



CITY COUNCIL AGENDA REPORT

MEETING DATE: MAY 6, 2014

ITEM NUMBER:

**SUBJECT: 125 EAST BAKER STREET APARTMENT PROJECT:
FINAL EIR (STATE CLEARINGHOUSE # 2013081051); GENERAL PLAN AMENDMENT
GP-13-02; REZONE R-13-02; ZONING CODE AMENDMENT CO-13-02; MASTER PLAN
PA-13-11, AND DEVELOPMENT AGREEMENT DA-14-02
125 EAST BAKER STREET**

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

DATE: APRIL 28, 2014

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov**

RECOMMENDATIONS

The Planning Commission recommends that the City Council take the following action:

1. Certify the Final Environmental Impact Report for the project.

Additionally, staff is recommending that, based on the recommendation of the Planning Commission, that the City Council grant tentative approval of the General Plan Amendment pending final approval as part of a future General Plan Cycle and take the following actions:

2. Tentatively approve by adoption of resolution General Plan Amendment GP-13-02.
3. Give first reading to the ordinance approving Rezone R-13-02.
4. Give first reading to the ordinance approving Zoning Code Amendment CO-13-02.
5. Approve by adoption of resolution Master Plan PA-13-11, subject to conditions of approval and the EIR Mitigation Monitoring and Reporting Program for the project.
6. Approve Development Agreement DA-14-02 between the applicant and the City of Costa Mesa to fund public infrastructure improvements in the area.

The hearing for this project was continued from the April 15, 2014 City Council meeting. This staff report provides a summary of the revisions to the EIR analysis as it pertains to park impacts. Please refer to the City Council staff report dated April 15, 2014 for detailed information and analysis related to the project.

ANALYSIS

In response to comments received regarding the analysis in the EIR as it pertains to Public Services (located in Section 4.8 of the EIR), specifically, the analysis and discussion as it related to park impacts (Section 4.8.16 through 4.8.20 of the EIR). The discussion identified that the addition of 346 residents the project would generate a need for 1.47 Acres of additional park land and may place additional demands on the programming capability at Del Mesa Park and other park facilities in the City. However, a mitigation measure for this impact was not identified other than the payment of a parkland impact (Quimby Act) fee if the project were converted from apartments to ownership units (currently \$13,829.00 per unit). The analysis has been revised to reflect the following:

- The EIR blended the discussion of the Public Services Impacts and the Recreation Impacts identified in the Initial Study prepared for the project. The errata document separates this discussion into individual sections to better correspond to the Initial Study.
- The errata document has been revised to include Development Agreement DA-14-02 as part of the project description.
- The revised mitigation for park impacts includes a credit for the on-site amenities, which include recreation areas, a pool, and a clubhouse, proposed for the project. According to the applicant, the value of these improvements is \$3,284,920.00. This, in conjunction to the \$250,000.00 the applicant has agreed to contribute for future public improvements, results in an Amenity Package Value of \$3,534,920.00, or \$14,728.83 per unit, which exceeds the \$13,829.00 per unit fee stipulated for ownership units.
- The replacement mitigation measures are appropriate for the project and will reduce the Park impacts with mitigation, to Less Than Significant.
- The corrections and additions listed above do not constitute significant new information as defined by CEQA Guidelines Section 15088.5. Therefore, recirculation of the EIR is not required.

ALTERNATIVES

The City Council has the following alternatives:

1. Continue the item to allow additional time for further analysis or revisions to the project.
2. Deny the project. If the City Council denies the project, the applicant could not submit substantially the same type of application for six months.

MEL LEE, AICP
Senior Planner

GARY ARMSTRONG, AICP
Director of Economic & Development /
Deputy CEO

Attachments:

1. [Draft Resolution for Final EIR Certification](#)
2. [Draft Resolution for General Plan Amendment](#)
3. [Draft Ordinance for Rezone](#)
4. [Draft Ordinance for Zoning Code Amendment](#)
5. [Draft Resolution for Master Plan](#)
6. [Development Agreement](#)
7. [EIR Errata Sheet](#)
8. [April 15, 2014 City Council Staff Reports and Attachments](#)

cc:

Chief Executive Officer
Assistant Chief Executive Officer
Director of Economic & Development / Deputy CEO
City Attorney
Public Services Director
Transportation Svs. Mgr.
City Engineer
City Clerk (9)
Staff (7)
File (2)

Distribution List – Agencies and Persons Who Provided Comment
on the Project EIR

Red Oak Investments
Attn: Joe Flanagan
2101 Business Center Drive, #230
Irvine, CA 92612

Nader Properties
3 Harbor Light
Newport Beach, CA 92657

Atkins
Attn: Trina S. Abbott
3570 Carmel Mountain Road, Suite 300
San Diego, CA, 92130

InFocus Consultants
Attn: Peter Naghavi
418 Avenida Salvador
San Clemente, CA 92672

CYNTHIA McDONALD
RICHARD HUFFMAN

April 29, 2014

Ms. Wendy Leece
Ms. Sandra Genis
Mr. Gary Monahan
Mr. Stephen Mensinger
Mr. Jim Righeimer
Mr. Gary Armstrong
Ms. Brenda Green
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Development at 125 Baker Street, Costa Mesa, California

Dear Councilmembers, Mayor Righeimer, Mr. Armstrong and Ms. Green:

We do not support the proposed apartment development at 125 Baker Street (the "Project"), as currently proposed, for the following reasons:

1. The Project is Too Tall. The developer is requesting a general plan amendment and zoning amendment to build apartments and a parking structure that are taller than what the zoning for that area currently allows. Years ago, residents fought to keep residential buildings south of the 405 freeway limited to four (4) stories and parking structures to five (5), unless needed for certain developments, such as senior or low income housing. The Project is neither of those things.

2. Traffic Circulation and Public Safety. Despite putting in a traffic signal to mitigate traffic near it, the Project will impact traffic in the area. One only needs to drive down Baker Street at 5:30 p.m. to experience slow traffic and already overburdened intersections (for example, Baker and Bear, and Baker and Fairview). While one can hope that the apartment residents will walk or bicycle to the Lab and Camp, Baker is a noisy street, heavily impacted by motor vehicle transportation and has little pedestrian and bike traffic. Further, other commercial businesses, such as markets and Target, are too far away for walking and carrying bags of groceries, etc., and someone who pays high rent isn't

likely to walk to Target or the Lab. Crossing a large intersection, such as Bristol, isn't safe for pedestrians. And on the topic of safety, if we add more residents to the city, how are we going to assure their safety when our police department is currently understaffed? New developments need to keep the capabilities of fire and police in mind when determining their scale.

3. Developer Fees. While the developer will pay sewer fees, etc., the Project won't generate any park fees because it is apartments. We have all heard about the need for more sports fields. How do we satisfy that need if we don't collect park fees? We need more open space, especially if we are going to line our boulevards with tall developments that only provide enough space to take your dog to do its business. The developer has stated that he COULD convert the apartments to condos, but it is doubtful that he would convert a cash cow to condos when he can avoid paying park fees.

4 Imbalance. During the recession, Costa Mesa felt the effects of the loss of revenue generated by South Coast Plaza, as well as the imbalance between business and residential. It would be wise for the City could generate other income by drawing business to our City to offset South Coast Plaza. The City needs to think beyond promoting residential development to modernize Costa Mesa. In fact, the Project might lead to forcing out nearby manufacturing businesses. Further, as stated by Mr. Mensinger in the April 1, 2014 City Council meeting, any increase in residential development needs to be projects for the homebuying public, versus apartments, because that ratio is already imbalanced and residents are leaving Costa Mesa to find ownership opportunities in other cities.

In addition, we have the following comments:

1. Under-Representation of Residents. The Project came before the Planning Commission late one evening when only a few residents stayed long enough to comment on it. Since the development is in a part of town that wouldn't be given notice to residents who have a vested interest, not many are aware of it, but they might be concerned if they did know about it.

The developer has huge resources to campaign for approval by actively soliciting supportive letters. He has hired consultants like Peter Naghavi. The residents don't have that advantage.

What resources are available to the concerned residents and business owners who oppose projects? We take the time to study the proposal, attend Planning Commission sessions and raise our objections, but we don't get paid, we don't get campaign contributions for involving ourselves in civic issues, and we can't hire consultants to "blue sky" the Project. We won't realize an instant multiplication of land value when the City entitles this Project with a zoning change and height limit exception.

City Councilmembers, Mr. Gary Armstrong
and Ms. Brenda Green
April 29, 2014
Page 3

Everyone knows or should know that the big money in real estate is not made by building something and selling it at a profit, although that is nice. The real big money is made in the entitlement process where you get to build a lot more than was previously allowed, such as converting farm land into a housing tract, or such as changing commercial/industrial to high-end apartments five (5) stories high with a six (6) story parking structure.

Costa Mesa residents have consistently stated in the general plan update surveys that they don't want massive apartment communities, such as those that are being built in Irvine. Irvine is master planned, with broad arteries, plenty of sports complexes and parks.

2. Mitigation. How will the developer mitigate the Project's addition of 500 or so people to Costa Mesa's population and the many more cars it will bring? With a traffic light and standard development fees? That is not enough! Either downsize the Project or get us something in return for this increased density. How about a contribution toward land for a sports complex or homeless housing? When we asked the Planning commission what the City's residents would receive in return for the approval of this massive Project, this is what we meant.

