

ATTACHMENT 4

Anna Wong

OC Harbor Medical Plaza, LLC

Cwong91801@yahoo.com

626-780-1116

February 5, 2026

City of Costa Mesa Planning Division

77 Fair Drive

Costa Mesa, CA 92626

Subject: Request to Include 2000 Harbor Blvd in the Housing Element Rezone (Mixed Use Overlay District)

To the Planning Division,

I am writing to respectfully request that the City of Costa Mesa include the property located at 2000 Harbor Boulevard within the Housing Element Rezone Program, specifically under the Mixed Use Overlay District. As the City continues its efforts to meet State Housing Element requirements and expand opportunities for housing production, 2000 Harbor Boulevard represents a highly suitable site for redevelopment.

The property's location within the Measure K planning area, as well as being located along a major commercial corridor, its proximity to transit, services, and employment centers, and its compatibility with surrounding land uses make it an ideal candidate for inclusion in the Mixed Use Overlay.

Incorporating this site into the Housing Element Rezone would:

- Support the City's RHNA obligations by adding a realistic and feasible housing opportunity site
- Encourage reinvestment along the Harbor Boulevard corridor
- Align with State objectives to increase housing capacity in infill, transit-accessible locations
- Promote the goals of Measure K since the Property is destined for rezone and there is current developer interest.

I respectfully request that staff evaluate the site for inclusion and provide guidance on any additional materials or analysis needed to facilitate this consideration. I am fully

prepared to collaborate with the City to ensure the site can contribute meaningfully to Costa Mesa's housing strategy.

Thank you for your time, attention, and continued work on the Housing Element. I look forward to your response and to participating in the process as it moves forward.

Sincerely,

DocuSigned by:
Choanna Wong
EC296E447099405...

Anna Wong

OC Harbor Medical Plaza, LLC



Friday, February 6th, 2026

Planning Commission
Economic & Development Services Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Request to Include [2821 Bristol Street / APN 418-181-11] as a Housing Element Site in the Next General Plan Amendment

Dear Economic & Development Services Department Staff and Honorable Planning Commissioners,

I am writing to formally request that the parcel located at 2821 Bristol Street, Costa Mesa, CA 92626 Assessor's Parcel Number 418-181-11, be evaluated and included as a Housing Element site in the City of Costa Mesa's next General Plan Amendment.

The inclusion of this site as a Housing Element site would allow us to deliver new housing units for the community. The subject parcel is well-situated to advance the City's housing objectives while aligning with Costa Mesa's broader planning goals. Its location, surrounding land use context, access to public transportation, major highways, proximity to employment centers and services, and ability to support residential development make it a strong candidate for inclusion in the City's Housing Element site inventory.

I respectfully request that City staff incorporate this parcel as a Housing Element site in the upcoming General Plan Amendment and provide guidance on any additional information required to support its consideration. I would welcome the opportunity to meet with staff or present additional analysis regarding the site's suitability.

Thank you for your time, consideration, and continued efforts to thoughtfully plan for Costa Mesa's future. I appreciate the City's collaborative approach and look forward to working constructively with staff and the Planning Commission.

Sincerely,

McQuin & Thomas Cole Baron
Partners, Pack Baron Companies
2292 North Batavia Ste C
Orange, CA 92865
714-323-7547
mab@packbaroncompanies.com
tcb@packbaroncompanies.com



February 10, 2026

City of Costa Mesa
Michelle Halligan, Senior Planner
Economic & Development Services Dept
77 Fair Drive
Costa Mesa, CA 92626

Re: Subject 424-241-11, 610 W. 18th St. Costa Mesa

Dear Michelle Halligan,

The Costa Mesa Women's Club received a letter from you informing us that our Property has been identified as an Opportunity Site in the Housing Element Sites Inventory. We had no previous notification and were surprised, and confused, as to why our property was considered as a site that could be developed as residential or mixed-use projects.

Based on the map of the Opportunity Sites, the Women's Club is the only property affected in the neighborhood block that we are located in. On Monday, Feb. 9th, we attended the Costa Mesa Planning Commission Public Hearing to get a better understanding of this situation. It is extremely hard to vision high density housing being viable at this location.

Our organization has been around since 1910. We have owned this property for more than 75 years. We are a non-profit organization and have been honored by the City of Costa Mesa numerous times by the City of Costa Mesa, most recently in 2025. We provide resources for other Costa Mesa Non-Profits, including Women's Journey Foundation, other service organizations within Costa Mesa and most importantly to the local community. We have over 100 members who passionately believe in the mission of our Women's Club.

