

Review of the
Zoning Administrator's Report
Minor Exception for wall at
1904 N. Heliotrope Dr.

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Floral Park Neighbor
September 25, 2017

What will be covered

Reviewed the Zoning Administrator's report that led to the approval of the Minor Exception for a wall at 1904 Heliotrope Dr. It is the foundation for everything that is taking place.

Report is full of misinformation and inaccuracies. Important information was left out.

We will review each of the major arguments one at a time:

1. Backyard is too small *3,000 ft.*
2. 3 ft. wall won't look good
3. View will not be obstructed
4. Meets the policy of the Historic Resources Commission to maintain the view shed
5. President of the FPNA contacted and did not express any concerns
6. Request is aligned with the City's strategic plan - good for the community

Had the information that will be presented tonight been properly considered, the original request would have never been proposed let alone approved.

Argument 1. Backyard is too small

Property is 17,640 sq. ft.

Usable Backyard Space 3,000 sq. ft.

House

DETAIL A
SCALE 3/4"=1'-0"

DETAIL B
SCALE 3/4"=1'-0"

DETAIL C
SCALE 3/4"=1'-0"

DETAIL D
SCALE 3/4"=1'-0"

CAPACI
ARCHITECTS

LEVI CAPACI
ARCHITECT
1934 HELIOTROPE DRIVE
SANTA ANA, CA 92706

NESS RESIDENCE
1934 HELIOTROPE DRIVE
SANTA ANA, CA 92706
EXHIBIT 5: SITE PLAN

REVISION	DATE	BY	APP'D BY

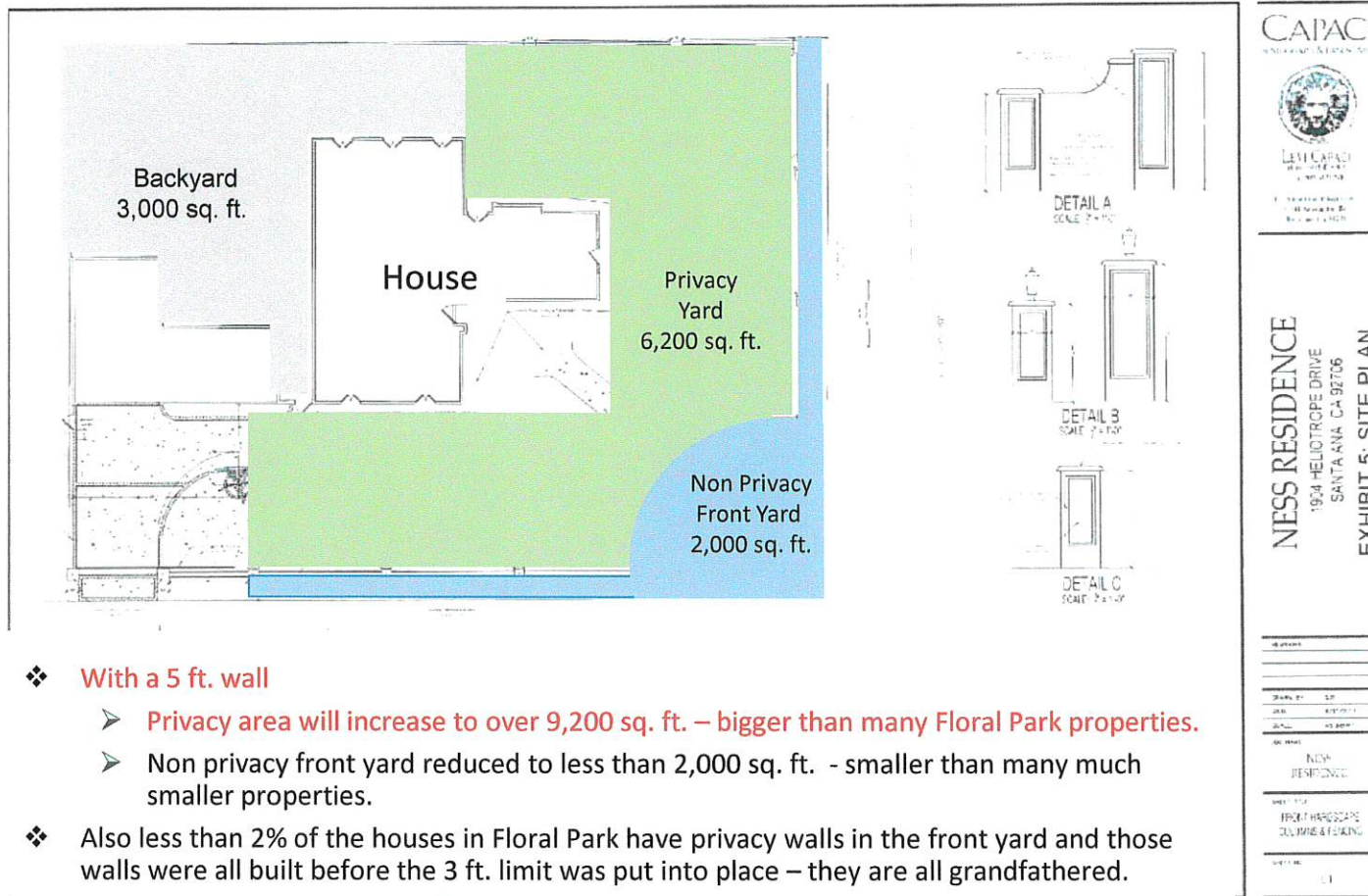
NEW
RESIDENCE

SHEET TITLE
FRONT HARDSCAPE
COLORS & FINISHES

SHEET NO.
1

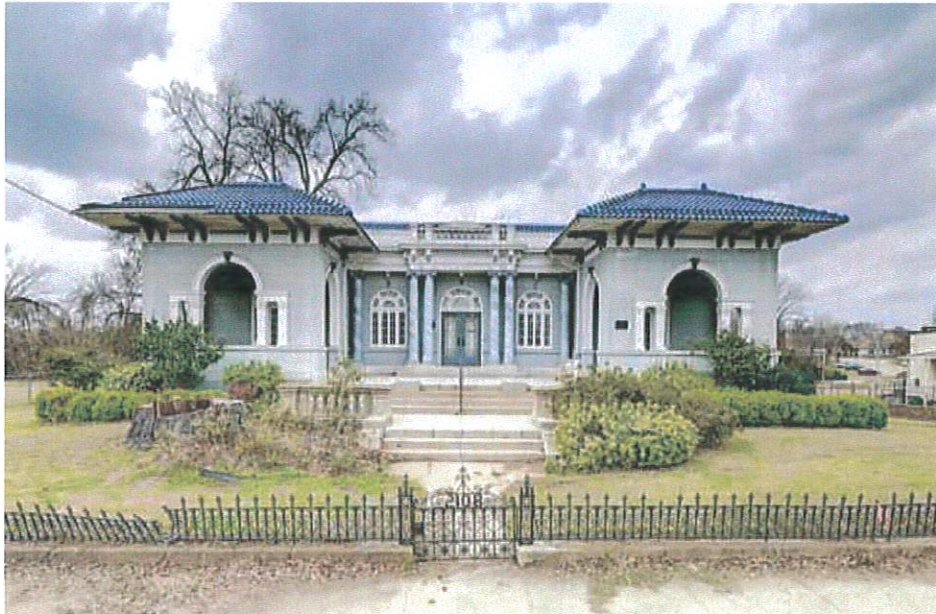
- ❖ **Backyard is the same size it was when the house was purchased in 2014.**
Is this a valid argument since the owner knew what owner was buying?
Argument similar to buying house next to airport and wanting airport to close because of the noise.
- ❖ **Backyard is approximately 3,000 sq. ft. not including driveway and garage** – this is bigger than most backyards in Floral Park.
- ❖ **Garages in Floral Park are predominately in the rear thereby reducing usable backyard space.**

Argument 1. Backyard is too small



- ❖ **With a 5 ft. wall**
 - Privacy area will increase to over 9,200 sq. ft. – bigger than many Floral Park properties.
 - Non privacy front yard reduced to less than 2,000 sq. ft. - smaller than many much smaller properties.
- ❖ Also less than 2% of the houses in Floral Park have privacy walls in the front yard and those walls were all built before the 3 ft. limit was put into place – they are all grandfathered.