We are tired of the Planning Commission promoting projects that come before them as though they are paid consultants. It is appropriate to state why you will vote to approve something, but to heap praise on a professional presentation by a developer is unseemly. Of course it's a great presentation, because they paid a lot of money for it! We are tired of them fawning over projects as if they were hoping to join the club too.

Please make these comments part of the public record on the City Council's review of the Project. We ask that you do not grant tentative approval of the general plan amendment, the proposed ordinances, the environmental impact report or grant approval of the development agreement.

Thank you for your consideration.

Very truly yours,



Cynthia McDonald



Richard Huffman

labholdingllc



January 14, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

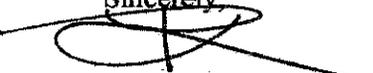
Re: Multi Family Rezone 125 Baker

Honorable Mayor,

Trust all is well. I wanted to drop you a note and let you know that I had an opportunity to review the plans for Mr. Flanagan and Mr. Wong for their residential project. We are in support of adding residential units in the sobeca/airport area. I think it will create community and bring families to the neighborhood. I hope that their project gets approved.

Thank you for your continued dedication to our city.

Sincerely,



Shaheen Sadeghi

T 714 966 6661 709 Randolph Avenue
F 714 966 1177 Costa Mesa, CA 92626



Watermark OC Church
3186 Pullman St.,
Costa Mesa, CA, 92626
P: 714.597.6000 F:714.597.6009

January 29, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
City of Costa Mesa

77 Fair Drive
Costa Mesa CA 92626

Sent via USPS

Re: Multi Family Rezone – 125 Baker Street

Dear Council and Commission:

Watermark OC Church has the privilege of serving local schools, business, neighborhoods, and families within the 92626 and neighboring zip codes. Our church currently consists of around three hundred families and adults. We place a high value on our local community, both in partnering and serving our local community.

We believe the Red Oak Housing proposal is a great way to add another unique aspect to the Redhill Zone, which already consists of businesses, schools, and churches.

Watermark OC Church supports the rezone of this area and the development of this upscale housing project.

Sincerely,

A handwritten signature in blue ink that reads "Bucky" followed by a long, sweeping horizontal line.

Pastor Bucky Dennis
Lead Pastor of Watermark OC Church

February 28, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

Re: Red Oak Project at 125 Baker

Dear City leaders:

As a significant property owner and operator in the area, I support the idea of adding residential uses in and around the airport. My family business has been located in this area for over 30 years and we have witnessed the neighborhood transformation first hand. Residential uses are already prominent in the vicinity and should be encouraged. The location lends itself to a multifamily development as it is close to jobs, amenities and transportation. The immediate neighborhood is already a mix of eclectic uses and this development will only add to a vibrant district. In addition, I believe it will add to my land value and that of the surrounding property owners.

Southern California has been successfully integrating residential uses in and around commercial/industrial uses for decades and it is great to see Costa Mesa adapting to a regional trend.

Joe Flanagan of Red Oak Investments took an hour at my office to personally walk me through his proposed development and answer my questions. So, I have reviewed the concept with the developer and have every confidence that this will be an extremely successful deal giving the consumer an opportunity to live a lifestyle that is not widely available today.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Warmington, Jr.", written in a cursive style.

Jim Warmington, Jr. | President & CEO
The Warmington group

[3090 Pullman Street | Costa Mesa, CA 92626](http://www.warmingtongroup.com)



March 17, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

Re: Multi Family Rezone – 125 Baker Street

Dear Honorable Mayor, City Council and Planning Commission:

RH Matthews, LLC purchased 3128 Red Hill and 325 Baker in 2010 and we have invested heavily in both properties. After extensive renovation of these properties we moved our aerospace lighting business, Wamco, into 3128 Red Hill and leased 325 Baker to Fox Rent-A-Car. As a business and property owner in close proximity to the proposed property, I am in support of the housing project at 125 Baker. This project is a good addition to the neighborhood and should help create jobs, boost the property tax rolls and boost the property values of the entire neighborhood. Some of my own employees are excited at the possibility of housing within walking distance from work.

As a life long resident of Costa Mesa/Newport Beach I have seen a lot change over the years. This area was once all industrial, but now with churches and schools having moved in, it has created more of a community feel to the neighborhood and I believe this housing project will be a welcome addition.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Matthews", written over a light blue horizontal line.

Greg Matthews
Executive Vice President



December 6, 2013

Mel Lee
City of Costa Mesa, Planning Division
77 Fair Drive
Costa Mesa, CA 92628

RE: 125 East Baker Street Apartments

Dear Mr. Lee,

Trico Realty, Inc. is in favor of the proposed High Density Residential Development at 125 East Baker Street Costa Mesa, CA 92626. We agree with the City of Costa Mesa's Environmental Impact Report stating that the proposed project will not have significant impacts on visual character, construction, or other aspects relating to the enjoyment of the immediate vicinity of the proposed project as a working environment.

With this being said, a traffic study has indicated that the proposed project will have a very significant impact on congestion on Pullman Street near and at its intersection with Baker Street. Trico Realty strongly endorses the installation of traffic signals at the intersection of Pullman and Baker. We believe that if the city intends to approve a high density residential project at an already congested intersection, it has an indisputable obligation to mitigate current and future congestion.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Harrison", with a long, sweeping underline.

Mike Harrison
Vice President and CFO

A handwritten signature in black ink, appearing to read "Alex Remo", with a long, sweeping underline.

Alex Remo
Property Manager

Brokerage / Development / Management

3100-A Pullman Street, Costa Mesa, CA 92626 (714) 751-4420 Fax (714) 540-4579
www.tricorealty.com DRE I.D. 00342120

PIONEER PACKING INC.

2430 SOUTH GRAND AVENUE ★ SANTA ANA, CA 92705 ★ (714) 540-9751 ★ (800) 628-6567
FAX (714) 428-0291

February 27, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

Re: 125 Baker Street

Dear Council and Commission:

I have owned the building at 3030 Pullman, Pullman since 1978 I have been patiently watching the neighborhood transition through the years. We have seen industrial buildings shift to office buildings, schools and churches. These uses by all appearances coexist quite well. The proposed addition of the residential project at 125 Baker would complement most of the current uses in the area.

The addition of residential is working well on the other side of the airport in Irvine so I see no reason that it can't be successful on "our side" of the airport as well.

Sincerely,





Leading Edge Aviation Services
3132 Airway Avenue
Costa Mesa, California 92626
P: 714.556.0576 F: 714.556.4023

December 12, 2013

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA

77 Fair Drive
Costa Mesa CA 92626

Sent via USPS

Re: Multi Family Rezone – 125 Baker Street

Dear Council and Commission:

Leading Edge Aviation Services is headquartered in Costa Mesa and employs over 1000 employees locally and across the country. As a contractor to companies such as Boeing Company, United Airlines, American Airlines, et al the company has a vested interest in local development in Costa Mesa to support job growth, economic growth and improvements in infrastructure, particularly as it relates to roads, commercial and residential properties. In fact, Leading Edge has and continues to invest in Costa Mesa and last year completed its new corporate headquarters located on Airway Avenue just down the street from 125 Baker.

As a business owner, investor and resident of the area I have witnessed firsthand the evolution of the surrounding area from heavy manufacturing to lite manufacturing, retail, professional services as well as the schools and churches that have contributed to a diverse demographic blend. The area, while once an industrial area has slowly over time become an eclectic mix of uses. This progression in the local area lends itself to the addition of high-end apartment housing as a perfect complement to the current mix of businesses.

From Segerstrom Performing Arts Center, South Coast Plaza and Metro Pointe to Triangle Square and East 17th Street Promenade, the business-friendly Costa Mesa reflects this unique confluence of business/retail and residential. The Red Oak Housing proposal is a natural extension of the “Costa Mesa Advantage” in the Redhill Zone.

Leading Edge Aviation Services offers 100% support for the rezone of this area and the development of this upscale housing project.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Michael Manclark", written over a horizontal line.

W. Michael Manclark
Chairman and Founder

Expert. Innovative. Consistent.



December 9, 2013

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

Sent via USPS

Re: Potential Multi Family Rezone – SEC Baker Street/ Newport (55) Freeway

To Whom It May Concern:

My firm recently purchased and completely remodeled our building at 3199 E Airport Loop Drive; we relocated our office from Dove Street in Newport Beach. Our new building, previously consisting of warehouse and storefront, is now predominantly office. We believe that we have upgraded our offices significantly and have added value for our neighbors in Costa Mesa. The recent repaving of Redhill was another well needed improvement to the west-side of John Wayne Airport.

It has come to our attention that the 125 Baker Street building desires a rezone to multi-family residential units instead of office space. My firm and I applaud the concept and fully support the rezone. The current office building is functionally obsolete; in order to bring the building to current office leasing standards, the building would need to be demolished; current economics will not allow that, so the building will attract low, or no, rent paying tenants and will slowly depreciate into a bigger eyesore.

Irvine has integrated residential into the Business Complex frequently with success; retail uses have followed, making the community much more vibrant due its mixed use nature. Newport Beach has also allowed residential to be developed in Koll Center Newport. It makes total sense to have residential closer to the work place. Mariner's Church School, Rock Harbor Church, the trampoline center on Airway, the bike store on Airway, all uses that have made the West side of the Airport a more attractive and interesting environment. Multi-family residential will enhance the trend.

Sincerely,
REAL ESTATE & LOGISTICS TECHNOLOGY, INC.

A handwritten signature in black ink, appearing to read "Kim Josephson", written in a cursive style.

