

LEE, MEL

From: Robert Petrina <captainrobpetrina@gmail.com>
Sent: Friday, April 24, 2015 1:41 PM
To: LEE, MEL
Subject: 2880 Mesa Verde

Mr Lee

I would like to formally oppose the project at 2880 Mesa Verde. My wife and I have attended the meeting regarding this matter and voiced our concerns for our neighborhood. I do not think the proposal goes far enough to insure minimum impact for the existing neighbors.

My wife and I are the "Neighborhood Watch Liaisons" for the Serang Place which is directly across the street from the proposed building site. We have lived on Serang Place for over a decade and have seen the problems that I will draw to your attention.

1. On Serang Place we have a huge problem with our street being an overflow parking area for surrounding neighborhoods. We are constantly towing cars from our block from the apartments across Adams Ave. They only allow 1 car per unit and there is a constant flow of people dropping off cars from the complex. I feel that another 13 homes directly across the street would add to this problem. I have read about the proposal regarding mandatory garage parking and guest parking but we feel our street would still be used as overflow parking which would not be fair for our neighbors most who have lived there since the houses were new. Please remember that we also have the business complex of Mesa Verde, we have the Church and the Craft fair from Piece Makers and all these cars seem to end up on our street. Piece Makers uses the parking lot at 2880 Mesa Verde for their overflow parking now so when that lot becomes houses where do you think all these people will park.

2. We are also concerned about the traffic on Mesa Verde. There has been no talk of a stop sign, cross walk, or left hand turning lane for the people traveling south on Mesa Verde. The proposal has these new buildings as family residences and the local elementary school is in our side of the track. How should these people walk their children to school?

Please be fair to the people that already live in this neighborhood. There has not been enough planning to make sure the current residents are minimally impacted and I don't believe anybody has thought enough about the traffic repercussions. It would be unfair for the long term residents on our street to come home and find three times as many cars parked in front of their homes.

Thank you for taking the thoughts and concerns of all the residents on Serang Place before making a final decision on this project. We all believe there needs to be more planning before somebody throws up another 13 houses because it seems to financially beneficial.

Sincerely

Robert, JeeAnn Petrina
2850 Serang Place

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Dennis & Sandra Bucher

1649 Minorca Dr.
Costa Mesa, CA 92626

April 21, 2015

Mel Lee, AICP, Senior Planner
City of Costa Mesa,
77 Fair Dr.
Costa Mesa, CA 92628

Re: Pinnacle Residential Project
2880 Mesa Verde Drive E

We are objecting to the current proposal to build 13 two story homes in the church lot behind our home on Minorca Dr. This project would totally change the personality of the neighborhood.

We purchased our home in 1972 largely due to the privacy and decreased noise that having a non-residential neighbor behind us would provide. We also appreciated the feel of the neighborhood of single story homes, tree lined streets and spacious lots. It was what made the Mesa Verde neighborhood so appealing.

Our lot is 80'X100'. Our understanding is that the lots behind us would be much smaller and more dense, causing increased noise and activity. We remodeled our home to meet the existing code and feel that changing the code would not be fair and would rob us of our privacy. These homes would be looking right into our yard. Not only would the height of the new homes (25'11" high) be significant, but the fact that the church lot itself is considerably higher than ours is also a consideration. In addition, the proposed variance would allow the homes to be built too close to the dividing fence. It would truly be invasive and destroy our privacy. Two story structures and small lots would cause the area to be crowded.

Already Mesa Verde E has become very busy in the afternoon, as people try to avoid the Harbor/Adams intersection. The crossing of Mesa Verde East from Minorca is already a hazardous one, due to decreased visibility with the street curve and speed of traffic moving toward Baker.

Another consideration is the parking plan. With large homes, it should be considered that there could possibly be 4 cars per home. When only 4 parking places are planned, where would there be for guests to park in the event of a party for instance? There is no parking on Adams or Mesa Verde East and therefore they would have to park on Minorca Dr. Currently, all of the homes on Minorca have 3-4 cars each already. This would only make parking more of a problem.

