

April 2, 2009

Honorable Mayor and Members
of the City Council of Costa Mesa
Costa Mesa City Council
P.O. Box 1200
Cost MESA, CA 92627-1200

RECEIVED
CITY CLERK

2009 APR -3 AM 9:36

CITY OF COSTA MESA
BY _____

RE: The decision of the Planning Commission on PA PA-09-02 for 2160 Myran Drive and PA-09-03 for 2172 Myran Drive.

Dear Honorable Mayor and Members of the City Council:

This oversized project destroys the existing character of this small, quiet, park-like setting.

- A) *None of the *residents want more traffic, cars, overcrowding, noise, the loss of trees, open space nor the destruction of natural habitat.*
- B) It is not compatible in scale or character with the existing homes and the natural surroundings of our one story neighborhood that defines the charm of Costa Mesa.
- C) It does *not* honor the will of residents, voters and taxpayers of this neighborhood.
- D) It is not consistent with the prevailing character of the existing development in the immediate vicinity.
- E) It does not meet the current Residential Design Guidelines developed to fulfill the Costa Mesa General Plan as mandated by the State of California (see attachments: Design Guidelines taken from the Costa Mesa General Plan GOAL CD-6, CD-7A.1 and CD-7A.2)**.

Please require the developer to re-design this project to reflect the appropriate size and creative character of Myran Drive. We have a right to the preservation of our small, private, quiet Myran Drive that should benefit all concerned, not just one developer.

It is possible to build or remodel in such a way that respects the established character of an older rural neighborhood such as ours; buildings that reflect Costa Mesa's diverse, creative and unique makeup.

Therefore, we respectfully request that you overturn the 3 - 2 decision by the Planning Commission and go back to the drawing board to design homes that creatively enhance and fit into the existing Myran Drive area.

