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**From:** Christopher Brancart <cbrancart@brancart.com>  
**Sent:** Monday, November 24, 2025 9:04 PM  
**To:** MENDEZ, VICTOR <VICTOR.MENDEZ@costamesaca.gov>; GREEN, BRENDA <brenda.green@costamesaca.gov>  
**Cc:** TAI, CARRIE <Carrie.Tai@costamesaca.gov>; TERAN, STACY <STACY.TERAN@costamesaca.gov>; Kimberly Hall Barlow - City Attorney <khb@jones-mayer.com>; Tarquin Preziosi <tp@jones-mayer.com>; CARON, MARTINA <Martina.Caron@costamesaca.gov>  
**Subject:** Re: PRAC-25-0002: Appeal to City Council

Victor,

Per our prior emails, this email confirms that appellants respectfully ask that the hearing of their appeal to City Council be set for **Tuesday, February 3, 2026.**

Thank you for your courtesy.

Happy Thanksgiving.

On Mon, Nov 24, 2025 at 4:51 PM Christopher Brancart <[cbrancart@brancart.com](mailto:cbrancart@brancart.com)> wrote:

Victor,

Thank you for your call and email.

Following our call, I immediately reached out to the appellants to determine the best date among the dates offered in your email.

- I've received confirmation that February 3 works best for appellants; however, they are checking with their new representative to determine if that date works for him as well.
- The appellants appreciate the urgency in getting this date fixed and pledge to advise me today.

As soon as I hear back, I will immediately notify all persons on this email.

Thank you for your email and patience; happy thanksgiving.

On Mon, Nov 24, 2025 at 10:50 AM MENDEZ, VICTOR <[VICTOR.MENDEZ@costamesaca.gov](mailto:VICTOR.MENDEZ@costamesaca.gov)> wrote:

Hi Christopher,

I just sent you a voicemail. The notice for the appeal hearing has been sent and published in the newspaper. As a result, the associated noticing fees will be invoiced to you shortly.

Regarding your continuance request, please let me know which date works best for your team. On December 2, the City Council will open the public hearing and continue it to a date certain. The available Council dates for the timeframe you requested are January 20, February 3, and February 17.

Please confirm your preferred date at your earliest convenience so we can coordinate accordingly.

Thank you,



**Victor Mendez**

Senior Planner

Economic & Development Services Department

77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5276

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**From:** Christopher Brancart <[cbrancart@brancart.com](mailto:cbrancart@brancart.com)>

**Sent:** Friday, November 21, 2025 4:18 PM

**To:** MENDEZ, VICTOR <[VICTOR.MENDEZ@costamesaca.gov](mailto:VICTOR.MENDEZ@costamesaca.gov)>

**Cc:** TAI, CARRIE <[Carrie.Tai@costamesaca.gov](mailto:Carrie.Tai@costamesaca.gov)>; TERAN, STACY

<[STACY.TERAN@costamesaca.gov](mailto:STACY.TERAN@costamesaca.gov)>; Kimberly Hall Barlow - City Attorney <[khb@jones-mayer.com](mailto:khb@jones-mayer.com)>; GREEN, BRENDA <[brenda.green@costamesaca.gov](mailto:brenda.green@costamesaca.gov)>; Tarquin Preziosi <[tp@jones-mayer.com](mailto:tp@jones-mayer.com)>; Christopher Brancart <[cbrancart@brancart.com](mailto:cbrancart@brancart.com)>

**Subject:** PRAC-25-0002: Appeal to City Council

Victor,

I hope you are well.

I email to request that we fix a date in late January or early February for conducting the hearing of Ohio House/Residents' appeal in PRAC-25-0002 to the City Council from the Planning Commission's affirmation of the Director's denial of Ohio House/Resident's 2025 RA request.

Ohio House/Residents have filed a timely notice of appeal to the City Council in PRAC-25-0002.

This request is for two reasons -- reasons I could not have anticipated before this week; namely:

- Among the appellants, one of the OH principals and/or one or more of the residents will be unavailable in December and January, until the last Tuesday in January. Thereafter, they don't anticipate any conflicts; and,
- Appellants are in the process of engaging a new or additional representative to guide or present the appeal on behalf of OH/Residents. This representative requires

time to review the underlying materials and is unavailable until late January.  
I anticipate that I will continue to represent OH/Residents in PRAC-25-0002 and I will remain the appellants' point of contact unless or until appellants or my office provide the City notice to the contrary.

In closing, please feel free to reachout to me if you have any questions regarding this request.  
In the meantime, Happy Thanksgiving.

--

Christopher Brancart  
Brancart & Brancart  
(650) 879-0141 (voice)  
(650) 879-1103 (fax)

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