Kim Josephson

Kim Josephson kjosephson@real-techinc.com 657.210.5551
3199 Airport Loop Drive, Bldg E, Costa Mesa, CA 92626
DRE License No. 712155



Glen Allen
President

February 3, 2014

Sent via USPS

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

RE: POTENTIAL MULTI FAMILY REZONE – SEC BAKER STREET/ NEWPORT (55) FWY

Dear Sirs:

I wanted to send this letter indicating my strong support for the referenced project. As a business owner in Costa Mesa, located near the subject property, I believe this development will provide much needed employee housing in our area. Our firm employs both senior level managers as well as administrative, accounting and support staff in our corporate facility located about a mile from the proposed project. We believe that this project will provide much needed attractive housing for our professional and administrative staff, particularly in the 20 to 40 year old age demographic that provides future business managers and leaders in Costa Mesa. As you know, the west airport area of Costa Mesa has experienced a dramatic conversion to higher skilled office workers, many of whom are in need of quality, affordable housing in a cutting edge, state-of-the-art architectural environment. Businesses such as mine need these discriminating younger emerging managers to fill our demand for higher skilled workers. New high-quality housing, particularly in Orange County, is a critical component to attracting and retaining these employees who will make current and future significant contributions to Costa Mesa.

As importantly, as a real estate owner in this area, I truly believe that the conversion from the current use to the proposed use will be a net positive for property values in our area by both enhancing the surrounding architecture as well as providing much needed rental housing stock.

As both a property owner and business owner in the immediate area of the proposed project, we strongly support the proposed project and look forward to the opportunity to speak at both Planning Commission and City Council to further express the importance of this type of redevelopment for both our direct mixed use community as well as the greater City of Costa Mesa.

Yours truly,
NEWPORT REAL ESTATE SERVICES, INC.



Glen Allen
President

O:\NRES\Correspondence\125 Baker Costa Mesa 013014.docx



December 3, 2013

City of Costa Mesa
Honorable Mayor Jim Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
77 Fair Drive
Costa Mesa, CA 92626

Subject: Baker Street Apartments- Red Oak Development

As President and Partner of Slater Builders Inc. located at 3100 Pullman Street, I feel it pertinent that I write to you regarding the above referenced development proposal. In the almost 20 years that our company has been located in the Redhill area we have seen the slow progression of new office conversion from the original light manufacturing that existed in the '60s and '70s. This transition has trended along with other areas of Costa Mesa i.e. the Westside area of 17th Street and Placentia. Our current building at 3100 Pullman was once light manufacturing and we converted it for Trico Realty to an office use. Along with this change has come the off business hour use of buildings for religious purposes. There are five religious organizations now occupying buildings in the Redhill zone.

The Red Oak proposal for upscale housing apartments will be a compatible fit for the area as it will compliment the existing office and religious uses. One does not have to venture far to find live/work uses in numerous parts of Orange County. The proposed project is on an isolated piece of property which is well suited for residential use. There are ample support services in the immediate neighborhood on Bristol and Baker as well as at Bristol and Redhill. Our Company has looked with numerous developers at adjacent properties for retail use which would support a residential project. The current office building is very out dated and not desirable in the current market as an office complex. The conversion of the use to residential would have a definite tax increase for the city and be a significant benefit to the Redhill area.

I fully support the change in use and the proposed development by Red Oak Investments.

Sincerely,

Bill Dunlap
President

SLATER BUILDERS INC.



125 East Baker Street, Suite C-230
Costa Mesa, CA 92626
Toll Free 888.901.4207
Fax: 949.891.0970

April 10, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

Re: Multi Family Rezone – 125 Baker Street

Dear Honorable Mayor, City Council and Planning Staff:

I write this letter of support as a member of the community who will be truly impacted by this proposed development. Many people claim to be impacted by development but as a current tenant in the existing office building on the site, my company will be forced to relocate.

However, as the former Mayor of Huntington Beach, CA, I recognize that communities must evolve and recognize the value locked in old infrastructure. I had the opportunity to work with Red Oak Investments as the city initiated a Specific Plan process along the Beach and Edinger corridors. Red Oak was the owner of an office and retail center of similar vintage and size to 125 Baker. They worked closely with Staff and community stakeholders to craft a plan that is being realized today.

I know the importance of reinvesting in the community and this type of infill development should be encouraged as housing near jobs, transportation and retail amenities is good planning policy. 125 Baker Street's plan makes sense for Costa Mesa's future and I support it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Hansen', with a stylized flourish at the end.

Don Hansen
Chief Executive Officer

January 21, 2014

Honorable Mayor James Righeimer
Honorable Mayor Pro Tem Stephen Mensinger
Honorable City Council Members
Planning Commissioners and City Planning Staff
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

Re: Multi Family Rezone – 125 Baker Street

Dear Honorable Mayor, City Council and Planning Commission:

Burke Real Estate Group developed the North West corner of Baker Street and Redhill Avenue. This project was a conversion of one large industrial building (former Briggs Cunningham Auto Museum) into a 3 building modern office complex. Burke Real Estate Group also occupies this location with our Corporate Office. As a Business and property owner in close proximity to the proposed property, I am in support of the proposed housing project at 125 Baker. This neighborhood while once a heavy manufacturing zone has been transitioning for decades away from strictly industrial uses. Today you will find a mix of uses. Office buildings continue to be developed in what were once industrial buildings, Churches coexist with schools and light industrial. Adding residential on the periphery seems to be a natural progression and should help alleviate business commute traffic.

Sincerely,



Brian R. Burke



March 19, 2014

Mayor and City Council Members
Planning Commissioners
Planning Department – Attention Mel Lee
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa CA 92626

RE: The Baker Street Project by Red Oak Investments

Dear Honorable Mayor, City Council, Planning Commission and Mel Lee:

Eurocar operates its luxury car business in the City of Costa Mesa, several blocks away from the 240-unit luxury residential project proposed by Red Oak Investments on Baker Street. I support the project. The project looks great and the millions that will be invested there will make the area even better. The area already has a mixture of uses. The project will add to the mix in a good way. It is a good complement to Rock Harbor Church, Watermark Church, Lyon Museum, Mariners School, Eurocar and all the office buildings around.

Sincerely,

Chris Anderson

2920 RED HILL AVE. COSTA MESA, CA 92626

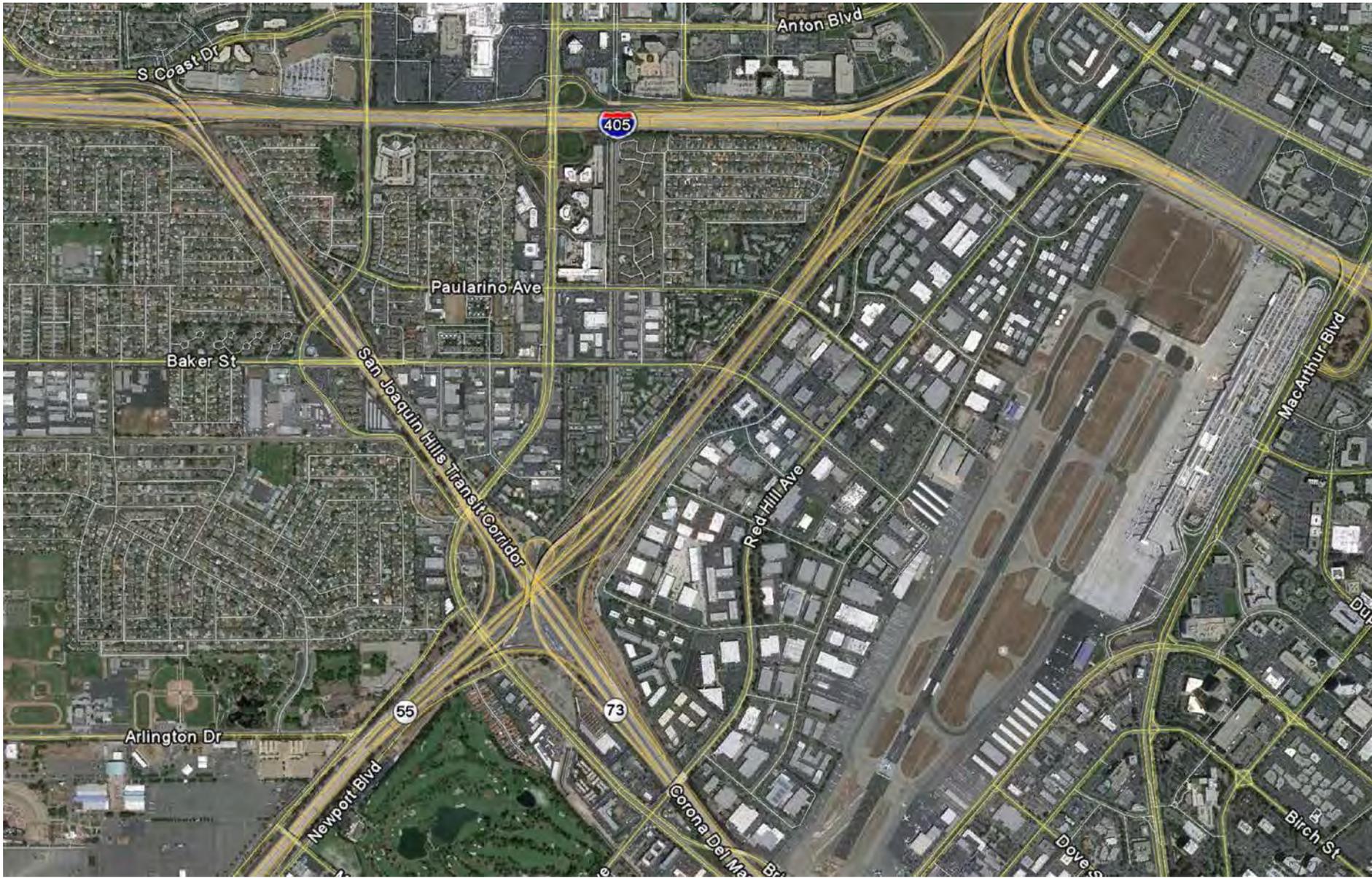
D: 949.722.7121 F: 949.722.7141 EUROCAROC.COM

