

April 15, 2022

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City of Costa Mesa  
Development Services Department  
Planning Division  
P.O. Box 1200  
Costa Mesa, CA 92628-1200

**REFERENCE: PLANNED CONSTRUCTION AT 283 E. 19TH ST.**

**Dear Byron de Arakal Chair (District 3):**

We would appreciate the Planning Commission's time to review the issues we have on the additions to our next door neighbors house.

The new 2nd story addition over the garage and the rear of the house will now have major impact to our privacy, and shade/shadow. We will not have sun on the East side of our house until mid day.

- Planned change of (2)Awning windows to (2) single casement windows on 2nd floor \*\*They will have visibility into our Living Room, Kitchen/Dinning and Office areas. Also, no privacy on our patio, which is our extended outdoor living area.
- 2nd Floor: There are (2) balconies with French doors and (2) double casement windows facing our property.
- 2nd Floor: Breezeway with double casement window facing our property
- The proposed construction of 1,072 square feet second story addition above the existing residence and detached garage will create a long concrete barrier.

**\*\*We have a major concern:** There was an agreement on the original construction of 283 E. 19th. St. in 2014 that the existing 2nd story windows facing West (over-looking our property at 279 E. 19th St.) would remain as "Awning" windows. When Ann bought the house we made a verbal agreement our houses would not grow that is now broken.

It came as a shock about this addition, as our neighbor did not communicate her plans to us. We received a letter from the City of Costa Mesa Planning Division on the planned construction and only had a few days to respond before it was to be "**Final**" by the Planning Commission. On 04/27/2021 Mayor Stephens was able to postpone (Review) the plans to give us time to meet with our neighbor and try and work out our concerns. We met on 08/06/21 with Lin He (Builder) and Ann (Neighbor). No plans were present, no clear vision and nothing was accomplished. It was all abstract. One major call-out from the meeting was that the owner told us she was interested in increasing her square footage to increase her property value. When we asked what about our property she stated "That is your problem".

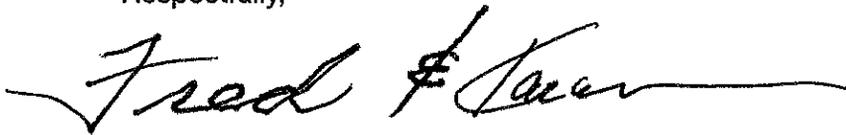
Our family feels our place is a home, not just a house. Three daughters were raised here. Karen and I are both retired and live on limited income.

Fred has had major surgery at VA hospital Long Beach and has limited mobility and uses a walker. In looking forward to the future planned construction it is a major health issue. He is a Vietnam Veteran and served with the 1/5 & 3/5 Marines. He was a major factor in forming the 1/5 Support Group at City of Costa Mesa. We both love our community and city .

We understand our neighbor wants to increase the value of her property and that is her right, but our welfare and privacy are at stake. Our property value is also vital. Since, we are both retired, we enjoy spending the majority of our time at home.

We appreciate your time on reviewing our concerns

Respectfully,

A handwritten signature in black ink that reads "Fred & Karen". The signature is written in a cursive style with a large, sweeping flourish at the end.

