Costa Mesa
Chamber of Commerce

October 3, 2014

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

RE: PA-88-134 A2, Oct. 7, 2014, Public Hearing
Orange Coast Buick/GMC/Cadillac Dealership

Dear Mayor Righeimer:

On behalf of the Costa Mesa Chamber of Commerce Board I wish to express complete **support** for the proposed revisions for the Orange Coast Buick/GMC/Cadillac Dealership project as submitted.

This development of a new-car dealership is a key and complimentary component to the ongoing enhancement projects along the entirety of Harbor Boulevard in Costa Mesa. Additionally, maintaining a high-profile Cadillac dealership is important to the product mix of the Harbor Blvd. of Cars as well as to being a significant sales tax revenue generator for the City of Costa Mesa.

The current property owner has generously offered and agreed to many costly concessions that will make the overall development much more neighborhood-friendly than the structures previously on the property. Among them are:

- a 32 ft. set back on the east and 52.5 ft. set back on the south as opposed to a zero-ft. set-back by property entitlement;
- moving roof top lights 53 ft. further from the edge of the parking structure, while reducing their height from 15 to 12 ft., potentially turning them off after 10 p.m., and using precisely directed LED lights;
- adding a 5-ft. landscaping buffer at the south-side wall to contain a significant number of 10-ft. fast-growing trees, and a 27-ft. fast-growing "green wall" covering the south facing side of the structure, all of which translates into a "forested view" for those neighbors, replacing the zero-set back vertical wall the previously enjoyed; and
- removing the 40-ft. pole sign currently visible to the neighbors with two 23-ft pole signs completely shielded from neighbors' sight.

In the short-term and in the long-term, this development is good for its neighbors, the community and for business, and fully meets or exceeds all building, property and zoning requirements as presented. **I encourage its approval by the Costa Mesa City Council at the Oct. 7, 2014 public hearing.** Opposition to this development proposal flies in the face of being business-friendly and may actually scare other similar businesses from relocating to Costa Mesa. This world class project will be a trend setter along Harbor Blvd.

Sincerely,

[redacted]

