

**ADDITIONAL EXHIBITS
RELATED TO
NEW BUSINESS ITEM NUMBER 3**



WESTSIDE GATEWAY
COSTA MESA, CA

PERSPECTIVE RENDERING-
LOOKING NORTH FROM
CENTRAL PARK

WESTPORT PROPERTIES, Inc.
2201 Duport Drive, Suite 700 Irvine, CA 92612

WITHEE MALCOLM ARCHITECTS, LLP

2251 West 190th Street Torrance, CA 90501
310.217.8699
w@wmalcolm.com

WJL JOB B4003
DATE: June 11, 2013





WESTSIDE GATEWAY
COSTA MESA, CA

PERSPECTIVE RENDERING-
CORNER OF 17TH STREET &
POMONA AVENUE
WESTPORT PROPERTIES, Inc.
2201 DuPont Drive, Suite 700 Irvine, CA 92612

WITHEE MALCOLM ARCHITECTS, LLP

2251 West 190th Street Torrance, CA 90501
310.217.8888
w@wpmalcolm.com
www.wm.com
Date: June 11, 2011





WESTSIDE GATEWAY
COSTA MESA, CA

PERSPECTIVE RENDERING-
LOOKING SOUTH TOWARDS
NORTH ENTRY ON 17TH
STREET

WESTPORT PROPERTIES, Inc.
2201 Dupont Drive, Suite 700 Irvine, CA 92612

WITHEE MALCOLM ARCHITECTS, LLP

2251 West 190th Street Torrance, CA 90501
310.217.8880
wit@witmal.com

WMA, JMB, B1005
Date: June 11, 2013





WESTSIDE GATEWAY
COSTA MESA, CA

PERSPECTIVE RENDERING-
LOOKING SOUTHEAST
TOWARDS WEST ENTRY

WESTPORT PROPERTIES, Inc.
2201 Dupont Drive, Suite 700 Irvine, CA 92612

WITHEE MALCOLM ARCHITECTS, LLP

2251 West 150th Street Torrance, CA 90504
310.217.8888
withee@malcolml.com

WV_JOB_B3003
Date: June 11, 2014





WESTSIDE GATEWAY
COSTA MESA, CA

PERSPECTIVE RENDERING-
LOOKING SOUTHEAST FROM
CENTRAL PARK

WESTPORT PROPERTIES, Inc.
2201 Dupont Drive, Suite 700 Irvine, CA 92612

WITHEE MALCOLM ARCHITECTS, LLP

2251 West 190th Street Torrance, CA 90501
310.217.8695
WITHEE@WITHEEMALCOLM.COM

WJL JOB B1003
DATE: JUN 11, 2013



**ADDITIONAL CORRESPONDENCE
RELATED TO
NEW BUSINESS ITEM NUMBER 3**

June 9, 2014

Scott and Jena Fullerton

Costa Mesa, CA 92626

To Whom It May Concern:

I am writing this letter to voice my support for the proposed project on 17th Street known as Westside Gateway. I am a lifetime resident (46 years) of Costa Mesa. Once graduating from college I worked for two major companies that are both headquartered in Costa Mesa for several years. I have purchased two homes in Costa Mesa and currently live in Mesa Verde. In addition, my parents and brother also reside in Costa Mesa. We are all very excited about the transformation that is taking place in the west side of Costa Mesa. We look forward to seeing this project move to fruition and improve the current use of the property. This project sits on a high profile block of the west side; it will serve the city well to identify not what this part of Costa Mesa is, but what it will become. This project will bring in young professionals and families that will be the future of Costa Mesa.

My wife has been a realtor for the past 15 years and has her office here in Costa Mesa where she specializes in Costa Mesa residential real estate. She too is very excited about the improvements and developments on the west side that will work to improve the look and feel of our city.

I appreciate the City taking the time to review this project and very much hope the project moves forward, so that my life long city continues to improve for my kids and their families to come.

Sincerely,

Scott Fullerton

Jena Fullerton

sales
and
mortgage
services



To whom it may concern:

I am writing to you to express my support for the proposed project on 17th Street known as the Westside Gateway. I am a realtor that focuses on the greater Costa Mesa market, and have seen the area change dramatically for the better over the past couple of years. The Westside has traditionally been a blight on an otherwise fantastic city and I fully believe that this area is poised for continued change for the better.

