

**PARTIDA, ANNA**

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**From:** James Lloyd <james@calhdf.org>  
**Sent:** Friday, February 7, 2025 2:40 PM  
**To:** PC Public Comments  
**Cc:** CITY CLERK; YEAGER, CHRISTOPHER; BARLOW, KIMBERLY HALL; FARRELL HARRISON, LORI ANN  
**Subject:** CalHDF comment re 960 West 16th St for 2/10/25 Planning Commission meeting  
**Attachments:** Costa Mesa - 960 W 16th St - HAA letter.pdf

Dear Costa Mesa Planning Commission:

The California Housing Defense Fund (“CalHDF”) submits the attached public comment regarding the proposed 38-unit housing development project at 960 West 16th Street, calendared as agenda item 2 for the Feb. 10, 2025 Planning Commission meeting.

Sincerely,

James M. Lloyd  
Director of Planning and Investigations  
California Housing Defense Fund  
[james@calhdf.org](mailto:james@calhdf.org)



Feb 7, 2025

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Re: Proposed Housing Development Project at 960 West 16th Street

By email: [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)

Cc: [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), [Christopher.Yeager@costamesaca.gov](mailto:Christopher.Yeager@costamesaca.gov),  
[kimberly.barlow@costamesaca.gov](mailto:kimberly.barlow@costamesaca.gov), [loriann.farrellharrison@costamesaca.gov](mailto:loriann.farrellharrison@costamesaca.gov)

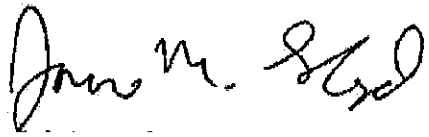
Dear Costa Mesa Planning Commission:

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 38-unit housing development project at 960 West 16th Street. These laws include the Housing Accountability Act (“HAA”) and California Environmental Quality Act (“CEQA”) regulations.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j)(1).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code (except for deviations, discussed *infra*) and the City’s general plan. The City must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Ibid.*)

CalHDF notes that the project has requested certain deviations from development standards pursuant to exceptions allowed by the City code. If the City denies these exceptions, and the denial has the effect of lowering the density of the project (*ibid.*) or impacting the ability of

360 Grand Ave #323, Oakland 94610  
[www.calhdf.org](http://www.calhdf.org)

A handwritten signature in black ink, appearing to read "James M. Lloyd". The signature is written in a cursive style with a large initial "J" and "L".

James M. Lloyd  
CalHDF Director of Planning and Investigations

**PARTIDA, ANNA**

**From:** YEAGER, CHRISTOPHER  
**Sent:** Monday, February 10, 2025 10:16 AM  
**To:** PC Public Comments  
**Subject:** FW: 960 W 16th St residential project  
**Attachments:** 960 W 16th St.pdf

See attached and below.



**Chris Yeager**  
Senior Planner  
Economic & Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-4883

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**From:** Dionne Veronin <dionne@jodyclegg.com>  
**Sent:** Monday, February 10, 2025 10:07 AM  
**To:** YEAGER, CHRISTOPHER <CHRISTOPHER.YEAGER@costamesaca.gov>  
**Cc:** Rick Puffer <RPuffer@intracorphomes.com>  
**Subject:** 960 W 16th St residential project

Dear Chris,

As a local Realtor, and member of the top selling real estate team for Compass in Orange County, I support the residential project at 960 W 16th Street in Costa Mesa.  
Please see attached letter, and feel free to reach out if you have any questions.

Best regards,



**Dionne Veronin**  
REALTOR® at Jody Clegg Team

M [714.423.4278](tel:714.423.4278) W [www.jodycleggteam.com](http://www.jodycleggteam.com)  
E [dionne@jodyclegg.com](mailto:dionne@jodyclegg.com)  
A [303 3rd Street, Suite 200, Huntington Beach, CA 92648](http://303%203rd%20Street%2C%20Suite%20200%2C%20Huntington%20Beach%2C%20CA%2092648)  
DRE 02049618



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February 9<sup>th</sup> 2025

Costa Mesa Planning Commission  
111 S. 1<sup>st</sup> Street  
Alhambra, CA 91801

Re: 960 W 16<sup>th</sup> Street Residential Project

Dear Costa Mesa Planning Commission,


I would like to express my support for the approval of the 960 W 16<sup>th</sup> residential project that is being proposed at the February 10<sup>th</sup> Planning Commission Meeting. I have had the opportunity of reviewing the plans for the community and find them to be complimentary to the existing community while also showcasing unique design features in each home such as the live/work and rooftop decks. Today's home buyers are looking for the flexible living accommodations that these homes provide. The local businesses will benefit from the new business patrons.

Intracorp Homes has built several infill projects in the Southern California market and in the City of Costa Mesa. We are pleased that this community is being designed and built by Intracorp Homes.