Ed Fawcett
President/CEO

1700 Adams Avenue, Suite 101 • Costa Mesa, CA 92626 • (714) 885-9090 • FAX (714) 885-9094 • www.costamesachamber.com

PH-2

City of Costa Mesa

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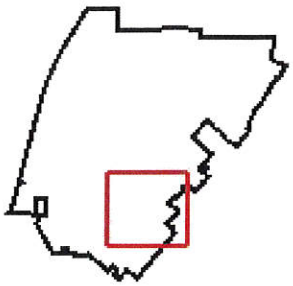
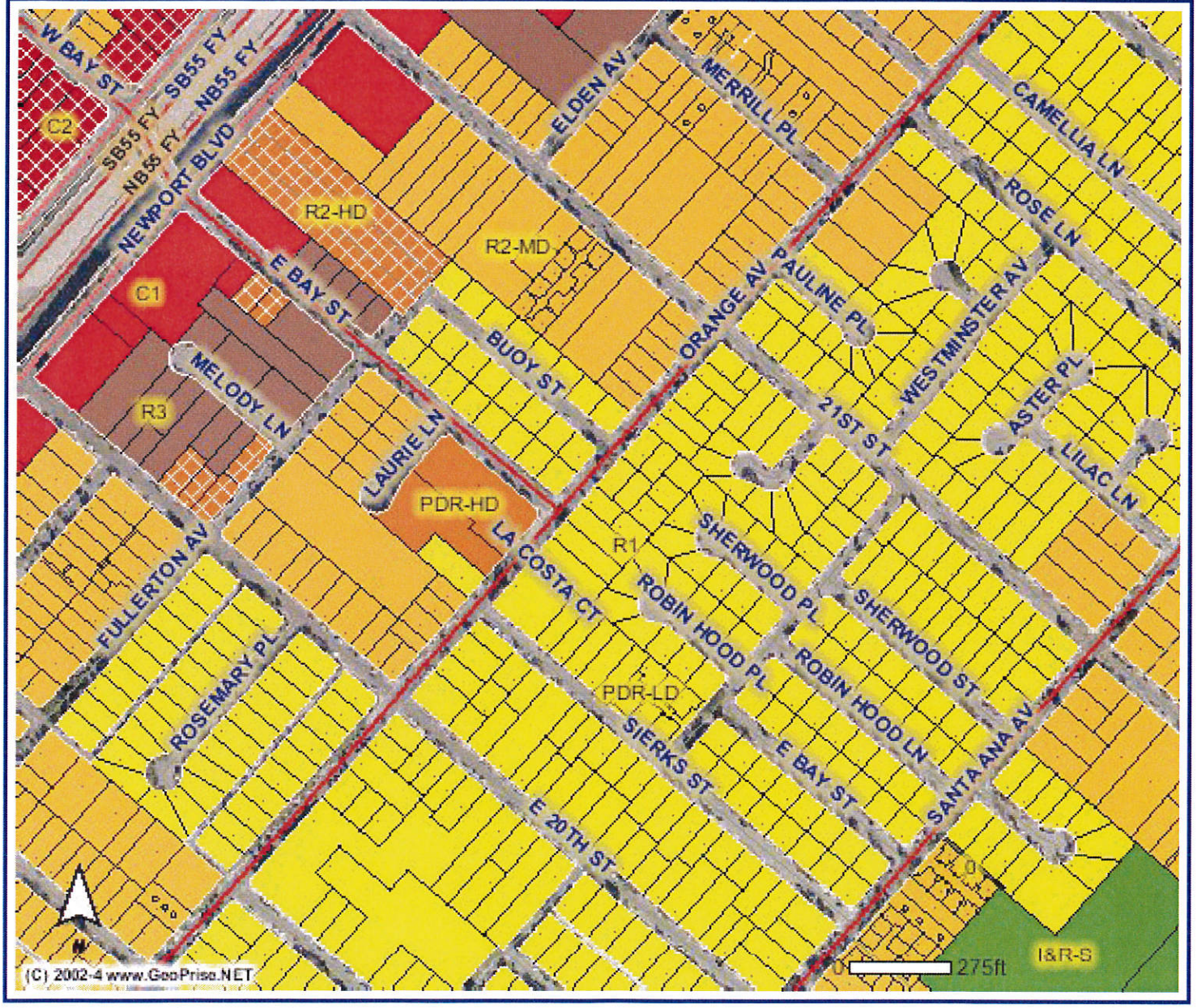
Overview Map



Legend

- Address Points
- Freeway
- Roads (cont)
- Collector
- Freeway
- Major
- Newport BLVD
- Primary (cont)
- SECONDARY
- Hydrology Channels
- Street Names
- Street Centerlines
- ROW Lines
- Parcel Lines

Map Display



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City of Costa Mesa

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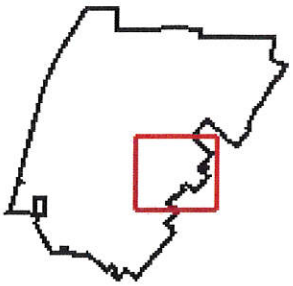

