

Attn: Cty of Costa Mesa Plannng Commisson, Minoo Ashabi, City of Costa Mesa
Principal Planner

re: 1st floor to second floor ratio Design Element Amendment

Please consider my comments and questions before the Planning Commission Meeting on 10/28/13. I am concerned that I was not sent an e-notice for the Planning Commission meeting agenda. The questions and comments below are what I can provide at this current time--

I'm sure I may have more comments and questions in the future if this amendment is made.

- Will this change be an across the board change for all neighborhoods?
- Will I (and fellow residents) have the opportunity to have input on a home that may negatively impact my home-- ie: too large for neighborhood, loss of privacy in my backyard pool/spa and bedrooms, parking issues, possibility of large homes to have lots of people renting rooms?
- Has this change been discussed previously? This is the 1st time I've heard of it
- I feel the setbacks are far too small-- this will increase noise and loss of privacy, loss of property value
- Does this amendment take into account the current property owners/property tax payers rights?
- Does this project favor new larger designs over current private property?
- ---Why are we just receiving notice of this project now on the eve of a new General Plan?
- Could these types of home designs include a balcony that looks down on my backyard-- (this is disturbing to see in my neighborhood)

I believe these designs would work in other neighborhoods that currently have a lot of two story homes. They would not work in the Freedom Home neighborhood which is mostly single story/single family homes

I feel that 1st floor to second floor larger ratios and decreased setbacks are not compatible and harmonious with the surrounding single family residence properties. They would be too large in scale. It would impact property values negatively due to loss of privacy, would create more parking issues and would change the open feeling in the Freedom Home neighborhood.

Thank you for your time and consideration, I really do appreciate it.

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Canyon Park / Freedom Homes neighborhood

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