

Morton Rock Kappa, LLC
7520 E. Edgemont Ave
Scottsdale, AZ 85257
408-504-6959

Narrative Addendum – MZO Section 11-73-3

La Jolla Villas
1500 E. Dana Avenue
Mesa, Arizona
Application No. BOA26-00502

I. Response to Planning Comment No. 4 – SCIP Findings

This Narrative Addendum is submitted in response to Planning Comment No. 4 requesting documentation addressing the findings required for a Substantial Conformance Improvement Permit ("SCIP") under Mesa Zoning Ordinance ("MZO") Section 11-73-3.

This application seeks **reapproval of a previously approved SCIP and associated site plan** after the prior approvals expired. The current owner purchased the property after the expiration of those approvals. The proposed development, site layout, and improvements remain substantially consistent with the previously approved plans and continue to satisfy the findings required under MZO Section 11-73-3. The Applicant respectfully submits the following findings in support of the requested SCIP.

II. A. The Entire Development Site Will Be Brought into Substantial Conformance

The proposed project will bring the overall development site into substantially greater conformance with the Mesa Zoning Ordinance through improvements to both the existing development and the proposed new construction.

The project includes, among other improvements:

- Construction of eight new multifamily residential units.
- Replacement of the existing unmarked gravel parking area with a paved parking lot meeting current design standards.
- Installation of accessible parking, covered parking, bicycle parking, pedestrian walkways, landscaping, perimeter screening, drainage improvements, retention facilities, lighting, and upgraded site infrastructure.

Collectively, these improvements substantially increase the site's compliance with current development standards while preserving the existing residential use and improving the overall quality of the property.

III. A.1 No Demolition or Reconstruction of Existing Buildings

Approval of the SCIP does not require demolition or reconstruction of the existing apartment buildings in order to achieve substantial conformance. The existing residential buildings remain in place while the site is substantially improved through new construction and site improvements. Only an old garage and patio cover identified on the approved plans are to be removed to improve compliance.

IV. A.2 No Cessation of an Existing Conforming Use

The existing multifamily residential use will remain in continuous operation. The proposed improvements do not eliminate or preclude any lawful existing or permitted use of the property. Instead, the project enhances and expands the existing residential development.

V. A.3 No Creation of New Non-Conforming Conditions

The proposed project does not create any new non-conforming conditions. Rather, it substantially reduces existing site deficiencies by improving parking, circulation, landscaping, drainage, open space, pedestrian access, screening, and other site improvements while preserving only those existing non-conforming conditions that cannot reasonably be corrected without demolition of existing buildings.

VI. B. Compatibility with Adjacent Properties and Neighborhood

The proposed improvements are fully compatible with the surrounding neighborhood and will enhance the overall appearance and function of the property.

The project provides:

- Modern multifamily residential architecture consistent with the surrounding area.
- New landscaping and perimeter screening.
- Improved parking and circulation.
- Enhanced pedestrian connectivity.
- Upgraded utilities, drainage, lighting, and other site improvements.

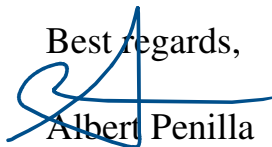
These improvements significantly improve the existing property and will not be detrimental to adjacent properties or the surrounding neighborhood. Instead, the project modernizes an underutilized site, enhances neighborhood aesthetics, and provides additional quality housing while maintaining the existing residential character of the area.

VII. Conclusion

The Applicant respectfully submits that the proposed development satisfies each of the findings required by **Mesa Zoning Ordinance Section 11-73-3** for approval of a Substantial Conformance Improvement Permit. The proposed project brings the property into substantially greater conformance with current zoning standards without requiring demolition of existing buildings, and without interrupting the existing lawful residential use. The proposed improvements further result in a development that is compatible with and beneficial to the surrounding neighborhood.

Accordingly, the Applicant respectfully requests approval of the requested Substantial Conformance Improvement Permit (SCIP).

Best regards,



Albert Penilla

Morton Rock Kappa, LLC

Officer of Owner