

**PARTIDA, ANNA**

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PH-1

**From:** Adam Scotchler <adam@crossfittustin.com>  
**Sent:** Tuesday, July 8, 2025 12:23 PM  
**To:** PC Public Comments  
**Subject:** Meritage Homes Housing Project - 3150 Bear St - Letter of Support

To: Costa Mesa Planning Commissioners and City Council Members

My name is Adam Scotchler and I am a resident of the city of Costa Mesa, as well as a small business owner. My wife and three children rent in Eastside Costa Mesa and we have been eager to purchase a home in Costa Mesa. The Meritage project at 3150 Bear Street offers my family the opportunity to become a home owner and to invest in this community.

I understand that this project has spent more than a year and a half being designed and vetted by your city staff. It meets all parking requirements and the improvements they are bringing to the area, including the park across the street, make this a great location to raise my children. I am hopeful you will approve this project and help facilitate its future build out.

—  
Adam Scotchler  
c. 714.276.6262  
Crossfit Tustin  
Trainer / Owner

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PH-1

**From:** Erin Gonzalez <erin.gonzalez95@gmail.com>  
**Sent:** Wednesday, July 9, 2025 11:09 AM  
**To:** PC Public Comments  
**Subject:** Meritage Homes Housing Project - 3150 Bear St

To whom it may concern,

My name is Erin Gonzalez, and I'm a millennial young professional renter living in Costa Mesa. I am writing to express my strong support for the new homes that Meritage Homes is proposing at the former Trinity Broadcast site on Bear Street.

For me and many of my peers, homes in this category represent more than just new housing units, they offer a pathway to achieving the American dream of homeownership. With housing costs continuing to rise, affordable homes like those Meritage plans to construct are crucial for young people to establish a stable and affordable foothold in Orange County.

I respectfully urge the Commission to approve this project and provide more young residents the opportunity to thrive and build futures as homeowners in the Costa Mesa community. Thank you for your consideration.

Sincerely,

**Erin Gonzalez**  
(714) 743-4397

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**From:** GREEN, BRENDA  
**Sent:** Wednesday, July 9, 2025 2:38 PM  
**To:** PC Public Comments  
**Subject:** FW: Costa Mesa Chamber of Commerce Letter of Support - 3150 Bear Street Housing Project - Planning Commission  
**Attachments:** Chamber Letter of Support for 3150 Bear Street Housing Project.pdf

Respectfully,  
**Brenda Green**  
City Clerk



City Clerk's Office | (714) 754-5221  
77 Fair Drive | Costa Mesa | CA 92626



As City Hall has reopened, we encourage the public to take advantage of our appointment system. Appointments can be made at [www.costamesaca.gov/appointments](http://www.costamesaca.gov/appointments). Please note that it is required that all guests check in with our Concierge Staff, located on the 1<sup>st</sup> Floor Lobby, upon arrival at City Hall.

**From:** David Haithcock <dhaithcock@costamesachamber.com>  
**Sent:** Wednesday, July 9, 2025 2:26 PM  
**To:** CITY CLERK <CITYCLERK@costamesaca.gov>  
**Subject:** Costa Mesa Chamber of Commerce Letter of Support - 3150 Bear Street Housing Project - Planning Commission

Please find attached a letter of support RE 3150 Bear Street Housing Project

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PH-1

July 9, 2025

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

**RE: Support for Proposed Bear Street Residential Community (3150 Bear Street)**

Dear Members of the Planning Commission,

On behalf of the Costa Mesa Chamber of Commerce, I am writing to express our strong support for the proposed residential community by Meritage Homes at 3150 Bear Street, the site of the former Trinity Broadcasting Center.

Costa Mesa continues to face a critical need for high-quality, for-sale housing. This project brings 142 thoughtfully designed homes, both detached condos and stacked flats, all for purchase. This opportunity supports long-term community investment and housing stability.

Key benefits include:

- **Smart Growth:** Transforms an inactive commercial site into a vibrant residential community, expanding homeownership opportunities through diverse floor plans and price points.
- **Sustainability:** Homes will feature solar, efficient HVAC, and EPA-certified green building practices, aligning with Costa Mesa's environmental goals.
- **Community Design:** Includes shared amenities, a tot lot, BBQ areas, two-car garages per unit, 37 guest spaces, and an HOA to ensure ongoing maintenance. Access points are carefully planned to support emergency access and neighborhood compatibility.
- **Economic Impact:** Adds 142 new households, supports local businesses, creates jobs, and increases city revenue—all while strengthening Costa Mesa's housing pipeline.

This project reflects the kind of smart, sustainable, and community-minded growth our city needs. We respectfully urge your support and look forward to seeing this exciting development come to life.

Sincerely,

David Haithcock  
President & CEO  
Costa Mesa Chamber of Commerce

**PARTIDA, ANNA**

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PH-1

**From:** Regina Smith <mom2boys0810@gmail.com>  
**Sent:** Thursday, July 10, 2025 10:46 AM  
**To:** PC Public Comments  
**Subject:** Attached Letter for Appl: PGPA-24-0002  
**Attachments:** cityproject.docx

To Whom it May Concern,

Please see attached letter for our disapproval of the project PGPA-24-0002

Thank you,  
Justin and Regina Smith

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Justin and Regina Smith

900 Mackenzie Pl

Costa Mesa, Ca 92626

[Mom2boys0810@gmail.com](mailto:Mom2boys0810@gmail.com)

July 9<sup>th</sup>, 2025

PH-1

To:

Costa Mesa Planning Commission

Costa Mesa City Council

**Subject:** Opposition to Application PGPA-24-0002 3150 Bear Street

We are writing to formally oppose the proposed 142-unit ownership residential development on the 6.12-acre site, which includes 93,500 square feet of on-site open space including private balconies and seven units designated for very low-income housing.

While the need for housing, especially affordable options, is undeniable in other cities in California, this project raises significant concerns for our community:

- **Overdevelopment of a Limited Space**

Packing 142 ownership units—regardless of unit size—onto just over 6 acres represents an extremely high density for the area. This intensity is out of character with the surrounding neighborhoods, which have historically maintained more open space, lower housing density, and a quieter residential atmosphere.

- **Pressure on Services:**

Local schools, water, sewer systems, and emergency services are already operating near the capacity for our city. Adding hundreds of new residents will place additional strain on public resources that the development does not adequately address.

- **Environmental and Community Character Concerns:**

This development would dramatically transform a relatively modest, low-density neighborhood into a high-density enclave, disrupting the established character, visual landscape, and close-knit sense of community that residents have spent years cultivating. It threatens to permanently alter both the natural environment and the social fabric of the area. We strongly urge the city to prioritize development that aligns with the community's values—focusing on thoughtful planning, environmental responsibility, and long-term sustainability.