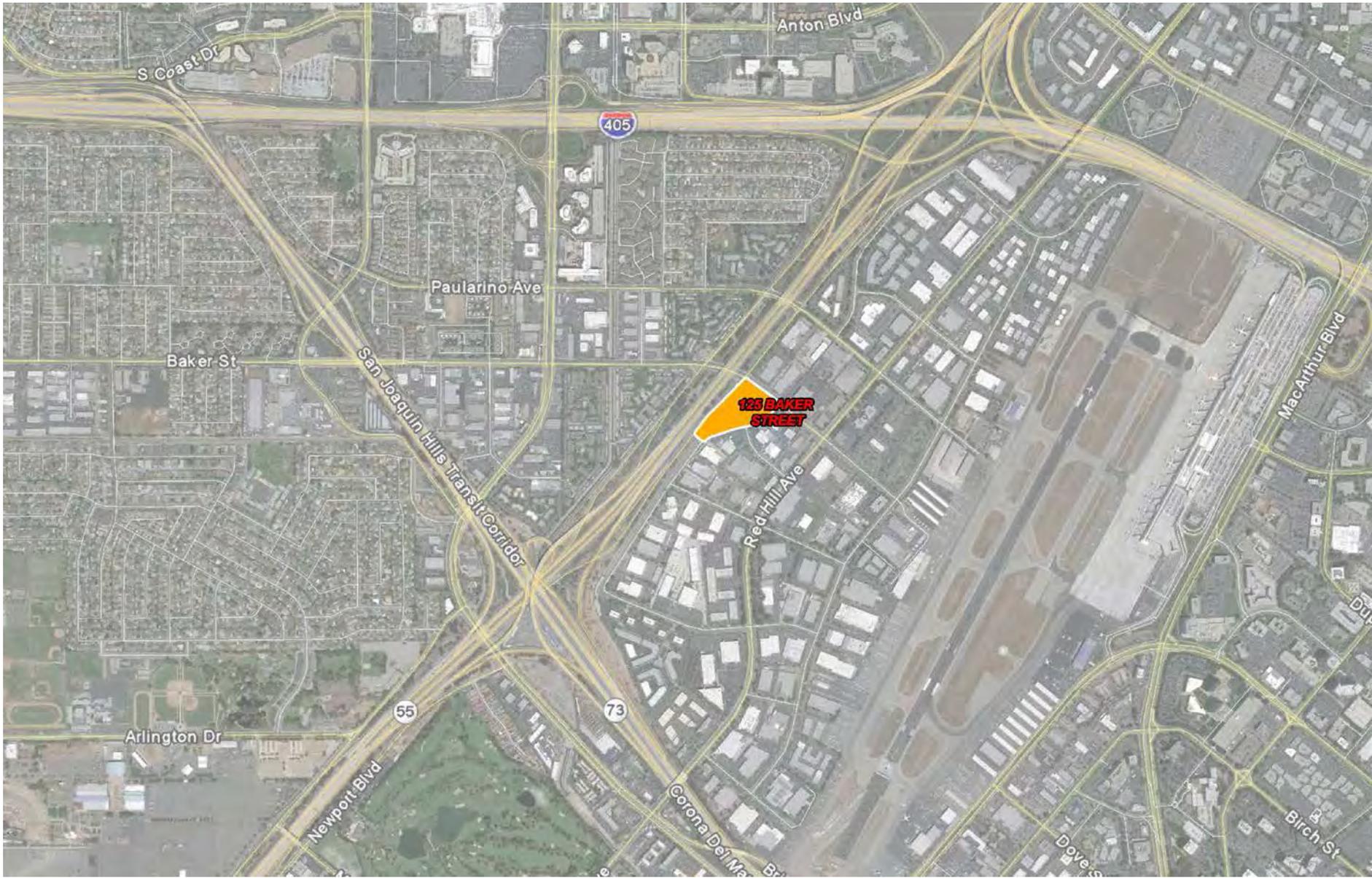
POWERPOINT PRESENTATION

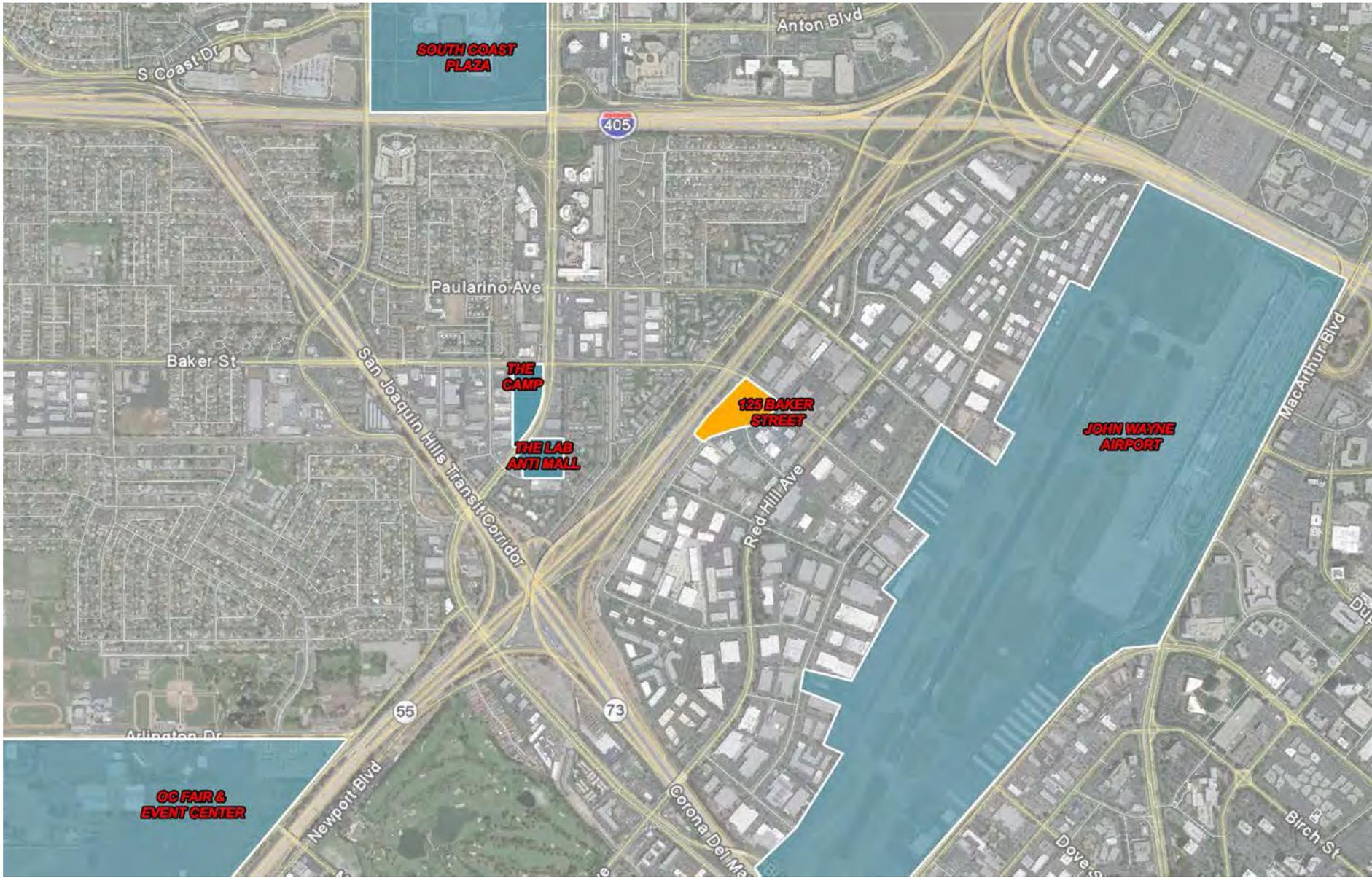
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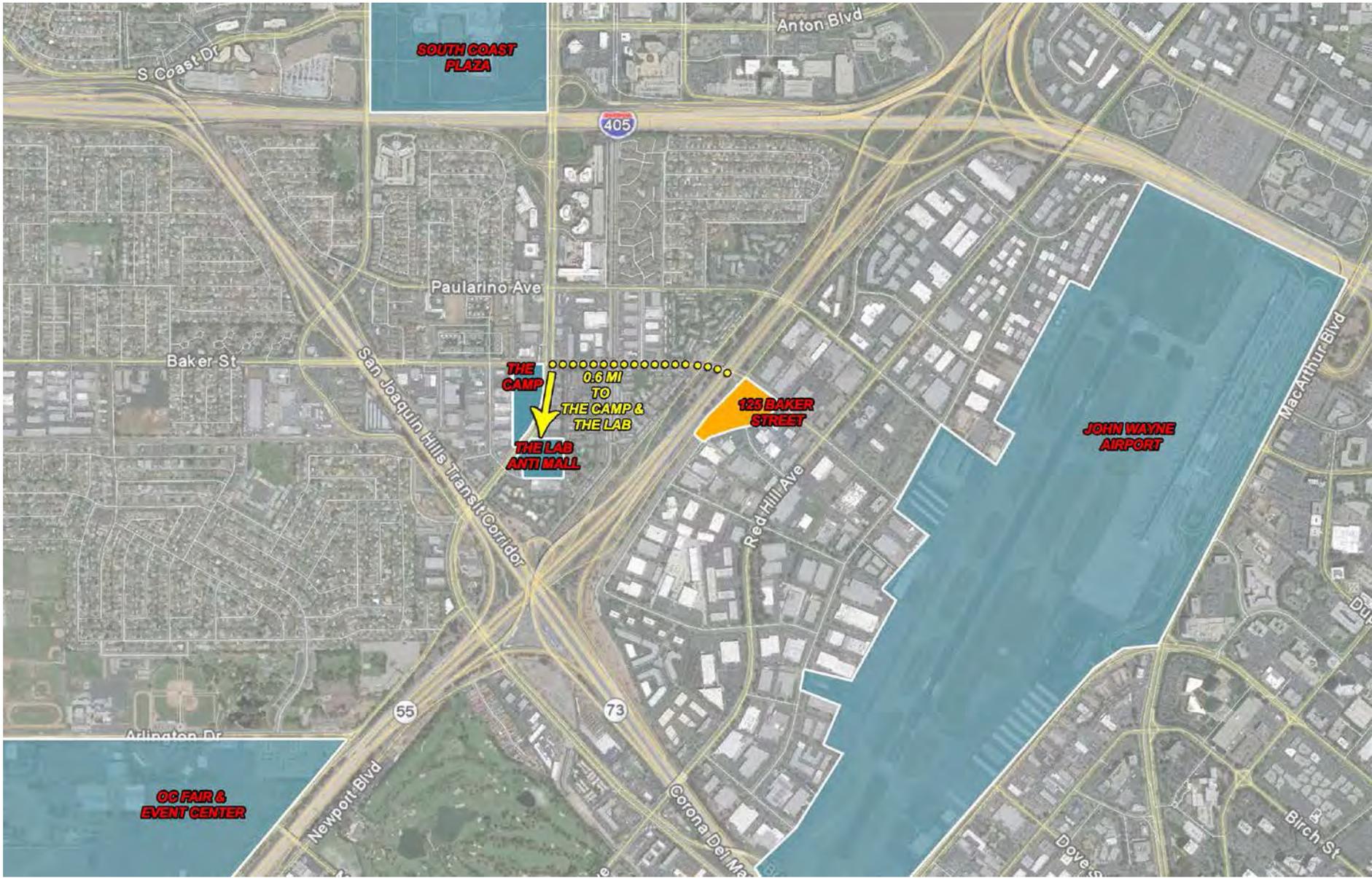
125 EAST BAKER STREET APARMENT PROJECT

