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**Victoria Place – 220 Victoria Street**  
**40-Unit Residential Development**

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**City Council Meeting**  
**July 15, 2025**



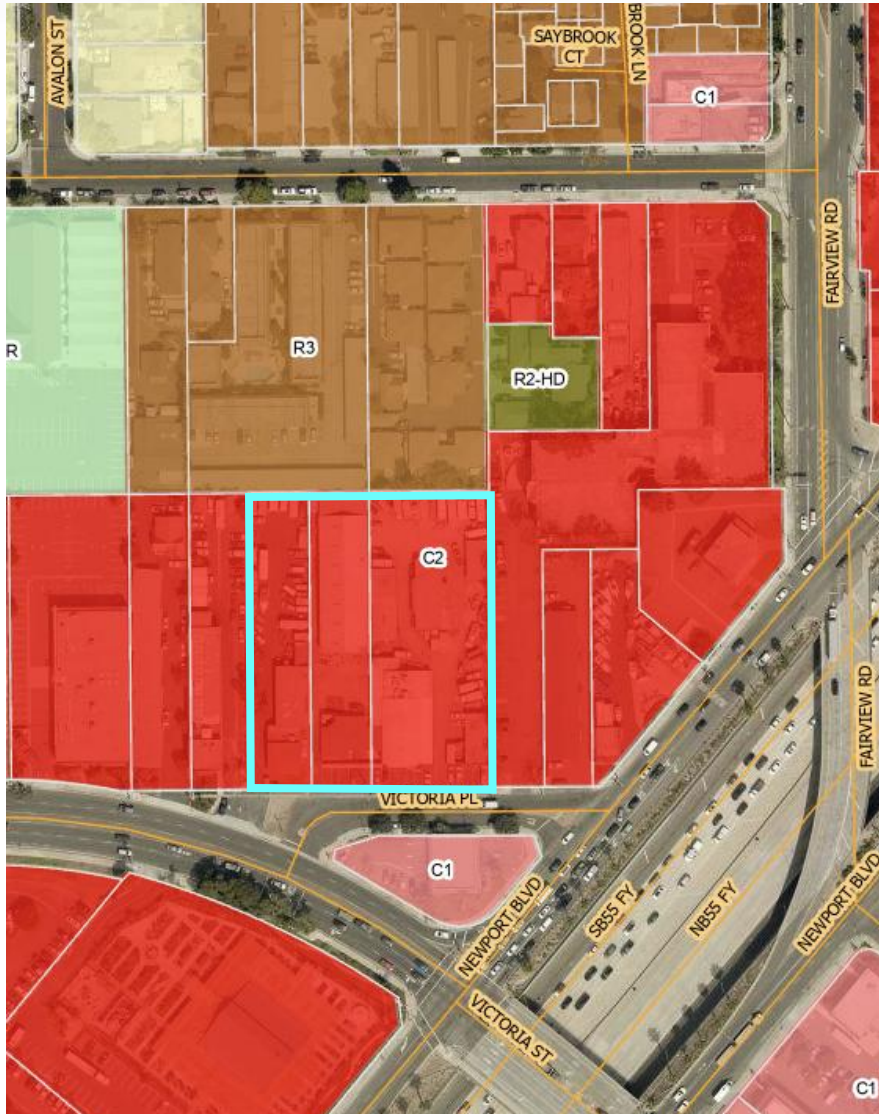


# Project Location

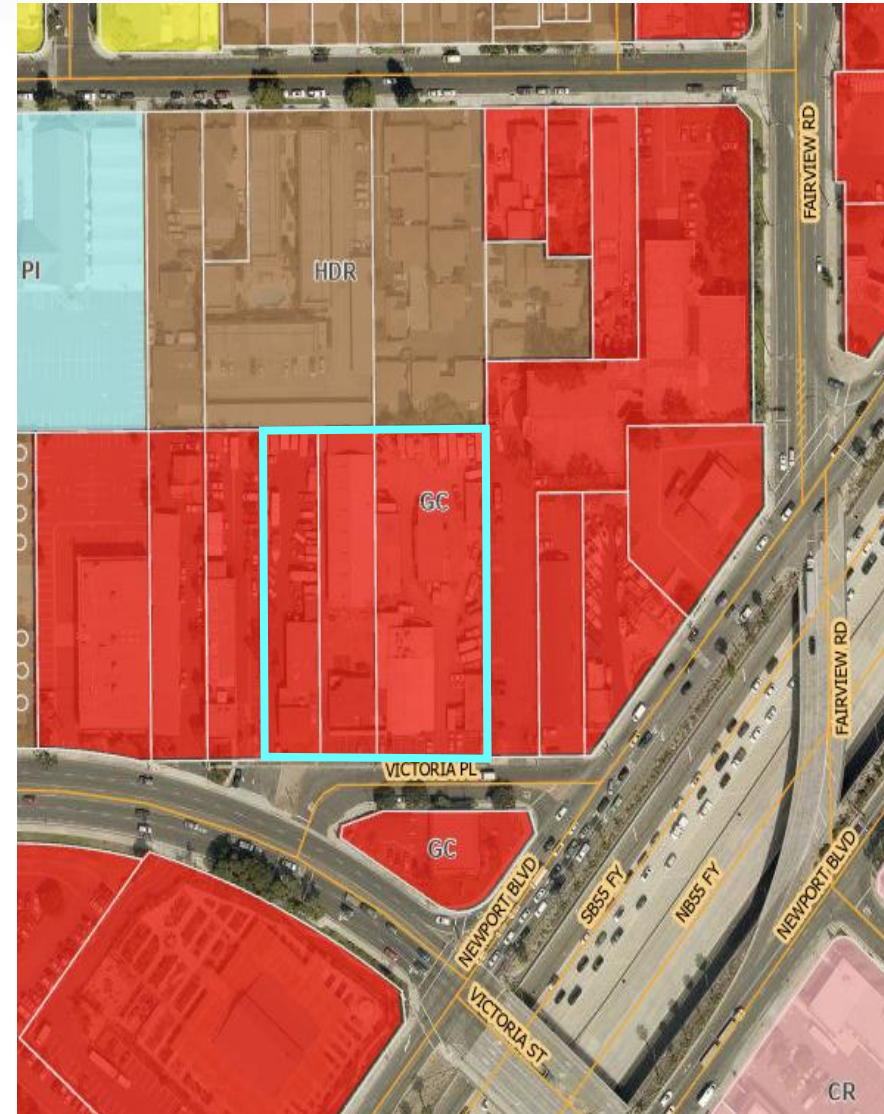




