

From: John Linnert [mailto:jwlaia@gmail.com]
Sent: Tue 7/15/2008 11:50 AM
To: BEVER, E; MANSOOR, ALLAN; DIXON, LINDA; FOLEY, KATRINA; LEECE, WENDY
Subject: Westside Lofts 1640 Monrovia Costa Mesa

**MAYOR
ERIC BEVER**

**MAYOR PRO TEM
ALLAN R. MANSOOR**

**COUNCIL MEMBER
LINDA W. DIXON**

**COUNCIL MEMBER
KATRINA FOLEY**

**COUNCIL MEMBER
WENDY LEECE**

PROJECT: Regarding zoning application ZA. 08-17, Westside Lofts 1640 Monrovia Ave. Costa Mesa

COUNCIL MEETING: 7/15/08

Dear Council Members and Mayor,

It is requested of you to enforce the *DESIGN INTENT* as well as the *SPIRIT OF THE LAW* as it pertains to the above noted project. The planning commission has all ready significantly altered the design intent of the Westside *Mesa West Bluffs Urban Plan* by approving this project. The term Live/work Loft does not interpret to mean Apartments. You are adversely altering the design intent of this *Plan* if, you approve the proposed owner occupied "condominiums" to be rental units owned by a single landlord. The dynamics of single owner-ship/pride-of-ownership is the intent of the, Live/work Loft, *Mesa West Bluffs Urban Plan*. The Planning Commission has all ready mutated this intent with it's "rationalisation" that an owner can rent -out their condominium to a tenant as an investment; this condition alone is not the intent of the *Mesa West Bluffs Urban Plan*. **The key to revitalization is to attract home-ownership by those that live in the actual units.** To mutate this intention even further, by having one landlord in charge of 151 units and a 5-level parking structure is an **apartment complex**. Also, this **apartment complex** is situated in and industrial neighborhood with **no amenity's, industrial pollution** and **noise** to say the least. All of this is a perfect scenario for high density use in each apartment and more vehicles than can be accommodated in the behemoth parking structure. This condition is commonly known as a **SLUM**. I can't believe how naive the City Council and Planning Commission is to believe that this project is anything remotely similar to what has been called for in the *Mesa West*

Bluffs Urban Plan. Please come to your senses and reverse course on this project. It is pure speculation but, I wouldn't be surprised if a lawsuit is brought upon you and the city of Costa Mesa by the adjacent neighbors to this misguided project, whom decidedly will be adversely affected with such proposed development.

Sincerely,

John W. Linnert, AIA

(Westside Resident)