Legend

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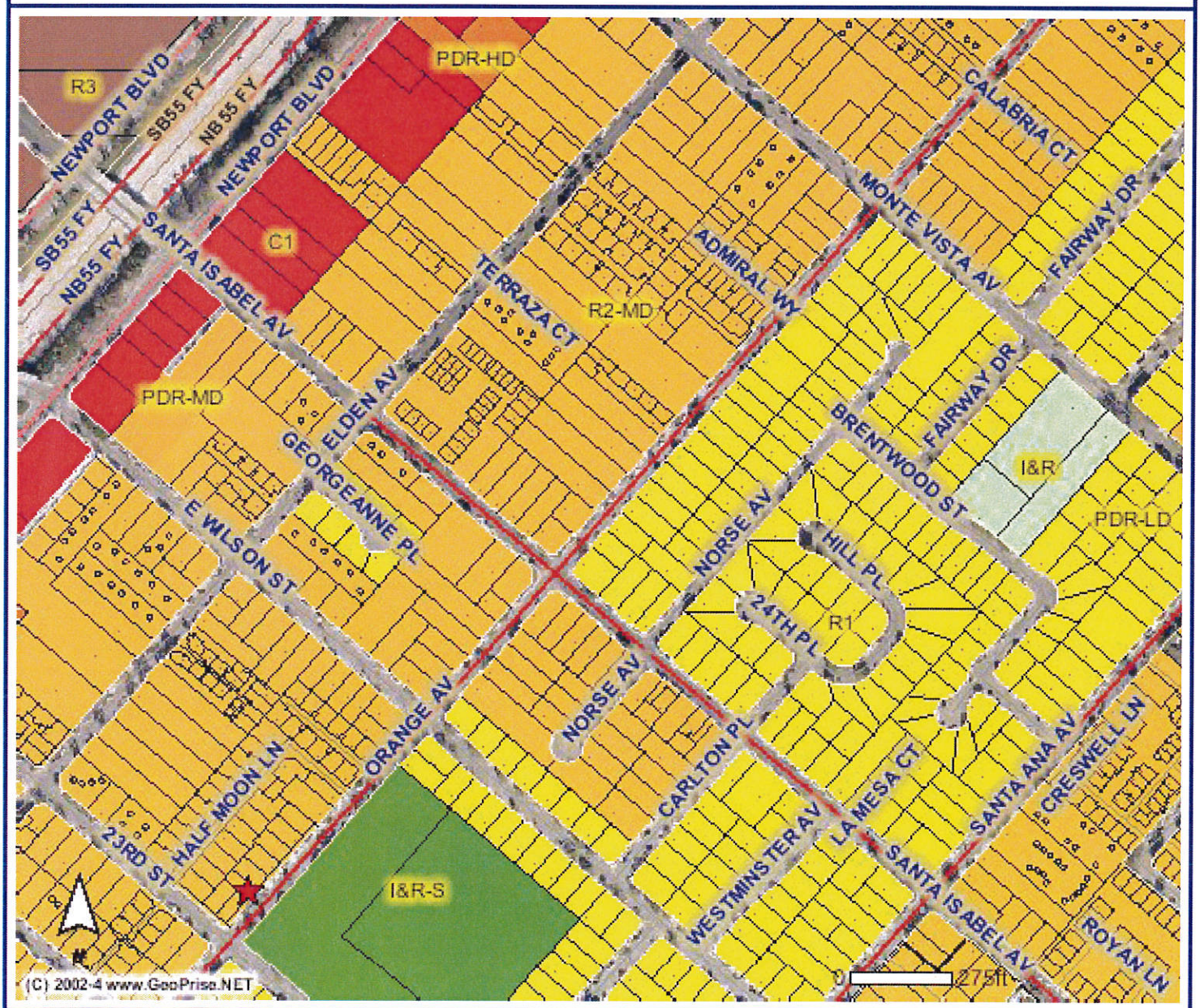
Map Display



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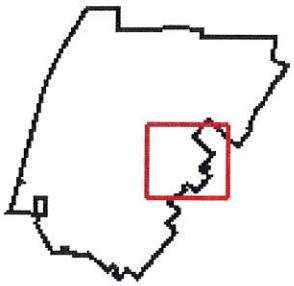
Overview Map



