



Detroit Project LLC. 843 W. 19th Street Costa Mesa 92626

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CITY OF COSTA MESA
BY _____

Dear Mayor and City Council:

Regarding: Westside Lofts

I am writing this letter to express my support for the Nexus Development's request to modify their project conditions to allow for rental units at 1640 Monrovia on the Westside of Costa Mesa. As a local Westside business owner, I have long supported the overlay and the owner occupied live-work residential component it was designed to bring. I understand that additional rental units were not the goal, but we must adjust to the fiscal realities of a severe housing market downturn, and allow (if only temporarily) for rental units in order to get this quality project built.

I have studied the revised plan and spoke at length to Nexus representative, Rob Eres, and he has assured that nothing has change with regard to the quality of this project, that these units will remain a high-end product with the same upgraded finishes that were spec'd for the owner occupied units. Furthermore, Rob Eres, states that the rental of these units will only be temporary and that as soon as market conditions allow, they will be converted to a for sale product.

Since the inception of Detroit Bar 7 years ago, we have been patiently waiting to see this type of project built and feel that a compromise from the original owner occupied overlay plan is warranted to bring much-needed, positive change as soon as possible. With our revenues beginning to take a hit and our expenses climbing, having a unique-high quality housing development and its residents blocks away will certainly help our Westside businesses.

Thank you for your consideration to approve the conditions to allow for rental units.

Sincerely,
Dan Bradley

Detroit Bar
Founding Owner

From: Mickey Shaw [mailto:mshaw@mindresearch.net]
Sent: Monday, July 14, 2008 3:14 PM
To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; kfoley@ci-costa-mesa.ca.us; DIXON, LINDA
Subject: Nexus Development -- 1640 Monrovia

Dear City Councilmembers:

It is my pleasure to write in support of Nexus Development's request to modify their project conditions to allow for rental units at 1640 Monrovia. Nexus is supportive of the MIND Research Institute, a non-profit organization that will be delivering an innovative math education program to College Park elementary school in the Newport-Mesa School District this year. We genuinely believe Nexus Development to be community-minded and have the best interests of the community at heart.

Please feel free to contact me if I can answer any further questions.

Sincerely,

Mickey Shaw

Mickey Shaw
VP of Development
MIND Research Institute
3631 South Harbor Boulevard, Suite 200
Santa Ana, CA 92704
(714) 751-5443, ext. 245
FAX (714) 751-5915
www.mindresearch.net

From: Jim A. Stowell [mailto:jim@jastowellconstruction.com]

Sent: Monday, July 14, 2008 3:07 PM

To: ebeyer@ci.costa-mesa.ca.us; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA

Subject: 1640 Monrovia - Westside Lofts

Mayor and City Council:

Please be advised that I am very much in support of Nexus Development's request to modify their project conditions to allow for rental units at 1640 Monrovia. There is no question that Nexus will build a quality project that stimulates new, positive change on the Westside. There has been discussion for over 10 years as to the future of the Westside. You will not be taking a risk if you proceed with the Nexus project. It is exactly what we have been waiting to see happen in this key area of the city.

Jim Stowell

J.A. Stowell Construction, Inc.

891 West 16th Street

Newport Beach, Ca. 92663

949-631-8809

949-631-9960 fax

www.jastowellconstruction.com

From: Cuevas Family [mailto:cuevasfam@yahoo.com]

Sent: Monday, July 14, 2008 2:33 PM

To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA

Subject: 1640 Monrovia - Westside Lofts

Mayor and City Council:

First let me say I was born and raised in the City of Costa Mesa. I have lived here for over 37 years. My family has a history in this wonderful City. My Grandmother and Great Aunts and Uncles were raised here back in the early 1940's when there were very few homes. When my mother was born and my Grandparents brought her home from the hospital, their home at the time as an apartment building on Newport Blvd, which is now known as El Matador. Unfortunately for the City, the West side has a very bad reputation. Most of my friends, when looking for places to live (and due to the cost of owning a home – ALL RENT) usually only consider the East side.