We have gone to considerable expense to landscape our back yard to decrease the increasing traffic noise created by the increasing traffic on Adams. The noise would be greatly increased by the 13 two story homes so close to us, to say nothing of all the noise, traffic and dust that would result from the construction.

We would appreciate your considering our concerns and opposing this plan.

 

Dennis and Sandra Bucher (714)556-8864

Received
City of Costa Mesa
Development Services Department

APR 22 2015

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April 20, 2015

Received
City of Costa Mesa
Development Services Department

Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

APR 22 2015

We would like to go on record as opposing the 13-unit residential development project by Pinnacle Residential at 2880 Mesa Verde Drive East, called Pinnacle Residential Project (Rezone R-14-05, Planning Application No. PA-14-48, and Tentative Tract Map T-17824).

Reasons for our opposition include the following:

1. Rezoning from Institutional to Residential includes an understood shift in traffic. Though the company report indicates there would be additionally only 42 extra traffic movements, there would indeed be many more than that. Houses that have four bedrooms and 4 parking spaces each, obviously built for families of four or more, are not going to have only two car trips per unit per day as the developer suggests.
2. The infringement on personal space and privacy of existing residences next door to the place of proposed development would be significant, and in some places such privacy and space would be altogether eliminated. Long-time residents bought their properties because of the privacy the locations afforded. They trusted that such privacy would continue. Rezoning and building 25 foot tall buildings just outside the fences is a violation of that privacy and open space environment to the highest order and destroy a sense of openness that home owners counted on. It would become a stifling environment, bordering on suffocation. And it would make the present homes less attractive to potential buyers rather than more attractive as the developer suggests.
3. Utilities are a growing problem with the residential area as it is. We are asked to cut our water use by 20 - 25 %. Now we are asked to allow 13 more homes to be built next door, all of which will use way more water than those of us who have lived here for years. Most of our homes are inhabited by two people only, while the new residences are built for four or more people, many of them children or young people--all of which use way more water. Why should we cut water so that the new people can use it all up?
4. The construction company is asking for variances on the property of from 3 to 13 feet, rather than the 20 feet required on all sides by the City of Costa Mesa. There is not adequate reasoning for such variances. Those neighbors who live next door need the 20 feet allowed by the City of Costa Mesa to keep any sense of personal space to their homes.

We would prefer that the planning commission kept the zoning as is--for institutional and recreational. However, if the City of Costa Mesa deems it necessary to put in residences, we suggest the following: If the construction company must build on this piece of ground, let them build one-story houses (to be consistent with most residences in the neighborhood) and let them adhere to the City of Costa Mesa's currently stipulated 20 foot variances.

Winton & Shirley Felt
1645 Minorca Drive, Costa Mesa, CA 92626 (714) 957-3399

Winton Felt & Shirley Felt 4/20/15

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Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Dr
Costa Mesa, CA 92628

Greetings,

Gayle and I have lived on the corner at 1653 Minorca for 15 years now and have enjoyed this little neighborhood very much. One of the central reasons we purchased this house was because of the large, tree-dotted lot that backs up to our property, South of Minorca Drive (the Christian Science property). This property serves as a large buffer (noise) from the day to day noise that goes on in a typical neighborhood. From our living room looking south across the open lot, we are able to see sky and tree tops all the way to Adams Ave, every day. During the Fourth of July, we can see the fireworks show from Fairview Park and even farther, the fireworks over the Huntington Beach Pier. Wildlife typically comes and goes over our fence with weekly sightings such as coyote, raccoon, possum, red-tail hawks, cooper's hawks, owls, etc.. Our home's value and our day to day enjoyment of our property has a lot to with the open space behind our house.

Unfortunately, the housing development planned for the Christian Science Center will directly impact our quality of life, and will certainly reduce the value of our property. Instead of open sky, trees, lawn, and a small, single-story building 40 feet behind our fence-line, we will now, every day, see a 25 foot tall house, only ten feet behind our backyard fence. There will be an explosion of street noise associated with automobiles, alarms, slamming doors, engines, horns, etc, only 10 feet behind a fence that for 55 years has only known quiet. There will be large, second story windows looking down into our home and backyard. Our property will never be the same.

