October 20, 2026

Mayor Stephens and Members of the City Council,

Last month, the Council created two new resident advisory committees for the Fairview Developmental Center. However, before you add any more, I urge you to look at how you treat the ones you already have.

In 1969, Sherry Arnstein scathingly critiqued city planning in her day as victimizing advocates for meaningful public input by pushing resident participation as far down the “ladder of citizen participation” as possible:

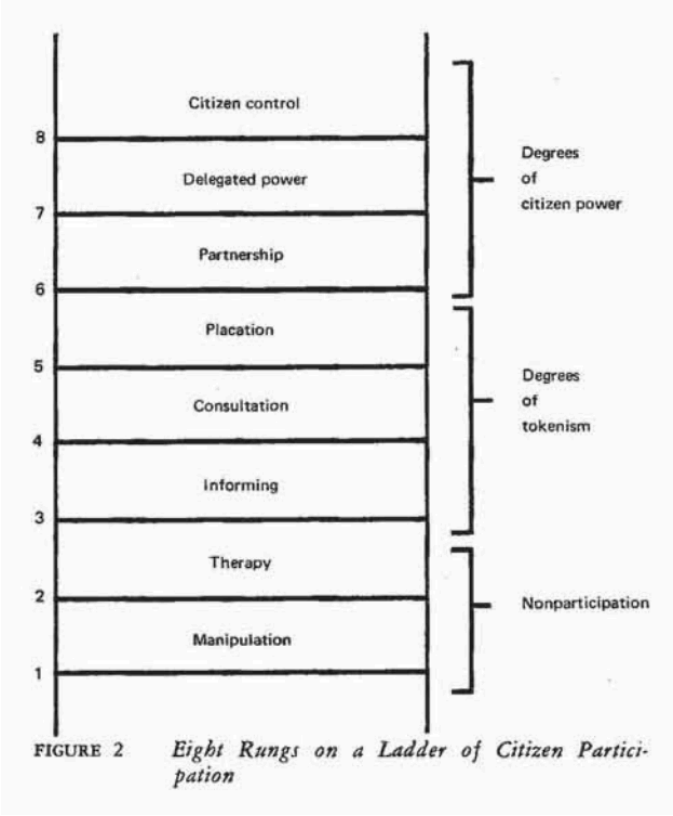

FIGURE 2 *Eight Rungs on a Ladder of Citizen Participation*

Source: [“A Ladder of Citizen Participation”, by Shelly Arnstein, 1969]

Arnstein wrote: *“There is a critical difference between going through the empty ritual of participation and having the real power needed to affect the outcome of the process. […] Participation without redistribution of power is an empty and frustrating process for the powerless. It allows the powerholders to claim that all sides were considered, but makes it possible for only some of those sides to benefit. It maintains the status quo.”*

Regrettably, we haven’t come very far from 1969, **as five recent examples show that the city’s current resident advisory committees and commissions presently exist on the lowest “manipulation” rung on the ladder**. Arnstein describes the “manipulation” rung as: “in

the name of citizen participation, people are placed on rubberstamp advisory committees or advisory boards for the express purpose of "educating" them or engineering their support. Instead of genuine citizen participation, the bottom rung of the ladder signifies the distortion of participation into a public relations vehicle by powerholders."

Unfortunately, our resident advisory committees have generally become such an "empty ritual of participation". By avoiding committee review all together, inviting feedback on actions already committed to be taken, and/or framing agenda items in a way that appear to steer toward a particular result, the committees are functioning as vehicles of manipulation rather than genuine input. This, as far as I can tell, is an institutional and structural problem, rather than an intentional plot. But as the following examples show, this problem must be addressed if the city wishes to expand its reliance on resident committees in the future.

Not consulted at all

When resident committees are denied a chance to review and opine on staff proposals that clearly fall within their purviews, the City Council receives only part of the picture it clearly requested when it stood up those committees in the first place. It leaves the Staff report as the only information available, even when committee input would clearly be appreciated by the City Council.

Finance and Pension Advisory Committee (FiPAC). Tonight you will consider up to $16 million in lease revenue bonds for Fire Station No. 2. The City would pay about $1.13 million a year for 20 years, roughly $22.6 million to borrow about $14 million. Those payments will come out of the money set aside each year by the Capital Asset Needs (CAN) Ordinance, meaning it will significantly gut this program as a savings exercise.

The current Committee and Commission Member Handbook reads: "The scope and purpose of the Finance and Pension Advisory Committee ("FiPAC") ***shall*** be to advise the City Council in advance of significant votes, on issues related to significant financial matters." The Handbook goes on: "FiPAC's meetings will coincide with the City Council meetings for which FiPAC will be advising the City Council and ***will be scheduled sufficiently in advance*** of the City Council meeting for FiPAC to provide thoughtful and meaningful advice in writing" (emphasis all mine).

Staff has been working with its financing team since 2025, yet, as far as I can tell, the general outline of the bond issuance never went to FiPAC other than as part of the general budget discussion earlier this year.

Animal Services Committee (ASC). On September 1, the City issued its shelter services RFP without bringing it to the committee created to advise on animal services. That committee reviewed the scope of services for the last contract in 2023. As reported in the *Daily Pilot*, the new RFP drops the in-city shelter, the 24/7 on-site caretaker, and in-house veterinary care, and largely repeats the interim provider's own proposal.

The Handbook provides that the purpose of the ASC is to "make recommendations to the City Council to improve animal services throughout the City, **including [...] animal shelter and**

adoption services, [...] [and to] advise the City Council in advance of significant votes on issues related to the animal care and control functions of the City." The time to provide that advice is during, not after, the RFP process. Indeed, when an RFP is written around a provider the Costa Mesa Police Department (CMPD) already works with, committee review is needed more than ever to determine whether staff is truly centering animal needs or simply pursuing the path of least resistance.

Informed, not consulted

Fairview Park Steering Committee (FPSC). This past week Staff asked the committee for "feedback" on resurfacing a currently paved (albeit crumbling) path in Fairview Park with decomposed granite (DG), while saying it already intended to proceed with that change. The justification for this change was that DG would have a much lower upfront cost, **but the actual costs were delivered only verbally and not contained in the staff report.** If I recall correctly the amount for the DG path was still close to $40-50,000.

While the Staff attempted to characterize this change as "maintenance", in my opinion it is a material change to both the function and usability of this path as described in the existing 2008 Master Plan and the Draft Update. The 2008 Master Plan shows this path as asphalt, and the Draft Update's trail map designates it a paved bike, safety, and maintenance route that is also required to be paved in asphalt or concrete. Importantly, however, the Draft Update also states: **"Bicycle traffic should be limited to asphalt or concrete surfaces only to protect damage and degradation of site." (p. 76).** Reading these passages together, I think it's a fair concern that switching this path to DG could allow bicycles to be banned from this route, which currently provides for a paved connection to other park trails from the Estancia High School side of Placentia Avenue.

The Handbook states: "[The FPSC] evaluates the Fairview Park Master Plan, evaluates park enhancement opportunities that are compliant with Measure AA, makes recommendations to the Parks and Community Services Commission and the City Council." To my knowledge, the FPSC was not invited to make a recommendation on this topic last week to either body, even though the Handbook clearly calls for the FPSC to "evaluate" changes like this path.

Additionally, framing this change as merely an informational exercise is especially problematic *right now*. **On November 17, you will decide whether to adopt that update or keep the 2008 plan, and the central question is how far to move Fairview Park toward a nature-preserve framing.** A removable, natural surface takes a step in that direction four weeks before you decide. Staff's own report says the path has been neglected for nearly three decades. There is no reason to push this kind of change to Fairview Park without meaningful feedback from FPSC, which should have involved at least a memorandum directed to you and/or to the PACS Commission.

Consulted, but steered

Planning Commission (PC). On the FDC Specific Plan, staff's own outreach summary found that most respondents wanted lower density and more open space. Staff still told the PC in writing that any plan "must be" at least 3,500 units, and provided them with only three written alternatives (3,500 units, 3,800 units, and 4,000 units). Without any updated direction from the City Council following the October 2025 meeting on the FDC Specific Plan, the PC was left only with the Staff's framing of its options.

It seems clear now, in retrospect, that Staff removed options from the table that would risk tripping additional State review. However, taking that risk should have been among the options the PC should have considered, if only to weigh those risks thoroughly. How do I know? Because the Council decided to take *exactly* those risks by adopting a plan that contemplates only 2,300 units, requiring 25 acres of open space, and prohibiting a road through the golf course. These were all options the Commission had been told were unavailable, and thus the City Council was robbed of their specific recommendations on these points.

All of the above

Parks and Community Services Commission (PACS). This case shows every step of the pattern:

- **Routing.** In June 2025, staff said the time was so of the essence that the Fairview Park Master Plan Update had to go straight to Council without PACS review. In August 2025, once it was clear that the Plan Update had been delayed, PACS was told it could review the draft "like any member of the public."

  For context, this is a commission that is so involved in the minute details of park planning that it votes on every bench and tree donation to a city park. That is because the Costa Mesa Municipal Code clearly states that PACS has the authority to "recommend to the city council approval of concept plans for development and/or modification of parks, recreation, community, and open space facilities," which clearly applies as much to the Draft Update as it does any bench. Amazingly, a review of the Draft Update was only agendized for PACS after Chair Kelly Brown and Vice Chair Shayanne Wright took the **laudable yet extraordinary step** to appeal directly to you for help in writing.

- **Framing.** When the PACS was finally consulted, the Staff did so by framing its review as an opportunity to adopt recommendations "based on" the ones provided by the FPSC, rather than formulating its own recommendations. That made it a reviewer of another body's list rather than an independent advisor, which is also inconsistent with the municipal code.

- **Transmission.** In response, PACS dutifully voted on each FPSC recommendation and split 3-2 on the fly field. A commissioner asked that the split on this particular vote be reported to you, and Staff appeared on the video to nod in agreement. However, Staff's November 2025 report describing this meeting reduced the Commission's work to a few lines. It omitted the PACS Commission's detailed responses to the FPSC's

recommendations, including the 3-2 vote on the flying field and the one recommendation PACS wrote itself: that the Council consider whether parts of the plan require a public vote under Measure AA. Additionally, at the critical meeting reviewing the Plan Update, the FPSC and the Harbor Soaring Society were given presentation time; PACS was not. You saw the Commission's matrix and its vote ***only because Chair Brown again had to take the extraordinary step of submitting them herself, as a public commenter***.

Why this matters

An advisory body that becomes a steering mechanism is worse than none, because it gives the appearance of (or belies the reality of) manipulation rather than participation, which is poison in a civil society. Avoidance, steering and framing make these bodies look like an independent check on staff and on Council when, in practice, they are not. You yourselves may relax your own scrutiny because an agenda report states that a committee "reviewed" an item, which may imply their full support even when the record tells a very different story. Residents become embittered when they spend hours before bodies that cannot change outcomes, then must make the same case again to you (if the item ever gets to you at all).

