

**ATTACHMENT 9
CORRESPONDENCE FROM PUBLIC**

Date: April 9, 2015

From: Neighbors to Proposed Development

To: Costa Mesa Planning Commission

Subject: **Concerns about Proposed Development Plan of 1239 Victoria St.
(Application No.: GP-14-03, R-14-03, PA-14-19, VT-17779)**

Dear Commissioners,

We, the undersigned, would like to take this opportunity to present to the commission our concerns and opposition to certain aspects of the proposed development plan.

First we want to make sure that we express the fact that we do not oppose the development of the lot into residential units. It is in the city's master plan and an appropriate use of the land in our opinion.

Our concerns are in the following areas:

Privacy of the Neighbors

The "Residential Development Standards" document from Costa Mesa city's website clearly states in section 4.4. that "Consideration shall be given to the effect of proposed development on the light, air, and privacy of adjacent properties".

The proposed plan will create these tall, overwhelming buildings that overlook its neighbors. Many will have roof decks. Even without roof decks, the residents of these building will be looking down over their neighbors' properties from a vantage point that can cause privacy issues.

We, as property owners around the proposed development, have certain rights and expectation to quite enjoyment of our properties. The imposing buildings with roof deck and third story windows overlooking our backyard from 2 stories above can definitely cause concern for our privacy, and can curtail our ability to enjoy outdoor activities.

Impact to Neighborhood Parking

With the proposed number of parking spaces, it will be a certainty that many vehicles belonging to the residents or visitors will have to be parked outside of the development. Since the strip mall is a private property, the most likely overflow for their parking issue will be Valley Road. If you visit Valley Road, you will find that parking there is already at a premium, and the additional cars will simply add to the congestion.

Number of Deviations to Code

Even if the city go ahead with High Density Residential zoning, the number of request for variation from code requirements is highly alarming.

The builder is pushing to change the current development standard of R2-HD for its project so that:

1. The required rear setback of 20 ft to reduce to 10 ft
2. The maximum number of stories of 2 increased to 3 plus a roof deck
3. The required front setback of 20 ft reduced to 14 ft
4. The required open space rate of 40% reduced to 34.95%

The requests are all attempts to squeeze more square footage into each unit, thus increasing the sale price at the expense of quality of life.

Table 13-32 of the "Residential Development Standards" document from Costa Mesa city's website clearly states that according to Costa Mesa Municipal Code for R2-HD zone the following need to be followed:

- a) 2 Stories and Maximum of 27 ft
- b) 40% Minimum Open Space
- c) Front setback of 20 ft
- d) Rear setback of 20 ft for 2 Story Building

The "Residential Design Guidelines" document also from Costa Mesa city's website clearly states that for R2-HD zone the following need to be followed:

- a) 2 Stories and Maximum of 27 ft for sloped roof design (section 7.3)
- b) 2 Stories and Maximum of 22 ft for flat roof design (which should cover the roof deck type design) and must be consistent with the bulk and scale of the structures in the surrounding neighborhood (section 7.3)

Code requirements exist for a reason. We believe it is the responsibility of the Planning Commission to ensure that the proper requirements are met by the developer, and not become complicit in the builder's attempt to maximize profit.

Impact to Property Value around the Development

The new building being so tall will certainly block the view of some neighbors and reduce free movement of breeze. Combined with the issues of privacy and more congested street parking, may negatively impact property value. It will be a travesty to enrich the coffers of the developer at the same time sacrifice the value of home around the new development. The city should be protecting the interest of its residents and not simply kowtow to the wishes of the developer.

Welfare of the Residents who will be Living in the Development

There have been several studies that link high density living to negative effects to people's health, happiness, and safety.

Health

1. High density living is associated with higher risks of psychosis (70% higher) and depression (16% higher).
2. Higher level of stress caused by high density living can lead to twice as high incidence of schizophrenia.
3. Absence of green space causes adverse mental problems.
The prevalence of depression and anxiety was significantly greater for those living in areas with only 10% green space in their surroundings compared to those with 90% green space.
4. Children living in high density areas suffer much higher rate of behavioral problems such as anti-social behaviors.
5. Restricted length of vision and exposure to noises cause children in high density homes to have short-sightedness and auditory discrimination.
6. Air pollution – higher density living increases the level of air pollution. Air pollution affects residents' respiratory system and results in lower birth weight.

Source: <http://www.newgeography.com/content/003945-health-happiness-and-density>

Happiness

Studies show that the higher the density of living, the less happy the residents. Lack of privacy, imposed social interacts, noises, difficulty in parking... all contribute to a less satisfied population.

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Safety

Even though the zoning and traffic analysis may specify that the number of car trips is acceptable, as people who live in and around the area, we witnessed many accidents around the area because of the hill and blind corners, and the fact that most drivers tend to accelerate when going downhill.

In the latest available report of California Office of Traffic Safety, Costa Mesa was the fifth worst among all 56 cities at its size. It is hard to convince anyone that high density building will improve this ranking.