PH-1

- **Pressure on Infrastructure:**

Increased traffic from this project will worsen congestion at several already overburdened intersections, particularly at Bear Street and Yukon, as well as the Bear Street on- and off-ramps to the 73 freeway. The intersection at Yukon and Bear regularly backs up starting around 3:30 PM and continues through the evening rush hour, often until 6:00 PM. During this time, vehicles routinely block the intersection, preventing residents from exiting the neighborhood via Yukon—whether attempting to go straight onto Paularino or turn right onto Bear to access the freeway.

Additionally, the short stretch of Paularino Avenue between Bear and Bristol is heavily congested as drivers use it as a cut-through to reach the freeways or the shopping center at Bristol and Paularino. This section of road is frequently backed up and often blocked by traffic, and the city is already filling potholes on Paularino nearly every month due to the volume and weight of vehicles.

Adding more vehicles from this proposed 142-unit development—along with traffic from the upcoming 1,583-unit Village Santa Ana at South Coast Plaza—will make Bear Street, particularly the segment from Sunflower to Baker, virtually impassable during peak times and the Christmas holiday. This corridor already experiences gridlock during the holiday season, and this level of development threatens to turn seasonal congestion into a year-round issue.

In light of these issues, I respectfully request that the Planning Commission deny or significantly revise this proposal to better reflect the community's needs and values.

Thank you for your time and consideration.

Sincerely,

**Justin and Regina Smith**



**From:** Adele M <adele1025@yahoo.com>  
**Sent:** Sunday, July 13, 2025 12:52 PM  
**To:** PC Public Comments  
**Subject:** Lifestyles Community

Dear Costa Mesa Planning Commission,

I am writing in regards to the public hearing associated to the "Meritage Homes Development" and the neighborhood of the Lifestyles Community which will directly be impacted by the project.

I am a homeowner in the Lifestyles Community and have lived there for 20 years. I am so very concerned about the upcoming development that Meritage Homes is proposing. I know this project is happening whether we like it or not because the property itself has been purchased for such project but only hoping for some more consideration of the neighbors and neighborhood that surround the new development. I am so concerned about the traffic on Bear Street, especially in the front of our gated complex. The traffic on Bear Street has significantly increased! We have had residents literally ran over and injured in cars and bicycles trying to get across or leave our development. It would be ideal for it to be controlled by a traffic light to help with safety and accessibility. Entering and departing our complex is now much more problematic and I fear once the density of the new development, we will get stuck trying! Please consider this, please help us!

Another thought or opinion is that there be a crosswalk potentially or foot bridge? Currently, there have been no pedestrian improvements :(

I write this letter as the homeowner of the Lifestyles Community but also speaking up for several elderly neighbors that are also concerned that can not attend a meeting or use email, but are also very concerned about the same topics I have discussed.

Thank you for your time,

Adele Molica  
Costa Mesa Resident

adele1025@yahoo.com

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**PARTIDA, ANNA**

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PH-1

**From:**  
**Sent:** Sunday, July 13, 2025 4:58 PM  
**To:** PC Public Comments  
**Subject:** Opposition to Proposed Building Development on 3150 Bear Street

Good morning,

I am opposed to the proposed residential development of 3150 Bear Street.

Please remove my name from public records.

Thank you for your time and consideration.

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**From:** Kimberly Bertrand <kymers2@aol.com>  
**Sent:** Sunday, July 13, 2025 8:50 PM  
**To:** PC Public Comments  
**Subject:** Bear Street Housing Project Agenda Item July 14,2025

Hello Planning Commission,

I'm reaching out before the meeting on July 14th regarding the Bear Street Housing Project. I live next door in the Lifestyles community. I understand that the developers have agreed to place a traffic signal to be triggered when we leave our gated community. I know our community really appreciates this provision. I am asking that the placement of the traffic signal be placed before the opening of our complex heading towards South Coast Plaza. If the signal is placed after our entrance/exit gate. Traffic will block our community even worse than what we endure during the holiday shopping season. Traffic should stop right before our entrance so we have an easy time exiting. I know traffic studies have been done and a "do not block" painted in front of our entrance/exit gate. Cars still block it and we have to dodge our cars between others, only to be honked at and risk our lives. This is where the traffic signal should be placed.

I am also requesting a foot bridge be placed going over from the new development to shiffer park. For safety sake, pedestrians should be able to feel comfortable going to the park. According to the developer's plan, the housing track behind TBN building will now have a walkable access to the park. With the new development going in on Sunflower, we are only going to see more and more cars. People speed over the overpass leaving South Coast Plaza. Leaving a blind area for cars to see a crosswalk if created. Walking to the park, will be frightening. I have lived at my house for 20 years and not once, have I walked over to the park from fear of speeding cars. A footbridge would allow all of our neighbors to enjoy the park.

I thank you for taking the time to read my email. Please consider our neighborhood while making this decision that will affect us all.

Best,  
Kimberly Bertrand  
802 Spirit

Best,  
Kimberly Bertrand

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**PARTIDA, ANNA**

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PH-1

**From:** Regina Smith <mom2boys0810@gmail.com>  
**Sent:** Monday, July 14, 2025 10:01 AM  
**To:** PC Public Comments  
**Subject:** Comments about Application No. PGPA-24-0002  
**Attachments:** cityproject2.docx

Here is a second letter for comments regarding PGPA-24-0002 to be added to the hearing that is scheduled for July 14th, 2025.

Thank you,  
Justin and Regina Smith

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PH-1

July 14<sup>th</sup>, 2025

**Subject: Community Concerns Regarding Proposed Development at 3150 Bear Street**

**Dear Members of the Costa Mesa Planning Commission,**

As residents of the neighborhoods adjacent to the proposed development at 3150 Bear Street, we respectfully submit the following concerns in advance of the July 14th Planning Commission hearing.

**Traffic Safety and Congestion**

Bear Street already experiences significant congestion, particularly during peak hours, holidays, and summer weekends. The trip generation comparison in the current traffic analysis is based on prior estimated use when the building was occupied, not the current vacant condition. This results in an inaccurate baseline and may obscure the true traffic impacts. A Level of Service (LOS) analysis should be required.

The proposed addition of a signal-controlled driveway raises serious concerns. With two closely spaced signals already in place near the 73 freeway ramps, a third signal nearby could worsen backups and cause driver confusion. Cars often block intersections or run red lights in this area due to visual alignment and signal timing. Additional delays will affect not only local residents but also the city's economic engine-South Coast Plaza-by creating greater congestion at key access points.

**Speeding and Unsafe Crosswalk Placement**

The proposed crosswalk just beyond the downhill slope on Bear Street presents a major safety issue. Drivers frequently speed down this stretch, and Costa Mesa Police often monitor it from Shiffer Park because of how common speeding violations are. Even with a signal, a crosswalk located just past a blind hill risks being overlooked by fast-moving traffic, posing a hazard for pedestrians.