What I'm asking

1. **Pause before adding new bodies.** Don't stand up the FDC committees until you have reviewed how the existing ones are used.
2. **Require a committee line in every staff report.** It should say whether the item falls within a committee's scope, whether it went there, and whether a recommendation was solicited. If these things don't happen, the report should state the reasons plainly.
3. **Publish video tape records of committee meetings.** There is a clear problem with the transmission of relevant information from the resident advisory committees up to the City Council. While some of this can and should be addressed by better engagement by the City Council liaisons, having video tape records of the proceedings would be immensely helpful to both committee members and the general public in raising awareness of important committee matters.
4. **Let committees propose their own agenda items by majority vote**, which then can be vetoed by formal action (reported out in the agenda for the next meeting) by either the committee liaison or the City Manager. Note that I believe holding discussions of future agenda items is subject to a specific carveout of the Brown Act, which permits discussion of unagendized topics in the context of placing those items on future agendas (CA Gov. Code § 54954.2(a)(2)(E)(3)). This at least allows the public and the Council to see and understand what the committees *want* to study, even if their requests are infeasible, ill advised, etc.
5. **Fix the live cases.** Continue tonight's bond item, or direct staff to present it to FiPAC before pricing and bring any concerns back to you before the sale. Hold the Fairview Park path work until you decide on the master plan November 17 and you've gotten meaningful recommendations from the FPSC. And, when the November 17 meeting is held, ensure that it includes PACS's approved recommendations from last Fall as well as

its Measure AA recommendation in the staff report, both of which are still relevant *even if* they go against Staff's recommendations.

We can fix out committee and commissions and ensure that they justify the many hours poured into them by residents and staff by producing meaningful, actionable advice that you, our democratically elected representatives, can act on. But fixing them starts with a genuine recognition that the current system is broken. Please address these issues before we add even more committees to the mix.

Respectfully,
Jenn Tanaka

From:	stewart@rad.agency
To:	CITY CLERK
Cc:	CITY COUNCIL; STEPHENS, JOHN; CHAVEZ, MANUEL; MARR, ANDREA; BULEY, MIKE; GAMEROS, LOREN; PETTIS, JEFF; REYNOLDS, ARLIS; Alexis Taylor
Subject:	Petition from 231 Freedom Homes residents: please enter into the public record
Date:	Monday, October 19, 2026 9:26:51 AM
Attachments:	Freedom-Homes-Petition.pdf

Dear Ms. Green,

On behalf of neighbors in the Freedom Homes tract (District 5), I'm submitting the attached petition, signed by 231 people between October 14 and October 19, 2026. Please enter it into the public record and distribute it to the Mayor and each member of the City Council. If it can be included as written public comment for the next City Council meeting, please do.

The petition concerns investor redevelopment of single-family lots in our tract, including 1953 Republic Ave (PADU-26-0037), 900 Arbor St and 2060 State Ave. We support homeowners who add an ADU to their own property. We are not asking the City to deny any project that complies with state law. We are asking for strict compliance, transparency, and Council action on items 3 through 5 of the petition.

To protect signers' privacy in a public document, the packet lists each signer's name, street, relationship to the neighborhood and date signed. Full addresses are available to your office on request if you would like to verify residency.

Thank you,
Stewart Ramsey
On behalf of Freedom Homes neighbors
https://savefreedomhomes.org

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

FREEDOM HOMES · COSTA MESA

Petition of 231 residents

October 19, 2026

To: Mayor John Stephens and Members of the Costa Mesa City Council
Via: Brenda Green, City Clerk

Re: Investor redevelopment of single-family lots in Freedom Homes (1953 Republic Ave, PADU-26-0037; 900 Arbor St; 2060 State Ave)

Dear Mayor Stephens and Members of the City Council,

On behalf of our neighbors in Freedom Homes, we submit the attached petition signed by **231 people** between October 14 and October 19, 2026. Please enter it into the public record and distribute it to each member of the Council.

We support homeowners who add an ADU to their own property. We oppose investors turning single-family lots into four-unit rental properties. An investor LLC plans to replace the home at 1953 Republic Ave with four 2-story, 3-bedroom units; a similar project is filed at 900 Arbor St; and 2060 State Ave is being split into two lots under SB 9. None of these permits receives a public hearing.

We are not asking the City to deny a project that complies with state law. We are asking for strict compliance, transparency, and Council action on items 3 through 5 of the petition, which would set clearer standards for lots with two or more primary homes without changing anything for a homeowner adding one ADU.

We respectfully ask that a Council member request that items 3 through 5 be placed on a future agenda, and we would welcome the chance to meet with Council Member Reynolds, who represents our district.

Respectfully,

Stewart Ramsey, on behalf of Freedom Homes neighbors

About the signatures. Each signature was submitted online at savefreedomhomes.org, time-stamped by the server, and limited to one per email address. To protect signers' privacy in this public document, only each person's name, street, relationship to the neighborhood and signing date are listed. Full addresses are available to the City Clerk on request to verify residency.

THE PETITION

Freedom Homes: homes for families, not investor stacking

Freedom Homes is a neighborhood of single-family homes. We support homeowners who add an ADU to their own property. We oppose investors turning single-family lots into four-unit rental properties. Two lots in our tract, 1953 Republic Ave (PADU-26-0037) and 900 Arbor St, are being redeveloped this way, with no public hearing. We, the undersigned residents, ask the City of Costa Mesa to:

1. Hold 1953 Republic Ave and 900 Arbor St to every existing standard. If the City treats the new duplex as multifamily in order to allow two detached ADUs, apply Costa Mesa's multifamily ADU size limit (850 sq ft, or 1,000 sq ft with more than one bedroom), and confirm compliance in writing before any permit is issued.
2. Publish the submitted plans and correction letters for both projects.
3. Adopt stricter standards for lots with two or more primary homes: detached ADUs limited to the minimum height state law requires, plus on-site parking and privacy requirements. Leave today's rules unchanged for a homeowner adding one ADU to a single-family home.
4. Create a registration and inspection program for single-family lots converted to three or more rental units.
5. Formally support state legislation requiring owner-occupancy for SB 9 two-unit developments, as SB 9 already requires for lot splits.
6. Notify neighbors within 500 feet when ADU and SB 9 permits are filed and approved.
7. Bring items 3 through 5 to a City Council vote within 90 days.

We will ask every candidate for Mayor and City Council on the November 3, 2026 ballot where they stand.

AT A GLANCE

Total signatures	**231**
Signing period	Oct 14 – Oct 19, 2026
Live in the tract	172
Own property in the tract	40
Live elsewhere in Costa Mesa	16
Other	3

Street	**Signers**
Continental Ave	29
Federal Ave	21
Republic Ave	19
Arbor St	18
Oak St	17
Cedar Pl	14
National Ave	13
Monrovia Ave	12
Dogwood St	11
W 20th St	10
Linden Pl	9
Union Ave	8

SIGNERS

231 signatures, in the order received

#	Name	Street	Relationship	Signed (Pacific)
1	Stewart Ramsey	Whittier Ave	Live in the tract	Oct 14, 2:54 PM
2	Seth Schmidt	National Ave	Live in the tract	Oct 14, 4:39 PM
3	Tara McNabb	Monrovia Ave	Live in the tract	Oct 14, 4:41 PM
4	Lizzy Lafferty	W 20th St	Live in the tract	Oct 14, 4:45 PM
5	Christy Logue	Linden Pl	Live in the tract	Oct 14, 4:45 PM
6	Cassidy Flynn	Continental Ave	Live in the tract	Oct 14, 4:46 PM
7	Jaclyn C Ramsey	Whittier Ave	Live in the tract	Oct 14, 4:47 PM
8	Kim Hernishin	Oak St	Live in the tract	Oct 14, 4:47 PM
9	Carla Boubes	Evergreen Pl	Live in the tract	Oct 14, 4:48 PM
10	Sally Gilkey	Continental Ave	Live in the tract	Oct 14, 4:52 PM
11	Leah Hartanov	W 20th St	Live in the tract	Oct 14, 4:53 PM
12	Christine Scott	Arbor St	Live in the tract	Oct 14, 4:56 PM
13	Katherine szewaet	National Ave	Live in the tract	Oct 14, 5:00 PM
14	Jamie Nieri	Arbor St	Own property in the tract	Oct 14, 5:01 PM
15	Jackie Anderson	Oak St	Live in the tract	Oct 14, 5:03 PM
16	Christa Elliott	Continental Ave	Live in the tract	Oct 14, 5:06 PM
17	Adam Cleary	Continental Ave	Live in the tract	Oct 14, 5:07 PM
18	Adam Thomson	Republic Ave	Own property in the tract	Oct 14, 5:09 PM
19	Kallie Thomson	Republic Ave	Live in the tract	Oct 14, 5:10 PM
20	Janae Muzzy	Federal Ave	Own property in the tract	Oct 14, 5:10 PM
21	James C. Fletcher	Evergreen Pl	Live in the tract	Oct 14, 5:11 PM
22	Brooke Diehl	Oak St	Live in the tract	Oct 14, 5:11 PM
23	Toni Elliott	Continental Ave	Live in the tract	Oct 14, 5:13 PM
24	Cynthia Haertel	Arbor St	Live in the tract	Oct 14, 5:19 PM
25	Mike Hernishin	Oak St	Live in the tract	Oct 14, 5:20 PM
26	Jesse Logue	Linden Pl	Live in the tract	Oct 14, 5:20 PM
27	Jordan Richardson	Union Ave	Live in the tract	Oct 14, 5:21 PM
28	Steve Smith	Bernard St	Live elsewhere in Costa Mesa	Oct 14, 5:22 PM
29	Matt Petralia	President Pl	Live in the tract	Oct 14, 5:25 PM
30	Daniel Brophy	Continental Ave	Live in the tract	Oct 14, 5:28 PM
31	Nick Cox	President Pl	Live in the tract	Oct 14, 5:29 PM
32	Vanessa Grosso	Continental Ave	Live in the tract	Oct 14, 5:30 PM
33	Buckley crispin	Continental Ave	Own property in the tract	Oct 14, 5:31 PM
34	Chanelle Cox	President Pl	Live in the tract	Oct 14, 5:31 PM
35	Jeff Wright	Linden Pl	Live in the tract	Oct 14, 5:33 PM
36	drew brahs	Evergreen Pl	Live in the tract	Oct 14, 5:33 PM

