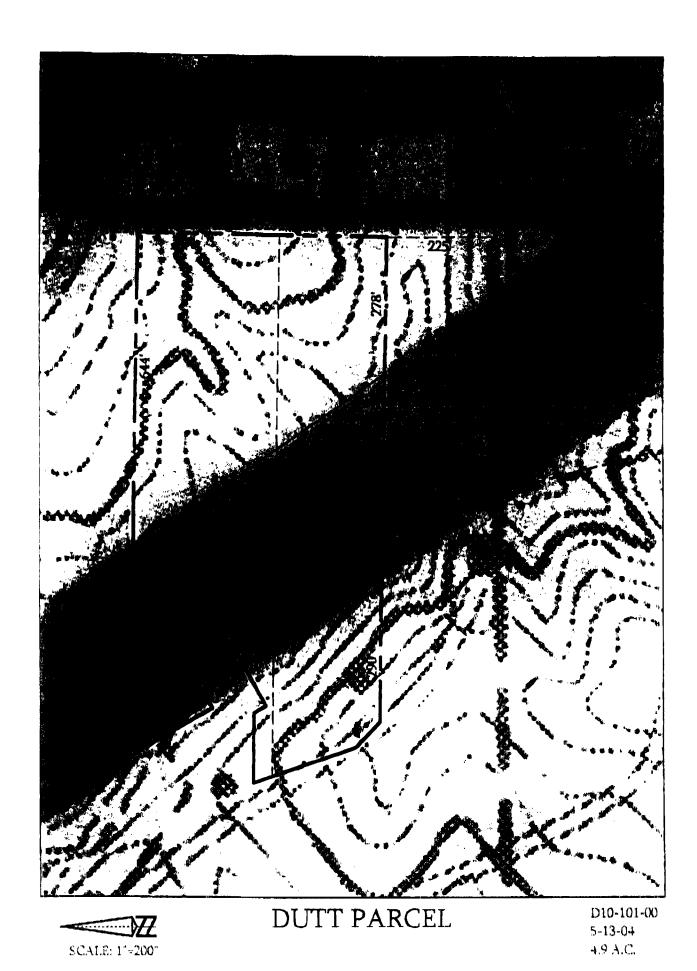


LETTER 15

## TELEFAX TRANSMITTAL SUMMARY

DATE: 5-13-04 TO: CITY OF ANAHEIM TIME: 9:20 2m PLANNING DEPT ATTN: CHARITY WAGNER OUR FAX NO: (714) 957-8499 FAX NO: 714 765-5280 JOB NO: DID-101-00 FROM: Dave Bayle IF NOT RECEIVED PROPERTY, CALL (714) 957-8144 OPERATOR'S NAME: Which TOTAL PAGES SENT 2 (including transmittal) PER YOUR REQUEST \_\_\_\_FOR YOUR REVIEW X 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 PUTT PARCEL INTERCEPTS 4.9 ALREG OF THE OPEN SPACE DESIGNATION. THIS MUCH AREA SEEMS EXTREMELY EXAGERATED AS IT ENCLOSES ELEVATIONS TO ABOVE THE STREAMBED, WHEREAS ELEVATIONS OF 12' WOULD BE MORE REPRESENT-ATIVE OF THE EIPARIAN AREA AND WOULD CUINCIDE WITH THE EXISTING MAINTENANCE READ AND IMPROVEMENTS.



## 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.



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