We respectfully request that our property be removed from the Housing Element Inventory list. Please send us a written confirmation that you have received this letter. Women's Club contact regarding this matter is: **Sandra Scheafer, 3327 California St, Costa Mesa 92626 Phone 714 267-2724 Email sandivvscheafer@gmail.com.** You may also call **President Gay Royer, 949-887-5992.**

Sincerely,

A handwritten signature in black ink that reads "Sandra Scheafer". The signature is fluid and cursive, with the first name "Sandra" being more prominent than the last name "Scheafer".

Sandra Scheafer, Director
Costa Mesa Women's Club

Fisher Real Estate Partners (Costa Mesa), LP
1417 Antigua Way
Newport Beach, CA 92627

February 2, 2026

Re: 2026 Housing Element Sites

Dear Anna McGill: Thank you for taking the time today to answer my questions on the Housing Element plan being worked on for early 2026 City Council approval.

Per discussion, we would like to opt-out of the current Housing Element plan. The lease with Trader Joe's prohibits the Landlord from making changes to the building and parking layout within the shopping center (both the anchor building and the strip building). As we shared, we are remodeling the site per the agreements within the lease. Trader Joe's has lease control for 30 years.

Address:	APN:	Unique ID
2170 Harbor Blvd (Anchor Building)	419-041-06	Site 195
2180 Harbor Blvd (Strip Building)	419-041-02	Site 194

Please remove us from the current list for Housing Element.

Sincerely,

Fisher Real Estate Partners (Costa Mesa), LP, a California limited partnership
By: 44678 Valley Center, LLC, a California limited liability company
its general partner

By: Nigel Fisher 2/2/2026

Nigel Fisher
Managing Member
714-330-4627
Nigel@FRPManagement.com



Cox, Castle & Nicholson LLP

3121 Michelson Drive, Suite 200 C
Irvine, California 92612-5678
P: 949.260.4600 F: 949.260.4699

Tim Paone
949.260.4655
tpaone@coxcastle.com

January 30, 2026

Mayor John Stephens
Mayor Pro Tem Manuel Chavez
Council Member Jeff Pettis
Council Member Andrea Marr
Council Member Loren Gameros
Council Member Mike Buley
Council Member Arlis Reynolds

c/o Carrie Tai
Director of Economic and Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Sent by Email to: Carrie.Tai@costamesaca.gov

Re: CJS Properties in Housing Element

Mayor Stephens and Members of the City Council:

As you know, C.J. Segerstrom & Sons ("CJS") has deep roots in the City of Costa Mesa. The City and CJS not only have significantly benefited from each other's continued success, but also have a demonstrated history of cooperation to further that success. It was with that cooperative spirit that CJS agreed to the City's request that fourteen properties owned by CJS (the "CJS Properties") be identified "Housing Element sites" with mixed-use overlays as part of the City's Housing Element update process. CJS's cooperation relied on the City's assurance that these overlays would not jeopardize existing zoning designations, but instead would give CJS the option to pursue residential uses if and when consistent with CJS's business planning. Standing alone, the Housing Element as adopted by the City Council in 2022 reflected that assurance.

Through no fault of the City, however, changing circumstances have lessened that assurance. Since 2022, new State housing laws have continued to proliferate, with the prospect of more to come. Both the City and the State's Department of Housing and Community Development ("HCD") have had to adapt not only to evolving State housing laws, but also to court decisions interpreting those laws, often with unexpected results. Concurrently, the City has been working to reconcile the various implications of Measure Y, Measure K, the "Neighborhoods Where We

All Belong” program, planning for the Fairview Developmental Center, and HCD’s rezoning requirements. As a result, the risk of “unintended consequences” has become significant.

Unlike many landowners, CJS is neither in a hurry to develop its properties nor, at this time, focused upon residential development of the CJS Properties. To the contrary, the common reputational and economic interests of CJS and the City are to a significant degree tied to CJS’s thoughtfully planned and highly successful commercial development. While these shared interests do not preclude residential development in the future, CJS is not ready to commit the CJS Properties to residential development at this time, whether directly or inadvertently.

As we have communicated since before the holidays, it has become clear that sooner or later CJS will need to request the removal of the CJS Properties from the Housing Element. Therefore, CJS is formally requesting the City to take all actions necessary to remove the CJS Properties from the Housing Element.

HE Site No.	CJS Site ID
134	Harbor Associates
136	Harbor Associates
137	Home Ranch
138	Home Ranch
198	Home Ranch
139	Town Center
140	Town Center

HE Site No.	CJS Site ID
141	Town Center
205	Town Center
145	South Coast Plaza
146	South Coast Plaza
147	South Coast Plaza
203	US Post Office
204	US Post Office

Please reach out to either me or Justin McCusker if you have any questions or if there are further steps which CJS must take to facilitate the near-term removal of the CJS Properties from the City’s updated Housing Element.

Thank you.

COX, CASTLE & NICHOLSON LLP



By: Tim Paone
Partner

cc: Costa Mesa City Manager Cecilia Gallardo-Daly
Costa Mesa Planning Commissioners