Argument 2. 3 ft. wall won't look good



1912 Italian Renaissance

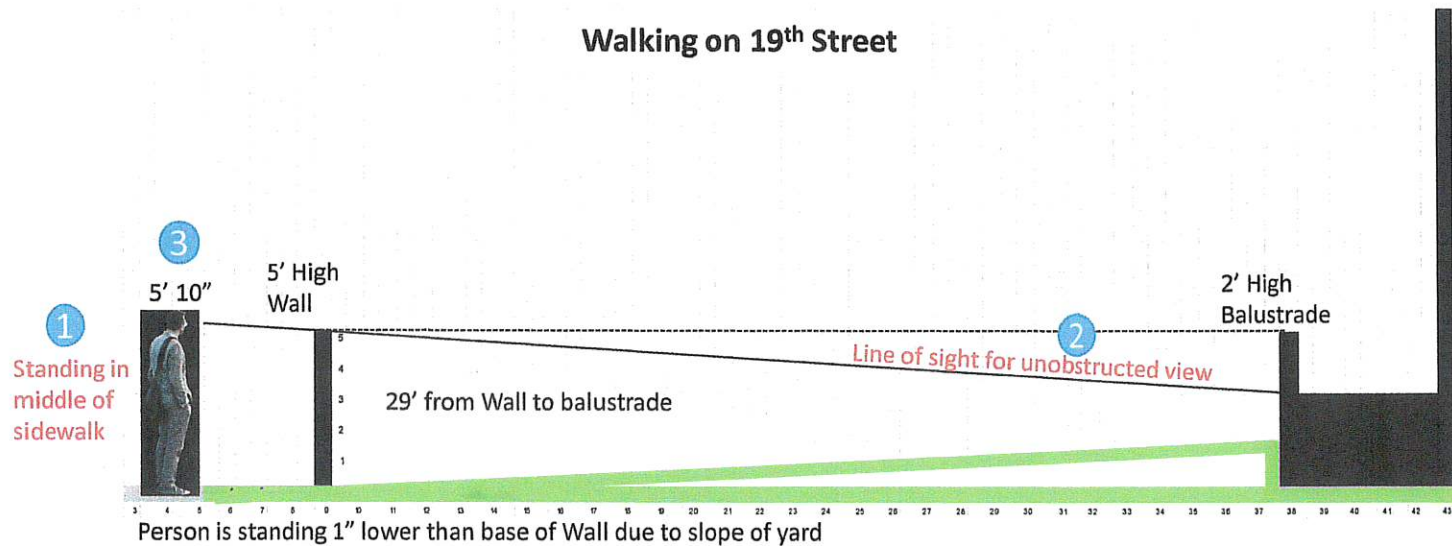
This is a turn of the Century Mansion listed on the Historic Property Registry. The overall magnificent design provides for complete Privacy. The home is 5000 square foot with butlers parlors, multiple fireplaces and more.



Is this even a valid argument?

Regardless, found the above pictures of a large historic house, Italian Renaissance design on the Internet.

Argument 3. View will not be obstructed



Now

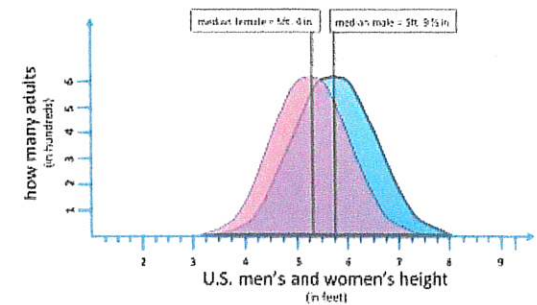
Everyone has an unobstructed view of the house from the sidewalk or a car.

With a 3 ft. wall

100% of the adult population will have an unobstructed view of the house from the sidewalk.