#	Name	Street	Relationship	Signed (Pacific)
37	Amber Johnson	Federal Ave	Live in the tract	Oct 14, 5:38 PM
38	Josh Rochelle	Federal Ave	Live in the tract	Oct 14, 5:39 PM
39	Jessica Bleckley	Arbor St	Own property in the tract	Oct 14, 5:43 PM
40	Randi Martz	Arbor St	Live in the tract	Oct 14, 5:53 PM
41	Katie Van Berckelaer	Union Ave	Live in the tract	Oct 14, 5:54 PM
42	Allison Mann	Arbor St	Live in the tract	Oct 14, 5:56 PM
43	Travis Hartanov	W 20th St	Live in the tract	Oct 14, 5:59 PM
44	Mike Hamrock	Republic Ave	Live in the tract	Oct 14, 5:59 PM
45	Kiefer Cohen	Monrovia Ave	Own property in the tract	Oct 14, 6:01 PM
46	Mike Johnson	Oak St	Live in the tract	Oct 14, 6:03 PM
47	Danielle Plock	Dogwood St	Live in the tract	Oct 14, 6:03 PM
48	Patrick Flynn	Continental Ave	Live in the tract	Oct 14, 6:06 PM
49	lisa lobdell	Oak St	Live in the tract	Oct 14, 6:16 PM
50	Randy Horstmeyer	Republic Ave	Live in the tract	Oct 14, 6:17 PM
51	Ivy Phan	Republic Ave	Own property in the tract	Oct 14, 6:18 PM
52	Brandon McKennon	Oak St	Own property in the tract	Oct 14, 6:21 PM
53	Dana Kalionzes	Federal Ave	Live in the tract	Oct 14, 6:23 PM
54	Becca Kaplan	Costa Mesa	Live elsewhere in Costa Mesa	Oct 14, 6:25 PM
55	Jessica McKennon	Oak St	Own property in the tract	Oct 14, 6:26 PM
56	nicholas kalionzes	Federal Ave	Live in the tract	Oct 14, 6:32 PM
57	Dane Bower	President Pl	Own property in the tract	Oct 14, 6:33 PM
58	Kiki Moreno	State Ave	Live in the tract	Oct 14, 6:38 PM
59	Laura Atkinson	Oak St	Live in the tract	Oct 14, 6:40 PM
60	Jocelyn Harrington	Federal Ave	Live in the tract	Oct 14, 6:41 PM
61	estlin rydman	Union Ave	Live in the tract	Oct 14, 6:42 PM
62	Nick Anderson	Republic Ave	Live in the tract	Oct 14, 6:44 PM
63	Lucas Rowell	Republic Ave	Live in the tract	Oct 14, 6:45 PM
64	Daiquiri Scherer	W 20th St	Live in the tract	Oct 14, 6:48 PM
65	Nancy Ridge	Union Ave	Live in the tract	Oct 14, 6:48 PM
66	Whitney McLearie	Republic Ave	Live in the tract	Oct 14, 6:49 PM
67	Sydney Lake	Republic Ave	Live in the tract	Oct 14, 6:57 PM
68	Ryan Martz	Arbor St	Live in the tract	Oct 14, 7:01 PM
69	Heidi Bressler	Georgetown Ln	Live elsewhere in Costa Mesa	Oct 14, 7:05 PM
70	Andrew Sprague	Republic Ave	Live in the tract	Oct 14, 7:05 PM
71	Aleya Rochelle	Federal Ave	Live in the tract	Oct 14, 7:07 PM
72	Alexandria Behrens	Dogwood St	Live in the tract	Oct 14, 7:10 PM
73	Julie Richardson	Union Ave	Own property in the tract	Oct 14, 7:11 PM
74	Tiffany Daniels	Federal Ave	Live in the tract	Oct 14, 7:13 PM

#	Name	Street	Relationship	Signed (Pacific)
75	John Uffelman	Federal Ave	Live in the tract	Oct 14, 7:15 PM
76	Brian sankey	Continental Ave	Live in the tract	Oct 14, 7:16 PM
77	Christian Aguilar	Cedar Pl	Live in the tract	Oct 14, 7:17 PM
78	Jason Carr	Continental Ave	Own property in the tract	Oct 14, 7:21 PM
79	Beau Barrett	Cedar Pl	Live in the tract	Oct 14, 7:23 PM
80	Christina Marie Gutierrez Wallis	Dogwood St	Own property in the tract	Oct 14, 7:24 PM
81	Tyler Mumma	Continental Ave	Live in the tract	Oct 14, 7:25 PM
82	Margaret Sandmeyer-Dodge	Linden Pl	Live in the tract	Oct 14, 7:27 PM
83	Ian Roberts	Cedar Pl	Live in the tract	Oct 14, 7:27 PM
84	Tim Behrens	Dogwood St	Own property in the tract	Oct 14, 7:29 PM
85	Michelle Lee Erickson	Union Ave	Own property in the tract	Oct 14, 7:29 PM
86	Ryan Bellerose	W 20th St	Live in the tract	Oct 14, 7:32 PM
87	Kristopher Wagoner	Linden Pl	Live in the tract	Oct 14, 7:33 PM
88	Lynn Wagoner	Linden Pl	Own property in the tract	Oct 14, 7:34 PM
89	andreas arpiarian	Capital St	Own property in the tract	Oct 14, 7:34 PM
90	Sara Shaw	Continental Ave	Own property in the tract	Oct 14, 7:34 PM
91	Ryan Reynosa	Capital St	Live in the tract	Oct 14, 7:35 PM
92	Anne Aguilar	Cedar Pl	Own property in the tract	Oct 14, 7:39 PM
93	Brittany Eldridge	Senate St	Own property in the tract	Oct 14, 7:40 PM
94	David Eldridge	Senate St	Live in the tract	Oct 14, 7:43 PM
95	Laura Van de Merghel	Federal Ave	Live in the tract	Oct 14, 7:45 PM
96	Paul Addison	W 20th St	Live in the tract	Oct 14, 7:45 PM
97	Joseph Raasch	W 20th St	Live in the tract	Oct 14, 7:46 PM
98	Mikyla Lux	Federal Ave	Live in the tract	Oct 14, 7:53 PM
99	Patricia Eldridge	Senate St	Live in the tract	Oct 14, 7:55 PM
100	Keith Eldridge	Senate St	Live elsewhere in Costa Mesa	Oct 14, 7:56 PM
101	Karen Pike Johnson	Continental Ave	Live in the tract	Oct 14, 8:04 PM
102	Jim berry	Evergreen Pl	Own property in the tract	Oct 14, 8:10 PM
103	Dave Erickson	Palisades Ave	Own property in the tract	Oct 14, 8:14 PM
104	Deborah Justice	Monrovia Ave	Live elsewhere in Costa Mesa	Oct 14, 8:14 PM
105	Lily Berry	Evergreen Pl	Live in the tract	Oct 14, 8:18 PM
106	Kimberly Erickson	Cedar Pl	Own property in the tract	Oct 14, 8:19 PM
107	Hope Johnson	Continental Ave	Live in the tract	Oct 14, 8:20 PM
108	Matt Kosman	Continental Ave	Live in the tract	Oct 14, 8:21 PM
109	Michelle Simpson	W 19th St	Live in the tract	Oct 14, 8:24 PM
110	Joe Vezzani	Cedar Pl	Live in the tract	Oct 14, 8:26 PM
111	Sara Arpiarian	Capital St	Live in the tract	Oct 14, 8:27 PM

#	Name	Street	Relationship	Signed (Pacific)
112	Sarah Lagerlof	Parkcrest Dr	Live elsewhere in Costa Mesa	Oct 14, 8:29 PM
113	Jay Justice	Monrovia Ave	Live elsewhere in Costa Mesa	Oct 14, 8:31 PM
114	Cindy Brahs	National Ave	Live in the tract	Oct 14, 8:33 PM
115	Tara Elliott	Continental Ave	Live in the tract	Oct 14, 8:35 PM
116	Jennifer Kosman	Continental Ave	Live in the tract	Oct 14, 8:37 PM
117	Brittany Nevins	Dogwood St	Live in the tract	Oct 14, 8:37 PM
118	Will Nevins	Dogwood St	Live in the tract	Oct 14, 8:38 PM
119	Joseph Klein	Monrovia Ave	Live in the tract	Oct 14, 8:39 PM
120	Lillijane w	16th St	Live elsewhere in Costa Mesa	Oct 14, 8:40 PM
121	Luke c	16th St	Live elsewhere in Costa Mesa	Oct 14, 8:40 PM
122	Brians Addison	W 20th St	Live in the tract	Oct 14, 8:43 PM
123	Morgan Brahs	Evergreen Pl	Live in the tract	Oct 14, 8:43 PM
124	Parker Harrison	Joann St	Live elsewhere in Costa Mesa	Oct 14, 8:51 PM
125	Michael Grabowski	Republic Ave	Live in the tract	Oct 14, 8:52 PM
126	Lesli De LaO	Continental Ave	Live in the tract	Oct 14, 8:53 PM
127	Kiana Kalaghichian	Republic Ave	Live in the tract	Oct 14, 8:53 PM
128	Kevin Stockdale	Federal Ave	Live in the tract	Oct 14, 10:09 PM
129	Kimberlee Hedley	Federal Ave	Live in the tract	Oct 14, 10:41 PM
130	Adam Finck	President Pl	Live in the tract	Oct 14, 11:34 PM
131	Courtney Pollock	W 20th St	Live in the tract	Oct 14, 11:58 PM
132	Michelle Huebner	Governor St	Own property in the tract	Oct 15, 12:10 AM
133	Malia Budd	Union Ave	Live in the tract	Oct 15, 3:08 AM
134	Deborah Lake	Republic Ave	Own property in the tract	Oct 15, 6:29 AM
135	Ashton Hurley	Cedar Pl	Live in the tract	Oct 15, 7:59 AM
136	Henry Ames	Whittier Ave	Own property in the tract	Oct 15, 8:06 AM
137	elizabeth freeman	Arbor St	Live in the tract	Oct 15, 8:22 AM
138	elizabeth freeman	Arbor St	Live in the tract	Oct 15, 8:24 AM
139	Sara Rapp	Oak St	Live in the tract	Oct 15, 8:33 AM
140	christianne M lehman	Arbor St	Own property in the tract	Oct 15, 8:34 AM
141	Edgar Godinez	Continental Ave	Live in the tract	Oct 15, 8:48 AM
142	Grant Gorman	Oak St	Live in the tract	Oct 15, 8:50 AM
143	Karen Crow	Continental Ave	Live in the tract	Oct 15, 8:50 AM
144	Benito Godinez	Continental Ave	Live in the tract	Oct 15, 8:51 AM
145	Drew Coleman	President Pl	Live in the tract	Oct 15, 8:54 AM
146	Melissa Morgan	Continental Ave	Live in the tract	Oct 15, 9:06 AM
147	Patrick ballas	Continental Ave	Live in the tract	Oct 15, 9:07 AM