The vast majority of my clients are young professionals that live and work locally. They would prefer to live in Newport Beach but have been priced out of that market, and are looking for viable, coastal options. The westside and especially the Westside Gateway project would satisfy all of their requirements and bring much needed life and activity to this area.

As the Westside is the area of Costa Mesa closest to the beach I sincerely hope that the city does not squander this opportunity and continue to add onto the exciting vibrant attitude that we have all been feeling over the past 24 months.

I appreciate your time and review of this project and hope that this project is allowed to move forward and continue to improve Costa Mesa.

Sincerely,


Krista McIntosh

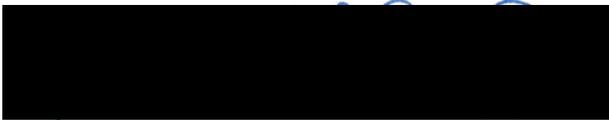
To Whom It May Concern:

I am a resident of Costa Mesa who is writing in support of a new planned project on 17th Street referred to as the Westside Gateway which consists of 175 units just opposite of Trader Joe's. I feel that this project is really going to help change the face of Westside Costa Mesa and will bring much needed life and activity into this area.

As a young professional who is looking to buy in the near future, the Westside Gateway is exactly what I am looking for. It's located in close proximity to the beach and is walkable to multiple shops and restaurants on 17th Street. I've seen a number of the projects being constructed in Costa Mesa but I think this location is among the best in the city. I want to make sure any location I live feels safe, and the "Main & Main" location of the Westside Gateway is extremely important and appealing to me.

I'm really excited at the prospect of this project, and I really hope the city will consider approving this project and continuing the positive change that is occurring throughout the city.

Regards,



Katie Holland
Costa Mesa Resident

June 9, 2014

Mayor Jim Righeimer
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Westside Gateway Project located at 671 W. 17th Street

Mayor Righeimer, City Council, and staff,

I have recently had the opportunity to review some of the conceptual plans for the proposed "Westside Gateway" project on the corner of 17th and Superior and would like express my support of the proposed development.

As a business owner in the Costa Mesa, I am encouraged by the efforts being made to foster sensible progression in the city that mirrors our beliefs. Our restaurants cater towards entrepreneurial, educated, young professionals and projects such as Westside Gateway will bring new customers to support our continued growth and success. Further, as a "health and wellness-oriented" restaurateur, I am particularly supportive of this project as it will be replacing an extremely blighted, dirty manufacturing facility that has a history of environmental contamination. Any efforts to turn such an eyesore into a vibrant part of our community should be strongly considered.

This development of Live/Work and loft units will bring new young professionals to the community, support local businesses, and should provide the catalyst for much needed change in the area. I hope that it moves forward as proposed and urge you to support the project.

Best,


Jonathan Rollo

Commander-in-Leaf

@chefjonrollo

<https://www.facebook.com/jonrollo>

Greenleaf
gourmet chopshop™

Beverly Hills – Century City – Costa Mesa – SoCo

RE: Westside Gateway Project - 17th Street

To whom it may concern:

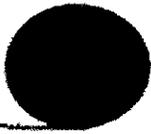
My name is Maritza Lozano and I am writing to express my support for the Westside Gateway project on 17th Street. I frequent many shops, restaurants and bars along 17th and am very excited about the change that is coming to Westside Costa Mesa. One of my biggest concerns for this area is safety and I think that the revitalization is a great thing for the city of Costa Mesa and its residents. This area has been a stain on an otherwise wonderful city, and I'm glad to see that the city is working to improve this aspect.

Specifically I think that the Westside Gateway project is a perfect addition to the area. As a Costa Mesa resident myself I will be watching this development very closely and would love to live in this location given the opportunity. Being able to bike to the beach, or walk to do my shopping at Trader Joe's and Grower's Direct would be a dream come true!

I appreciate the city's attention in this matter and request my support becomes part of public record.