Sincerely,



Pam Frankel
and

the Residents of Myran Drive
and surrounding neighborhood

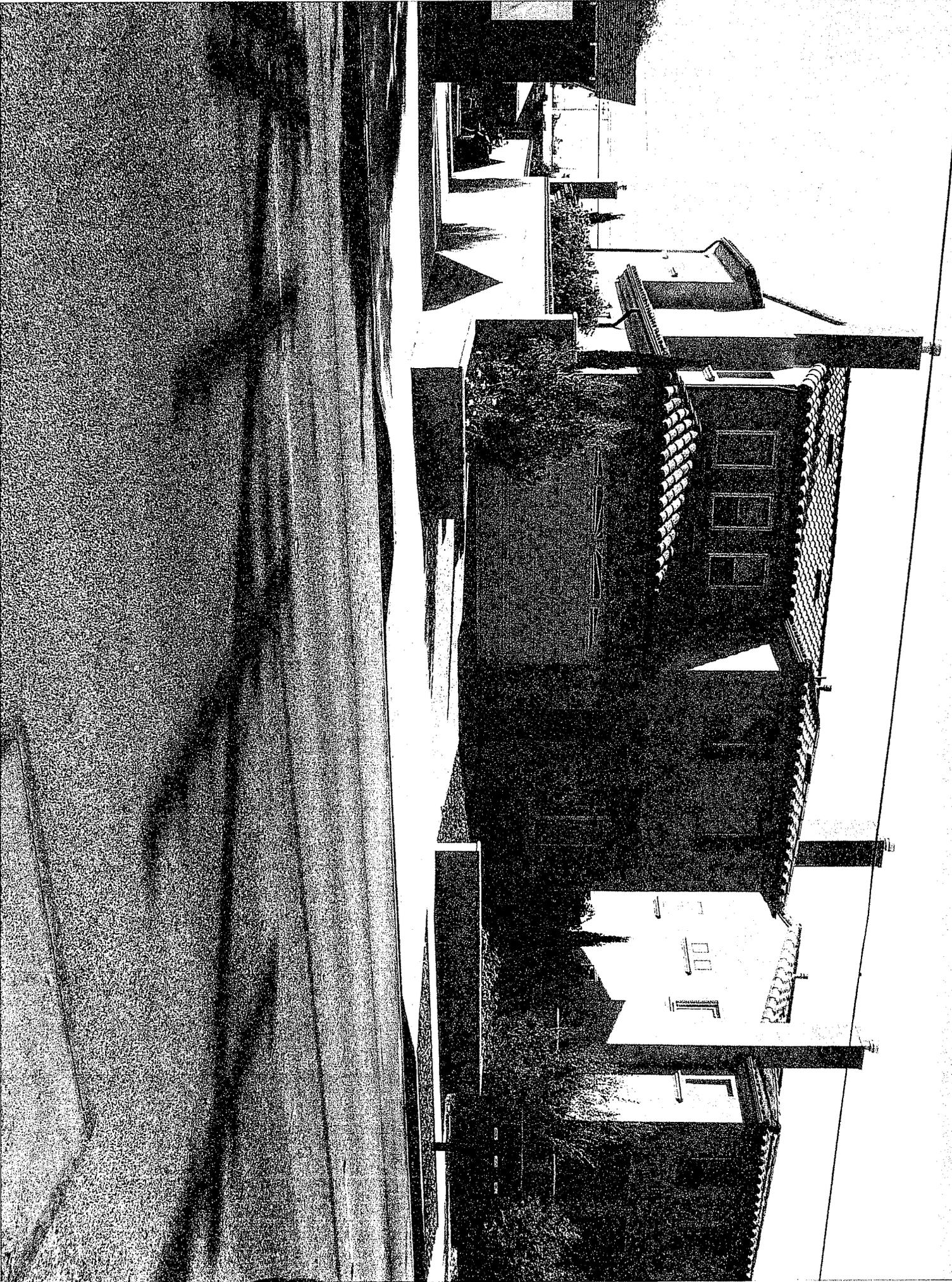
**see attached petition*

***see Costa Mesa General Plan*

cc: Mayor Allan R. Mansoor
Mayor Pro Tem Wendy Leece
Council Member Eric R Bever
Council Member Katrina Foley
Council Member Gary Monahan



Developers Project on Orange Ave.



CD-6.2 Encourage the use of creative and well-designed signs, which establish a distinctive image for the City. Consider amending existing sign regulations to include an incentive-based program to encourage quality signage.

CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards.

**GOAL CD-7:
RESIDENTIAL**



Promote and protect the unique identity of residential neighborhoods within Costa Mesa.

Objective CD-7A. Encourage excellence in architectural design.

CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development.



CD-7A.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, require as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on adjacent areas.

**GOAL CD-8:
COMMERCIAL**

Achieve a high level of quality design for commercial uses.

Objective CD-8A. Encourage high level of architectural and site design quality.

CD-8A.1 New and remodeled commercial structures and properties in Costa Mesa should be designed to reflect the City's architectural diversity, yet be compatible with nearby existing buildings' scale and character. As a condition of approval, commercial uses should be required to include interesting roof lines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with surrounding neighborhoods.



CD-8A.2 High quality commercial architectural style in Costa Mesa is meant to reinforce a positive sense of place and to respond to the geographical location and climate of the area. Commercial architectural design elements and materials that establish high

- HOU-1.8 Encourage the private sector to take a role in the assistance to Low-income households to rehabilitate substandard or deteriorated units.
- HOU-1.9 In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.
- HOU-1.10 Encourage the development of housing which fulfills specialized housing needs.

The following actions have been adopted to attain Goal HOU-1 and to implement the above policies.

ZONING ENFORCEMENT

Action Description. Enforcement of existing Municipal Code provisions relating to the proper use and development of properties throughout the community. Includes response to and investigation of alleged zoning violations such as illegal uses, derelict or abandoned vehicles, outdoor storage, and illegal structures in residential districts. Program also includes an on-going component to evaluate the effectiveness of existing regulations, to resolve critical issues and to study the need for new regulations to assure proper protection of existing housing resources.

Objectives/Anticipated Results. Improve quality and prevent deterioration of existing residential neighborhoods.

Funding Sources. Department/Division budgets provided by the General Fund.

Responsible Agencies/Departments. Development Services, Department and City Attorney.

Implementation Schedule. On-going - continuation of an existing program.

DEVELOPMENT REVIEW

Action Description. Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.



Objective/Anticipated Results. Protect residential uses from intrusive, incompatible or potentially disruptive land uses and/or activities.

Funding Sources. Department/Division budgets provided by the General Fund.

Responsible Departments/Agencies. Development Services Department.

Implementation Schedule. On-going - continuation of an existing program.

PUBLIC NUISANCE ABATEMENT

Action Description. Abatement of existing uses, activities, buildings, or structures which pose a threat to the public health, safety, and welfare.

**GOAL CD-4:
LANDMARKS**

Protect City landmarks.

Objective CD-4. Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa.

- CD-4.1 Support efforts to preserve, maintain, and improve the condition of Costa Mesa landmarks.

**GOAL CD-5:
EDGES**

Utilize Costa Mesa's edges as opportunities for enhancing the image of the City along its boundaries.

Objective CD-5. Develop and implement programs that preserve and enhance the edges of Costa Mesa's.

- CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa.
- CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands.
- CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible.
- CD-5.4 Continue to preserve natural open space, including restoration of the natural area of Talbert Nature Reserve.
- CD-5.5 Continue protection of Fairview Park as an open space and recreation area.
- CD-5.6 Work with Caltrans to improve the design quality of freeways.

PRIVATE PROPERTY FOCUS

**GOAL CD-6:
IMAGE**

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa.

Objective CD-6. Establish development policies and design guidelines, which contribute to an aesthetically pleasing and functional environment.