**Overflow Parking into Residential Streets**

We are also very concerned about the project's potential to create parking overflow in our surrounding neighborhoods. With limited on-site parking and the likelihood of multi-car

households or visitors, spillover parking will impact Mackenzie Place, Tanana Street, and Klondike Avenue-especially since two of these streets are cul-de-sacs with limited capacity. We already face tight parking conditions, and increased usage of Shiffer Park for overflow only exacerbates this. Residents and their guests are likely to use the park and nearby streets for both daytime and overnight parking, further straining the limited availability.

### **Additional Concerns**

While we understand and appreciate the city's interest in investing in park improvements, we are concerned that the proposed budget may not be sufficient to support the increased use this development will generate. We urge a more thorough review of the funding allocation to ensure it can meet the long-term needs of the community. Additionally, the current design proposed in the plans with only having one entrance and exit will not be adequate for the park. As the number of residents and park visitors grows, expanded access and increased parking capacity will be essential.

### **In Conclusion**

Safety and overflow parking are our community's top concerns. We ask the Planning Commission to carefully reconsider this project's design, traffic impact analysis, and neighborhood consequences. We respectfully request that these issues be thoroughly studied and addressed before any approval is granted.

Thank you for considering the voice of the community.

**Justin and Regina Smith**  
**900 Mackenzie Pl**  
**Costa Mesa, Ca. 92626**

**From:** GREEN, BRENDA  
**Sent:** Monday, July 14, 2025 10:10 AM  
**To:** PC Public Comments  
**Subject:** FW: Cell Phone Tower Placentia and Federal

Respectfully,  
**Brenda Green**  
City Clerk



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77 Fair Drive | Costa Mesa | CA 92626



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**From:** Dana Croyle <danacroyle@icloud.com>  
**Sent:** Monday, July 14, 2025 10:07 AM  
**To:** CITY CLERK <CITYCLERK@costamesaca.gov>  
**Subject:** Cell Phone Tower Placentia and Federal

Dear Members of the City Planning Department,

I am writing as a homeowner and resident of Costa Mesa to formally express my strong opposition to the proposed installation of a cell phone tower near my property on Placentia Ave./Federal Ave.

I have serious concerns about the impact this would have on our community. Specifically:

- Numerous studies have shown that proximity to cell towers can negatively affect home values. As a homeowner who has invested significantly in my property, this is extremely concerning.
- A cell tower would be visually intrusive and detract from the character and beauty of our residential neighborhood.

PH-1

- While the scientific community continues to evaluate the long-term health impacts of living near such towers, many residents are understandably wary of any possible risks
- There has been no meaningful community engagement or outreach to gather feedback from affected residents, which I believe should be a requirement before moving forward with any installation in a residential area.

I respectfully urge the City to reject this proposal or consider alternative locations away from homes, schools, and community spaces. Our neighborhood should not bear the burden of infrastructure that benefits broader service areas at the expense of our local environment, home values, and peace of mind.

Thank you for your attention to this matter and for considering the concerns of the residents you serve.

Sincerely,

Dana Kalionzes

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**PARTIDA, ANNA**

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**From:** Nash Walker <nashwalker007@yahoo.com>  
**Sent:** Monday, July 14, 2025 11:13 AM  
**To:** PC Public Comments  
**Cc:** Chasearthur@casalagroupinc.com  
**Subject:** "Costa Mesa Planning Commissioners and City Council Members"

"Costa Mesa Planning Commissioners and City Council Members,

My name is Nash Salah and I am the business owner of Nash Auto in the city of Costa Mesa. I am writing to you to express my support for the Meritage Homes project at 3150 Bear St for 142 for-sale homes. I am a long time business owner in Costa Mesa and I believe this project will bring economic growth to the community and the residents of Costa Mesa and much needed housing options for the city. Businesses in the area will benefit greatly from a for sale housing option for Costa Mesa. We believe this project will be a great positive addition to Costa Mesa and we are writing in support of Meritage Homes."

Nash Salah  
President  
office:(714) 435-4000  
Cell : (714) 724-6565  
[Nash Auto Inc.](#)  
2665 Harbor Blvd  
Costa Mesa, CA 92626  
[nashwalker007@yahoo.com](mailto:nashwalker007@yahoo.com)

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PH-1

# APPEAL TO USE OF 3150 BEAR ST. AS A 142 HOUSING UNITS DEVELOPMENT

Application to establish a 142 unit housing development in an AP designated zone



3150 trees are and lot line are closer to my bedroom than **MY OWN DRIVEWAY**

Local Business

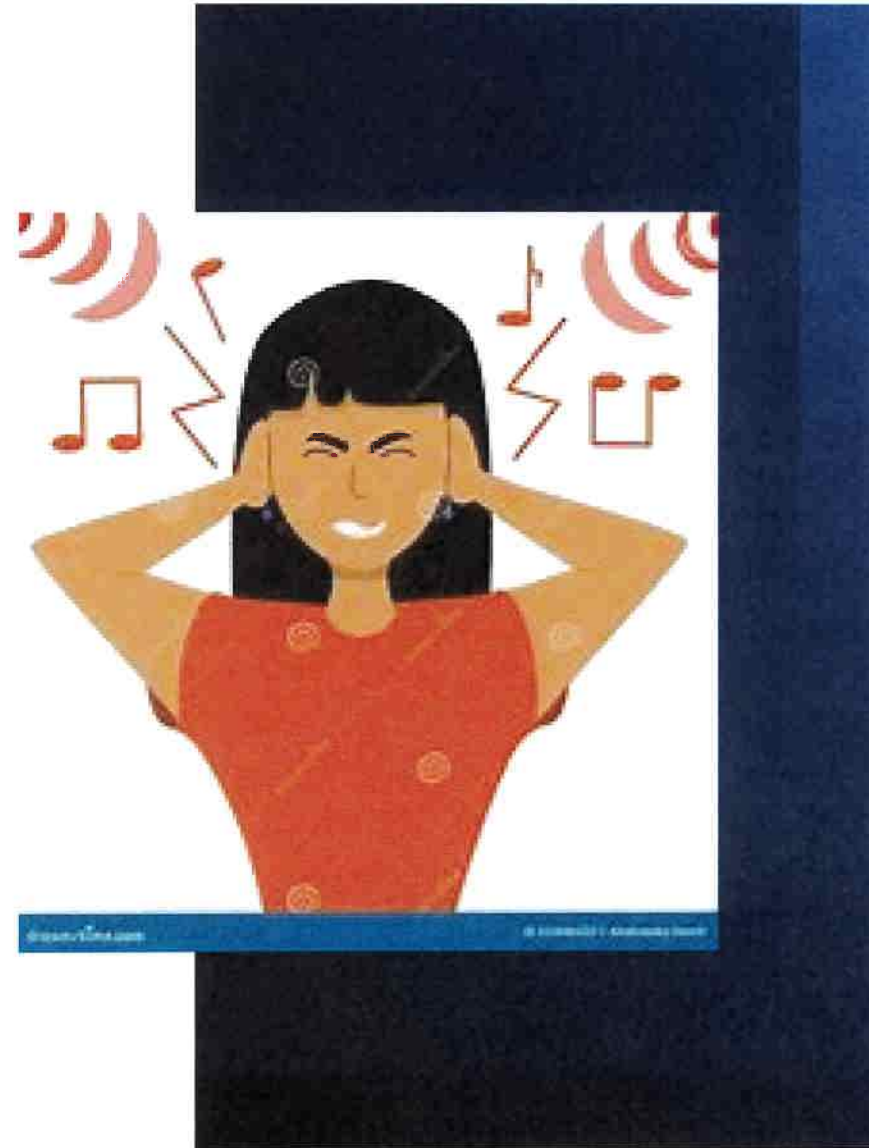




Finding:

"Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood."