# Existing Land Use and Zoning



**Zoning – C2 General Business**

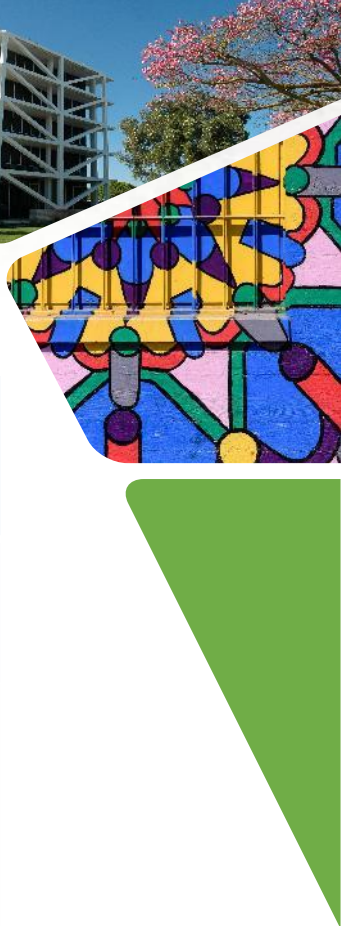


**Land Use – General Commercial**

# Background

General Plan and Residential Incentive Overlay District Development Screening considered by the City Council on August 6, 2024