#	Name	Street	Relationship	Signed (Pacific)
148	Steve Brahs	National Ave	Live in the tract	Oct 15, 9:10 AM
149	Jason Wallis	Dogwood St	Live in the tract	Oct 15, 9:11 AM
150	Rosemary Pheasant	Congress St	Live in the tract	Oct 15, 9:13 AM
151	Jesse Araujo	Monrovia Ave	Live in the tract	Oct 15, 9:17 AM
152	Liz Millett	National Ave	Live in the tract	Oct 15, 9:37 AM
153	Marine Kirakosian	Federal Ave	Live in the tract	Oct 15, 9:39 AM
154	Mardi Tucker	Congress St	Live elsewhere in Costa Mesa	Oct 15, 9:54 AM
155	Ryan Millett	National Ave	Own property in the tract	Oct 15, 9:55 AM
156	Chris Moreno	State Ave	Live in the tract	Oct 15, 10:46 AM
157	Brian Jowett	Cedar Pl	Live in the tract	Oct 15, 11:08 AM
158	Alexis Taylor	Republic Ave	Live in the tract	Oct 15, 11:10 AM
159	Darin F Cunningham	Continental Ave	Live in the tract	Oct 15, 11:24 AM
160	Lanaye Smith	Oak St	Live in the tract	Oct 15, 11:27 AM
161	Jenifer Lane	Plum Pl	Live in the tract	Oct 15, 11:35 AM
162	Bill Lafferty	W 20th St	Live in the tract	Oct 15, 11:53 AM
163	Steve Lang	Arbor St	Live in the tract	Oct 15, 12:58 PM
164	Casey Lang	Arbor St	Live in the tract	Oct 15, 1:25 PM
165	Tim Stuart	Oak St	Live in the tract	Oct 15, 1:28 PM
166	Keeli stuart	Oak St	Live in the tract	Oct 15, 1:33 PM
167	marshal cowley	President Pl	Live in the tract	Oct 15, 3:00 PM
168	Jake Nieri	Arbor St	Live in the tract	Oct 15, 3:19 PM
169	Nichole Avila	Federal Ave	Live in the tract	Oct 15, 3:36 PM
170	Rafer Sipple	Oak St	Live in the tract	Oct 15, 3:49 PM
171	Michael Connell	Joann St	Live in the tract	Oct 15, 3:50 PM
172	Melanie connell	Joann St	Live elsewhere in Costa Mesa	Oct 15, 3:52 PM
173	Melanie Shea	Republic Ave	Live in the tract	Oct 15, 4:20 PM
174	Dylan Millett	National Ave	Own property in the tract	Oct 15, 5:31 PM
175	Amanda Vezzani	Cedar Pl	Live in the tract	Oct 15, 6:49 PM
176	Bonnie Ireland	Republic Ave	Own property in the tract	Oct 15, 7:20 PM
177	Denise Ellerman	Arbor St	Live in the tract	Oct 15, 8:39 PM
178	Omar Hassan	Arbor St	Own property in the tract	Oct 15, 8:48 PM
179	Jeff Harrison	Cedar Pl	Live in the tract	Oct 15, 11:05 PM
180	Dan Taylor	Republic Ave	Live in the tract	Oct 16, 8:21 AM
181	Cassidy Harding	Continental Ave	Live in the tract	Oct 16, 8:36 AM
182	Joel a Harding	Continental Ave	Live in the tract	Oct 16, 8:44 AM
183	Monica Bagnara	Linden Pl	Own property in the tract	Oct 16, 8:47 AM
184	Sam Rey	Oak St	Live in the tract	Oct 16, 9:44 AM
185	Tania Suarez	Monrovia Ave	Own property in the tract	Oct 16, 9:46 AM

#	Name	Street	Relationship	Signed (Pacific)
186	Mike Diehl	Oak St	Own property in the tract	Oct 16, 10:38 AM
187	Jan Goerrissen	Arbor St	Live in the tract	Oct 16, 10:45 AM
188	Emma Howard	E 21st St	Live elsewhere in Costa Mesa	Oct 16, 11:01 AM
189	Sara Bartel	Congress St	Live in the tract	Oct 16, 11:23 AM
190	Megan Lulow	Arbor St	Live in the tract	Oct 16, 11:40 AM
191	Diane Frisbee	Federal Ave	Live in the tract	Oct 16, 1:14 PM
192	Gary McNair	Monrovia Ave	Live in the tract	Oct 16, 1:14 PM
193	Michael DeCarbo	Federal Ave	Live in the tract	Oct 16, 1:17 PM
194	dan Vozenilek	Republic Ave	Live in the tract	Oct 16, 2:22 PM
195	Jordan Jones	Elden Ave	Live elsewhere in Costa Mesa	Oct 16, 3:52 PM
196	Maria Rowell	Republic Ave	Live in the tract	Oct 16, 6:21 PM
197	Matthew Fletcher	Capital St	Own property in the tract	Oct 16, 7:13 PM
198	Alexandra Thienpont	Monrovia Ave	Live in the tract	Oct 16, 7:45 PM
199	Lisa Wilson	Cedar Pl	Live in the tract	Oct 16, 8:58 PM
200	Christine Whittemore	Dogwood St	Live in the tract	Oct 16, 10:05 PM
201	Ned Whittemore	Dogwood St	Live in the tract	Oct 16, 10:24 PM
202	Kelly Brown, PhD	Bernard St	Live elsewhere in Costa Mesa	Oct 16, 10:26 PM
203	Justin nassie	Platte Dr	Own property in the tract	Oct 17, 8:03 AM
204	Maia Andersen	Monrovia Ave	Live in the tract	Oct 17, 9:46 AM
205	Allison Staley	Monrovia Ave	Own property in the tract	Oct 17, 9:52 AM
206	Erica Norgaard	Federal Ave	Live in the tract	Oct 17, 9:56 AM
207	Sherry Tricarico	National Ave	Own property in the tract	Oct 17, 10:06 AM
208	Krista Murphy	Continental Ave	Live in the tract	Oct 17, 10:11 AM
209	Holly Richards	National Ave	Live in the tract	Oct 17, 10:11 AM
210	Heidi neighbor	National Ave	Live in the tract	Oct 17, 10:21 AM
211	David Koliner	Union Ave	Own property in the tract	Oct 17, 10:26 AM
212	Marlene Mcclary	Linden Pl	Live in the tract	Oct 17, 10:29 AM
213	Samantha Parkin	W 19th St	Other	Oct 17, 10:36 AM
214	Aaron Rainbolt	National Ave	Live in the tract	Oct 17, 10:41 AM
215	Peter Norgaard	Federal Ave	Live in the tract	Oct 17, 10:43 AM
216	Melissa Courtemanche	Linden Pl	Live in the tract	Oct 17, 11:03 AM
217	Charlie Greeb	Cordeoro Ln	Other	Oct 17, 11:22 AM
218	Mike Hamrock	Monaco	Other	Oct 18, 2:24 PM
219	Peter Haynes	Dogwood St	Live in the tract	Oct 18, 2:55 PM
220	Donald Martin	Dakota Ave	Live elsewhere in Costa Mesa	Oct 18, 3:17 PM
221	Debra Haynes	Dogwood St	Live in the tract	Oct 18, 3:52 PM

#	Name	Street	Relationship	Signed (Pacific)
222	Paula Sao	Arbor St	Live in the tract	Oct 18, 4:16 PM
223	Michael l	Monrovia Ave	Live in the tract	Oct 18, 4:27 PM
224	Jeannette L Bond	Cedar Pl	Live in the tract	Oct 18, 4:49 PM
225	Krista Murphy	Continental Ave	Own property in the tract	Oct 18, 6:08 PM
226	Jess Bingaman	Cedar Pl	Live in the tract	Oct 18, 6:22 PM
227	Brent Broaddus	Federal Ave	Live in the tract	Oct 18, 6:27 PM
228	Mayela Watson	National Ave	Live in the tract	Oct 18, 11:39 PM
229	Riley Watson	National Ave	Live in the tract	Oct 18, 11:40 PM
230	Walter Gerlach	Cedar Pl	Live in the tract	Oct 19, 7:23 AM
231	C Tucholka	Federal Ave	Live in the tract	Oct 19, 8:03 AM

IN THEIR OWN WORDS

Selected notes from 82 signers

Signers could add a short note. Notes that contained only a home address or personal details are not reproduced here, and house numbers have been removed.

“I want to keep the Freedom Homes in the hands of families who have a vested interest in seeing the neighborhood continually improve, rather than investors or investment groups looking to maximize every square inch of dirt.” — Stewart Ramsey, Whittier Ave

“I am all for adding 1 single ADU to a property, but 4 units on one lot, NO. This loophole must be closed and not allowed in Costa Mesa. This will destroy the character of our housing tracts” — Seth Schmidt, National Ave

“Addressing the housing shortage is important. Ruining existing neighborhoods while generating profit for veiled LLCs is NOT the way to address the housing shortage. This is outrageously greedy behavior. Don’t let it happen.” — Lizzy Lafferty, W 20th St

“Strongly oppose these investor properties.” — Christy Logue, Linden Pl

“We want to save our family friendly neighborhood!!” — Sally Gilkey, Continental Ave

“I purchased my single family residence at Arbor St. in 2003 and have a “permit parking” in front of my house for the dense parking. Single family neighborhood!” — Christine Scott, Arbor St

“The city has plenty of other sites that have overlay zoning for multifamily. This is a single-family track and should stay that way.” — Adam Cleary, Continental Ave

“The Freedom home track is a family neighborhood. We purchased our home there for the single family home environment it provides. To add multi family houses would not only destroy the purpose of the neighborhood, it would increase traffic exponentially and reduce property values.” — Janae Muzzy, Federal Ave

“Let's not turn this peaceful neighborhood into a dense mess of parking, stacked housing, & DMV drivers' tests. People live here. This was done on the East side of CM when I was a kid (down toward the Back Bay/ Del Mar Ave.) That end of the city is now busy as hell.” — James C. Fletcher, Evergreen Pl

“The change with just single ADU in the neighbor hood is already making a difference in out track. I can’t imagine what four on a lot will do.” — Toni Elliott, Continental Ave

“I support this cause. Keep single family homes in Costa Mesa!” — Jordan Richardson, Union Ave

“Protect our family neighborhood!!” — Matt Petralia, President Pl

“Re-zone so this can’t be done here Or de-commercialize apt and condo buildings to make those easier to build Act!!!” — Daniel Brophy, Continental Ave

“I’m ok with additional dwellings.. ADU etc. But splitting up lots?? with no limits on occupancy and parking??” — Jeff Wright, Linden Pl

“One of the best quality of life neighborhoods in the west side area. The only somewhat affordable neighborhood that can accommodate larger families in the area.” — drew brahs, Evergreen Pl

“Corporate encroachment and unchecked high-density development threaten the character, quality of life, and sense of community that make our single-family neighborhood special. As homeowners who have invested in these communities, we deserve a meaningful voice in decisions.” — Josh Rochelle, Federal Ave

“Please keep our neighborhood single family homes.” — Katie Van Berckelaer, Union Ave

“The CA state rules don’t have neighborhoods interest in mind” — Travis Hartanov, W 20th St

“I strongly oppose this for the obvious reasons. The only ones who want this are the real estate investment firms who profit off of ruining our neighborhood with over crowding. Do the right thing Costa Mesa city council!!” — Mike Hamrock, Republic Ave

“The surrounding major streets have so many multi family options already and our neighborhood is a single family community that thrives off being nestled away with our own unique identity. This will open up the door for identity for the community,” — Kiefer Cohen, Monrovia Ave

“I support affordable housing, but oppose four-unit rentals on single-family lots. Costa Mesa's 2026 Housing Element identifies commercial and industrial sites for new housing while avoiding upzoning residential neighborhoods. Our neighborhood's character deserves protection.” — Patrick Flynn, Continental Ave

“These were built for WWII Veterans coming back . Im an Aor Force Vet and Nurse Local VA in long beach i coose this tract for this reason” — lisa lobdell, Oak St

