



urban oasis

LANDSCAPE DESIGN & CONSTRUCTION

174 W. Lincoln Avenue #581

Anaheim, CA 92805

P. 714.878.1221

F. 714.526.7259

License # 921700 C-27, RLA #6003

Email: brian@urbanoasisconsulting.com

www.urbanoasisconsulting.com

Orange County Planning Department

C/O Deysi Munoz

601 N. Ross Street

Santa Ana, CA 92701

Email: deysi.munoz@ocpw.ocgov.com

November 5, 2025

RE: Retaining wall with 6'H screen wall at PL

Hello Deysi & OC Planning Department,

Thanks for your help in coordinating the planning application for this project. The property at 11651 Marble Arch Drive & adjacent property at 11641 Marble Arch Drive currently are separated by a 6'H screen wall and small 30"H slope that has been removed by a prior owner on the 11641 side of the PL. Due to the slope removal at 11641 the 6'H CMU screen wall has shown signs of failure and has begun to lean. We are proposing to replace the former slope with a short retaining wall. And are proposing to construct a retaining wall that varies between 2.33'H & 2.94'H with a 6'H screen wall over the top of the retaining wall. The retaining wall as designed, shall provide 12" of soil cover over the top of the footing to prevent the footing extents from telegraphing up to the finish grades. The 12" of cover over the top of footing also give adjacent paving sufficient clearance to separate from the footing can be seen in the wall details. The existing conditions showing subsidence at the footing at the existing screen wall requires repair or replacement of the wall to avoid a hazardous situation where it could fall over. The proposed retaining wall and screen wall are expected to follow the current conditions with a final height to match the existing screen wall height. We are requesting a variance to allow for the proposed overall visible wall height of 9' with a 3'H retaining wall and 6'H screen wall over the top of the retaining wall (12" of the retaining wall is not visible and below grade).

Please feel free to contact me if you require any other clarification about our scope as priced on the following page.

Best,


Brian Dong