Legend

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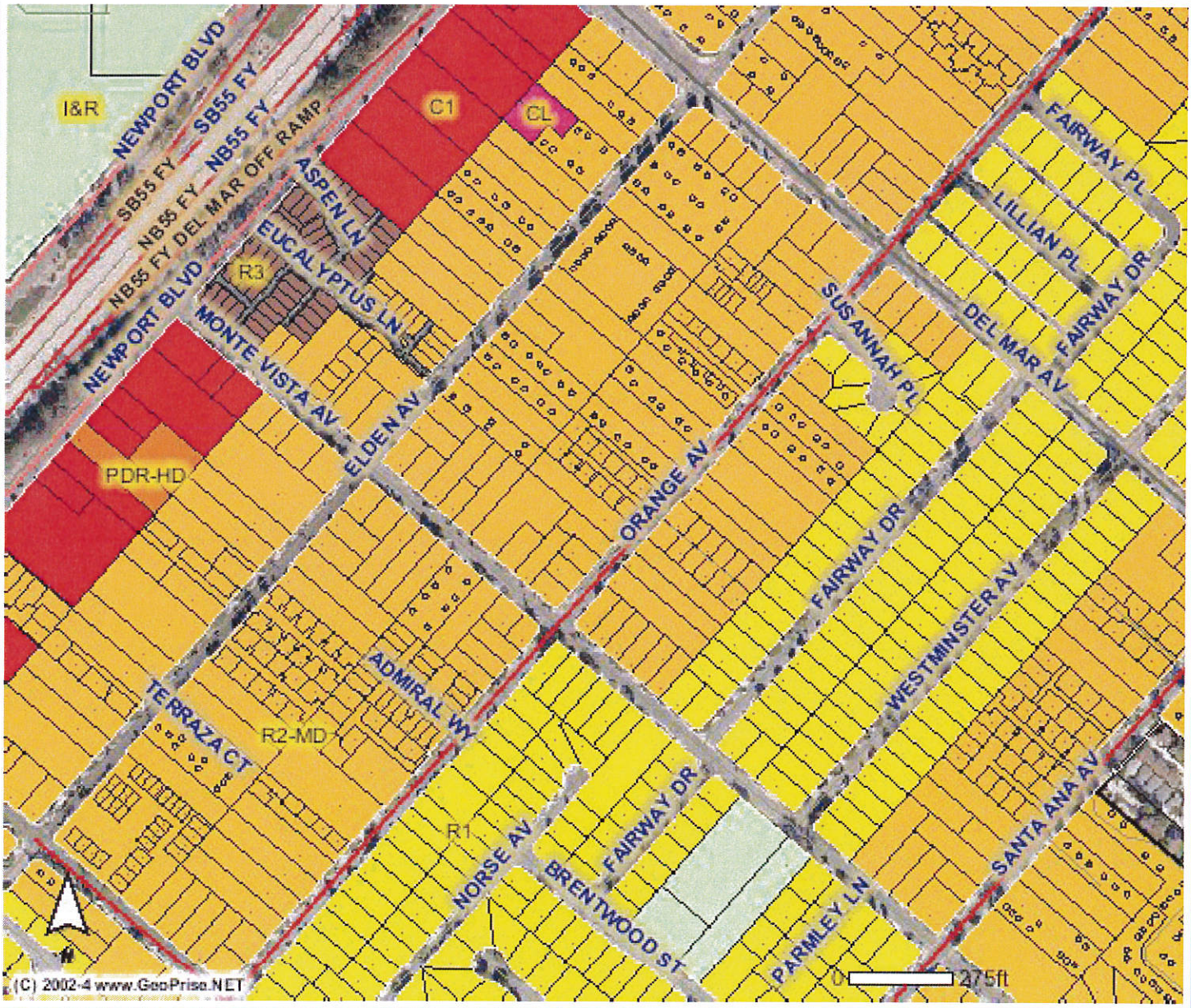
Map Display



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October 7, 2014

Leslie R. Sterrett
Nancy Honda-Sterrett
[redacted]

Mr. Mayor/ Council Members
City Council
Costa Mesa, CA

Council Meeting
Planning Application PA-88-134 A2:
Second Amendment for the Orange Coast Buick/GMC/Cadillac Dealership

Dear Council:

It has come to our attention that an amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership has been submitted to construct a 34,000 square foot second floor parking deck over the dealership building, as well as over most of the proposed parking lot. This second level deck is intended for vehicle inventory storage.

I have been a resident of Costa Mesa since 1961 and at this address since 1963. My wife has resided in Costa Mesa since 1983 with a business here since 2008.

Let the record state that Nancy and I are opposed to the addition of the second floor parking deck.