“Canyon Park is beautiful but already facing higher density from ADU growth and more families in SFRs. Preserve neighborhoods as they are and build high density only where already approved.” — Brandon McKennon, Oak St

“My concern is the exponential number of cars driving in the neighborhood as a result of all these units. Right now our neighborhood is a safe place for my 3 and 5 year old to play and I really fear that won’t be the case with these changes.” — Jessica McKennon, Oak St

“I oppose this four unit per lot plan. If it is allowed on these two properties, it will only continue to happen on other Freedom Home properties in the future.” — Laura Atkinson, Oak St

“I understand that homes must be built to accommodate the population growth, but this is ridiculous. I could see maybe two bedroom units but four? Come on., this is unacceptable.. This is going to increase noise pollution, traffic in the neighborhood.m, etc.” — Jocelyn Harrington, Federal Ave

“Let’s preserve our neighborhood and way of life.” — Nancy Ridge, Union Ave

“I want this to remain a place for families.” — Sydney Lake, Republic Ave

“Absolutely against this many units on a lot” — Tiffany Daniels, Federal Ave

“Traffic and parking will be a major concern.” — Jason Carr, Continental Ave

“Apartments with no parking, more people, more traffic, no sidewalks, a lot of families with small children that walk the neighborhood. Dangerous proposition.” — Ryan Bellerose, W 20th St

“Keep our homes as homes on one lot. We do not want multiple units on one property.” — Brittany Eldridge, Senate St

“We don't need to change the character of this neighborhood. There's already enough high density housing around. This tract is for families in single family homes.” — Paul Addison, W 20th St

“As a homeowner in Freedom Homes, I fully support ADUs and recognize the need for additional housing in Costa Mesa. However, I do not support loopholes in state housing laws that allow investor-backed LLCs to turn a profit at the expense of established single-family neighborhoods.” — Joseph Raasch, W 20th St

“The tract is family friendly not necessarily big enough to have so many people piled on top of each other.” — Mikyla Lux, Federal Ave

“I am opposing this type of development. We are already experiencing significant increases in traffic and Parking issues in this neighborhood. Should this type of development go through, quality of life will be severely affected, and the character in charm of the Westside will be” — Michelle Simpson, W 19th St

“Keep the Freedom tract for families to invest in. No to business investors/developers! Parkcrest Drive” — Sarah Lagerlof, Parkcrest Dr

“If this is allowed, it will definitely be time to vote in new representatives for Costa Mesa.” — Jay Justice, Monrovia Ave

“I strongly oppose!” — Brittany Nevins, Dogwood St

“ADUs, no problem. Multi unit buildings in a neighborhood with SFHs is grossly out of character.” — Joseph Klein, Monrovia Ave

“Born and raised on Cedar place, in the house my dad still resides. Was and still is a gem of a neighborhood. Im now 36 with a family of my own, I’ve found it nearly impossible to purchase a home in the neighborhood I grew up in. This capitalism is ruining the neighborhood I love” — Parker Harrison, Joann St

“Costa Mesa needs housing solutions that respect established neighborhoods. Increasing density in this way will strain parking, traffic, infrastructure, and the character of our tract. This loophole should be closed so ADU rules support local homeowners, not speculative developers” — Kimberlee Hedley, Federal Ave

“We don’t have enough room for the overflow of parking we will get.” — Ashton Hurley, Cedar Pl

“R-1, Single family zoning for our track is very important to maintain our quality of life.” — Henry Ames, Whittier Ave

“We do want our track to be over loaded Please stop” — elizabeth freeman, Arbor St

“Do not want to over load our neibourhood” — elizabeth freeman, Arbor St

“Over the past 25 years. We’ve had to fight to put in extra stop signs due to over congestion. We’ve had to fight to stop the 19th St., Bridge. We’ve had to fight and eventually get paid parking in front of our own homes. Due to overflow parking from nearby apartment complexes.” — christianne M lehman, Arbor St

“This is unexceptionable!!!” — Melissa Morgan, Continental Ave

“We do not want this in our neighborhood” — Patrick ballas, Continental Ave

“No corporations big or small buying our houses” — Jason Wallis, Dogwood St

“I have lived in Costa Mesa for about 27 years on Monrovia, across the street from the house at 900 Arbor. Since hearing that the property will be expanding to a multi unit investor property, we have been very concerned of the impact on the neighborhood.Parking is already an issue” — Jesse Araujo, Monrovia Ave

“We just need neighborhood improvements, not a subscription service for parking spaces. Keep your over priced boxes out of our peaceful neighborhood.” — Liz Millett, National Ave

“As a licensed Architect working in Orange County and the Freedom Homes, I fundamentally oppose these projects. While they may follow a State mandate, they don’t follow typical development patterns and density within the neighborhood. It’s a bad precedent.” — Brian Jowett, Cedar Pl

“Keep the Freedom Homes the way they were intended. We already have too many multi unit zoned areas in the city. Save what little we have left for those that have lived their entire lives here, which is keeping it an actual neighborhood. Stop overcrowding our little gem” — Jenifer Lane, Plum Pl

“Completely opposed to real estate companies taking advantage of current laws to effectively ruin our currently awesome neighborhood.” — Bill Lafferty, W 20th St

“Complete disruption to style of our neighborhood. We already have parking issues. Would this be allowed in Mesa Verde?” — Steve Lang, Arbor St

“Freedom home track is zoned R1, let’s keep it that way.” — Tim Stuart, Oak St

“R1 means R1. Keep the high density multi family out of Freedom Homes Neighborhood.” — Keeli stuart, Oak St

“Many neighbors have signed in support of preserving the Freedom Homes, we ask you to reconsider your proposal.” — Nichole Avila, Federal Ave

“This neighborhood is a treasure. Please don’t do this to this beautiful neighborhood.” — Melanie Shea, Republic Ave

“We already have limited parking on our street.” — Amanda Vezzani, Cedar Pl

“Please keep freedoms home charm just the way it is. Not multiple home on one lot. We moved over here because the tract wasn’t built with multiple homes on one lot.” — Denise Ellerman, Arbor St

“Arbor st - Please keep Freedom Homes single family homes on each lot. We don’t want an over populated neighborhood, that is not what the neighborhood we bought into. We work hard to live here and enjoy it as-is” — Omar Hassan, Arbor St

“I live next door to 1953 Republic. I think the concept of one ADU makes sense. But what is happening is strait up greed, this will not produce low income housing. I have lived in this neighborhood for 40 years and it is so sad to see this kind of change, We love this site.” — Dan Taylor, Republic Ave

“I’ve lived in this neighborhood for 20 years and we have stayed this long because we love that it’s not too crowded and we get to know long time neighbors well. Please do not over crowd our neighborhood with such high density housing. We already have parking problems.” — Megan Lulow, Arbor St

“The concern isn’t parking, but preserving character of existing neighborhoods. Costa Mesa needs to do a better job of approving new developments to meet state requirements. NOT chopping up single family neighborhoods. R1 homes should only be allowed a main residence + 1 small ADU” — Gary McNair,

Monrovia Ave

“The city has already bypassed existing laws with "mixed residential", do not allow this to happen again.” — Michael DeCarbo, Federal Ave

“I’m an active Realtor in the neighborhood and I am strongly opposed to this heavy-handed development. I have some great ideas on how to slow this down. I look forward to helping. Thank you For all of your work!” — Matthew Fletcher, Capital St

“The person at the city office who reviews the plans should hold the llc to the letter law and should not be waiving ant requirements that are written into the law. We want to preserve the safety and character of the neighborhood.” — Lisa Wilson, Cedar Pl

“R1 should stay R1. The city council should force every SB9 investment development to meet EVERY SINGLE CITY REGULATION, even down to hiding the 12 required trash cans from public view on non trash days. Lets see that in the plans …or …. REJECT.” — Ned Whittemore, Dogwood St

“The property next to us has an ADU. The ADU's sq. footage is more than the primary prop. The property has created a parking lot for our street with 12 cars; 3 cars + boat in the driveway and the rest on our street, making it difficult for residents to park in front of their home!” — Erica Norgaard, Federal Ave

“This isn't acceptable in this neighborhood. It is breaking the laws for the freedom homes.” — Heidi neighbor, National Ave

“Single family homes are what make the freedom homes special. I am opposed to changing the charm of the neighborhood by allowing developers to build multi unit properties.” — David Koliner, Union Ave

“I am a real estate agent and future homeowner in the neighborhood. My aunt owns on 19th and I’ve grown up visiting this neighborhood every summer. This neighborhood is so special and we don’t want multi-family units other than a singular ADU on a property.” — Samantha Parkin, W 19th St

“Too much traffic already! Enough is enough!!” — Aaron Rainbolt, National Ave

“I have an ADU next door built about 5 years ago. Owner was allowed to build an ADU bigger than primary house. Between the primary and ADU this property has 14 vehicles and two trailers. The city should not allow an ADU unless the property has handle adequate on site parking.” — Peter Norgaard, Federal Ave

“Costa Mesa needs more housing, yes, but this is not the answer. For starters, where are all these tenants supposed to park their cars?” — Melissa Courtemanche, Linden Pl

“Please don’t ruin the neighborhoods” — Charlie Greeb, Cordeoro Ln

“We have lived in our home for 38 years. 26 years ago we remodeled in a manner consistent with the character of the neighborhood. We are here for the duration. LLC's should not be allowed to destroy neighborhoods and the quality of life for those who live there for profit.” — Peter Haynes, Dogwood St

“Sad to see this in the neighborhood to be honest.” — Paula Sao, Arbor St

“Opposed to overdevelopment of residential homes . This would impact our community negatively to those who not only have family but also those who have lived their whole lives here .” — Michael l, Monrovia Ave

“If four homes on one lot is allowed, then at minimum the city should also require the owner to provide off street parking for all units, and off-street trash bin storage for all units. Most (if not all) freedom home lots

are not big enough to accommodate this.” — Krista Murphy, Continental Ave

VERIFICATION

Each signer received a receipt: a SHA-256 fingerprint of their public entry and the exact petition text. Anyone can check that an entry is unchanged at savefreedomhomes.org. The fingerprints below cover the petition text and the full list of signatures as submitted.

Petition text fingerprint: `54c8a2c0edc8b9ceaf62b863b80864ba0a16d12c47b712a5cce1b5bbf119c4fd`

Signature roll fingerprint (231 entries): `ff041f5f6e6f9845835d00bf23bfd7c96a53d10da4d3ab05981d7b53f47cbdd5`

THE OHIO HOUSE LLC
115 E. Wilson Street, Units A–E
Costa Mesa, CA 92627

Via City of Costa Mesa — Community Development Department

To: Mayor Stephens and Members of the Costa Mesa City Council
Re: Updated Applicant Letter — Conditional Use Permit, 115 E. Wilson Street, Units A–E, Costa Mesa, CA 92627

On behalf of The Ohio House LLC, we respectfully submit this updated applicant letter in support of our Conditional Use Permit (CUP) application for the continued operation of structured recovery housing at **115 E. Wilson Street, Units A through E**, in Costa Mesa. Thank you for the opportunity to submit this letter in support of The Ohio House's application for a CUP so that we may continue our 15-year commitment to providing clean, safe, and structured housing for persons with disabilities. Thank you for the chance to express our appreciation for the work of City staff, led by City Attorney Kim Barlow and Director Carrie Tai, in guiding us to a resolution that serves the City of Costa Mesa as much as it does our residents.