Feedback Included:	Applicant Response:
<ul style="list-style-type: none"><li>• Provide Community Gathering Space</li></ul>	<ul style="list-style-type: none"><li>• The applicant has included a Barbeque Area, Play Area, and a Flexible-Use space</li></ul>
<ul style="list-style-type: none"><li>• Improve Streetscape Design</li></ul>	<ul style="list-style-type: none"><li>• Enhanced landscaping with shade trees provided in the front setback</li><li>• Revitalized landscape peninsula with a new passive recreation space designed with seating areas, shade trees, lush landscaping, and a bioswale for residents and pedestrians to enjoy</li><li>• Bicycle rack provided</li></ul>
<ul style="list-style-type: none"><li>• Remove Palm Trees</li></ul>	<ul style="list-style-type: none"><li>• No palm trees are proposed</li></ul>





# Planning Commission Recommendation

**June 2025:** Planning Commission voted 5-2 to recommend the City Council to deny the project

## **Commissioner Concerns (Opposing the Project):**

- Excessive use of deviations
- Unclear of residential overlay zoning mechanism
- Pedestrian safety impacts

## **Commissioner Support (In Favor of the Project):**

- Ownership housing opportunities
- Applicant's responsiveness to City Council feedback

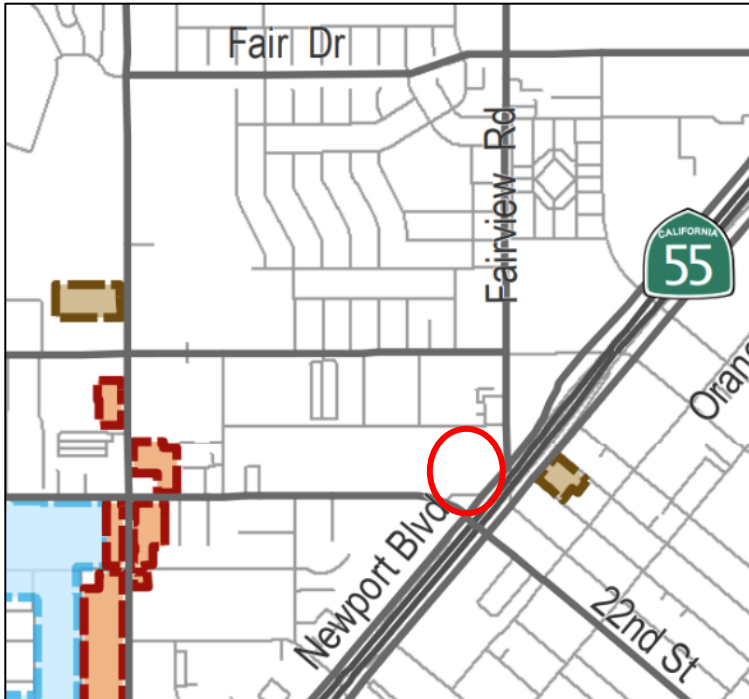
# Request

- General Plan Amendment
- Rezone
- Master Plan with Deviations
- Tentative Tract Map No. 19351




