – mushroom/vertical architecture
- Building separation less than ten feet
- Tustin Avenue setback less than twenty feet
- No guest parking lot/street parking impact
- No trash enclosure
- Construction traffic
- Red curb issues

Matt’s Response to public comments:
- Clarifications, comments, suggestions
  - Landscape plan exhibit
- What makes East Haven unique?
  - Renderings Lot 14 and Lot 1 (MW custom logo) exhibit
- Available for questions

Staff: Facts and findings summary for council

14-unit two-story detached single family residential development
- Variance 40% open space
- Variance from Lot A requirement
- Administrative adjustment twenty foot front setback
- Administrative adjustment ten foot distance between building
- Minor modification; ten ft. front fence setback
- Deviation from 80% recommended second floor ratio

Tentative tract map subdivision for condominium purposes

Council: Close the public hearing

Council: Discussion - Applicant’s willingness to accept condition(s)

Council: Motion(s)

Council: Vote