A 15-Year Commitment to Recovery

Founded in 2011, The Ohio House has spent the past 15 years providing structured, supportive housing for individuals recovering from substance use disorders and related challenges. Throughout that time, our mission has remained unchanged: to provide an exceptional aftercare environment that promotes personal accountability, independent living, community integration, and sustainable long-term recovery.

The Ohio House has helped thousands of individuals pursue lasting sobriety. Our program emphasizes personal responsibility, peer accountability, healthy routines, employment, and active participation in recovery. We believe that stable housing, strong community support, and clearly established expectations are essential components of successful recovery.

As Costa Mesa has evolved over the past 15 years, The Ohio House has remained steadfast in its commitment to serving individuals with disabilities while respecting the neighborhoods and communities in which we operate.

An Essential Component of the Continuum of Care

Structured recovery housing serves a critical role in the continuum of care by bridging the gap between clinical treatment and fully independent living. While detoxification and residential treatment programs address the immediate medical and clinical needs of individuals struggling with substance use disorders, the transition back into everyday life presents its own challenges. The Ohio House provides a stable, substance-free living environment where individuals can apply the skills developed during treatment, establish healthy routines, secure employment,

rebuild relationships, and develop the independence necessary for lasting recovery. The **Ohio House is not a detoxification facility, does not provide residential treatment, and does not bill health insurance.** Rather, our program provides structured housing, peer support, and personal accountability during a particularly important stage of the recovery process. We believe this distinction is essential to understanding both the purpose of our program and the valuable role responsible recovery housing plays in the broader community.

Commitment to Costa Mesa and Its Residents

The Ohio House recognizes the City's responsibility to preserve safe, healthy, and well-maintained residential neighborhoods. The Ohio House is committed to being a good neighbor.

As part of our continued commitment to the community, The Ohio House will give preference to otherwise qualified applicants who have resided in Costa Mesa for at least two years, where appropriate and consistent with fair housing requirements, individual eligibility, and the needs of the program.

Our objective is not simply to provide housing, but to help residents develop the independence, accountability, and stability necessary to become productive members of their communities.

We care deeply about Costa Mesa. We know our group home has served and saved the lives of thousands of disabled persons in recovery, including many Costa Mesa residents who have made The Ohio House their home for many years. We could not count our home as a success unless we demonstrated to our community, ourselves, and our residents that The Ohio House is an asset to Costa Mesa.

The Ohio House Track Record

The Ohio House was in operation at Wilson Street prior to the City Ordinance. The Ohio House has operated in good standing without Code violations or excessive Calls for Service (Police and Fire). There has been no opposition from Residents or Businesses in the vicinity. In fact, The Ohio House has obtained 38 Letters of Support from Residents and Businesses within 500 feet. This is an ideal location, behind Circle K in an alley.

Request for Approval

The Ohio House respectfully requests that the City Council approve the Conditional Use Permit for **115 E. Wilson Street, Units A through E**, authorizing the continued operation of structured group housing described above.

We believe our 15-year history, established operating standards, commitment to resident safety, and willingness to maintain open communication with the City demonstrate our dedication to being a responsible and constructive member of the Costa Mesa community.

We appreciate the City Council's consideration of this application and look forward to continuing our mission while working cooperatively with City leadership, neighboring residents, and the broader community.

Respectfully,

Ryan Stump

Ryan Stump
Co-Founder
The Ohio House LLC

From: Blythe Hill
To: CITY CLERK
Cc: Jordan Sabolick; CITY COUNCIL
Subject: Public Comment – Ohio House Conditional Use Permit (PA-17-10), 115 E. Wilson Street
Date: Saturday, October 10, 2026 8:54:09 PM

Dear Mayor Stephens and Members of the Costa Mesa City Council,

I'm writing as a homeowner whose property directly borders the Ohio House sober living residences at 115 E. Wilson Street, regarding the upcoming October 20 public hearing.

I recognize the importance of recovery housing and believe individuals working toward sobriety deserve supportive living environments. At the same time, I'd like to share a concern about the property's impact on neighboring families and request clarification about its ongoing operation.

My husband and I have two young children, and residents regularly smoke cigarettes on the rear patios facing our home. The smoke drifts directly toward our property, sometimes reaching our children's second-floor bedroom window. As a result, we've become accustomed to keeping our windows closed to prevent secondhand smoke from entering their room. This has affected our ability to comfortably enjoy our home and outdoor spaces.

As the Council considers the Conditional Use Permit, I respectfully request consideration of reasonable, enforceable measures to minimize secondhand smoke exposure to neighboring households. Specifically, prohibiting smoking on rear patios facing adjacent homes and establishing a designated smoking area farther from neighboring residences would make a meaningful difference.

I would also appreciate clarification about the property's current operating status. My understanding is that the city denied its Conditional Use Permit in 2019 and that the Ninth Circuit upheld the city's position in April 2025. Given those decisions, could the city clarify the legal basis under which the facility has continued operating, and what enforcement or oversight measures would apply following the upcoming hearing?

I support the availability of recovery housing and hope that the needs of residents and neighboring families can be thoughtfully balanced. I appreciate the Council's consideration of these concerns and would welcome information about how neighbors can report issues or request assistance going forward.

Please include this correspondence in the public record for the October 20 hearing.

Thank you for your time and service to our community.

Sincerely,

Blythe Hill
Costa Mesa Homeowner

117 E Wilson St

CAUTION: This email originated from outside of the organization. Do not click links or open

COSTA MESA
AFFORDABLE
HOUSING COALITION

October 20, 2026

Mayor Stephens and Council Members
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA

RE: Urging Passage of NWWAB

Dear Mayor Stephens and Council Members:

So much work has been done -- by city staff, consultants, local housing advocates, and community members showing up time and again at countless meetings to demand affordable housing – hard work over several years to bring us to this moment. **Now it is your turn**.

We urge you, our city council, to adopt Neighborhoods Where We All Belong -- the proposed package of amendments to the Zoning Code, General Plan, and various specific plans which will, collectively, move Costa Mesa toward certification of our Housing Element and full implementation of Measure K. Our city desperately needs affordable housing for its lower income residents. We believe passage of NWWAB is a crucial step toward meeting that need.

Tonight when you vote on NWWAB, **remember the faces and voices** of the hundreds of community members who told you at those forums and meetings that unaffordable rents are harming their families. Remember that housing affordability is the reason residents voted for Measure K. Remember the needs of our children and grandchildren and vote Yes on NWWAB.

Respectfully,

Kathy Esfahani
Kathy Esfahani, Chair of the Costa Mesa Affordable Housing Coalition

From:	Russell Toler
To:	CITY CLERK; CITY COUNCIL
Subject:	Oct 20 2026 Comments on PH-5 NWWAB ODS
Date:	Monday, October 19, 2026 10:19:53 PM
Attachments:	NWWAB Comments June 8.pdf

Mr. Mayor and City Council,

I've attached the letter I wrote to the Planning Commission on the ODS draft they reviewed in June—some of my recommended edits have been incorporated in some way since then, so it's partly obsolete.

However, I want to reiterate my primary concerns.

1. Parking garages may still extend 130 feet along a sidewalk, and blank walls have no maximum length (provided that they are mostly covered by ivy, lattice, or murals). This continues to be a massive loophole that will allow large buildings north of the 405 to create terrible ground floor street environments despite the lofty intent statements.
2. Although modified, we still require façade breaks and either façade "modulations" or "articulations." My opinion is that such regulations do not and cannot force unwilling developers to build beautiful or acceptable buildings. Instead we're likely to get busy and goofy-looking buildings with pointless and random protrusions and variations in height, material, color, etc. What *can* work well is when a single long building reads as two or more buildings, *each of which is its own coherent composition*. But without willing developers and skilled architects, I don't know if this can be done well, no matter how many requirements we pile on. I don't think it's obvious that simple apartment buildings are aesthetically worse than complicated apartment buildings.
3. South of the 405, the density limits will very likely attract townhouse developers that will build the communities of "tall skinnies" with garage-dominated internal layouts and mostly-dead ground floors where they meet our streets. There is no easy way to address this issue without raising density limits, but I think it should be acknowledged that *enabling a lot more of this familiar sort of development* is what much of this project is about.

Having said all that, I think the team did well with what they had to work with. There are many parts of our draft ODS that should be in every zoning code, and will increase our chances that Costa Mesa grows well.

Russell Toler

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Hello NWWAB Team!

Here are my *humble* thoughts on the draft "Citywide Multifamily Residential and Mixed-Use Objective Design Standards" and "Mixed-Use Overlay District."

Citywide Multifamily Residential and Mixed-Use Objective Design Standards

In General

I appreciate the fact that a relatively ambitious set of standards fits in just 22 pages. The grouping of sections seems intuitive and the diagrams are helpful without being too complicated.

Façade Design—Façade Length and Façade Modulation

I'm not sure what the façade breaks or "modulations" accomplish. Buildings are rarely attractive or unattractive because they lack recesses and projections, and I'm skeptical that there is any meaningful correlation between buildings that communities find acceptable and buildings with these features. What matters more, in my view, is whether a building has a coherent composition, thoughtful detailing, and contributes positively to the public realm.

For townhouse projects especially, I'm not sure why we're worrying about façade modulation when the bigger questions are whether units face the street, how much of the ground floor is garage space, and whether the project engages well with the public realm.

Façade Hierarchy

I think this is a reasonable ask for large buildings; it may be unnecessary for townhouses.

Façade Design—Blank Walls

Maybe I'm missing something but it seems like the open-ended exception for blank walls is a huge loophole! Ivy and/or occasional recesses may mitigate the effects of blank walls on a street *to a very small degree*, but this allowance negates many of the statements of intent throughout the document, especially those of Ground Floor Design.

Roof Modulation

I am not convinced that roofline modulation, as a standalone requirement, advances design quality. In practice, it may simply introduce arbitrary variation without improving the overall composition of the building.

If we were to go the route of requiring that very large buildings read as multiple buildings and that this were one of the acceptable ways to achieve that look (I'm not saying that we necessarily should), that would be one thing, but as a standalone standard I think that it would just make buildings look busier than they need to with forced and pointless variety.[1]

Ground Floor Design

I think these are good reasonable minimums without asking too much. Requiring that units open to the street or interior open space or paseo is ambitious, but good. Maybe there should be some provision about not fronting someone's blank side?

Access and Circulation

> *"For street-facing units, the entry shall front/be oriented towards the street and provide a pedestrian walkway to the street. For non-street-facing units, the entry shall front/be oriented towards an exterior common area and provide a pedestrian walkway to the exterior common area, such as a courtyard, plaza, or paseo."*

Does this language allow someone to decide that ground floor units along a street will be "non-street-facing units" and have semi-private back patios behind 4' walls? Or worse, is this lamentable pattern truly precluded?