Thank you,


Maritza Lozano
Costa Mesa Resident



GROWERS DIRECT

Farming • *Fresh Produce* Wholesale Retail

Since 1981

COSTA MESA
Phone: (949) 631-7880
Fax: (949) 631-7762
LOS ANGELES
Phone: (213) 489-3034

To Whom It May Concern:

My name is Eugene Stirbu and I am the owner of Grower's Direct, located in 101 E 17th Street. I am writing to voice my support for the Westside Gateway project located at 17th Street and Pomona Avenue.

As a local business owner I have been very pleased to see the recent developments in the Westside and have seen many dramatic positive changes in the area over the past several years. The inclusion of 175 homes at the Westside Gateway would be a great thing for Grower's Direct and all of the other surrounding businesses in the area.

I look forward to the continued transformation of the blighted properties in Costa Mesa, and hope that this is part of a lasting change that will continue to improve the city for the better. I appreciate your time and review in this matter and sincerely hope that you will approve this project.

Sincerely,
Eugene Stirbu
Grower's Direct

GROWERS DIRECT
101 East Seventeenth Street
Costa Mesa, CA 92627
(949) 631-7880



Eugene Stirbu
6/12/2014

June 9, 2014

Dear Sir/Madam:

My name is Ryan McClung and I am a homeowner in Eastside Costa Mesa. I am writing to express my support for a new project in Westside Costa Mesa called the Westside Gateway. Like many young professionals my age I wanted to buy a house near the water in Newport Beach, but unfortunately don't have the means to do so (yet).

I have reviewed the plans for the Westside Gateway and have to say that I'm very pleased and excited that this project will hopefully move forward. I feel like this would give young people like me the opportunity to "have our cake and eat it too". This project is located a quick bike ride from the beach and is walkable to Trader Joe's, Grower's Direct, the Butchery, the Harp and a number of other retail and dining amenities that I frequent often. Additionally, I work from home and the live/work aspect is extremely appealing to me.

As a side note I would like to commend the city and staff for the good work they've done over the past 3 years. There has been a noticed change in the city as a lot of previously blighted properties are being redeveloped and changed for the better. I only see this project as a continuation of this good work and hope that you will approve this project and keep this tide of positive change going.

Sincerely,



Ryan McClung
Eastside Costa Mesa Resident

To whom it may concern:

As a resident of Costa Mesa, I am writing to you to express my support for the Westside Gateway project on 17th Street. I have noticed a big change in the city over the past few years and hope that this is a trend that continues. A huge part of this transformation has been the revitalization of the Westside and 17th Street.

The new projects that have been approved and that are under construction have been a great thing for our city and I think the Westside is quickly becoming the place to be for young professionals. I currently rent, but plan on buying a house in the next couple years. An area like the Westside Gateway is exactly what I am looking for. It is modern, upscale, and most importantly situated in a perfect location. I love the idea of being able to walk to restaurants, bars and shops from the convenience of my home.

It's not very often that a city has such a huge opportunity to effect real, lasting change and I hope that you are able to keep this momentum going. The Westside Gateway is a large, well designed project, and is just the thing that Costa Mesa needs to springboard into a better, brighter future.

I thank you for your time and hope that this project will get approved.

Thanks,



Natalie McCartney
Costa Mesa Resident

June 12, 2014

Adam and Laura Cleary


Costa Mesa, Ca. 92627

To whom it may concern:

I am writing this letter to support the proposed project known as Westside Gateway on W 17th St. I'm the third generation Cleary from Newport and have lived in Costa Mesa 18 of my 38 years. My wife has lived in Costa Mesa 14 of those years; it is now considered home for both of us and our 2 children. We live on the Westside of Costa Mesa and believe this project is needed to jump start the area to attract young professionals, help raise property values and clean up the area. East 17th has a high if not the highest "street" traffic count in both Newport and Costa Mesa; the city's proposed work/ live zoning overlay would be a great success due to the site location and current retail surroundings. The city has worked very hard since 2007 to try and improve the Westside and we hope we all see the fruits of their labor soon. We would like to see the project move forward to help improve our city.