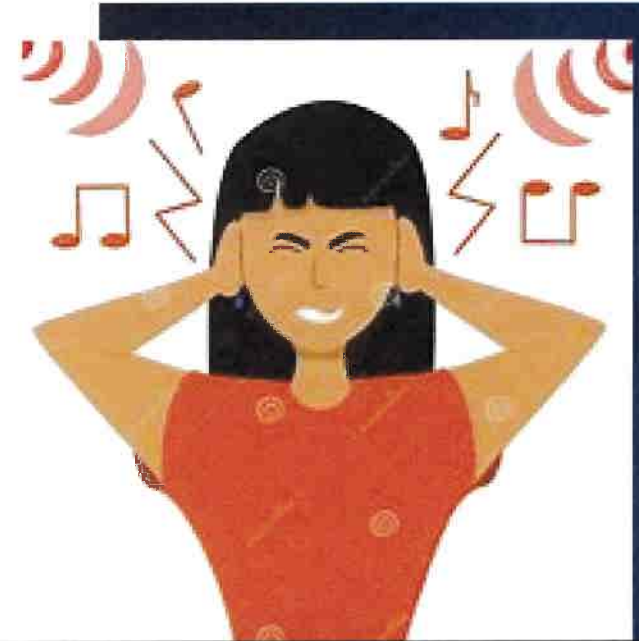
- This approval is 100% Materially detrimental to my well-being. The stress is absurd and unnecessary.
  - I did not attend the public meeting precisely because of prior negative experiences at previous public meetings where I DID participate.
  - I realize I live in a City, but I love my home and I only wish to live peacefully in it without undue duress.



Finding:

"Granting the conditional use permit or minor conditional use permit will not be **materially detrimental to the health, safety, and general welfare** of the public or otherwise **injurious to property** or improvements within the immediate neighborhood."

- I am clearly directly impacted.
  - I feel like I'm on an island, handling this issue all on my own.
  - Who wouldn't be concerned about the negative impact this project will have on my market home value?
  - With that many people so near to my residence, I will feel even more unsafe than I already do.
  - Why am I left feeling helpless and hopeless by the city?



## Old footage from an old computer typical of noise coming from the 3150 property

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- The application does not describe any steps the property intends to take to mitigate noise.
  - There are no controls included in the application.
  - This footage captures typical noises I was exposed to for years.
  - I cannot understand why the city finds this acceptable.
  - Late night/early morning noise is not compatible with the with the general welfare.
- 





A NEW FOR SALE RESIDENTIAL COMMUNITY IS BEING  
PROPOSED NEAR YOU!  
**BEAR STREET**  
COSTA MESA, CALIFORNIA



Site Plan  
Not to Scale



Location Map  
Not to Scale

**Fast Facts**

- Replaces former Trinity Broadcasting Center at 3150 Bear Street
- Includes 142 new high-quality attached and detached, for-sale homes
- Two floor plans for the detached condos
- Four floor plans for the stacked flats
- Traditional architectural styles
- Two-car garages with additional on site guest parking
- Energy efficient and water efficient buildings and landscaping
- Common amenity areas including tot lot, shade structures, turf area, and BBQ counters

Johanna Crocker | Vice President of Entitlements  
949.299.3847 | johanna.crocker@mlcholdings.net

Meritage

MLC Holdings, Inc.

It is not plausible to believe that the air/noise quality in my backyard will not be even further degraded.

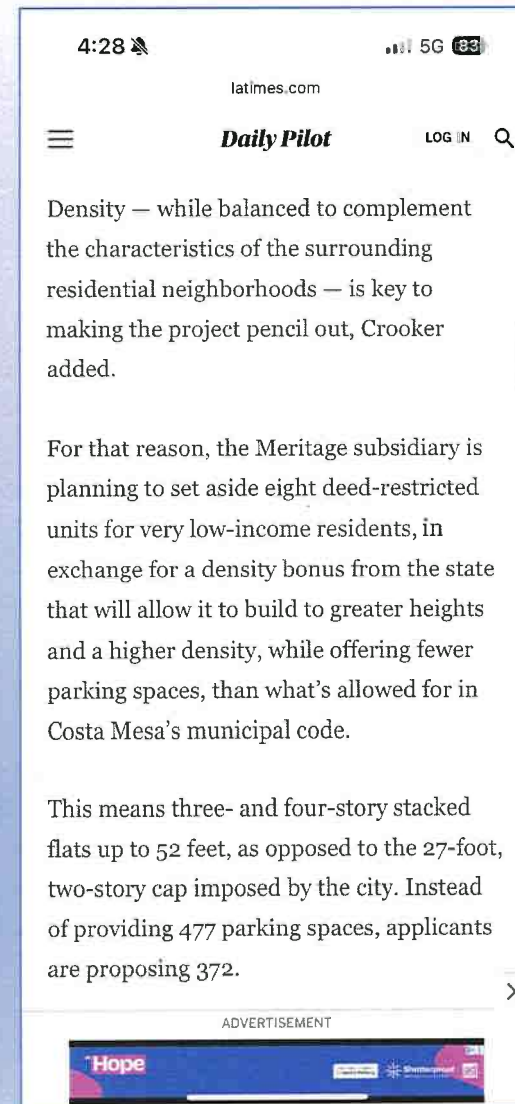
How is this fact fair or inconsequential to me? How am I supposed to peacefully enjoy my backyard with people, cars, car alarms, exhaust, traffic noise, etc., all within a very short distance from me?