- CD-6.1 Encourage the inclusion of art and aesthetically pleasing architecture into new development and redevelopment that will have the effect of perpetuating the image of the "City of the Arts". Adopt an incentive-based design assistance program which allows business and property owners to enhance the design quality of their property while satisfying City image objectives.



The Open Space and Recreation Element assures the protection of the neighborhood and community park system which serves as the backbone for the community's local open space network. The element references the Parks, Recreation, and Open Space Master Plan, which was adopted in January 1996.

GROWTH MANAGEMENT ELEMENT

The purpose and intent of this Element is to mandate that growth and development decisions are based upon the City's ability to provide an adequate circulation system. The Growth Management Element is designed to ensure that the planning, management, and implementation of traffic improvements are adequate to meet the current and projected needs of the City.

The Growth Management Element is implemented through various coordinated programs developed to support and carry out its goals and policies. In addition, this element has been designed to minimize duplication between Measure M and Congestion Management Program (CMP) requirements. The Growth Management Element is the most current expression of city growth management policies.

COMMUNITY DESIGN ELEMENT

The purpose of the Community Design Element is to promote quality design for buildings, structures, paths, districts, nodes, landmarks, natural features, and significant landscaping. This element does not entail specific design guidelines, rather it provides policies of sufficient detail to guide the design review process for determining whether or not a project meets the community's expectations for design and development quality.

HISTORIC AND CULTURAL RESOURCES ELEMENT

The Historic and Cultural Resources Element establishes processes to preserve the City's designated historic resources. The Historic and Cultural Resources Element is designed to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, sites, districts, neighborhoods, natural features, and significant permanent landscaping having special historical, archaeological, cultural, architectural, or community value in the City.

ADMINISTERING THE 2000 GENERAL PLAN

It is the intent of the City Council to implement this Plan by establishing annual planning goals based on the Plan, and developing implementing ordinances and regulations. Once adopted, the 2000 General Plan does not remain static. As time goes on, the City may determine that it is necessary to revise portions of the text or add policies or programs to reflect changing circumstances or philosophy.



State law provides direction on how cities can maintain the general plan as a contemporary policy guide. The State requires each planning department to report annually to its City Council on "the status of the plan and progress in its implementation" (§65400[b]). Moreover, it is the policy of the City Council to review the 2000 General Plan periodically so as to maintain the currency of its goals and policies, as well as its background and technical information. The 2000 General Plan has been adopted pursuant to this policy.

Seegerstrom Center for Arts. These include the 32,500 square foot expansion of South Coast Repertory Theatre to allow the addition of a new stage, a 1,000-seat expansion of the Orange County Performing Arts Center, the addition of a new 2,500-seat concert hall, and a new art museum.

The City of Costa Mesa is also pursuing the annexation of the many unincorporated islands in the eastside area. The goal of the annexation efforts is to provide a logical jurisdictional boundary with the City of Newport Beach and to simplify the provision of public services to these areas.

The City of Costa Mesa has a total population of 106,237 and is projected to reach 118,762 by 2020. The City has a diverse land use mix, 48 percent of which is designated residential use, 14 percent for commercial use, 13 percent for industrial uses, and 25 percent allocated for public and semi-public uses. In 1998, employment in the City totaled 77,415, with projected employment in 2020 expected to increase to 106,708.

1.2 PURPOSE AND AUTHORITY

* The State of California mandates that each jurisdiction prepare and adopt a comprehensive general plan. Government Code Section 65300 et. seq. requires the general plan to address all issues that affect the physical development of the community, as well as land outside its boundaries that potentially affect the City's long-term planning. The role of a general plan is to act as a "constitution" for development, the foundation upon which all land use decisions are based.

All general plans in California must meet minimum requirements, as stipulated in the State Government Code. Each general plan is required to address state-mandated issues as they apply to the particular community. State-mandated issues, more commonly referred to as "elements," include: Land Use; Housing; Circulation; Open Space; Conservation; Noise; and Safety. Each jurisdiction has the authority to include additional elements if the issue is important to the long-term development of the community.

The organization of the general plan is also determined by the local jurisdiction. Most general plans are organized by individual elements. Although the State allows the local jurisdiction the latitude to combine the elements in any order, all elements must be internally consistent and have equal status. Equal status means that each element is equally important, thereby giving the same authority to the Land Use Element as to the Noise or any other element, including any optional elements the local jurisdiction elects to include in their general plan.

The City of Costa Mesa 2000 General Plan contains goals, policies, and plans which are intended to guide land use and development decisions. The 2000 General Plan consists of a Land Use Plan Map and the following 10 elements, which together fulfill the state requirements for a General Plan:

State Mandated Elements:

- ◆ Land Use Element
- ◆ Circulation/Transportation Element
- ◆ Housing Element
- ◆ Conservation Element

Optional Elements:

- ◆ Growth Management Element
- ◆ Community Design Element
- ◆ Historic and Cultural Resources Element