Do we foresee new buildings being planned for what are currently surface parking lots (for example, somewhere in front of Home Depot or El Mercado)? If this were to be proposed, do these standards suffice to ensure that the resulting site designs would align with our intent statements?

I love the requirement for 4 acre sites to be broken down, but I worry that the typical drive aisles in such developments would count—where what is essentially an alley serves as the internal "street" flanked by garage doors. What I think and hope you're asking for is that private streets *feel like regular streets* (sidewalks and landscaped parkways with trees, actually leading somewhere, etc.). Malibu Dr. and Caleigh Ln. for example, don't really feel inviting and therefore don't actually increase connectivity. Half Moon Ln. is better. Developers will gawk if we were to strengthen this standard and stick to it, but I think that it is something important for people to understand *what* we're insisting on and *why*. I think this section needs more specificity.

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[1] I've seen this done well, but I'm skeptical that success has ever been the result of reluctant adherence to a design code.

I'm getting nitpicky here, but I assume the 25 foot requirement related to pedestrian paseo widths is measured from façade to façade? That is a good starting number that I hope does not decrease when developers complain. A good way to see the problem I'm thinking about—where the "fronts" are narrower than the "backs"—is to compare the development patterns on Lido Isle with its huge alleys and micro-passages up front, and Balboa Island, with skinny alleys and the fronts much more inviting and generous.

I didn't see anything in the car access section that precludes parking from being between the building and the sidewalk. I don't think having "build-to" requirements, as many codes now have, is necessary as long as we cover this. We could build in some flexibility, like allowing a parking bay to front the street (≈70 feet) *alongside* a building.

Parking and Loading

Allowing parking structures to front the street for 125 feet is a huge allowance that disregards many of the intent statements throughout this code. In other parts we differentiate between primary and secondary streets. Could we not do that here, at a minimum? It would be much better to require that parking be below or behind ground floor units. The amount that underground parking could "poke out" from the ground would be de facto limited by the ground floor elevation maximum.

Mixed-Use Overlay District

The Buried Reality

What I think most people don't understand about the changes we're planning for is that the density limits on all affected areas south of the 405 freeway are capped at 40 DUA or less, meaning that they are virtually guaranteed to be in the form of the 3- or 4-story small-footprint townhome complexes that we've seen pop up all over town in the last 20 years—where the ground floor environment is dominated by garage doors and the houses are arranged around a network of internal drive aisles. For these "tall skinny developments" (or whatever we call them), I think many of the ODS are unnecessary and/or unhelpful, while more pertinent concerns are unaddressed (units may front the street, but the ground floor will be mostly garage space for example, leaving the ground floor environment sterile). I do not think that this is a good development pattern for several reasons, but it seems especially inappropriate because it is inconsistent with the intent statements throughout the ODS.

Here's what I think we might consider doing:

1. Be more transparent about this to both the development community and to the Costa Mesa public.

- Capping sites at 20, 30, and 40 DUA will attract the type of developers that do townhouse projects. This is because developers are manufacturers—not artists or "urbanists" or thoughtful city-makers. They take the market and regulatory constraints as inputs and determine which products will yield acceptable returns. Developers respond primarily to regulatory and market incentives—not our vision statements. If we want a particular pattern of development, we need to communicate this to them very clearly. If we're not clear about what sort of development patterns we're wanting in our community, awkward conversations with the wrong kinds of developers are inevitable. We need *something like* a message that hits developers between the eyes like:

  > *Townhouse projects that have a) on-site attached parking and b) "interior" units not facing the street can be designed well to a limit, but once a density threshold is passed, the quality of design will be degraded. After this density threshold is passed, a more efficient product type (e.g., buildings with flats) is necessary to achieve the quality of infill design that Costa Mesa expects.*

  And then of course we need to ensure that our standards facilitate the better patterns we want to see.

- Likewise, the public is likely in the dark about this. While the models on the posters at the open house showed that the sorts of patterns that 20, 30, and 40 DUA projects could yield are varied, I don't believe they reflect reality. I remember that while one scenario showed townhouse complexes, the others showed outcomes that are from a different era and/or region. If we have some developers lined up that say they are willing to build different products or patterns at this density, that is great. Or if we can find examples of different products or patterns at these densities *built recently in similar markets*, then I'll stop talking about this. But if not, then I think we need open discussion about it.[2]

2. If it's inevitable that this product type and pattern of development is the only feasible way that sites south of the 405 develop (lamentably), then we need to recognize that such developments fall along a spectrum of quality, and *tailor the standards to this type* so that we get the better versions of it. Right now the objective design standards are one-size-fits-all, and seem to be much more geared towards larger buildings.

   In my last job I helped develop a toolkit of design standards for ABAG. I don't think it's perfect, nor am I suggesting its regulations are necessarily appropriate for Costa Mesa,

[2] Though Meritage's project at the Trinity Broadcasting site has stacked units, it is basically this same pattern for the sake of the point I'm making

but Section 4.4 (Design Sites) may be worth reviewing. I would encourage you to consider the underlying objective and whether it can be improved upon. Site design is especially difficult when standards must remain objective, but I think it's worth spending more effort conveying what we're trying to achieve: a walkable and inviting public realm extending into and ideally *through* large sites and lined by active, attractive frontages.

3. Over the last several decades, Costa Mesa's corridors have become increasingly fast, noisy, bleak, and vehicle-oriented. At the same time, much of the housing we've permitted along them has remained relatively low-intensity residential. Given the mismatch between the intensity of our streets and the quiet lifestyle promoted by the developers, the projects are designed to be inward-oriented and sealed off from the street, thus perpetuating the positive feedback loop of increasingly inhospitable streets and turning us more into Huntington: see the inward-oriented and public-realm-rejecting designs of Aura, Miraval, Providence Ranch, Cornerstone, etc. In fact, housing developments fronting the public realm in Costa Mesa have been the exception—even on relatively quiet streets! I strongly believe that it's in our best interest to combat this trend. But if we're planning for *townhouse projects on our big arterials*, this will be difficult: developers will complain about a requirement to front the corridor they're on and I don't think we (the city) have shown that we're serious about 1) meeting them halfway (e.g., we're not committed to improving the corridors they'll front), or 2) articulating anywhere why this is so important to us.

   Further up on Harbor Blvd in Santa Ana, new townhouse development has recently been built that orientates towards and engages with the corridor. These are not amazing, but are worth looking into: Harbor and Kent, Harbor and McFadden, and Harbor and Hazard (all unnecessarily busy architecturally, see points above). When looking at these, what about the frontage works and what doesn't work? What could Santa Ana have done to make the corridor nicer to front on? Alternatively, what could the city have required the developer to improve in front?

   This is an important point: Measure K went to voters with the words *corridors* and *revitalization* splashed everywhere. Now we are almost finished with the NWWAB implementation of Measure K with little-to-no discussion about *our* plans to revitalize these corridors—as if rezoning is all we can do to bring our corridors back to life. We cannot and should not depend entirely on private investment to make our corridors safe and hospitable and "revitalized." Having discussions of rezoning and street improvements should not be happening in separate silos.

As I read through these documents, what I personally am looking for is the quality of the frontages and new connections that new developments create. The success or failure of redevelopment in Costa Mesa, in my humble opinion, will largely be determined by whether streets, paseos, courtyards, and other shared public or semi-public spaces are lined by active and welcoming frontages rather than garage doors, blank walls, parking, and leftover space. As far as the buildings themselves, we should focus less on “breaking up the massing” or chasing variety for its own sake, and more on coherent façade compositions, well-designed and welcoming ground floors, and thoughtful site design.

1. Townhouse Product Problem

Question: Are we comfortable acknowledging publicly what development pattern these densities are likely to produce?
The areas south of the 405 are generally capped at 20–40 DUA. Those densities appear likely to produce the familiar 3–4 story townhouse product with attached garages, internal drive aisles, and garage-dominated ground floors. Are the standards responding to that reality, or are they written more for larger apartment and mixed-use buildings?

2. Real Streets vs. Glorified Drive Aisles

Question: What distinguishes the internal streets we want from the internal streets we don't?
Would a typical townhouse drive aisle satisfy the standards as written? If so, do we need more specificity about what constitutes a successful internal street?

3. Corridor Revitalization vs. Rezoning

Question: Are we optimizing for buildings or for the public realm? Measure K was presented as a corridor revitalization effort, but the discussion has focused on rezoning. How does this effort connect to broader plans for corridor improvements, streetscape improvements, and public realm improvements?

4. Active Frontages vs. Retail Requirements

Question: How are we aiming towards active frontages for nonresidential ground floors? Retail requirements can produce empty storefronts, but purely residential frontages can deaden the public realm. Is there a middle ground? Are we encouraging adaptable ground floors that could evolve over time into retail, office, live-work, or other active uses as market conditions change?

5. Bicycle Parking

Question: Is bicycle parking addressed anywhere? I haven't been able to find bicycle parking requirements in the MUOD, ODS, or existing code sections I've reviewed. Is bicycle parking addressed elsewhere, or has it been intentionally omitted? Given the amount of attention devoted to automobile parking, should bicycle parking also be addressed? (Amount, design, location, short vs. long term, etc.).

6. TDR / Civic-Space Preservation

Question: Has the city considered tools that preserve opportunities for parks, civic uses, and third places? Many neighborhoods are park-poor, and communities increasingly lack civic gathering places. Has the city considered a TDR framework or similar mechanism that could preserve opportunities for parks, recreation facilities, community centers, or other civic uses while directing additional growth to areas better suited to receive it?

7. Height Transitions and Adjacency

Question: Are there locations where proposed heights increase substantially adjacent to existing lower-scale neighborhoods, and if so, how are those transitions being handled? I'm less concerned with the absolute height than with how transitions occur. Are there tools such as setbacks, stepbacks, open space placement, building orientation, or other design strategies being used to soften transitions where larger buildings meet lower-scale neighborhoods?

From:	Costa Mesa First
To:	STEPHENS, JOHN; PETTIS, JEFF; REYNOLDS, ARLIS; CHAVEZ, MANUEL; MARR, ANDREA; GAMEROS, LOREN; BULEY, MIKE
Cc:	GREEN, BRENDA; CITY CLERK
Subject:	Re: Public Hearing No. 5 – Measure K and Housing Element Rezoning, etc.
Date:	Monday, October 19, 2026 9:03:34 PM

Dear Mayor and City Councilmembers:

The decision before you this Tuesday is arguably the most consequential policy choice you will make this year, and perhaps during your entire tenure on the City Council. Few votes will have a greater impact on Costa Mesa's future residents, neighborhoods, environment, and quality of life.

This is about far more than zoning maps, overlay districts, or planning documents. Your vote will help determine how and where Costa Mesa grows for decades to come, shaping the city's physical character, housing landscape, transportation system, and community identity. Moreover, this vote is unlikely to mark the end of the conversation. Rather, it represents a pivotal milestone in a broader debate about growth, housing, environmental stewardship, local control, and the trade-offs future generations will inherit.