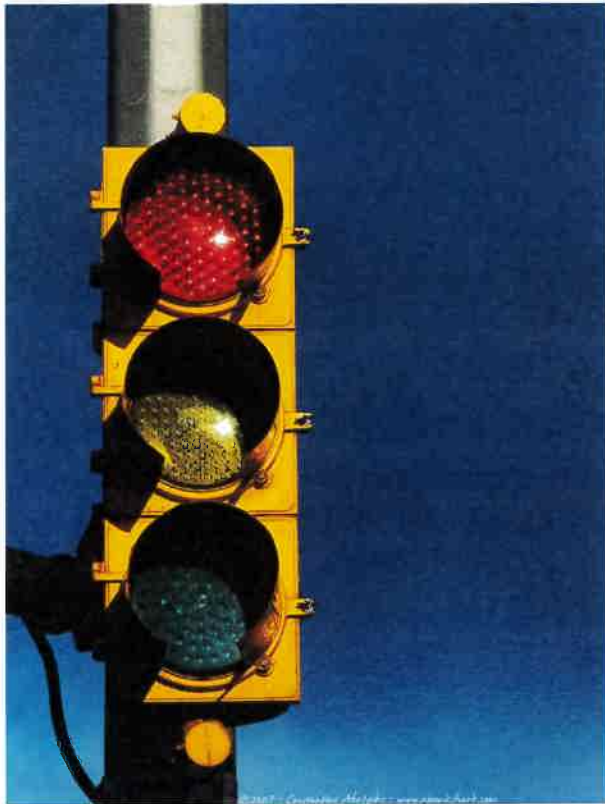
# 52 FOOT BUILDINGS

## 52 FOOT TALL, BALCONY RESIDENCIES???

- How do I go into my backyard with balconies staring into my home??
- How can a reasonable person possibly contend that the facts pertinent to this development are not detrimental to my well-being, much less my own property value?



# NO TRAFFIC LIGHT NO CROSSWALK



It is already difficult left turn access onto Bear. Bear street will become so much more dangerous for residents and kids no plans to install even a crosswalk to Shiffer park much less a traffic light to handle all the newly increased residential traffic.

# Tree Intrusion/Damage

The neighboring property's trees have intruded largely over and under my back yard.

1. How do I preserve my property from the neighboring property's roots and branches?
2. Where is the documentation supporting the approval of planting these trees so close to my property?
3. Does that approval remain valid?
4. I fear Santa Ana winds may uproot and cause 3150's trees to fall on my property and damage my property or harm me.





# City Consistently all Project Proposals

I have resided in Lifestyles since 1996.

- My Noise, Air Quality, Invasive Tree issues all have been dismissed by the City.
- 1996-2017 TBN AP Administratively zoned.....
- 2019 – 2021 EF Education First (EFEKTA)
- 2021 – Present Manny Khoshbin
- Present – Meritage Homes



# Transparency

## 1. Policy N-2.2:

- Where is the data that supports that full consideration was given?
- Where is the documentation that supports conclusion.
- Where is the process documentation that supports how the conclusions were arrived at?

## 2. Policy N-2.5:

- What are the city's plans for enforcement?
- How many code/CUP enforcements before this permit is revoked?

## 3. Policy N-2.9:

- Has the received noise test results from the applicant per scenarios proposed by the applicant?
- Where does the city's confidence come from that the applicant will abide by the CUPs/codes, etc and that I will be able to live peaceably in my home?

### Goal N-2: Noise and Land Use Compatibility

Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and non-residential projects.

**Objective N-2A:** Plan for the reduction in noise impacts on sensitive receptors and land uses.

**Policy N-2.1:** Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses.

**Policy N-2.2:** Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.

**Policy N-2.3:** Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use development planned for the Westside and SoBecca.

**Policy N-2.4:** Require that all proposed projects are compatible with adopted noise/land use compatibility criteria.

**Policy N-2.5:** Enforce applicable interior and exterior noise standards.

**Policy N-2.6:** Allow a higher exterior noise level standard for still projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project.

N-2.4 | Costa Mesa General Plan

#### Noise Element

**Policy N-2.7:** Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents.

**Policy N-2.8:** Regulate new mixed-use developments to site building areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development.

**Policy N-2.9:** Limit hours and/or require attenuation of commercial/recreational operations adjacent to residential and other noise sensitive uses in order to prevent excessive noise to these receptors.



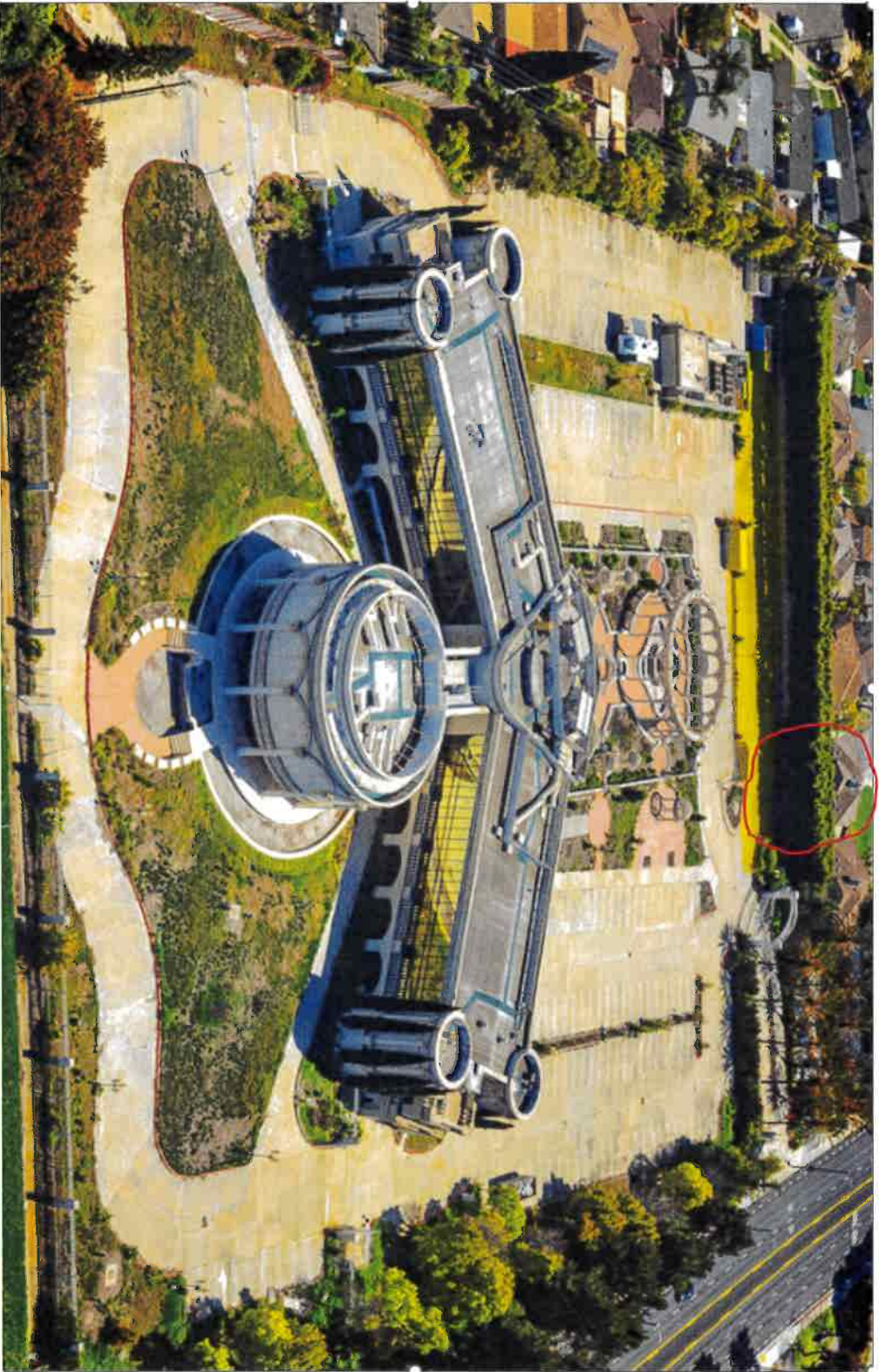
# FACTS

**The City of Costa Mesa (the city) has repeatedly agreed to CUPs over and above those the property was originally zoned for.**