Thank you for your careful attention to this matter. I urge you to approve the 960 W 16<sup>th</sup> Street residential project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Diana Vernon". The signature is fluid and cursive, with a large, sweeping flourish at the end.

**PARTIDA, ANNA**

**From:** Adam Wood <awood@biasc.org>  
**Sent:** Monday, February 10, 2025 10:27 AM  
**To:** PC Public Comments  
**Subject:** BIA/OC Letter of Support- Item 2  
**Attachments:** BIAOC Comment Letter - File Item 2 - Support 960 16th St.pdf

Please see our attached letter of support.

Thank you.

-Adam



**Adam S. Wood**  
**Senior Vice President**

Building Industry Association of Southern California, Inc.

[awood@biasc.org](mailto:awood@biasc.org)

ph: (949) 777-3860

w: [biasc.org](http://biasc.org)

Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623

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# BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, INC. ORANGE COUNTY CHAPTER

February 10, 2025

Mr. Jeff Harlan  
Chairman  
Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa, CA 92626

Re: 960 W 16<sup>th</sup> Street Residential Project

Dear Costa Mesa Planning Commission,

I would like to express my support for the approval of the 960 W 16<sup>th</sup> residential project that is being proposed at the February 10<sup>th</sup> Planning Commission Meeting. This development is complimentary to the existing community while also showcasing unique design features in each home such as the live/work and rooftop decks. Today's home buyers are looking for the flexible living accommodations that these homes provide. The local businesses will benefit from the new business patrons.

Further, it should be noted that Intracorp Homes has a strong record of building infill developments in the Southern California market, including several examples in the City of Costa Mesa. We are pleased that this community is being designed and built by a developer with a strong record of success in market.

Thank you for your careful attention to this matter. I urge you to approve the 960 W 16<sup>th</sup> Street residential project.

Sincerely,

Adam Wood  
Senior Vice President  
BIA/SC – Orange County Chapter

## EXECUTIVE COMMITTEE

PRESIDENT  
MEGAN ELTRINGHAM  
THE NEW HOME COMPANY

1<sup>st</sup> VICE PRESIDENT  
DAVE MELLO  
LANDSEA HOMES

TREASURER  
JOE OFTILE  
WARMINGTON RESIDENTIAL

SECRETARY  
NORMAN BROWN  
PULTE GROUP

TRADE CONTRACTOR VP  
ALAN BOUDREAU  
BOUDREAU PIPELINE

ASSOCIATE MEMBER VP  
MARK HIMMELSTEIN  
NEWMAYER & DILLION, LLP

MEMBER AT LARGE  
PETER VANEK  
INTREGAL COMMUNITIES

MEMBER AT LARGE  
SEAN MATSLER  
COX, CASTLE, & NICHOLSON LLP

IMMEDIATE PAST PRESIDENT  
BROOKE DOI  
SHEA HOMES

SR. VICE PRESIDENT, OC CHAPTER  
ADAM WOOD  
BIA/SC

**PARTIDA, ANNA**

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**From:** YEAGER, CHRISTOPHER  
**Sent:** Monday, February 10, 2025 11:03 AM  
**To:** PC Public Comments  
**Subject:** FW: 960 W 16th Street Residential Project



**Chris Yeager**  
Senior Planner  
Economic & Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-4883

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**From:** E P <eddie.prosser@gmail.com>  
**Sent:** Monday, February 10, 2025 10:48 AM  
**To:** YEAGER, CHRISTOPHER <CHRISTOPHER.YEAGER@costamesaca.gov>  
**Subject:** Re: 960 W 16th Street Residential Project

February 10<sup>th</sup> 2025

Costa Mesa Planning Commission

Re: 960 W 16<sup>th</sup> Street Residential Project

Dear Costa Mesa Planning Commission,

I would like to express my support for the approval of the 960 W 16<sup>th</sup> residential project that is being proposed at the February 10<sup>th</sup> Planning Commission Meeting. I have had the opportunity of reviewing the plans for the community and find them to be complimentary to the existing community while also showcasing unique design features in each home such as the live/work and rooftop decks. Today’s home buyers are looking for the flexible living accommodations that these homes provide. The local businesses will benefit from the new business patrons. Also, I think this will benefit those who want to be close to the private schools in that neighborhood.

Intracorp Homes has built several infill projects in the Southern California market and in the City of Costa Mesa. We are pleased that this community is being designed and built by Intracorp Homes.



Thank you for your careful attention to this matter. I urge you to approve the 960 W 16<sup>th</sup> Street residential project.

Thank you for your consideration.