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We are also concerned that items blown from the proposed roof-top decks proposed by the developer such as umbrella, lamp, or flower pots in high wind may cause serious injury and property damage to the residents and their neighbors.

Our Recommendation

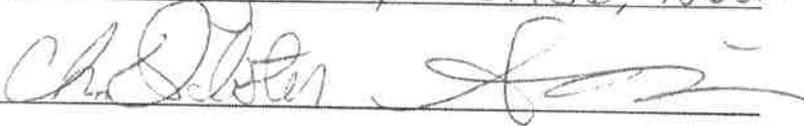
- 1) Rezone to Medium Density Residential with 12 units per acre
- OR
- 2) If the city determines the High Density Residential is appropriate, then ensure all code requirements are met and not permit deviations:
 - a. Allow maximum of 2 stories
 - b. No roof decks
 - c. Require compliance to code requirement for front and rear setbacks
 - d. Require compliance to code requirement of open space

To conclude, we trust that the Planning Commission will do the right thing and ensure the quality of life, and that current property owners' and residents' interests are protected by allowing only reasonable development that adheres to code to happen.

Thank you.

Chris and Amber Webster

2115 Valley Rd., Costa Mesa, 92627



Name, Address and Signature of Supporters of this Letter

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Our Recommendation

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OR

- 2) If the city determines the High Density Residential is appropriate, then ensure all code requirement are met and not permit deviations:
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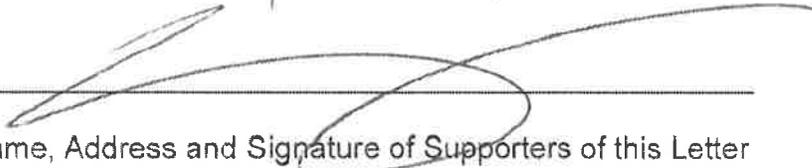
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Thank you.

Guitar Hoang

2109 valley Road, Costa Mesa

27
926 ~~97~~



Name, Address and Signature of Supporters of this Letter

LEE, MEL

From: James Hsu <jhsu@h2exec.com>
Sent: Friday, April 10, 2015 8:55 AM
To: LEE, MEL; FLYNN, CLAIRE; rdickson.cmpc@gmail.com
Subject: Concerns about Development Plans of 1239 Victoria St
Attachments: Concern about 1239 Victoria Development - Signed by HSU.PDF

Dear Planning Commission Members,

I am a resident of Westbluff and our community is adjacent to the proposed development on 1239 Victoria St. We are circulating a letter of concern about the proposed development plan for signature and they should be sent to you this morning by Chris Webster, one of our residents. I am sending you my signed copy just in case even though it may be duplicated. Please forgive me for being overly cautious.

Thank you and we hope that our concerns will be addressed at the upcoming meeting on Monday.

James Hsu

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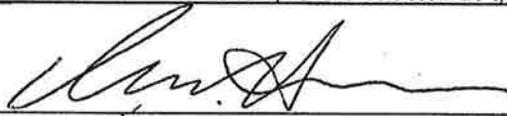
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2101 VALLEY RD., COSTA MESA, CA 92627





Name, Address and Signature of Supporters of this Letter

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Source: <http://www.healthyhousing.org.uk/health/health.htm>

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Steven & Jarice Spriggs
2111 Valley Road
San Diego

Jarice E. Spriggs

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LEE, MEL

From: Amber J. Webster <amberjia@gmail.com>
Sent: Thursday, April 09, 2015 9:22 PM
To: rdickson.cmpc@gmail.com; LEE, MEL; FLYNN, CLAIRE
Cc: Chris Webster; James Hsu; live4today; Emira Pajevic; Guitar Hoang; Jim Drennen; joewoldenberg@irvinecompany.com; Janice Spriggs
Subject: Letter of Opposition

Dear Sir or Madam:

We are writing to oppose to the planned three-story residential buildings with rooftop decks at 1239 Victoria Street by Trumark Homes, the representative of the property owner Westar Holdings, Inc.

This piece of property is currently zoned as Administrative and Professional (AP) District. Trumark Homes is asking to rezone this property to R2-HD (Multiple-Family Residential District, High Density). Worse yet, Trumark Homes is pushing to change the current development standard of R2-HD for its project so that:

1. The required rear setback of 20 feet can be 10
2. The maximum number of stories of 2 can be 3 plus a roof deck
3. The required front setback of 20 feet can be 14 feet
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First of all, even if this place is rezoned into R2-HD, the standard of R2-HD should not be changed. You approved the standard of R2-HD. You must have set the standard this way for a good reason. So please stick to it. Please do not allow cutting corners in any development! If you allow it, the only one who is going to benefit from it is the developer. Everyone else, existing residents of houses around this property, new residents of the new buildings, you, and the City of Costa Mesa, loses.