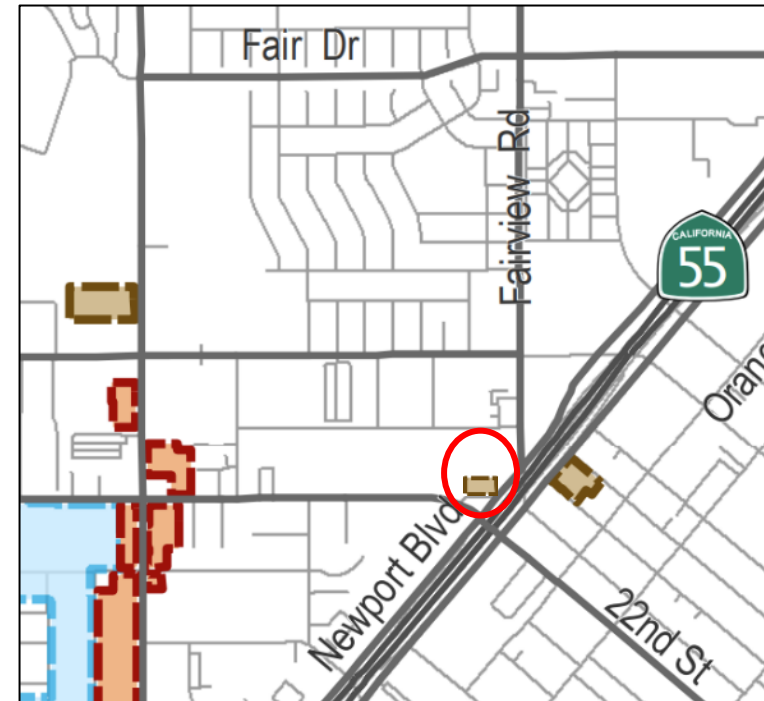
# General Plan Amendment

- Update maps, figures, text, and tables to include the property in the Residential Incentive Overlay District
- General Commercial land use designation will not change



## Overlays

 Residential Incentive Overlay





# Rezone

- **September 2016:** City Council adopted Residential Incentive Overlay District
- Existing zoning does not allow residential development
- Overlay helps achieve city goals on top of existing zoning
- Residential Incentive Overlay allows a maximum of 30 dwelling units per acre
- Measure K site
- Property's base zoning will not change