According to the blueprints provided by the planning office, this new structure for the second story parking deck will be 25'4" tall and set back 52'3" from the 8' block wall behind our property. The additional 17 vertical feet will be an eyesore for many homeowners in the immediate area of Princeton Dr. Additionally the 15' light stanchions on the deck of the structure will bathe our property and that of my neighbors in bright light all through the night. This will negatively impact our quality of life in the evening and sleep at night. Subsequent to this plan, after meeting with residents, the builder has proposed an adjustment to the stanchion positioning as well as a curfew on the lighting.

In addition this parking structure will impact our privacy by providing a 22' high platform for people at the dealership to look down into our kitchen, living room and outdoor living area. Noise and noxious fumes from cars will also waft down from the deck into our living spaces. In the past we have seen people at the dealership on the parking structure, heard them making unacceptable comments to the homeowners below and smelled their cigarette smoke. We are afraid these actions will continue on the new deck. Any semblance of privacy in the aforementioned backyard zone will be forsaken. Our quality of life will be substantially downgraded.

Our pet's privacy and health are of primary concern to us as well. Noises emanating from the structure or any visual sightings of people will trigger our dogs' natural protective instincts, i.e. Barking. Excessive barking is stressful on pets as well as neighbors. Our pets are all rescue animals having been saved from stressful situations. It is important to their health that any additional stressors be mitigated.

We are also concerned of a possibility of theft as people on the dealership deck will see into our home and backyard and target our property.

Subsequent to the original amendment, after meeting with residents, the builder has proposed increasing the height of the parapet surrounding the upper deck to over 6 feet tall preventing people from looking down from the deck. Additionally they have proposed limiting access to this second level deck and intend to make the dealer facility a smoke free environment.

Lastly our property values will surely be degraded and a potential buyer would be less likely to purchase the property with the view of the parking structure. Even with the proposed camouflage of landscape vegetation this will continue to be a two story building basically in our backyard. This is a definite and unacceptable.

In summary we have various rights including the right to privacy, the right to own property for our benefit, right to good health and the right to good will. Citing the aforementioned concerns we are in opposition to this amendment plan to add a second floor parking deck to Orange Coast Buick/ GMC/Cadillac.

Sincerely,

Leslie R. Sterrett
Nancy Honda-Sterrett

Exhibit A:

Dashed line approximates height of canopy addition with setback at 50' as seen from back yard at 442 Princeton. Block wall height is 8'. Light stanchions will be an additional 15' above the dashed line.

From: Jesus Rios
Sent: Monday, October 06, 2014 7:35 PM
To: RIGHEIMER, JIM; MONAHAN, GARY; GENIS, SANDRA; GREEN, BRENDA; GAZSI, TOM
Subject: Group Homes

Hello,

I am writing this letter to let you know exactly how some Group Homes are treating the good citizens of Costa Mesa. It is appalling and just unthinkable that some Group Homes which are suppose to rehabilitate people back into society have taken advantage of the citizens and the city of Costa Mesa! They have made a mockery of "good" Group Homes.

The streets of Bismark and the 1600 block of Augusta have repeatedly called about the Group Home on Augusta. We have had excessive parking issues, cigarette butts littering our streets, obtrusive pot odors, loud foul language, sprinklers kicked out, trespassing issues, and a dog off leash which left excrement on the lawn.

We have not confronted the individuals due to bodily harm that may take place. Your citizens who have resided on these streets for many years have been left with a sense of fear and anguish. Many have children and some of these residents are single women.

It is not reassuring to see parole officers visit our neighborhood! We have been left with an unsettling feeling of just what kind of individuals are living amongst us. I have called the non 911 number and the response I have received has been asking me 20 questions, or dispatch reiterating that the Group Home is within their rights. That is uncalled for, and the proper authorities are not addressing the issue. I am thoroughly disgusted that after working all day, I am then greeted with the gut wrenching odor of pot outside and inside my home! When I call the non 911 number your dispatch tells me to close my windows! I have rights to fresh air.

I hope before the votes are cast tomorrow about Group Homes, this email can be shared! Group Homes should be a licensed business, which follow proper procedures in how the occupants should conduct themselves amongst the existing homeowners.

Thank you,

Rios' Family