



Neighborhood concerns and information request — 396 E. 21st Street, PDBR-25-0001

From Chris Santore <csantore@gmail.com>

Date Sun 9/20/2026 12:58 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Costa Mesa Planning Staff,

I am a resident and homeowner on Francisco Drive, Newport Beach, CA 92660, near the proposed development at 396 E. 21st Street in Costa Mesa. Costa Mesa sent me the notice for the September 28 Planning Commission hearing concerning application PDBR-25-0001 and Tentative Tract Map No. 19412.

The development is located between my home and the schools my children attend. Although we live in Newport Beach, my family regularly travels through this area and could be directly affected by the project. My primary concern is the safety of children walking and bicycling to school, particularly during drop-off and pickup periods. I am concerned about how 21 additional homes, their vehicle traffic, and parking demand would affect those routes.

The notice also references a density bonus and waivers without identifying the specific development standards that would change. I would appreciate help understanding the proposal and how potential impacts on surrounding neighborhoods, on both sides of the city boundary, would be addressed.

Could you please provide the following:

1. **Project documents and contact:** Links to the current site plan, building elevations, and staff report when available, along with the assigned planner's contact information.
2. **Density and waivers:** The number of homes ordinarily permitted and a list of requested waivers showing the normal standards and proposed changes. Which deviations are required by state law, which are discretionary, and how would their potential impacts be addressed?
3. **Housing, parking, and access:** Confirmation of whether the proposal includes 20 market-rate ownership homes and one income-restricted ownership home; whether the homes would be attached or detached; and the proposed resident and guest parking counts and driveway locations.
4. **School-route safety:** What review has been undertaken of pedestrian and bicycle safety, particularly during school travel periods? Please identify any proposed safety measures during construction and after occupancy, and whether Newport Beach or the affected schools have been consulted.

Links to existing documents are welcome. If a full response is not possible before the hearing, please prioritize the requested waivers and school-route safety questions.

Please provide this correspondence to the Planning Commission for its consideration at the September 28 hearing and add me to future project notifications.

Thank you for your assistance and for considering the concerns of nearby Newport Beach residents.

Best regards,

Chris Santore

Francisco Drive, Newport Beach, resident and homeowner. Specific address withheld to avoid public disclosure.

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