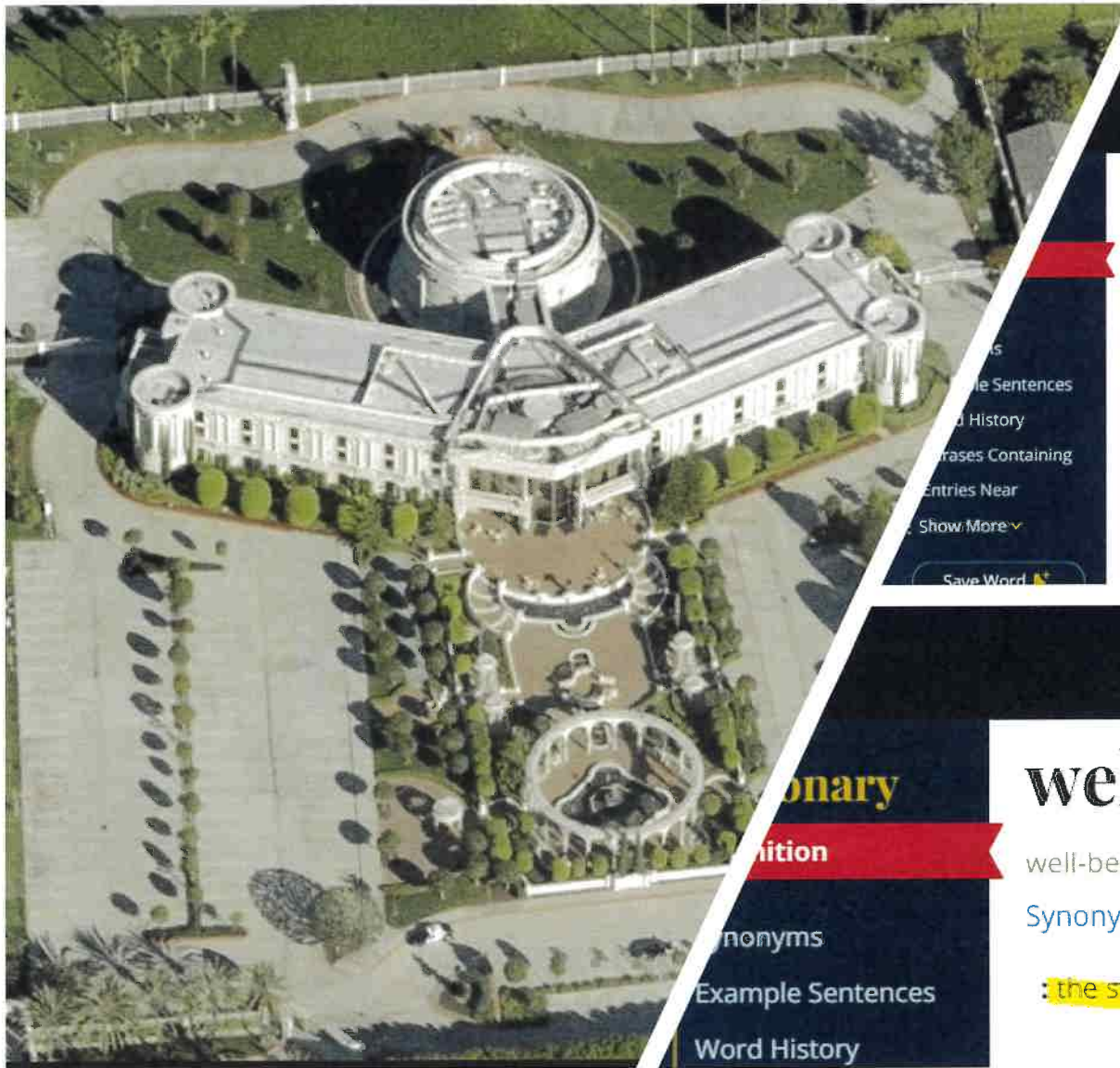
**As a long-time Costa Mesa resident, I cannot understand why the City remains so dismissive to my concerns and quality of life.**

- Previously the city approved an application for EF Education. 1,400 people would have had access to the property at any given time. When that fell through the City signed on to an Event Center.
  - Now that's going by the wayside the City seems to be fine with high density dwellings right in the middle of South Coast Metro. The City now addresses the 3150 property as a high-density housing project, once again, contrary its AP zoning. Convenient use by the City of Abatements and CUPs which results in detrimental consequences to the surrounding properties.
  - Lifestyles properties on either side of mine are owned by a separate "corporate" entity which had previous ownership of the 3150 property and have been used by in/out of state persons as "hotel like" properties rather than single family dwellings.
- As such I am isolated in bringing this action forward.**









Search: welfare

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AT&T fiber Live like a G!Gillionaire™ with AT&T All-Fi Get notified

## welfare <sup>1 of 2</sup> noun

wel-fare wel-fer

[Synonyms of welfare >](#)

- 1 : the state of doing well especially in respect to **good fortune, happiness, well-being, or prosperity**  
must look out for your own *welfare*
- 2 a : aid in the form of money or necessities for those in need  
b : an agency or program through which such aid is distributed

## welfare <sup>2 of 2</sup> adjective

- 1 : of, relating to, or concerned with welfare and especially with improvement of the welfare of disadvantaged social groups

## well-being noun

well-being wel-'bē-īŋ

[Synonyms of well-being >](#)

**: the state of being happy, healthy, or prosperous : WELFARE**



Finding:

“Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.”

As an elder woman, I am informing the City that this process and the development itself will undoubtedly be materially detrimental to **MY** health, safety and general welfare, not to mention how the trees will continue to affect my property.



I ask the City carefully and empathetically consider my situation and take sufficient mitigating actions with respect to the 3150 Bear Street property which will lead to an opportunity for me to live peaceably in my beautiful home.

Thank you for your time and consideration.