The proposed amendments are intended to help Costa Mesa fulfill its state housing obligations. However, the proposal would create capacity for substantially more housing than required under the City's Regional Housing Needs Allocation (RHNA), override long-established planning policies, accept significant and unavoidable environmental impacts, and effectively disregard concerns raised by the Orange County Airport Land Use Commission regarding airport compatibility.

The central question is not whether Costa Mesa must comply with state housing law. It must. The real question is whether the City has achieved the appropriate balance between meeting those obligations and protecting neighborhood character, infrastructure capacity, environmental quality, public participation, and local decision-making. Importantly, the Program Environmental Impact Report (PEIR) suggests there is more than one path to compliance. Your responsibility is to determine which path best serves both current and future residents of Costa Mesa.

Housing Element and Measure K Growth

Costa Mesa's Housing Element requires planning for **11,760 new housing units between 2021 and 2029**, including **2,919 units for very low-income households**. The proposed Housing Element rezonings alone would create capacity for approximately **35,000 additional residents**, despite the fact that Costa Mesa is already largely built out and operating with limited capacity in its roads, parks, and public infrastructure. If you include the additional residents

that the Measure K rezonings would allow, the number **climbs to 51,000 new residents**. Growth on this scale **cannot simply be approved and hoped for**. It requires careful planning for transportation, parks, utilities, public safety, and quality of life. Yet the City Council is being asked to approve sweeping development entitlements **before seeing a comprehensive plan for how these additional residents will be accommodated**. That planning appears to be missing, and that should concern every policymaker entrusted with Costa Mesa's future.

Measure K and the Community

Measure K was presented to the public as a community-driven effort to shape Costa Mesa's future by accommodating growth while preserving neighborhood character, quality of life, and the city's unique identity. Throughout the outreach process, residents were repeatedly assured that future housing and mixed-use development would be guided by thoughtful planning, meaningful community engagement, neighborhood compatibility, mobility improvements, open space, and high-quality design. Residents were asked to **relinquish the right of voter approval** based on assurances that **future growth would be guided by a transparent, community-driven planning process**.

The City's outreach efforts revealed a remarkably consistent community vision for the Measure K and Housing Element sites. Residents expressed strong support for:

- A **diverse range of housing** options serving a variety of ages, incomes, and household types.
- **Safe, walkable, and bicycle-friendly neighborhoods** with improved transit access.
- **Parks**, plazas, open spaces, and community gathering places.
- Preservation of Costa Mesa's distinctive and eclectic character.
- Trees, landscaping, shade, and environmentally sustainable design.
- **Development that respects surrounding neighborhoods** through appropriate building heights, setbacks, parking management, and traffic considerations.
- **Transparent decision-making** and continued public involvement.

Survey participants consistently identified outdoor spaces, mobility improvements, housing choice, proximity to amenities, and landscaping as among their highest priorities. Residents also repeatedly expressed concerns regarding affordability, traffic congestion, parking, infrastructure capacity, and the loss of neighborhood character.

These **priorities and concerns were not isolated comments**. They emerged consistently throughout the City's outreach efforts and collectively formed the basis of the community vision that Measure K was intended to advance.

A Growing Disconnect Between Community Planning and Regulatory Compliance

Measure K was intended to establish a shared vision for Costa Mesa's future. However, the documents before the City Council appear to reflect a planning framework driven primarily by the need to satisfy California Department of Housing and Community Development requirements and RHNA obligations.

No one disputes the City's responsibility to comply with state housing law. However, compliance alone should not become the sole driver of local planning decisions.

As currently drafted, the proposal appears to **prioritize maximizing development** capacity and housing unit potential **over many of the values repeatedly identified by residents** during the outreach process. The result appears less like the implementation of a community vision and more like an exercise in regulatory compliance.

The fundamental question before the City Council is **whether Measure K is being implemented as the public was promised**: as a thoughtful planning effort that balances growth with neighborhood quality, livability, and community character, or primarily as a vehicle for accommodating future housing capacity. The proposed amendments increasingly suggest the latter.

Scale of the Proposed Changes

The proposed amendments to the General Plan, Zoning Code, and Objective Design Standards would fundamentally reshape development patterns along many of Costa Mesa's major corridors.

According to City documents, the proposed planning framework could accommodate an estimated increase of more than **51,000 additional residents**. Yet residents have not been provided with **meaningful information regarding**

the traffic that such growth could generate, how **existing park deficiencies** would be addressed, or the **fiscal impacts this level of expansion could have on City services** and infrastructure.

These are not incremental policy changes. They represent a substantial restructuring of development entitlements throughout the city and will have lasting consequences for future generations of Costa Mesa residents.

Given the City Council's recent willingness to deviate from Planning Commission recommendations regarding the Fairview Developmental Center Specific Plan, we encourage you to take a similarly measured approach here and seriously **consider alternatives** that achieve the City's housing obligations while reducing environmental impacts and preserving greater flexibility for future planning decisions.

Alternative B Merits Serious Consideration

City officials emphasize that the goal is to add housing **without broadly upzoning existing residential neighborhoods**, instead directing growth to commercial and industrial properties where mixed-use development can be supported by existing services and infrastructure. However, the agenda report **does not suggest that existing neighborhoods will be unaffected**. To the contrary, the PEIR concludes that the proposal would result in **significant and unavoidable cumulative impacts**, even after mitigation measures are applied.

Those impacts include:

- Aesthetics
- Air quality
- Greenhouse gas emissions
- Biological resources
- Cultural and tribal cultural resources
- Geology and soils
- Hazardous materials
- Noise
- Population and housing impacts

- Recreation
- Agricultural and forestry resources

However, we do not know what the impacts on traffic circulation will be because **a traffic study was not performed**.

We also do not know the financial impact on the City's budget **as it becomes responsible for providing additional services to new residents**. That is because, unlike the changes made to the City's General Plan in 2016, **no financial analysis was performed**.

The PEIR identifies **two environmentally superior alternatives**:

Alternative A: No Project Alternative. This option would avoid many impacts but would not achieve the City's Measure K or Housing Element objectives.

Alternative B: Housing Element Sites Only Alternative. **This is the alternative that deserves the closest attention**. Alternative B would **still allow the City to satisfy its RHNA obligations and continue implementation of its certified Housing Element** while substantially reducing environmental impacts compared to the proposed project. It demonstrates that compliance with state housing law and responsiveness to community concerns are not mutually exclusive objectives.

Under Alternative B, the Mixed-Use Overlay District would be applied only to designated Housing Element sites rather than broadly throughout the city. This approach would accommodate the housing capacity necessary to meet state requirements while avoiding the sweeping upzoning of numerous non-Housing Element properties. For sites not included in the Housing Element, future development proposals could continue to be evaluated through the City's existing General Plan Amendment, rezoning, and public hearing processes, ensuring project-specific review and community input.

By focusing increased development potential on sites already identified to meet the City's housing obligations, Alternative B would achieve the City's stated housing goals while potentially avoiding many of the **thirty-one significant and unavoidable impacts** identified in the PEIR. It would also preserve greater flexibility for future policymakers and residents to determine where and how additional growth should occur.

Given these findings, Alternative B warrants careful consideration before the

City Council recommends certification of the Final Environmental Impact Report and approval of the associated planning documents. At a minimum, the City Council should **fully explain** why the environmentally superior alternative should be rejected **if it satisfies** the City's housing obligations while better addressing community concerns and reducing environmental impacts.

Affordable Housing

We remain concerned about claims that the proposed amendments will meaningfully address **housing affordability** in Costa Mesa.

The proposal primarily grants substantial new development entitlements to privately owned properties. These entitlements may increase the development potential of the underlying land, but they will likely increase the market value of the subject properties. Historically, **increases in land value often translate into higher acquisition costs and higher development costs**, which can limit rather than enhance housing affordability.

Because the City Council adopted a weakened inclusionary housing ordinance, against the recommendation of its own consultant, there has been very little affordable housing built in Costa Mesa. Without stronger affordability requirements, the more likely outcome is the construction of **market-rate apartment projects along major boulevards rather than housing that is affordable** to the teachers, service workers, young families, and seniors who increasingly struggle to remain in Costa Mesa. Without additional ownership opportunities, many residents may continue facing rising rents while having fewer opportunities to build personal wealth through homeownership.

There is also the broader question of whether increasing development capacity alone will reduce housing prices. Historically, new development has often coincided with rising property values in surrounding neighborhoods. Whether this proposal will meaningfully improve affordability for middle-income residents remains an open question that deserves careful discussion.

Costa Mesa deserves a housing strategy that satisfies state requirements while remaining faithful to the community vision that Measure K promised. I urge the City Council to recommend a more balanced approach that achieves both objectives.

Recommendation

For these reasons, we respectfully request that the City Council:

1. **Certify** the Final PEIR **with Alternative B identified as the preferred alternative**.
2. **Limit** the proposed General Plan, Zoning Code, and Mixed-Use Overlay amendments **to Housing Element sites**.
3. **Preserve the ability to evaluate additional rezonings** and General Plan amendments on a case-by-case basis through future public processes.
4. **Ensure** that any **future expansion of mixed-use entitlements occurs** only after **additional environmental review and robust community engagement**.

If achieving these objectives requires additional hearings, further environmental analysis, or future project-specific General Plan amendments, then that is an appropriate and reasonable cost of responsible long-range planning.

Conclusion

A significant consequence of the proposed framework is that many future housing approvals would **shift from public hearings** before elected and appointed officials **to staff-level ministerial review**. While this approach may streamline housing production and satisfy state requirements, it will also **reduce opportunities for residents to participate in decisions** that directly affect their neighborhoods, traffic conditions, public services, and quality of life.

Ultimately, this decision is not simply about whether Costa Mesa complies with state housing law. It is about how the City chooses to comply and what kind of community it intends to leave for future generations. Compliance and thoughtful planning are not mutually exclusive. The PEIR demonstrates that **alternatives exist**, including **Alternative B**, that can **satisfy the City's housing obligations** while reducing environmental impacts and preserving greater flexibility for future public review and policymaking.

Tuesday’s vote will help determine whether Measure K remains faithful to the vision presented to residents: a balanced, community-driven approach to growth that respects neighborhood character, encourages housing opportunities, and ensures meaningful public participation. Residents were asked to place their trust in that process. The City now has an obligation to honor that trust.

We respectfully urge you to **slow down, fully evaluate the environmentally superior alternatives, and adopt a more measured approach that fulfills state requirements** without unnecessarily surrendering future flexibility, increasing environmental impacts, or departing from the community vision residents were promised.

The decisions you make on Tuesday will long outlast the terms of any current elected official. They will shape Costa Mesa for decades. For that reason, we urge you to **choose the path that best balances housing needs, environmental stewardship, fiscal responsibility, and the long-term interests** of the people who call Costa Mesa home.

Respectfully,

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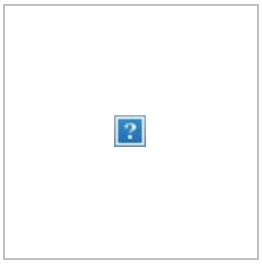

Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

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