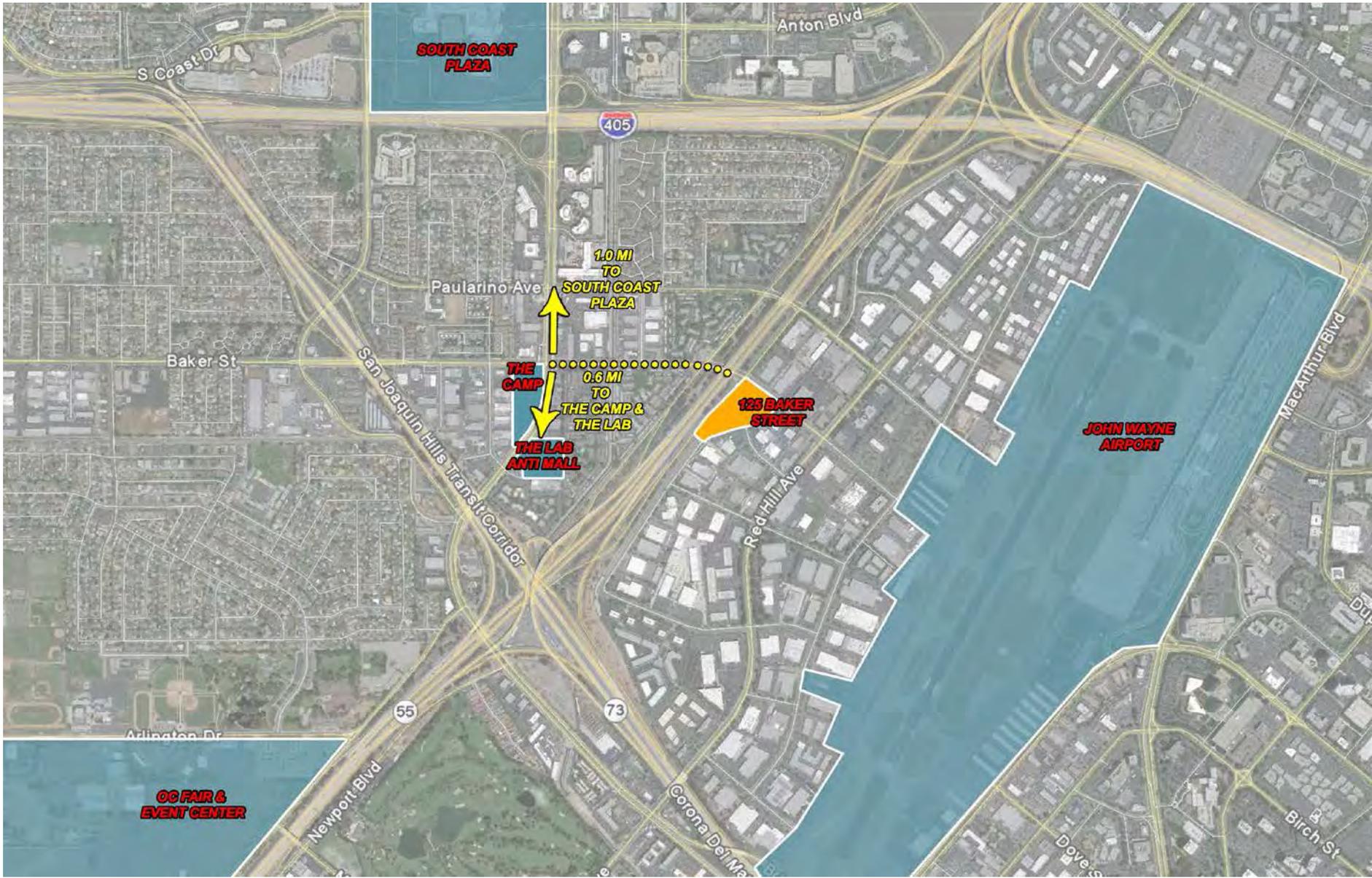


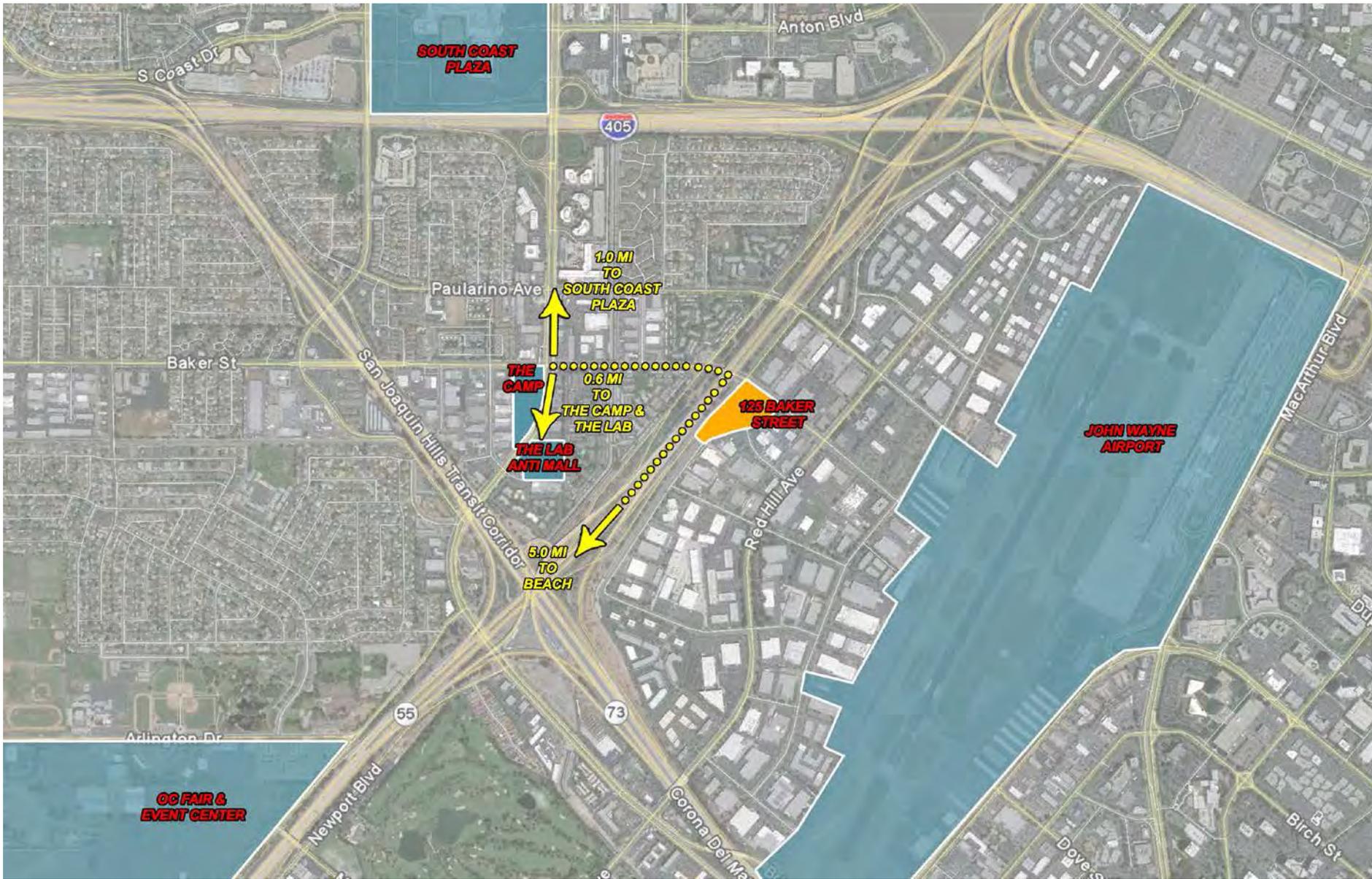
















55 FWY OFF RAMP

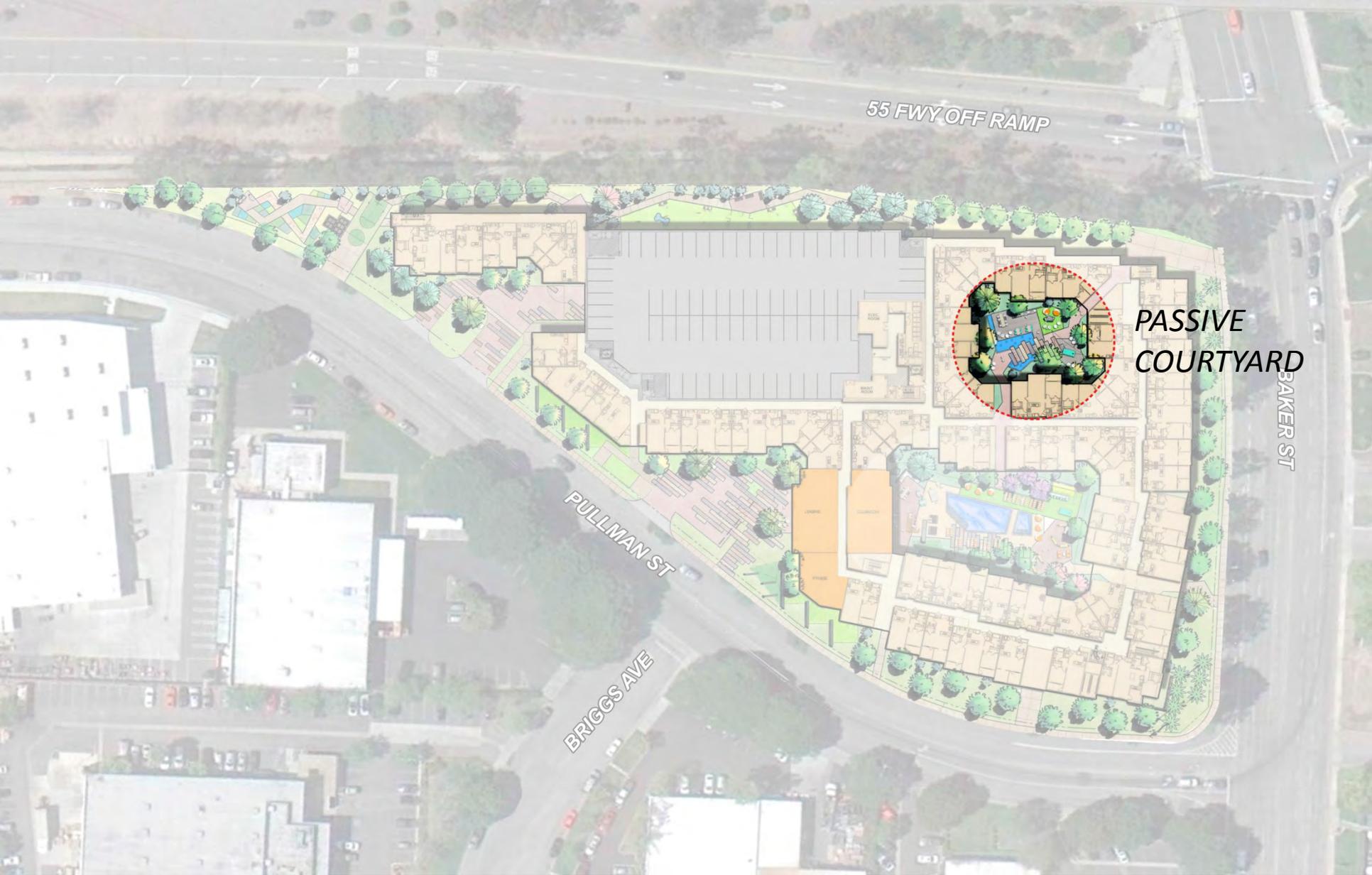
BAKER ST

MAIN POOL COURTYARD

PULLMAN ST

BRIGGS AVE





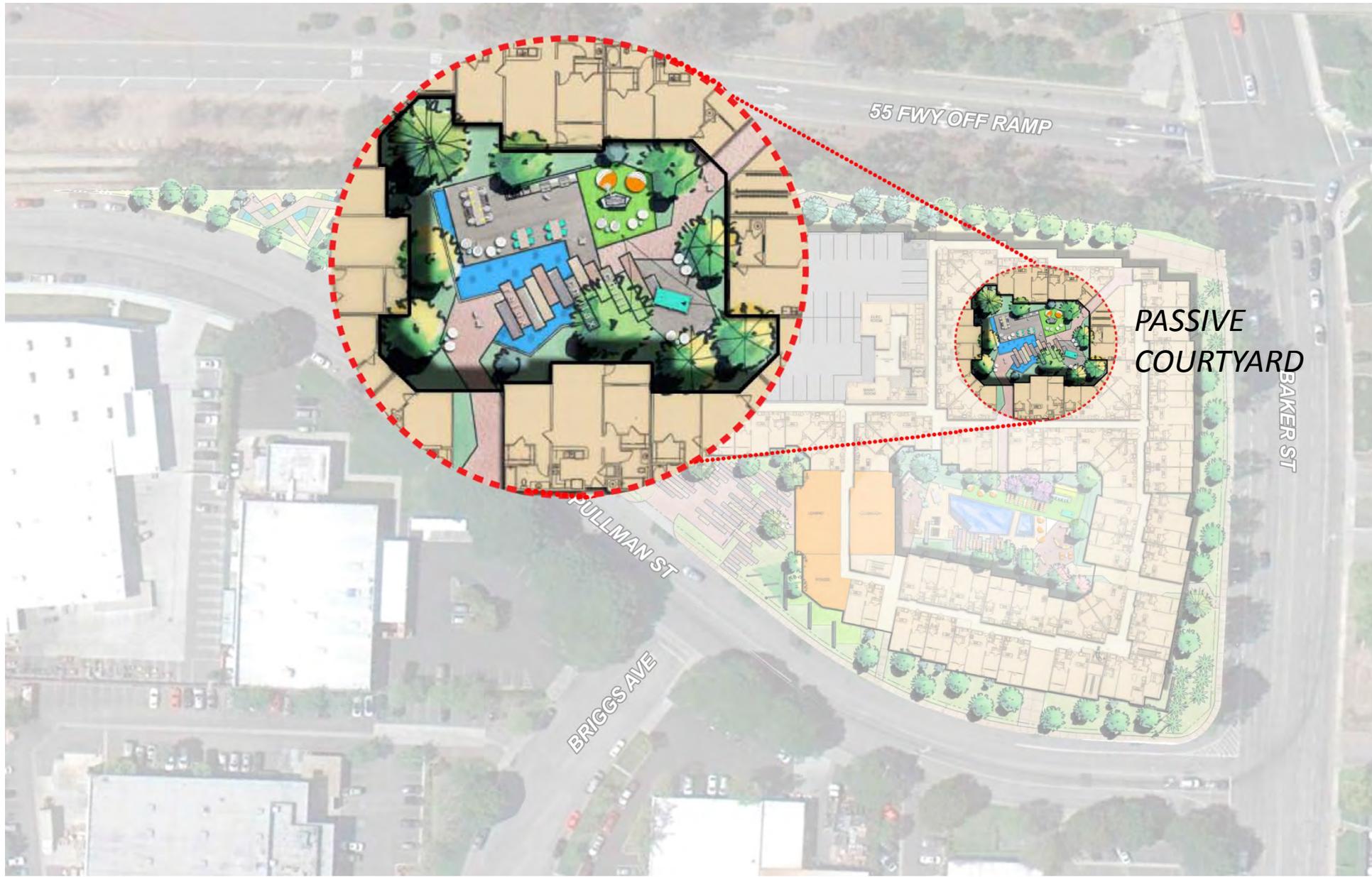
55 FWY OFF RAMP

PASSIVE
COURTYARD

BAKER ST

PULLMAN ST

BRIGGS AVE



55 FWY OFF RAMP

PASSIVE
COURTYARD

BAKER ST

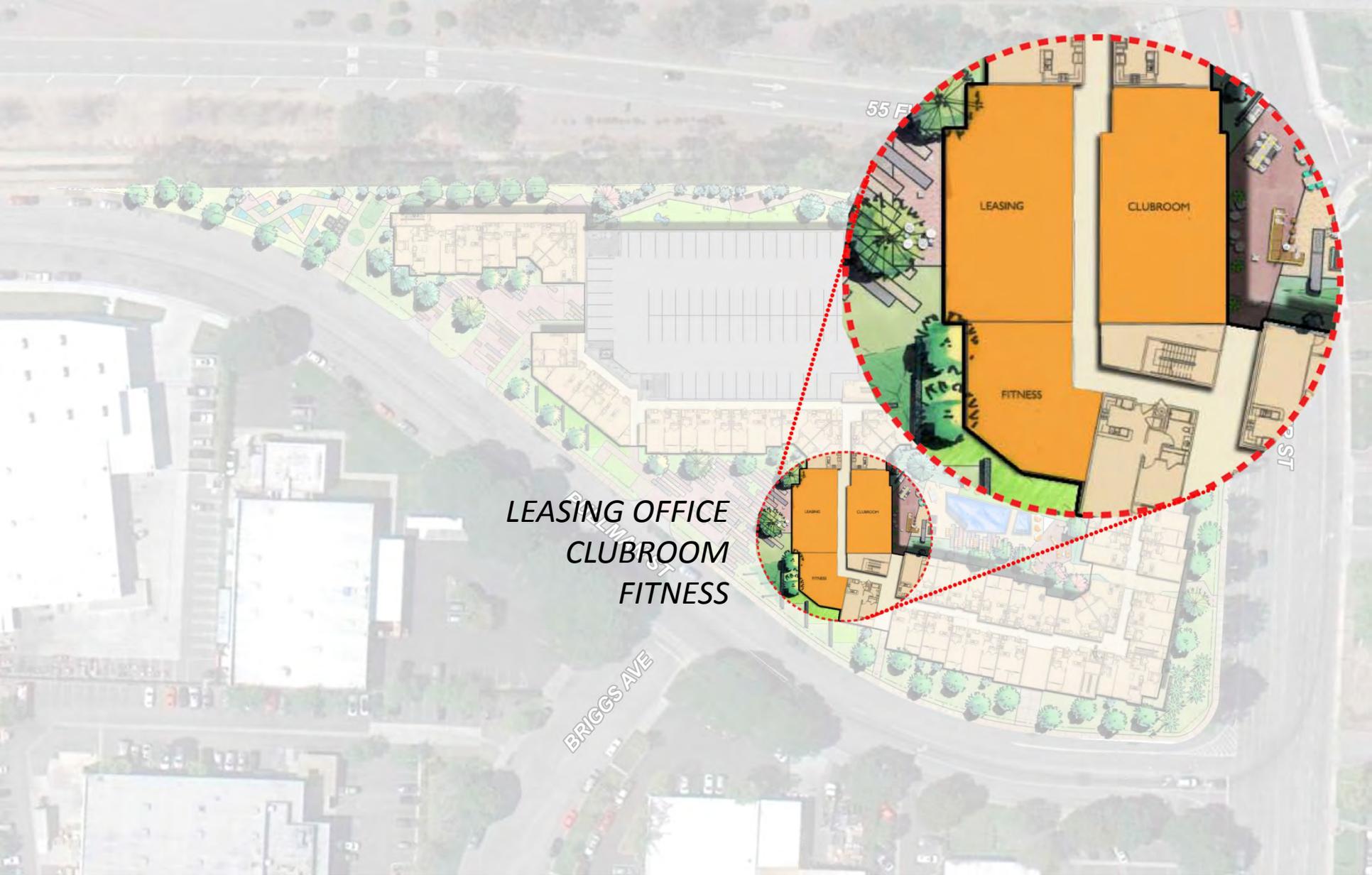
PULLMAN ST

BRIGGS AVE



