

## GONZALEZ, GLADYS

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**Subject:** RE: Constraints on Development: Parking

**From:** Anne Paulson [<mailto:anne.paulson@gmail.com>]

**Sent:** Wednesday, January 5, 2022 7:29 PM

**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>

**Subject:** Constraints on Development: Parking

Dear Costa Mesa Councilmembers,

I understand you're having a hearing next week concerning constraints that you may be imposing that impede development of housing. I commend you for considering this important issue.

I sent this comment to your Housing Element email in October, but I'm repeating it now, somewhat edited, for consideration in your hearing. Thanks.

### **Costa Mesa's Parking Requirements are Excessive**

In your Draft Housing Element, Costa Mesa analyzes your residential development standards and concludes that none are constraints on development. However, Costa Mesa's parking standards look like they would definitely constrain development. Costa Mesa requires two parking spaces, ~640 square feet, for a studio apartment; a typical studio apartment is around 500-600 square feet.

In other words, Costa Mesa requires more space for parking for a studio apartment than for people living in the apartment, and you say that's not a constraint on building studio apartments. Costa Mesa's justification is that you're no worse than other nearby jurisdictions. But those other jurisdictions also are failing to build enough housing. The neighboring jurisdictions' residential development standards are burdensome and excessive, and so are Costa Mesa's.

Parking spaces are very, very expensive to build. An above-ground space will cost around \$50-60,000 to build. An underground space will cost around \$70-90,000. So the parking alone for that studio apartment will cost upwards of \$100,000 to build, well over \$150,000 if it's underground. This can be the difference between financial feasibility and financial infeasibility. Moreover, this is an issue of fairness. Costa Mesa has sunny, mild weather, great for biking or e-biking. Yet a person on a limited income, who wants to save money by forgoing a car, or a family that wants to save by just having one car, is still forced to pay for parking they don't want.

Your parking requirements are excessive across the board: 2 parking spaces for a studio apartment, 2.5 for a 1 BR, 3 for a 2 BR, 4 for a 3 BR apartment. In every case, you're requiring as much or more space for the cars as for the people. It's like instead of expecting developers to build apartments for people with attached parking, you're expecting developers to build giant parking lots for cars, with a little attached storage to store humans when they're not in the cars.

Please change these parking requirements. They make no sense, they're unfair, and they constrain development.

Thank you.

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-- Anne Paulson

## GONZALEZ, GLADYS

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**Subject:** RE: Please join us Tuesday January 11 at 6PM!

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**From:** A R Rollins [<mailto:a.rollins1@hotmail.com>]  
**Sent:** Monday, January 10, 2022 7:48 PM  
**To:** LE, JENNIFER <[JENNIFER.LE@costamesaca.gov](mailto:JENNIFER.LE@costamesaca.gov)>  
**Subject:** RE: Please join us Tuesday January 11 at 6PM!

Jennifer Le:

RE: Housing Zoom Meeting

Thank you for the email about the Zoom meeting on Tuesday. I look forward to the meeting and hearing all the great ideas of our community. At the Housing Element meeting for District 6 in late 2020, I spoke about my interest in a fine art retail/studio/live housing district. I have included below a quick summary of the idea for your consideration.

Artist housing for artists in low/moderate-income levels:

This housing design would be specialized work/live/retail design. Artists, craft makers, furniture builders, jewelers, digital designers, and many other art-related business owners would benefit greatly from this kind of housing. This residential housing development would be geared towards artists that need residential housing attached to a workshop/studio space and a retail storefront.

The simple design of the retail business with a storefront includes a studio/workspace area with a small residential unit attached in the rear or above the business unit. It would be great to see a development of this kind integrated into a walkable park and outdoor dining district along Newport Blvd. It would bring equity to our hardworking local artists. Other benefits to the community would be tax revenue and art culture opportunities for all our citizens to enjoy.

Lastly, I have surveyed local artists and local art students about this subject and received positive feedback. Many of these artists would be interested in helping Costa Mesa host community art events that citizens would enjoy. Please let me know if the planning department would like me to submit a more formal proposal/PowerPoint or would like me to answer any questions on this subject at the meeting.

Thank you for taking the time to read my email. But most of all, thank you for your countless hours and all your hard work on the Housing Element Plan. Any questions, please don't hesitate to reach out to me.

Best,

Anna Rollins  
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