

**CHALMERS, SYLVIA**

*Item# VII.2*

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**From:** Bryce Wilson [bryce@yourtech.biz]  
**Sent:** Thursday, December 02, 2010 12:56 PM  
**To:** PLANNING COMMISSION  
**Subject:** RE: Application PA-10-32 and TT-17401

Costa Mesa Planning Commission,

Please consider my comments as they relate to the above review to occur for application PA-10-32 and TT-17401

I own and reside in a home at 312 Sydney Lane, directly across the street from the proposed development.

I am in support of the development and the potential upgrade it might bring to the area, but would ask the planning commission to maintain the existing city variances relating to setbacks and parking.

Like many areas in Costa Mesa, Thurin Street is high density area that lacks street parking. This proposed development should plan for additional quest parking above what is allotted for residential vehicles so that it can sustain it's own parking requirements with out overflowing to Thurin Street.

Setbacks: Enforce the setbacks for the reasons we have them.

It is my opinion that by enforcing the city allowed variances and providing ample parking on the residential tract, the developer will have a higher quality property in value and quality of life over the long term.

Less is more!

Regards,

Bryce Wilson  
312 Sydney Lane  
Costa Mesa, CA 92627

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12/02/2010

CHALMERS, SYLVIA

*Item #VII.2*

**From:** Melinda Cotton [mbcotton@hotmail.com]  
**Sent:** Friday, December 03, 2010 11:07 AM  
**To:** PLANNING COMMISSION  
**Subject:** Application PA-10-32 and TT-17401 - 2079 and 2983 Thurin Street

To: Costa Mesa Planning Commission,

My husband and I have concerns about the proposed development at 2079 and 2983 Thurin Street (PA-10-32 and TT-17401)

We own a home at 311 Sydney Lane, directly across the street from the proposed development.

We ask that the Planning Commission NOT grant any variances for this project. We support development which would upgrade the area, but we ask the Planning Commission to maintain the existing city Open Space requirement of 40% and to grant **NO** variances relating to setbacks, parking, etc.

Like many areas in Costa Mesa, Thurin Street is a high density area that lacks enough open space and street parking. This proposed development should plan for additional guest parking above what is allotted for residential vehicles so that it can sustain it's own parking requirements without overflowing to Thurin Street.

We ask that you enforce the setbacks and Open Space requirements as state in City Code. These Requirements are quite reasonable.

We strongly believe that enforcing the City Requirements and providing ample parking on the residential tract itself will provide the developer a higher quality property in value and quality of life over the long term - and maintain a good quality neighborhood that benefits the entire City.

Thank you for your attention to our concerns.

Sincerely, Melinda Cotton and Jeff Miller

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