Secondly, if you can, please rezone this piece of property into a low, or even medium, density residential area. This piece of property is at such a great location that our city does not have too many anymore. Please think about what you would like that place to look like three decades from now. What you allow to be built there now will be what it looks like three decades after.

Research shows that high density living has significant negative impact on residents' health, happiness, and safety: 70% higher risk of psychosis, children's much higher rate of behavioral problems, lower birth weight, etc.

-350A-

You were elected by people of Costa Mesa to protect and improve Costa Mesa. Please do not allow anybody to ruin this city and its people!

We thank you for your service. We ask you to use your power to forbid the wrongs and advance the rights.

Sincerely yours,

Chris and Amber Webster

-351-

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Even if the city go ahead with High Density Residential zoning, the number of request for variation from code requirements is highly alarming.

The builder is pushing to change the current development standard of R2-HD for its project so that:

1. The required rear setback of 20 ft to reduce to 10 ft
2. The maximum number of stories of 2 increased to 3 plus a roof deck
3. The required front setback of 20 ft reduced to 14 ft
4. The required open space rate of 40% reduced to 34.95%

The requests are all attempts to squeeze more square footage into each unit, thus increasing the sale price at the expense of quality of life.

Table 13-32 of the "Residential Development Standards" document from Costa Mesa city's website clearly states that according to Costa Mesa Municipal Code for R2-HD zone the following need to be followed:

- a) 2 Stories and Maximum of 27 ft
- b) 40% Minimum Open Space
- c) Front setback of 20 ft
- d) Rear setback of 20 ft for 2 Story Building

The "Residential Design Guidelines" document also from Costa Mesa city's website clearly states that for R2-HD zone the following need to be followed:

- a) 2 Stories and Maximum of 27 ft for sloped roof design (section 7.3)
- b) 2 Stories and Maximum of 22 ft for flat roof design (which should cover the roof deck type design) and must be consistent with the bulk and scale of the structures in the surrounding neighborhood (section 7.3)

Code requirements exist for a reason. We believe it is the responsibility of the Planning Commission to ensure that the proper requirements are met by the developer, and not become complicit in the builder's attempt to maximize profit.

Impact to Property Value around the Development

The new building being so tall will certainly block the view of some neighbors and reduce free movement of breeze. Combined with the issues of privacy and more congested street parking, may negatively impact property value. It will be a travesty to enrich the coffers of the developer at the same time sacrifice the value of home around the new development. The city should be protecting the interest of its residents and not simply kowtow to the wishes of the developer.

Welfare of the Residents who will be Living in the Development

There have been several studies that link high density living to negative effects to people's health, happiness, and safety.

Health

1. High density living is associated with higher risks of psychosis (70% higher) and depression (16% higher).
2. Higher level of stress caused by high density living can lead to twice as high incidence of schizophrenia.
3. Absence of green space causes adverse mental problems.
The prevalence of depression and anxiety was significantly greater for those living in areas with only 10% green space in their surroundings compared to those with 90% green space.
4. Children living in high density areas suffer much higher rate of behavioral problems such as anti-social behaviors.
5. Restricted length of vision and exposure to noises cause children in high density homes to have short-sightedness and auditory discrimination.
6. Air pollution – higher density living increases the level of air pollution. Air pollution affects residents' respiratory system and results in lower birth weight.

Source: <http://www.newgeography.com/content/003945-health-happiness-and-density>

Happiness

Studies show that the higher the density of living, the less happy the residents. Lack of privacy, imposed social interacts, noises, difficulty in parking...all contribute to a less satisfied population.

Source: <http://www.newgeography.com/content/003945-health-happiness-and-density>

Safety

Even though the zoning and traffic analysis may specify that the number of car trips is acceptable, as people who live in and around the area, we witnessed many accidents around the area because of the hill and blind corners, and the fact that most drivers tend to accelerate when going downhill.

In the latest available report of California Office of Traffic Safety, Costa Mesa was the fifth worst among all 56 cities at its size. It is hard to convince anyone that high density building will improve this ranking.

Source: http://www.ots.ca.gov/Media_and_Research/Rankings/default.asp

We are also concerned that items blown from the proposed roof-top decks proposed by the developer such as umbrella, lamp, or flower pots in high wind may cause serious injury and property damage to the residents and their neighbors.

Our Recommendation

1) Rezone to Medium Density Residential with 12 units per acre

OR

- 2) If the city determines the High Density Residential is appropriate, then ensure all code requirements are met and not permit deviations:
- a. Allow maximum of 2 stories
 - b. No roof decks
 - c. Require compliance to code requirement for front and rear setbacks
 - d. Require compliance to code requirement of open space

To conclude, we trust that the Planning Commission will do the right thing and ensure the quality of life, and that current property owners' and residents' interests are protected by allowing only reasonable development that adhere to code to happen.

Thank you.

Patricia Medina
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Name, Address and Signature of Supporters of this Letter