We understand the property has been sold and that the change in our city almost demands that more housing options be pursued, but we love our house and we don't want it changed if it will change in a negative way. Concessions by the developer are in order if these new homes are going to be built this close to my lot line.

Thank you.

Ed and Gayle Burke
1653 Minorca Dr
Costa Mesa, CA 92626
(714)241-0323

Received
City of Costa Mesa
Development Services Department

APR 24 2015

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LEE, MEL

From: Kown Shabdeen <sabishab1@sbcglobal.net>
Sent: Sunday, March 08, 2015 9:38 PM
To: LEE, MEL
Subject: [BULK]

Importance: Low

Mel Lee
Senior Planner
Costa Mesa.

Dear Mr. Lee,

Being a resident of Mesa Verde Costa Mesa M. Kowm Shabdeen residing at 2855 Serang Place hereby wish to state my concerns of the New Home development that is proposed at 2880 Mesa verde drive East.

We the residents have submitted a petition with regards to the parking of vehicles on our street by guests visiting the large apartment complex on 2775 Mesa Verde East Drive, mostly on Friday, Saturday and Sunday for over 72 hours, even on Friday's during street sweeping.

The development plans call for 13 homes and 6 communal parking which I feel is going to create more parking issues along with the existing one.

If the entrance to the proposed development were to be on Andros rather than Mesa Verde Dr. East, it would provide benefits as well as solutions for further problems.

The traffic on Mesa Verde east is already high and a perimeter wall along Mesa Verde Dr. will match with existing wall.

Entrance from Andros would provide two quickly accessible routes of entrance or exit- either Royal palm or Mesa Verde dr E.

Thought I should address my concerns and I should to be at the City meeting tomorrow.

Sincerely,

M. Kowm Shabdeen,

LEE, MEL

From: JT <jon.tyrrell@gmail.com>
Sent: Thursday, March 05, 2015 11:59 PM
To: LEE, MEL
Subject: Proposed housing development at 2880 Mesa Verde Dr E

Mel Lee
Senior Planner
Costa Mesa

Dear Mr. Lee,

My name is Jonathan Tyrrell and I'm a resident of Costa Mesa who lives in Mesa Verde. I'm currently a full-time caregiver for my mother who is bedridden at this point in her life, so I'll be unable to attend the City Planning Commission hearing for the proposed development at 2880 Mesa Verde Dr. East.

I wrote to Robert Dickson and received your contact information for follow up.

I have some concerns and suggestions for consideration about the proposed development that I'd like to list here to be addressed by the planning commission.

1. The development plans call for 13 homes with 2-car garages and 6 communal guest parking spaces. Does this adequately account for a household with more than 2 vehicles, such as driveway space or area on the complex streets for parking?
2. When those 6 guest parking spaces are filled, where will the overflow parking take place? With a proposed entrance on Mesa Verde Dr E, it's reasonable to think that parking needed in excess of what has been provided will spill over onto Serang Place. We already currently have problems with non-resident parking on Serang from the apartments at 2775 Mesa Verde Dr E since adequate parking has not been planned or allotted for there.
3. If the entrance to the proposed development were to be on Andros rather than Mesa Verde Dr E, it would provide positive benefits as well as solutions to potential problems:
 - a. A perimeter wall along Mesa Verde Dr E would match the other cul-de-sac or loop streets on Mesa Verde.
 - b. An entrance to the development from Andros would provide a buffer for through traffic on Mesa Verde Dr E that intensifies at various hours of the day from Harbor Blvd via Baker.
 - c. This entrance to the development from Andros would provide two quickly accessible routes of entrance or exit -- either Mesa Verde Dr E or Royal Palm.
 - d. As well, said entrance would provide adequate overflow parking for the development when needed along Andros street on the side with no homes.

Thank you for the opportunity to express these concerns and recommendations, and please feel free to contact me with any questions.

Sincerely,

Jonathan Tyrrell
2845 Serang Place
Costa Mesa