Sincerely,


Adam and Laura Cleary 

June 11, 2014

Brian Gooding

Costa Mesa, CA 92927

Re: Westside Gateway Project

To Whom It May Concern,

I wanted to take the time to sit down and write a letter to voice my approval of the pending development of the Westside Gateway project located on 17th Street near Newport Boulevard. After hearing a great many details on the current site and proposed redevelopment while at dinner with several other local couples, I felt compelled to notify the city of what I see are a great many benefits with little to no downside.

Being a 31-year old, recent transplant to the city of Costa Mesa, I feel as though I am the prototypical person who would be drawn to this new development should the plan be approved. When I was looking to purchase my first home after being married 3 years ago, my wife and I explored neighborhoods ranging from Long Beach to Laguna Beach and everything in between. Having also just finished my Masters Degree, money was the biggest issue that affected the decision on where to buy, followed closely by neighborhood, schools, and proximity to work. To be completely honest, if I had my way, we would not have bought the house we currently live in here in Costa Mesa. In fact, we would not live in Costa Mesa at all. I thought that the property values here didn't justify the small sacrifice that an extra 10 or even 20 minutes of commuting would solve. Buying in Huntington Beach or Long Beach would have allowed us to purchase a far newer, bigger, and further upgraded home. However, as with many marriages, I lost the battle and here we are!

To that end, and especially when coupled with the meteoric rise in home prices in the area over the past three years, I feel as though many families such as ourselves are now truly priced out of much of Costa Mesa. Each day, I am hearing of more and more of our friends who had rented in Newport/Costa Mesa for the first few years moving into Huntington Beach, Irvine, and South Orange County because they are being priced out of our market. If we are truly trying to sustain the great community that is Costa Mesa, we need to offer newly developed, intermediately priced housing for people in the 25-35 age bracket looking to become first time homeowners, as they are ultimately going to shape the future of the city both economically, politically, and culturally. I would hate to see more good people choose to leave simply because of a lack of homes in the range typical for first time homeowners.

Besides creating more housing options for young families and working professionals, I understand that this proposed development will actually involve a dramatic environmental cleanup of one of the dirtier industrial sites around. How can the city not love having a private entity paying the bill to remediate a dirty site? Further along those lines, it seems the current use of the property is of little use and is an eyesore. Anyone who has even gone shopping at the Trader Joes along 17th St has seen that. Having a newly developed, attractive development in its place would dramatically improve the aesthetics of the area along 17th St north of Newport Blvd.

Lastly, having spent the entirety of the past ten years working in both real estate and finance, I would have to imagine that economics of the Westside Gateway project would provide an economic lift to the city and surrounding businesses, a dramatic improvement on all fronts relative to the current use. Furthermore, the project would bring hundreds of jobs to the community during the redevelopment phase.

Thank you all for taking the time to consider my opinions as it relates to the Westside Gateway project. I appreciate all of your hard work on behalf of families like mine who are hoping that Costa Mesa can continue to thrive under your watch for generations to come.

Best,

A solid black rectangular redaction box covering the signature area.

Brian Gooding

June 12, 2014

VIA ELECTRONIC MAIL

City Council
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Westside Gateway 176 Unit Live/Work Development
671 W. 17th Street, Costa Mesa, CA 92627

To Whom It May Concern:

I write to voice my support for the proposed Westside Gateway project on 17th Street in west Costa Mesa. I am a 33 year old real estate attorney currently residing in Costa Mesa. I was raised in Newport Beach and have lived in the Newport/Costa Mesa area for 29 years. My fiancé is also a current Costa Mesa resident, and my future in-laws have resided in this great city for more than 30 years.

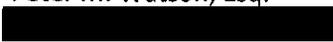
The Westside Gateway project is a step in the right direction for the City of Costa Mesa. First and foremost, transforming a dilapidated industrial building into an upgraded live/work use will undoubtedly increase property values in the surrounding areas, as well as generate an influx of spending to support neighborhood businesses. Simply stated, it will create an economic boost. In addition to the economic advantages, the surrounding areas will benefit from the environmental improvements which are mandated for a project of this nature. In my opinion, this project exemplifies the future of Costa Mesa – more residential/family & young professional oriented. As someone looking to purchase a home in the west part of Costa Mesa in 2014/2015, I can attest that the Westside Gateway project is a factor in my decision and I would be very interested in a home at this project.