**PARTIDA, ANNA**

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PH-1

**From:** Peter Schuller <peteschuller@yahoo.com>  
**Sent:** Monday, July 14, 2025 9:32 AM  
**To:** PLANNING INFO  
**Subject:** proposed 142 new units at 3150 Bear Street, Costa Mesa

Dear city elected officials,

This project is laughably ridiculous. It's a parking lot of cars already during rush hour in this area. Do you really think its a good idea to squeeze in 142 homes in an ALREADY crowded and thoroughly traffic congested area?

A traffic light will do nothing to relieve traffic. Absolutely ludicrous.

The bridge on Bear Street that travels over the 405 frwy to South Coast Plaza/Metro merges down from 3 lanes to 2 lanes each way, and already causes a traffic jam backing up both ways from Paularino all the way past Shiffer Park to the South Coast Plaza/Metro shopping malls.

This site is NOT zoned for housing for a reason.

The city elected officials are supposed to make life better in Costa Mesa for its citizens. This is clearly, quite obviously doing the opposite.

thanks for your time.  
Do the right thing.

Sincerely,  
your Costa Mesa neighbor,

Peter L. Schuller

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**PARTIDA, ANNA**

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PH-1

**From:** denise@daunchcourtreporting.com  
**Sent:** Monday, July 14, 2025 9:52 AM  
**To:** PLANNING INFO  
**Subject:** 3150 Bear Street - Proposed Development Project - COMMUNITY CONCERNS  
**Attachments:** 3150 Bear Street - Proposed Development Project.pdf

Dear Costa Mesa Planning Commission,

The neighbors adjacent to the proposed development project at 3150 Bear Street in Costa Mesa have many concerns, which are stated in the letter above.

I would urge you to please read our concerns and take them into consideration.

Thank you,  
Denise Daunch  
(714) 606-0301  
900 Peace Place  
Costa Mesa, CA 92626

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PH-1

July 14, 2025

Subject: Community Concerns Regarding Proposed Development at 3150 Bear Street

Dear Members of the Costa Mesa Planning Commission,

As residents of the neighborhoods adjacent to the proposed development at 3150 Bear Street, we respectfully submit the following concerns in advance of the July 14th Planning Commission hearing.

### Traffic Safety and Congestion

Bear Street already experiences significant congestion, particularly during peak hours, holidays, and summer weekends. The trip generation comparison in the current traffic analysis is based on prior estimated use when the building was occupied, not the current vacant condition. This results in an inaccurate baseline and may obscure the true traffic impacts. A Level of Service (LOS) analysis should be required.

The proposed addition of a signal-controlled driveway raises serious concerns. With two closely spaced signals already in place near the 73 freeway ramps, a third signal nearby could worsen backups and cause driver confusion. Cars often block intersections or run red lights in this area due to visual alignment and signal timing. Additional delays will affect not only local residents but also the city's economic engine-South Coast Plaza-by creating greater congestion at key access points.

### Speeding and Unsafe Crosswalk Placement

The proposed crosswalk just beyond the downhill slope on Bear Street presents a major safety issue. Drivers frequently speed down this stretch, and Costa Mesa Police often monitor it from Shiffer Park because of how common speeding violations are. Even with a signal, a crosswalk located just past a blind hill risks being overlooked by fast-moving traffic, posing a hazard for pedestrians.

### Overflow Parking into Residential Streets

We are also very concerned about the project's potential to create parking overflow in our surrounding neighborhoods. With limited on-site parking and the likelihood of multi-car households or visitors, spillover parking will impact Mackenzie Place, Tanana Street, and Klondike Avenue-especially since two of these streets are cul-de-sacs with limited capacity. We already face tight parking conditions, and increased usage of Shiffer Park for overflow only exacerbates this.

### Additional Concerns

While we understand the city's interest in park investment, we believe the proposed budget for park improvements may fall short of what's needed to support the increased use that this development will bring. We encourage a more detailed review of that allocation to ensure it meets long-term community needs.

### In Conclusion

Safety and overflow parking are our community's top concerns. We ask the Planning Commission to carefully reconsider this project's design, traffic impact analysis, and neighborhood consequences. We respectfully request that these issues be thoroughly studied and addressed before any approval is granted.

Thank you for considering the voice of the community.

Sincerely,

Denise Daunch

900 Peace Place, Gustavus

(714) 606-0301

Denise@DaunchCourtReporting.com



PARTIDA, ANNA

PH-1

**From:** Danielle Owens <danielle@danielleowensrealestate.com>  
**Sent:** Monday, July 14, 2025 10:08 AM  
**To:** PLANNING INFO  
**Subject:** Community Concerns Regarding Proposed Development at 3150 Bear Street  
**Attachments:** Community\_Letter\_3150\_Bear\_Street.pdf

Good Morning

Please find attached a letter of community letter of concern regarding the project at 3150 Bear Street.

Thank you for reading and addresses our concerns at the meeting tonight.

We look forward to the meeting.

Danielle Owens



Danielle Owens  
Realtor  
Coldwell Banker Realty  
840 Newport Center Drive #100  
Newport Beach, CA. 92660  
(949) 293-6712  
CalRE#01914205  
Danielle@DanielleOwensRealEstate.com  
[www.DanielleOwensRealEstate.com](http://www.DanielleOwensRealEstate.com)

PH-1

Subject: Community Concerns Regarding Proposed Development at 3150 Bear Street

Dear Members of the Costa Mesa Planning Commission,

As residents of the neighborhoods adjacent to the proposed development at 3150 Bear Street, we respectfully submit the following concerns in advance of the July 14th Planning Commission hearing.

### **Traffic Safety and Congestion**

Bear Street already experiences significant congestion, particularly during peak hours, holidays, and summer weekends. The trip generation comparison in the current traffic analysis is based on prior estimated use when the building was occupied, not the current vacant condition. This results in an inaccurate baseline and may obscure the true traffic impacts. A Level of Service (LOS) analysis should be required.

The proposed addition of a signal-controlled driveway raises serious concerns. With two closely spaced signals already in place near the 73 freeway ramps, a third signal nearby could worsen backups and cause driver confusion. Cars often block intersections or run red lights in this area due to visual alignment and signal timing. Additional delays will affect not only local residents but also the city's economic engine-South Coast Plaza-by creating greater congestion at key access points.

### **Speeding and Unsafe Crosswalk Placement**

The proposed crosswalk just beyond the downhill slope on Bear Street presents a major safety issue. Drivers frequently speed down this stretch, and Costa Mesa Police often monitor it from Shiffer Park because of how common speeding violations are. Even with a signal, a crosswalk located just past a blind hill risks being overlooked by fast-moving traffic, posing a hazard for pedestrians.

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### **Overflow Parking into Residential Streets**

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### **Additional Concerns**

While we understand the city's interest in park investment, we believe the proposed budget for park improvements may fall short of what's needed to support the increased use that this development will bring. We encourage a more detailed review of that allocation to ensure it meets long-term community needs.