Fred & Karen Arnold

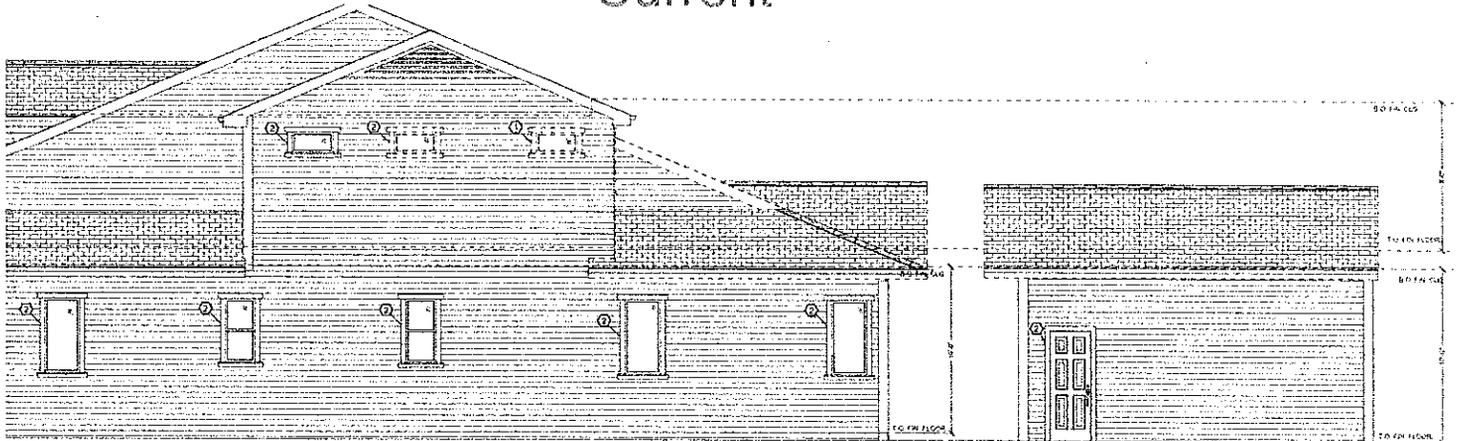
View from 283 E. 19th St. looking down on 279 E. 19th St. CM outdoor patio

Awning windows proposed change to single casement windows, which will look directly down on our patio, into our kitchen/dinning area, living room & office.

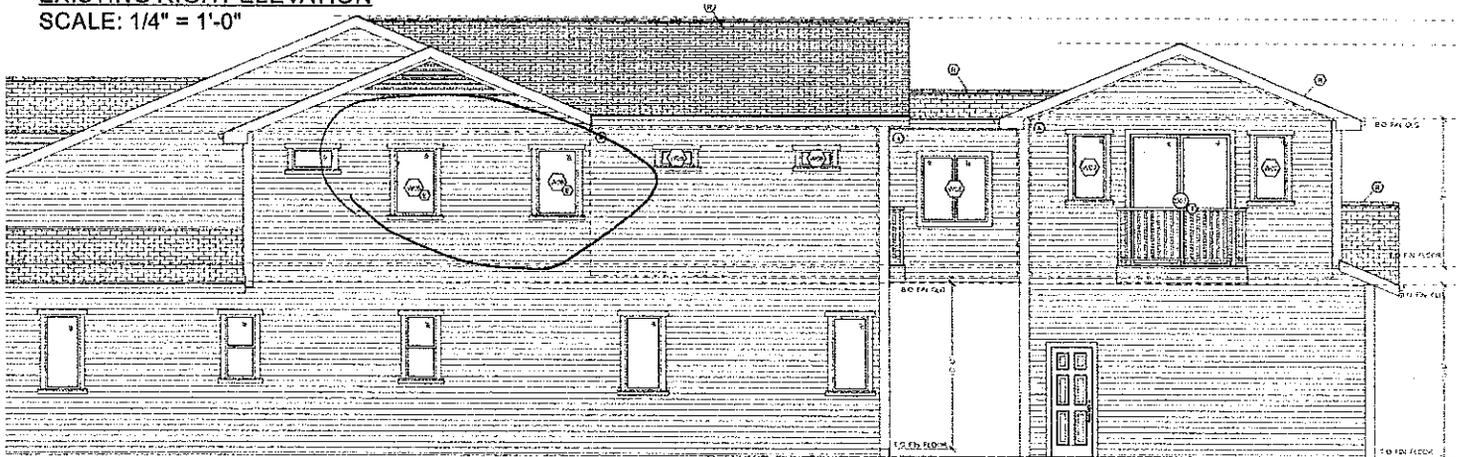


# 283 E. 19th St. Costa Mesa

## Current



EXISTING RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



## Additions & Changes