In summary, I believe this project will increase the attractiveness of living on the west side of Newport Boulevard and will result in an increase of young families (such as my own) living, working, and spending in the area. To say the least, my fiancé and I are supporters of this project, and very excited to watch west side Cost Mesa thrive in the coming years.

Thank you for your consideration in this regard.

Sincerely,


Peter M. Watson, Esq.


Costa Mesa, CA 92627

**CORRESPONDENCE
RELATED
TO PUBLIC HEARING
ITEM 1**

From: NikiParker

Sent: Sunday, June 15, 2014 11:38 AM

To: CHANG, MARGARET

Cc: _

Subject: Santa ana Colleen county Island

City of Costa Mesa

City Council

77 Fair Drive

Costa Mesa, CA 92626

RE: GPA 14-02

Agenda item for 6-17-14

As a homeowner in the Santa Ana/Colleen County Island, I want to support 'spot zoning' to include 25' setbacks and larger lots (8,000-14,000sq.ft) to maintain the character of our neighborhood that exists in our county island.

I am unable to attend the June 17th meeting when this will be discussed.

Thank you,

Niki Parker

Costa Mesa, CA 92627

From: Benjamin Legbandt
Sent: Tuesday, June 10, 2014 12:32 PM
To: Steve Chin
Cc: Carolyn Emery
Subject: RE: Santa Ana/Colleen Island project

Hi Steve,

We are currently processing the City of Costa Mesa's application for annexation of the Santa Ana/Colleen Island and anticipate scheduling the item for public hearing in July or August of this year. The City of Newport Beach has not expressed any interest in annexation of the unincorporated island at this time. Please don't hesitate to contact me directly with any additional questions.

Best regards,
Ben

Ben Legbandt

Project Manager
ORANGE COUNTY LAFCO
blegbandt@oclafco.org
714.834.2615 (Direct)
714.834.2556 (Main)



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From: Steve Chin
Sent: Monday, June 09, 2014 5:36 PM
To: blegbandt@oclafco.org
Subject: Santa Ana/Colleen Island project

Hello,

I'm a Realtor representing a prospective buyer of 350 22nd Street, Costa Mesa, CA 92627, This property is situated in the Santa Ana/Colleen Island project that the City of Costa Mesa is currently seeking to annex.

My question is if this property in question at 350 22nd Street can be separated from the Santa Ana/Colleen Island and petition the City of Newport Beach for annexation.

Sincerely,
Steve Chin

Windem Real Estate

**CORRESPONDENCE
RELATED
TO PUBLIC HEARING
ITEM 4**

From: MUNOZ, ERNESTO
Sent: Friday, June 13, 2014 4:55 PM
To: HATCH, THOMAS
Cc: GUARRACINO, JERRY; SETHURAMAN, RAJA; ARMSTRONG, GARY
Subject: FW: Question from Sandy

Tom,

The impacts to the 19th St/Harbor Blvd. intersection resulting from this project are insignificant. The total project trip generation from the project is 267 daily trips, of which there are 21 trips in morning and 28 trips in the evening peak period. The study shows that 10% of the trips may end up at Harbor/19th. Even if we assume 20% of trips from the project will end at Harbor/19th, it translates to approximately 55 daily trips, 4 morning peak hour trips and 6 evening peak hour trips. This is insignificant and would not result in any impacts.

Ernesto Munoz, P.E.
Public Services Director
City of Costa Mesa
714-754-5343
ernesto.munoz@costamesaca.gov

From: HATCH, THOMAS
Sent: Friday, June 13, 2014 4:37 PM
To: GUARDADO, ANTHONY; MUNOZ, ERNESTO
Cc: ARMSTRONG, GARY
Subject: Question from Sandy

Sandy had a question about the impacts of traffic at Harbor and 19th from the Public Hearing #4 Hamilton Project. Did we study if there were impacts? If no, was it because it was far away from the project? Please respond to me. Thanks.