**LEASING OFFICE
CLUBROOM
FITNESS**

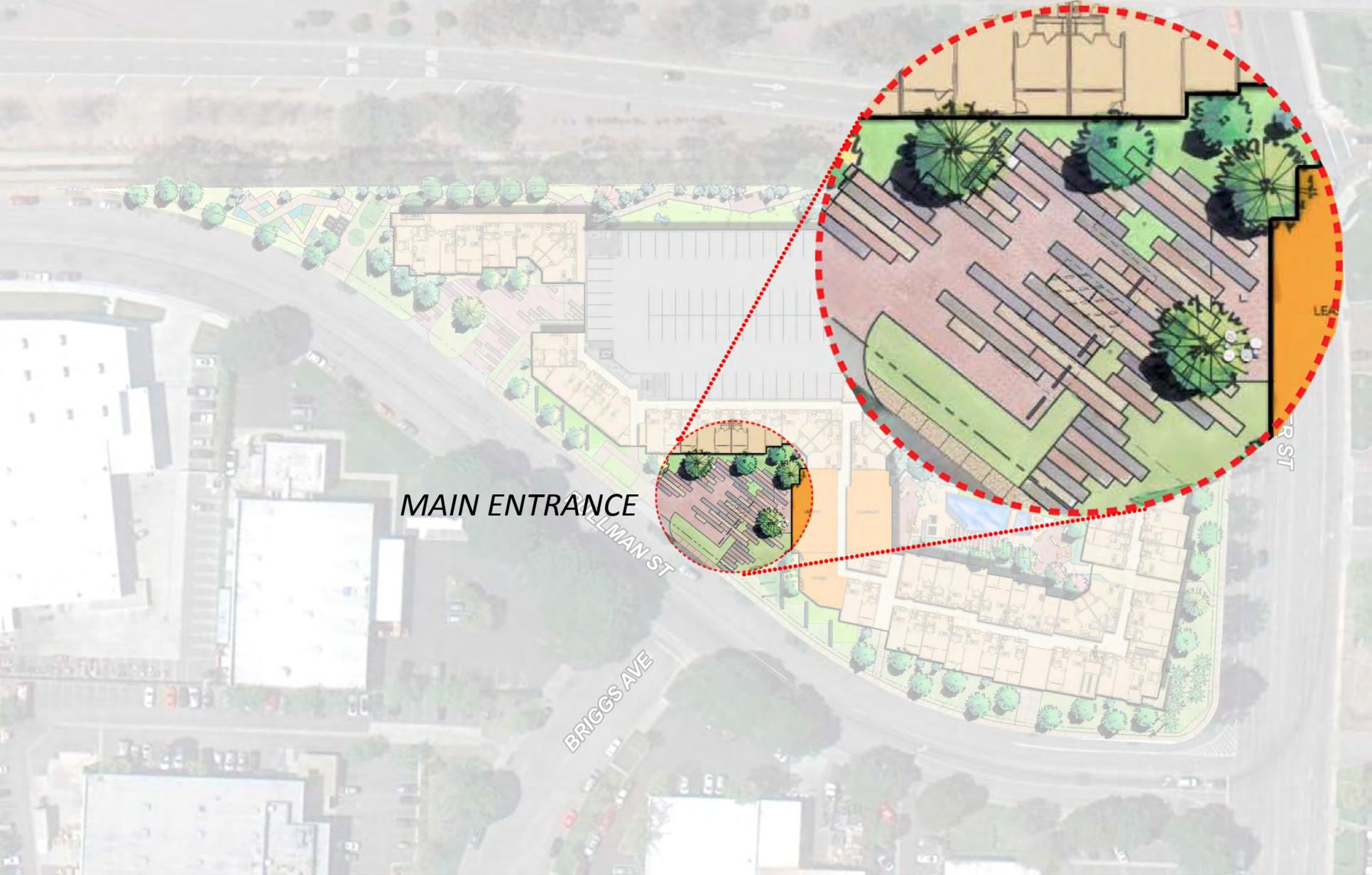




LEASING OFFICE
CLUBROOM
FITNESS



MAIN ENTRANCE



MAIN ENTRANCE



**RESIDENT
ENTRANCE**

55 FWY OFF RAMP

BAKER ST

PULLMAN ST

BRIGGS AVE



*RESIDENT
ENTRANCE*

COMMUNITY GARDEN



55 FWY OFF RAMP

BAKER ST

PULLMAN ST

BRIGGS AVE



COMMUNITY GARDEN



EWY OFF RAMP

PULLMAN ST

BRIGGS AVE

BAKER ST





