Sincerely,

Eddie Prosser

336 Esther St., Costa Mesa, CA 92627

[Eddie.prosser@gmail.com](mailto:Eddie.prosser@gmail.com)

213.820.1237

**PARTIDA, ANNA**

**From:** YEAGER, CHRISTOPHER  
**Sent:** Monday, February 10, 2025 11:06 AM  
**To:** PC Public Comments  
**Subject:** FW: YIMBY Law Correspondence re: 960 W 16th Street  
**Attachments:** Letter of Support - 960 W 16th Street Residential Project.pdf



**Chris Yeager**  
Senior Planner  
Economic & Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-4883

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**From:** Angela Louise Tiangco <angela@yesinmybackyard.org>  
**Sent:** Monday, February 10, 2025 11:05 AM  
**To:** YEAGER, CHRISTOPHER <CHRISTOPHER.YEAGER@costamesaca.gov>  
**Subject:** YIMBY Law Correspondence re: 960 W 16th Street

Hello Costa Mesa Planning Commission,

Good morning. Please find the attached correspondence from YIMBY Law regarding the proposal on 960 W 16th Street ahead of tonight's Planning Commission Meeting (2.10.2025).

Thank you,  
**Angela Tiangco** *she/her/hers*  
Research Attorney  
571-499-1556



# YIMBY Law

2261 Market Street STE 10416

San Francisco, CA 94114

[hello@yimbylaw.org](mailto:hello@yimbylaw.org)



YIMBY LAW

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2/10/2025

Costa Mesa Planning Commission

111 S. 1st Street

Alhambra, CA 91801

Christopher.yeager@costamesaca.gov

Via Email

Re: 960 W 16th Street Residential Project

Dear Costa Mesa Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws. As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The proposed project would build 38 single-family detached 3-story homes with a rooftop deck. It is consistent with the Mesa Bluffs Specific Plan and proposes a density that complies with the zoning overlay at 16.6 du/acre. It would replace a single building that has sat empty since the departure of the previous tenant. Furthermore, the project is also similar to the adjacent Lighthouse residential project that has been built within the last 10 years, and the proposed project would help to alleviate the shortage of housing in the state of California and in Costa Mesa specifically.

Since there is a residential zoning overlay on the site (which is currently zoned MG "General Industrial"), the only approval body required for this proposal is the Planning Commission. Given that the above captioned proposal is zoning and specific plan compliant, we urge the Planning Commission to approve this project.

Sincerely,



Angela Tiangco

Research Attorney, YIMBY Law

**PARTIDA, ANNA**

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**From:** YEAGER, CHRISTOPHER  
**Sent:** Monday, February 10, 2025 12:03 PM  
**To:** PARTIDA, ANNA  
**Subject:** FW: New Housing Project - 960 W. 16th St.  
**Attachments:** 960 W 16th St - Support Letter.pdf

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**From:** Phil Bojorquez <[phil.bojorquez@e-arc.com](mailto:phil.bojorquez@e-arc.com)>  
**Sent:** Monday, February 10, 2025 11:49 AM  
**To:** YEAGER, CHRISTOPHER <[CHRISTOPHER.YEAGER@costamesaca.gov](mailto:CHRISTOPHER.YEAGER@costamesaca.gov)>  
**Cc:** Rick Puffer <[RPuffer@intracorphomes.com](mailto:RPuffer@intracorphomes.com)>  
**Subject:** Re: New Housing Project - 960 W. 16th St.  
**Importance:** High

Dear Christopher,

Please see our attached letter in support of the 960 W 16<sup>th</sup> Residential Project.

Sincerely,

Phil

**Phil Bojorquez**

General Manager

**ARC | Riot**

345 Clinton St.

Costa Mesa, CA 92626

O (949) 660-1150

M (714) 785-3921

[phil.bojorquez@e-arc.com](mailto:phil.bojorquez@e-arc.com)



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February 9<sup>th</sup> 2025

Costa Mesa Planning Commission  
77 Fair Dr  
Costa Mesa, CA 92626

Re: 960 W 16<sup>th</sup> Street Residential Project

Dear Costa Mesa Planning Commission,

I would like to express my support for the approval of the 960 W 16<sup>th</sup> residential project that is being proposed at the February 10<sup>th</sup> Planning Commission Meeting. I have had the opportunity of reviewing the plans for the community and find them to be complimentary to the existing community while also showcasing unique design features in each home such as the live/work and rooftop decks. Today's home buyers are looking for the flexible living accommodations that these homes provide. The local businesses will benefit from the new business patrons.

Intracorp Homes has built several infill projects in the Southern California market and in the City of Costa Mesa. We are pleased that this community is being designed and built by Intracorp Homes.

Thank you for your careful attention to this matter. I urge you to approve the 960 W 16<sup>th</sup> Street residential project.

Thank you for your consideration.

Sincerely,

Phil Bojorquez  
ARC Document Solutions  
345 Clinton St.  
Costa Mesa, CA 92626