Please be advised and take into serious consideration that I, as well as my entire family, are very much in support of Nexus Development's request to modify their project conditions to allow for rental units at 1640 Monrovia. I have no doubt in my mind that Nexus will build a project of very high standards. I feel that this project can do nothing but bring a brand new look to a side of Costa Mesa that is in dire need of new changes. I feel that you will be taking no risk in approving their request to modify. The risk however that you will take in not approving it, would be to continue having the West side be looked upon as the dumpy side, because that is how it is looked at now. This project is something that anyone who has lived in Costa Mesa has been waiting for. Please, make a change for our wonderful City. Approve this condition that Nexus is requesting and do our children who will take over this City a favor and make the entire city one that everyone can be proud of.

Sincerely,

Jennifer Cuevas

From: Robert Socci [mailto:RSocci@voitco.com]

Sent: Monday, July 14, 2008 2:01 PM

To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA

Subject: Westside Lofts

I am one of the owners of 1945 Placentia Avenue in Costa Mesa (the Ocean Business Park). We were previously planning and working closely with your staff to try and build 221 condominium units for sale on our site. Due to the difficulty in the residential market, we decided to re-lease to Hurley (our main tenant) and do an extensive renovation of our project.

I would like to emphasize to you how important it is to allow Nexus to lease their units at the Westside Lofts project. If the city does not allow the project be leased, it will not be financially viable and therefore will not be built. This would be a shame since the site is currently an eyesore. Nexus has an outstanding reputation and builds high quality projects. I encourage you to allow leasing and move forward to a positive enhancement for the city and their residents.

Best regards,

Robert J. Socci
(714) 935-2314 Direct
(714) 721-7880 Cell
(714) 978-3471 Fax
rsocci@voitco.com

From: greg knapp [mailto:gknapp@thebrookhollowgroup.com]
Sent: Monday, July 14, 2008 10:41 AM
To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA
Subject: Nexus Development - Westside Lofts

Dear Mayor and City Council,

My name is Greg Knapp and I am president of The Brookhollow Group. We have owned Coppertree Business Park in Costa Mesa for over 20 years. We have over 60 businesses located at Coppertree with approximately 245,000 square feet of office space.

I am writing you about Nexus's Westside Lofts development at 1640 Monrovia. I have discussed the development plans with Cory Alder, president of Nexus, and believe their development will be a real benefit to Westside Costa Mesa. The project is very high quality and would provide an economic boost to the area.

I know Nexus has gone a long way to ensure a quality development will be maintained throughout the life of the project. The requested change to allow the units to be rented just makes sense in these trying economic times where residential financing is so difficult for individual homeowners. This development still meets the planning goals of all concerned in the same way it did before.

Please support the Nexus requested modification to allow the units to be offered for rent. This is a great project that will bring a positive change to Westside Costa Mesa. The alternative of leaving the property with toxic contamination and a unsightly appearance undeveloped in its present condition would be a real shame for the area.

I strongly support the continuation of this quality project by Nexus.

Please call me if I can answer any questions.
Best regards,

Greg Knapp

Greg Knapp
The Brookhollow Group
714/850-3902
gknapp@thebrookhollowgroup.com
www.thebrookhollowgroup.com

From:

Sent: Monday, July 14, 2008 10:00 AM

To: MANSOOR, ALLAN

Subject: 1640 Monrovia

Mayor and City Council,

As a property and business owner in the west side of Costa Mesa, I support the Nexus Development request to modify the conditions of the project at 1640 Monrovia to allow for rental units. It will be a much needed improvement to this great city,

Thank you, Bill Dupuie
1666 Superior Ave

From: Heidi Stockwell [mailto:Heidi.Stockwell@camoves.com].
Sent: Sunday, July 13, 2008 1:06 PM
To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY
Cc: FOLEY, KATRINA; DIXON, LINDA
Subject: 1640 Monrovia...Westside CM

Mayor and City Council,

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Thank you.

Best Regards,

Heidi Stockwell
949.640.3667 Direct Line
949.640.3671 Fax Line

140 Newport Center Drive Suite 100
Newport Beach, CA 92660

From: Layton, Steve [mailto:Layton@lbarealty.com]
Sent: Thursday, July 10, 2008 9:07 AM
To: MANSOOR, ALLAN; BEVER, E; kfoley@ci.cosa-mesa.ca.us; DIXON, LINDA; LEECE, WENDY
Subject: FW: Westside Lofts

Mayor and City Council:

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Steve Layton

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