### **In Conclusion**

Safety and overflow parking are our community's top concerns. We ask the Planning Commission to carefully reconsider this project's design, traffic impact analysis, and neighborhood consequences. We respectfully request that these issues be thoroughly studied and addressed before any approval is granted. Thank you for considering the voice of the community.

Sincerely,

Brendan and Danielle Owens  
Rancho Mesa/Meadow Park  
3116 Klondike Ave.  
danielle@danielleowensrealestate.com (949) 293-6712

**From:** Carrie Oliver <careoliver@sbcglobal.net>  
**Sent:** Monday, July 14, 2025 11:17 AM  
**To:** PLANNING INFO  
**Subject:** Community Concerns Regarding Proposed Development at 3150 Bear Street

Dear Members of the Costa Mesa Planning Commission,

As decades-long residents of the neighborhood adjacent to the proposed development at 3150 Bear Street, we respectfully submit the following concerns before the July 14th Planning Commission hearing.

**Traffic Safety and Congestion:** Bear Street already experiences significant congestion, particularly during peak hours, holidays, and summer weekends. The trip generation comparison in the current traffic analysis is based on prior estimated use when the building was occupied, not the current vacant condition. This results in an inaccurate baseline and may obscure the true traffic impacts. A Level of Service (LOS) analysis should be required.

The proposed addition of a signal-controlled driveway raises serious concerns. With two closely spaced signals already in place near the 73 freeway ramps, a third signal nearby could worsen backups and cause driver confusion. Cars often block intersections or run red lights in this area due to visual alignment and signal timing. Additional delays will affect not only local residents but also the city's economic engine-South Coast Plaza-by creating greater congestion at key access points.

**Speeding and Unsafe Crosswalk Placement:** The proposed crosswalk just beyond the downhill slope on Bear Street presents a major safety issue. Drivers frequently speed down this stretch, and Costa Mesa Police often monitor it from Shiffer Park because of how common speeding violations are. Even with a signal, a crosswalk located just past a blind hill risks being overlooked by fast-moving traffic, posing a hazard for pedestrians.

**Overflow Parking into Residential Streets:** We are also very concerned about the project's potential to create parking overflow in our surrounding neighborhoods. With limited on-site parking and the likelihood of multi-car households or visitors, spillover parking will impact Mackenzie Place, Tanana Street, and Klondike Avenue-especially since two of these streets are cul-de-sacs with limited capacity. We already face tight parking conditions, and increased usage of Shiffer Park for overflow only exacerbates this.

**Additional Concerns:** While we understand the city's interest in park investment, we believe the proposed budget for park improvements may fall short of what's needed to support the increased use that this development will bring. We encourage a more detailed review of that allocation to ensure it meets long-term community needs.

In conclusion, safety and overflow parking are our community's top concerns. We ask the Planning Commission to carefully reconsider this project's design, traffic impact analysis, and neighborhood consequences.

We respectfully request that these issues be thoroughly studied and addressed before any approval is granted.

Thank you for listening to and considering the voice of the community.

Darryl and Carrie Oliver  
3077 Yukon Ave  
darryl.o@sbcglobal.net  
careoliver@sbcglobal.net

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**From:** Darryl Oliver <darryl.o@sbcglobal.net>  
**Sent:** Monday, July 14, 2025 11:50 AM  
**To:** PLANNING INFO  
**Subject:** Concerns on 3150 Bear Street Costa Mesa CA rezoning and development pans

Dear Members of the Costa Mesa Planning Commission,

As decades-long residents of the neighborhood adjacent to the proposed development at 3150 Bear Street, we respectfully submit the following concerns before the July 14th Planning Commission hearing.

**Traffic Safety and Congestion:** Bear Street already experiences significant congestion, particularly during peak hours, holidays, and summer weekends. The trip generation comparison in the current traffic analysis is based on prior estimated use when the building was occupied, not the current vacant condition. This results in an inaccurate baseline and may obscure the true traffic impacts. A Level of Service (LOS) analysis should be required.

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**Speeding and Unsafe Crosswalk Placement:** The proposed crosswalk just beyond the downhill slope on Bear Street presents a major safety issue. Drivers frequently speed down this stretch, and Costa Mesa Police often monitor it from Shiffer Park because of how common speeding violations are. Even with a signal, a crosswalk located just past a blind hill risks being overlooked by fast-moving traffic, posing a hazard for pedestrians.

**Overflow Parking into Residential Streets:** We are also very concerned about the project's potential to create parking overflow in our surrounding neighborhoods. With limited on-site parking and the likelihood of multi-car households or visitors, spillover parking will impact Mackenzie Place, Tanana Street, and Klondike Avenue-especially since two of these streets are cul-de-sacs with limited capacity. We already face tight parking conditions, and increased usage of Shiffer Park for overflow only exacerbates this.

**Additional Concerns:** While we understand the city's interest in park investment, we believe the proposed budget for park improvements may fall short of what's needed to support the increased use that this development will bring. We encourage a more detailed review of that allocation to ensure it meets long-term community needs.

In conclusion, safety and overflow parking are our community's top concerns. We ask the Planning Commission to carefully reconsider this project's design, traffic impact analysis, and neighborhood consequences.

We respectfully request that these issues be thoroughly studied and addressed before any approval is granted.

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Thank you for listening to and considering the voice of the community.

Darryl Oliver  
3077 Yukon Ave  
darryl.o@sbcglobal.net

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**From:** Carrie Meldrum <cmeld@aol.com>  
**Sent:** Monday, July 14, 2025 11:55 AM  
**To:** PLANNING INFO  
**Subject:** Re: Proposed Development at 3150 Bear Street  
**Attachments:** CM Planning Commission Letter.pdf

July 14, 2025

Subject: Community Concerns Regarding Proposed Development at 3150 Bear Street

Dear Members of the Costa Mesa Planning Commission,

As residents of the neighborhoods adjacent to the proposed development at 3150 Bear Street, we respectfully submit the following concerns in advance of the July 14th Planning Commission hearing.

Traffic Safety and Congestion:

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In Conclusion, safety and overflow parking are our community's top concerns. We ask the Planning Commission to carefully reconsider this project's design, traffic impact analysis, and neighborhood consequences. We respectfully request that these issues be thoroughly studied and addressed before any approval is granted.

Thank you for considering the voice of the community.

Sincerely,

Mick and Carrie Meldrum  
Rancho Mesa/Meadow Park  
3118 Yukon Avenue  
mmeldrum@iciddevco.com  
cmeld@aol.com  
(714) 619-1923 Mick  
(714) 856-2286 Carrie

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PH-1

July 14, 2025

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PH-1

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Thank you for considering the voice of the community.

Sincerely,

Mick and Carrie Meldrum  
Rancho Mesa/Meadow Park  
3118 Yukon Avenue  
[mmeldrum@icidevco.com](mailto:mmeldrum@icidevco.com)  
[cmeld@aol.com](mailto:cmeld@aol.com)  
(714) 619-1923 Mick  
(714) 856-2286 Carrie