**ADDITIONAL CORRESPONDENCE
RELATED TO NEW BUSINESS
ITEM NUMBER 3**



Re: Support for the Westside Gateway Residential Development

To whom it may concern:

I am contacting you to voice my support for the Westside Gateway residential development at 17th Street and Pomona. I am a local business owner whose business has been a part of this community since it was founded over a decade ago. Our office and warehouse are located right down the street. The current buildings in place are an eye sore and there could be nothing better to replace them than new housing supporting the local community.

Our clients and employees are the perfect home owners and tenants for the proposed residential units as they are all involved one way or another in action sports. They are seeking urban, low maintenance homes near the beach at a price point most of the surrounding communities can't provide. This type of continued development will continue to entice our company to be based in the west side of Costa Mesa for many years to come.

Please let us know if there is anything we can do to further help this project along. We would be disappointed to see the continued use remain if the city does not elect to pass the current project proposed.

I greatly appreciate your time in advance.

Sincerely,



Johnny Gehris

President

Vestal International, Inc.

June 17, 2014

Dear Costa Mesa City Staff and Planning Department:

I have had a chance to review the plans for the "Westside Gateway Project" at the corner of 17th Street and Pomona Avenue and am writing to express my support of the proposed development.

As the owner of retail properties and a business on 17th Street, I am very excited by the transformation I have noticed in the city over the past several years. Many old, blighted buildings are giving way to new vibrant projects which are injecting new life into our community. The old Argo-Tech facility has long been an eye-sore for the community, and the redevelopment of this property is crucial to the sustained success of the Westside and the City of Costa Mesa as a whole.

Being a local business owner I feel that young professionals are our life-blood, and the Westside Gateway is catering to that exact demographic. The approval of this project will help ensure that my business, as well as many other local businesses will continue to grow and thrive under the amazing revitalization of the Westside. I sincerely thank you for your review of this matter and urge you to support the approval of this project.

Sincerely,

A solid black rectangular redaction box covering the signature of Mario Marovic.

Mario Marovic

WARRANT INFORMATION for June 17, 2014

Payment Ref.	Date	Remittance to:	Remittance ID:	Payment Amount	Explanation of payment
0180504	6/6/14	Transfac Capital Inc	22592	\$26,200.00	Where was this installed? NCC – Decorative iron fence and gates between NCC and pool.
0180505	6/6/14	US Bank	2228	\$41,224.63	What is executive meeting package? \$1,400 Executive meeting was for full day of room rental, food & beverages for Executive Development Retreat for 10 City leaders.
0180575	6/6/14	Food Service Warehouse.com	22584	\$1,795.22	Where did this go? Fire - As part of the Fire Departments re-hab needs and strike team responses this ice maker will be used to fill ice chests with ice, Gatorade and water so these items can be taken out to an incident. Currently, ice is used from the refrigerators located in the kitchen however, it does not produce enough ice to fulfill our needs of filling generally (2) ice chests. With the Ice Machine located in the center of the City (Fire Station 5 Civic Center) it will be centrally located and is one of two fire stations that provides mutual aid coverage throughout the State of California.
0180407	5/30/14	Community Controls	20782	\$10,159.80	Why was this one less expensive? Maintenance Services - Warrant for the installation of equipment to automate existing gates at FS#1. It was less expensive than FS#2 as we were automating gates only, not fabricating new ones.

0180412	5/30/14	Element Consulting Group	22525	\$12,055.39	<p>What was this for?</p> <p>Finance Dept. – Consulting Services for emergency essential services. Element Consulting Group worked with the programming staff to rebuild corrupted tables in the PeopleSoft Financial system. IT Applications department does not have the knowledge in the group for this very complex programming work.</p> <p>We reached out to this group who worked with us over a month to rebuild the PeopleSoft tables so we could open these tables up to Finance & other departments.</p> <p>The PeopleSoft tables were rebuilt and are available to the departments.</p>
0180446	5/30/14	Multiquip Inc.	22456	\$6,793.98	<p>What is this and where?</p> <p>Maintenance Services – This warrant is for parts for the portable light tower/generators. Due to the placement of the generators on sports fields, they are irrigated frequently and we have been experiencing more frequent, extensive repairs.</p>