
From: Ed Fawcett [mailto:efawcett@costamesachamber.com]
Sent: Thursday, March 31, 2011 3:38 PM
To: FLYNN, CLAIRE
Subject: Re: Legal Use of Garages

Hi Claire,
Thanks for sending this over. I had previous conversations with commissioners about it and have no concerns on my end.
Couple comments -
Re inspections, if some garages are not readily accessed for inspection, will you allow apt. owner (mgr.) to provide photo evidence?
In preparing recommendation, was there an outreach to some of the large apartment owners (Arnel, Sewel, etc.)?

Tks
Ed

----- Original Message -----

From: FLYNN, CLAIRE
To: Ed Fawcett
Sent: Wednesday, March 30, 2011 1:50 PM
Subject: Legal Use of Garages

Dear Ed:

Please see attached report for the April 11th Planning Commission meeting regarding the consideration of different strategies to prevent the illegal use of garages as living spaces. Please let me know if you have any comments that you wish to be considered.

If you have any questions or comments, please contact me.

Thanks.
Claire L. Flynn, AICP
Planning Administrator

Pls visit our website at www.ci.costa-mesa.ca.us

From: Ray Maggi [ray@mpmsinc.com]
Sent: Monday, April 04, 2011 5:44 PM
To: Emily Osterberg; FLYNN, CLAIRE
Subject: RE: Legal Use of Garages

Emily,

Also add that converting carports to garages would require window doors also.

Ray

From: Emily Osterberg [mailto:eosterberg@aaoc.com]
Sent: Monday, April 04, 2011 3:58 PM
To: 'FLYNN, CLAIRE'
Cc: Ray Maggi
Subject: RE: Legal Use of Garages

Hi Claire. I just spoke with Amber at the Daily Pilot and thought I better get back to you on our positions! First, we appreciate the fact that this will be a self-certification program and while we do have some major concerns, I think this is something we could get on board with eventually.

Our first concern is that the program is only for complexes with 3-16 units. It should be for all complexes in the city, since this problem can occur with larger complexes as well. Complexes with 18, 30, or 100 units can have this issue. It also will help cover the Administration cost.

Which brings me to the fee. The cost of the fee should be minimal (\$1-\$2/unit). We understand the major layoffs occurring in Costa Mesa, but since the inspections are self-certifications, the cost will mostly only be administrative and if you get all complexes involved with the program, you'll have more funds to support it.

Our major opposition would be prohibiting garages in new apartment construction. Garages can be a huge amenity when leasing for owners. Instead, we propose that the city require any new garages to have windows. That way owners, managers and city inspectors could easily peak in to ensure they are being utilized for the proper purpose.

Please let me know if you have any questions on our positions. I appreciate you reaching out to us.

Thanks,

Emily Osterberg, Director of Public Affairs
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