With a 5 ft. wall

4 Only 2% of the adult women and 41% of the adult men will have an unobstructed view of the house from the sidewalk. 0% from the street.



Line of sight is 5' 6 1/2" since eyes are 3.5" to 5" below top of head

Argument 4. Meets the policy of the Historic Resources Commission to maintain view shed



View with 5 ft. wall

Already talked about obstruction of view.

This was never brought before the Historic Resources Commission and if it had, it is highly doubtful they would have approved.

Argument 5. President of the FPNA contacted and did not express any concerns

Ed Murachi, President of the FPNA reported he was never contacted.

Argument 6. Aligned with the City’s Strategic Plan Goal #5, Objective #4

Report states: Approval of this item supports the City’s effort to meet Goal #5 (Community Health, Livability, Engagement & Sustainability), Objective #4 (supports neighborhood vitality and livability).

Listed below are the strategies for Goal #5 Objective #4. These are the only strategies.

Strategies	Start Year
4a. Support the design and construction of parks to provide increased open space and opportunities for recreation throughout the city, construct the Roosevelt Walker Park and Community Center, and develop concepts and proposals for the Library Park in Civic Center and Centennial Santa Ana River Eco-Park.	FY 14/15
4b. Improve neighborhood quality by locating or providing access to complementary services and public facilities, including access to healthy food options (community gardens, farmers’ markets, corner markets, etc.) in neighborhoods.	FY 15/16
4c. Leverage private resources to support neighborhood associations and effectively address neighborhood issues by partnering with intra-agency teams, community-based organizations, non-profits and faith-based organizations that are invested in Santa Ana.	FY 15/16
4d. Implement new Neighborhood Improvement Initiatives focusing on residential areas that have been adversely affected by disinvestment and decline. Program and services from a variety of resources will be utilized to achieve positive and sustainable improvements.	FY 14/15
4e. Implement innovative code enforcement practices and strategies including the use of volunteers, enhanced technologies and increased collaboration with other City departments and outside agencies to address critical livability issues citywide (e.g. overcrowding, absentee landlords, landlord/tenant rights and responsibilities, etc.).	FY 14/15

This request for a 5 ft. wall does not in any way, support any of the above strategies.

Argument 6. Aligned with the City's Strategic Plan Goal #5, Objective #4

To the contrary, this request is bad for the community for the following reasons:

1. View of the historic landmark residence significantly obstructed
2. Pedestrians walking south on Heliotrope or east on 19th may not be able to see skateboarders, bicycle riders, coyotes, big dogs etc. approaching around the other corner until it is too late – safety issue

Note: A number of people have told me they will no longer feel comfortable walking around the block

3. Drivers and bicyclists driving or riding south on Heliotrope will not have the same visibility of traffic coming east on 19th
4. Much more unsafe for the Gallivans backing out of their driveways
5. Privacy walls don't fit this neighborhood

Incidentally, the Owner's supporters do not claim this is good for the neighborhood. Rather they support the request for one of the following reasons:

- They are friends with the Owner
- The Owner is a celebrity
- They feel that any owner should have the right to do what he/she wants with their property

In Summary

This Minor Exception should have never been proposed let alone approved.

Major arguments are not compelling:

1. Owner *bought* that backyard which is already bigger than most back yards in Floral Park at 3,000 usable sq. ft. Owner is requesting privacy rights less the 2% of the Floral Park residents have and they have it because it was grandfathered
2. There are 3 ft. walls for Italian Renaissance architecture houses that look good
3. 5 ft. wall will restrict the view of the Landmark - only 2% of the adult women and 41% of the adult men will have unobstructed views
4. Historic Resources Commission was never consulted and highly doubtful they would have approved
5. President of the FPNA was never contacted and did not state there were no concerns
6. Request does not appear to be aligned with the City's strategic plan and is bad for the community

I hope you approve the appeal and not let this wall go forward.

If you don't, how can you reject any request in the future from somebody with a usable backyard less than 3,000 sq. ft. who says my backyard is too small, garage takes up too much space, and a 3 ft. wall won't look good?