

PARTIDA, ANNA

From: Eric Burton <ericgburton@gmail.com>
Sent: Monday, December 8, 2025 8:49 AM
To: CARON, MARTINA; COLGAN, JULIE; OOSTERHOF, NAOMI; PARTIDA, ANNA
Cc: Christina Burton
Subject: Public Comment and Concerns Regarding Proposed Subdivision at Santa Isabel Ave & Orange Ave

To: Costa Mesa Planning Commission **Date:** 12/8/2025

Dear Chairman and Members of the Planning Commission,

I am writing to submit formal comments and concerns regarding the proposed subdivision at the corner of Santa Isabel Avenue and Orange Avenue. While we appreciate efforts to improve and utilize property within the city, we have significant concerns regarding the plan's impact on public safety, traffic flow, and neighborhood parking capacity.

Our primary concerns are detailed below:

1. **Increased Parking Requirements and Neighborhood Impact:** The plan loosely indicates that the two proposed units will feature two-car garages. However, our neighborhood consistently experiences high vehicle ownership, often exceeding one car per person. Given the prevalence of rental properties in this area—which frequently accommodate multiple renters per room—we anticipate the effective parking need for this subdivision will far exceed the four spaces provided. This will place an excessive and undue burden on already impacted street parking conditions throughout the neighborhood. We request a thorough reevaluation of the projected parking demand based on actual neighborhood density trends.
2. **Public Safety and Intersection Sight Lines:** The intersection of Santa Isabel Avenue and Orange Avenue is a critical, high-traffic, four-way stop. Santa Isabel Avenue is heavily utilized as a major commuter conduit connecting the East and West sides of Costa Mesa and acting as a corridor between the 55 Freeway and Irvine Avenue. We strongly urge the Commission to ensure the final design includes clear, unobstructed sight lines in all directions at this corner. Any reduction in visibility will significantly compromise safety for both motorists and the many pedestrians, including small children, who regularly use this busy intersection.
3. **Population Density and Occupancy Concerns:** Subdividing the lot introduces a higher density structure to this corner. We are concerned that the actual increase in population will far exceed that of two typical families, given the localized pattern of rental occupancy often extending beyond standard residential capacity. This increased density must be considered when evaluating the impacts on infrastructure, utilities, and traffic, as it is likely to be disproportionately higher than the unit count suggests.

We respectfully request that the Planning Commission carefully consider these concerns and address them within the conditions of approval for this project to protect the quality of life and safety of current residents. We look forward to your response and hope to see these safety issues mitigated.

Sincerely,

Eric Burton

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