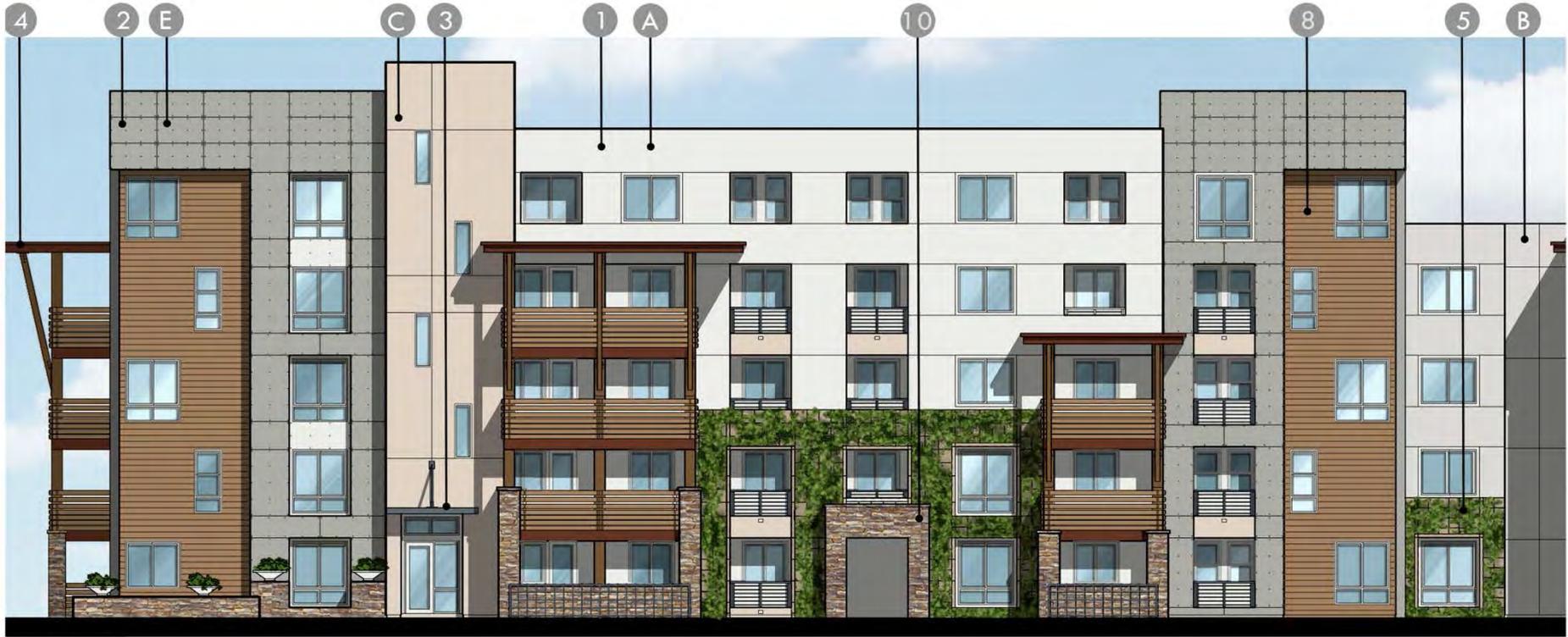












1 STUCCO
OMEGA PRODUCTS
20/30 SAND



2 FIBER CEMENT FLAT PANEL SIDING
JAMES HARDIE
PAINT GRADE



3 METAL CANOPIES



4 WOOD RAILING/ BALCONY FRAMES
PAINT GRADE



5 WALL MOUNTED WIRE MESH
WITH VINE GROWTH



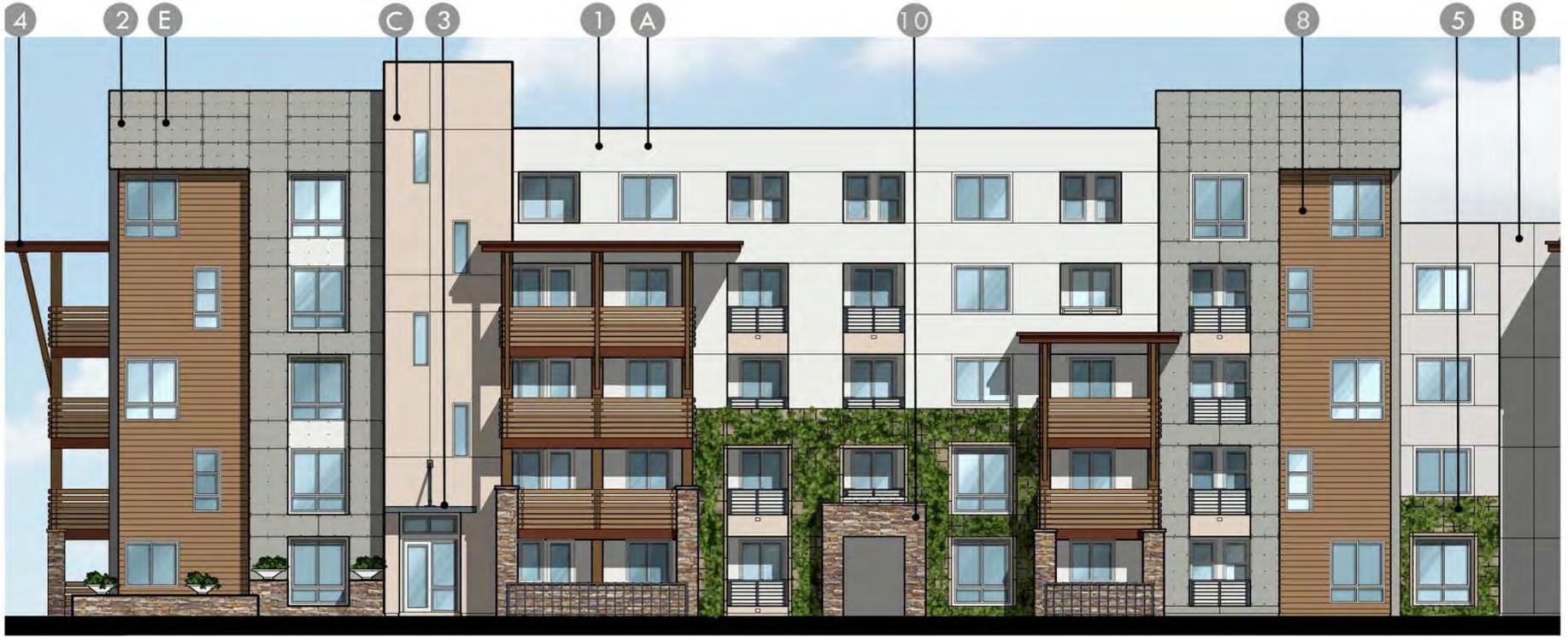
6 STEEL TUBE METAL RAILING
PAINT GRADE



7 GABION WALL



8 FIBER CEMENT PLANK SIDING
JAMES HARDIE
PAINT GRADE

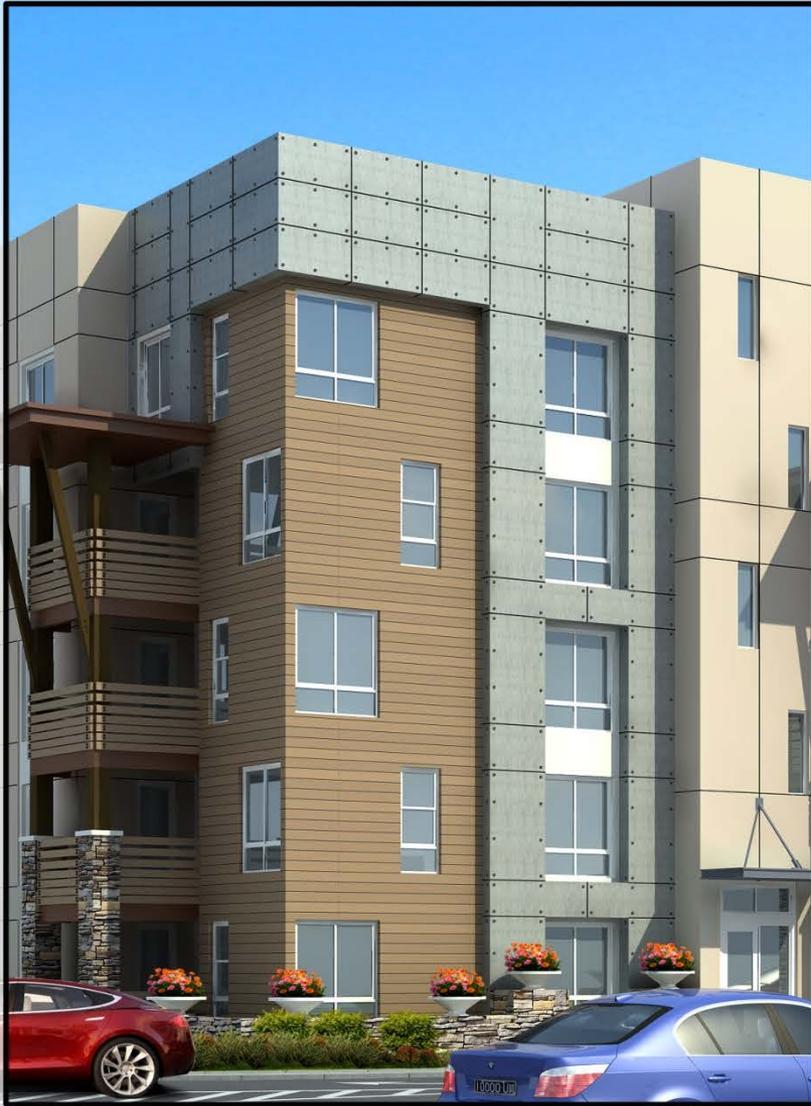


- A
 SHERWIN WILLIAMS
 SW 7006
 EXTRA WHITE
- B
 SHERWIN WILLIAMS
 SW7646
 FIRST STAR
- C
 SHERWIN WILLIAMS
 SW7567
 NATURAL TAN
- D
 SHERWIN WILLIAMS
 SW7548
 PORTICO
- E
 SHERWIN WILLIAMS
 SW7630
 ELLIE GRAY
- F
 SHERWIN WILLIAMS
 SW6146
 UMBER
- G
 SHERWIN WILLIAMS
 SW2823
 ROOKWOOD CLAY
- H
 DUNN EDWARDS
 SW6048
 TERRA BRUN
- I
 SHERWIN WILLIAMS
 SW6257
 GIBALTAR





























AM TRAFFIC





PM TRAFFIC





PM TRAFFIC

