

From: Roland Chavez [mailto:rchavez@odonnellatkins.com]
Sent: Mon 7/14/2008 10:54 AM
To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA
Subject: Support for Nexus Development site at 1640 Monrovia

Mayor and City Council,

Please be advised that I am very much in support of the Nexus Development's request to modify their project conditions to allow for rental units at 1640 Monrovia. The project will be the exact same project specifications for rental as it would be for sale. All approvals to sell the units will be in place when the market recovers.

The approvals in place will allow for a quality project will help stimulate the Westside today. It is very important to provide a catellus to bring this vision of the Westside to reality during our turbulent real estate market.

Best,

Roland Chavez
Principal
O'Donnell Atkins

From: Bwsurf@aol.com [mailto:Bwsurf@aol.com]
Sent: Sun 7/13/2008 3:23 PM
To: BEVER, E
Subject: Westside Lofts

Mayor and City Council:

As a long time resident of Costa Mesa and a builder in Orange County, I am writing in support of the Nexus Development's request to modify their project conditions to allow for rental units at 1640 Monrovia. Nexus has a reputation for quality, cutting-edge projects. This positive change is truly needed on the Westside. There has been discussion for over 10 years as to the future of the Westside. You will be ensuring that this is finally addressed if you proceed with this outstanding Nexus project. It is exactly what we have been waiting to see happen in this area of Costa Mesa. It is the right thing to do for the community.

Bob Wright
278 Flower St.
Costa Mesa, CA 92627

From: Khair1208@aol.com [mailto:Khair1208@aol.com]

Sent: Sun 7/13/2008 3:09 PM

To: BEVER, E

Subject: Westside Lofts

Dear 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 the citizens of Costa Mesa, including myself, have been waiting to see happen in this key area of the city.

Kim Hairston

From: jon gray [mailto:grayjeep@yahoo.com]
Sent: Fri 7/11/2008 3:19 PM
To: BEVER, E; FOLEY, KATRINA
Cc: MANSOOR, ALLAN; DIXON, LINDA
Subject: Westside Lofts

Council members-

I wanted to e-mail all of you in support of Nexus Development's project and modification request. Development of the Westside is a positive change for the city and long overdue. Allowing rental units in this project does not change the positive impact this development will have on our city. I have seen the preliminary plans and was quite impressed. Nexus will provide a quality project that will stimulate the Westside.

Thank you. I look forward to seeing you and speaking on behalf of this project tuesday night.

Regards,

Jonathan Gray
President
Orange Coast Chrysler/Jeep
Orange Coast Dodge
2929 Harbor Blvd.
Costa Mesa, CA 92626
www.ocauto.com
714-549-8023

From: John Oswald [mailto:johno@paulfrank.com]
Sent: Wed 7/9/2008 2:33 PM
To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA
Subject: Nexus Project

Mayor and City Counsel:

My company has been operating in Costa Mesa for over 10 years, specifically in the Westside. The Westside is in dire need of a development such as what Nexus is proposing. I am in very much support, along with my entire 80+ employees, of Nexus Development's request to modify their project conditions to allow for rental units.

There is no question Nexus will build a superior quality project that many of my employees are excited about. The discussions of the last 10 years to build up the quality and future of the Westside are long over due. Please grant the full approval for this project to proceed.....and hopefully many more just like it.

Its time to have cities act more like businesses and promote growth. The Westside has been tired for way to long.

Thanks for listening to a very concerned taxpayer, that also owns a business two blocks from the proposed site.

Sincerely,

John Oswald

--

AYERS, LEILANI

From: BEVER, E
Sent: Tuesday, July 15, 2008 3:11 PM
To: AYERS, LEILANI
Subject: FW: Nexus Project

From: John Oswald [mailto:johnno@paulfrank.com]
Sent: Wed 7/9/2008 2:33 PM
To: BEVER, E; MANSOOR, ALLAN; LEECE, WENDY; FOLEY, KATRINA; DIXON, LINDA
Subject: Nexus Project

Mayor and City Counsel:

My company has been operating in Costa Mesa for over 10 years, specifically in the Westside. The Westside is in dire need of a development such as what Nexus is proposing. I am in very much support, along with my entire 80+ employees, of Nexus Development's request to modify their project conditions to allow for rental units.

There is no question Nexus will build a superior quality project that many of my employees are excited about. The discussions of the last 10 years to build up the quality and future of the Westside are long over due. Please grant the full approval for this project to proceed.....and hopefully many more just like it.

Its time to have cities act more like businesses and promote growth. The Westside has been tired for way to long.

Thanks for listening to a very concerned taxpayer, that also owns a business two blocks from the proposed site.

Sincerely,

John Oswald

--

John Oswald

CEO / CO-FOUNDER

960 W 16th Street

Costa Mesa, Ca 92627

P: 949.515.7950 F: 949.515.7011



07/15/2008

From: Cory Alder [mailto:cwa@nexusd.com]
Sent: Mon 7/14/2008 12:02 PM
To: BEVER, E
Subject: Westside Lofts hearing July 15th, 2008

Dear Mayor Bever,

We have been in contact with Chris Goldsworthy to try to set up an appointment with you before our Westside Lofts Project goes before the Council tomorrow night, however we have been unsuccessful in getting something on the calendar.

As we approach the Council Meeting tomorrow evening, we wanted to emphasize a few points that hopefully will convince you this is a great project for the Westside area.

1) Nothing has changed with the design or quality of the project. It is the exact same project as was approved last November. Nexus is simply requesting one change of language to our conditions in order for the multi-family component of the project (151 units) to be offered initially for rent. Our Condition currently reads that the 151 units had to be initially offered for sale (however it still gave us the right to offer for rent, but only after initially offering for sale). As you know, the housing market has greatly changed from a year ago and we can not get financing for the project without this change.

2) We are recording CCR's, rules and regulations, a condo plan, paying all city fees as if a condo project including park fees and will have all DRE approvals so we can be ready to sell when the market recovers. The project will professionally managed by Nexus. Our opposition says apartments will bring overcrowding and slum like conditions or once residents move in they will start complaining about the businesses in the area. With occupancy restrictions, rules and regulations, \$50 million in investment with our great amenities, pools, gyms and the like this will be a great addition to the Westside. just the opposite will occur. Every tenant or buyer who then rents in the future is required to sign disclosures that they are living in a mixed use area and they waive the right to complain about noises, fumes, trucks etc. We have provided draft copies of those documents to staff and planning commission members.

3) We have spent 3 years and 1.5 million to clean up the environmental contamination on the site. We have a signed agreement with Department of Toxic Substance Control (DTSC) for a State approved agreement to environmentally remediate this site. We can demolish the old buildings and clean up the soil within 60-90 days.

4) The vision of the Westside Urban plan is almost 10 years in the making and this project will be the catalyst for many more.

This is a mixed use plan. Our opposition is focusing on the residential portion only. We have office and live work as well. The project is exactly what the vast majority of Costa mesa residents voted for. With this minor change, this project will provide far more benefit than issues.

We look forward to the Council Meeting tomorrow and we are available by phone, email, or in person if you would like to discuss any concerns or issues prior to the meeting.

Sincerely,

Cory Alder

President
Nexus Companies
1 Mac Arthur Place, Suite 300
South Coast Metro, CA 92707
714-546-5600 Ext.229 office
714-546-5660 facsimile
949-584-3974 cell
cwa@nexusd.com