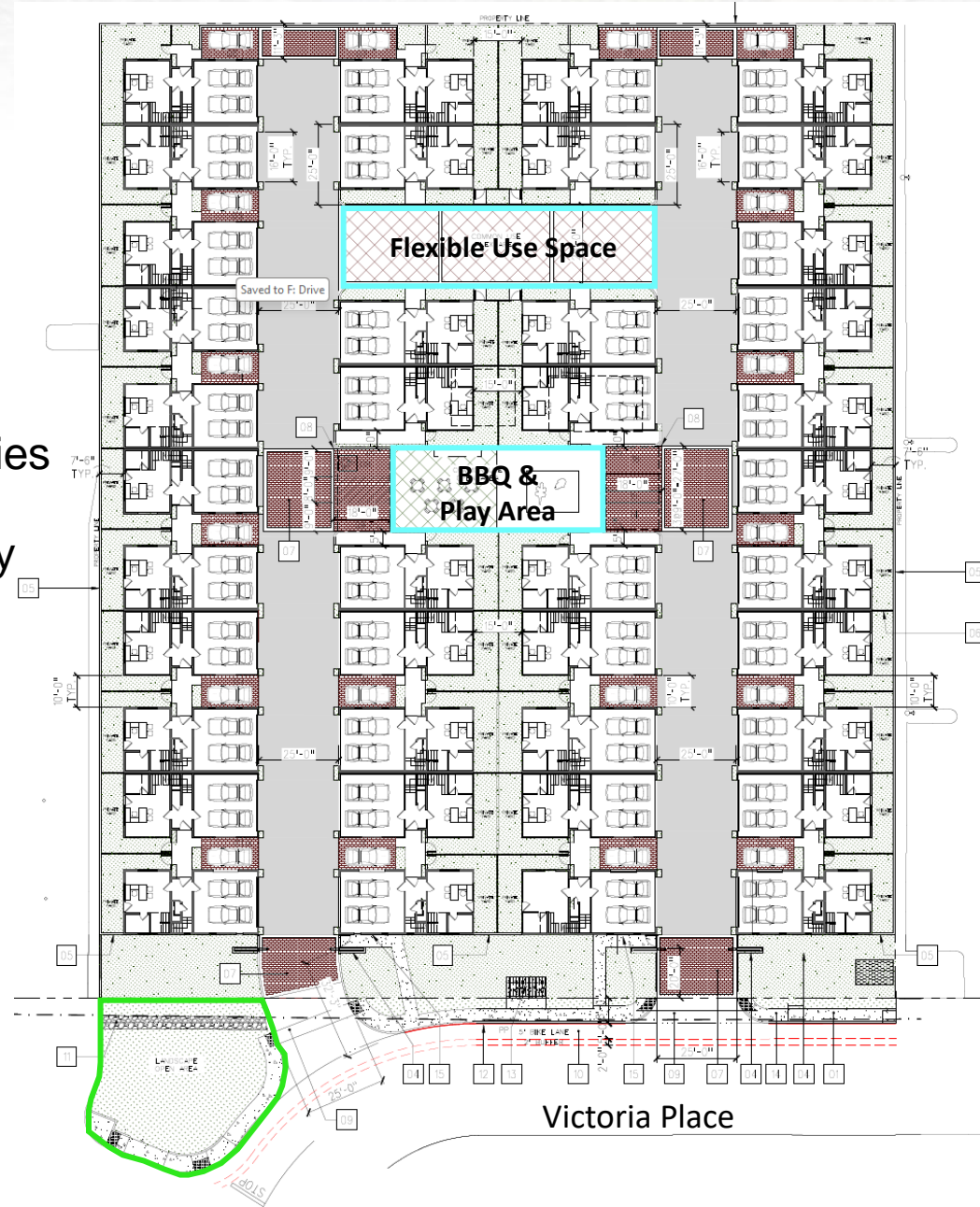
# Master Plan





# Site Plan

-  On-Site Community Amenities
-  Off-Site Community Amenity





# Elevations



SOUTH (VICTORIA PLACE)



WEST



# Development Standards

Development Standard	Code Standard	Proposed
Lot Size <sup>2</sup>	0.5 acres	1.77 acres
Maximum Density <sup>2</sup>	30 du/acre	22.6 du/acre
Building-to-Building Setback	10 FT	10 FT
Front Setback <sup>1,2</sup>	20 FT	20 FT
Open Space <sup>1</sup>	40% (30,840 SF)	42% (32,437 SF)
Common Open Space <sup>2</sup>	Common space for all residents	Barbeque, play area, and flexible-use space
Private Open Space <sup>2</sup>	Private decks or patios – minimum 100 SF	Roof decks (230 SF)
Maximum Building Height <sup>2</sup>	3 stories	3 stories (39 FT 6 IN)
Side Setback <sup>1</sup>	5 FT	7 FT 6 IN
Landscaping	82 Trees	87 Trees
	656 Shrubs	695 Shrubs

<sup>1</sup>Pursuant to the Residential Common Interest Development (RCID) Standard

<sup>2</sup>Pursuant to the Residential Incentive Overlay District (RIOD) Standard





# Landscaping and Site Features



# Deviations

Development Standard	Code Standard	Proposed Deviation
Maximum Floor Area Ratio <sup>1</sup>	0.75	1.43
Common Use Open Space <sup>2</sup>	50% of required open space (15,420 SF)	32% (9,817 SF)
Maximum Building Height <sup>1</sup>	2 stories / 27 feet	3 stories / 39 FT 6 IN
Side Setback – Left <sup>2,4</sup>	20 FT	7 FT 6 IN
Side Setback – Right <sup>2,4</sup>	20 FT	7 FT 6 IN
Rear Setback – Right <sup>2,4</sup>	20 FT	11 FT 3 IN
Landscape Parkway <sup>1,2</sup>	Combined 10 feet wide, no less than 3 feet on one side	None
Parking	150 spaces	103 spaces
Garage Dimensions	20 FT X 20 FT	19 FT 6 IN X 20 FT
Parking Stall Width next to Building <sup>3</sup>	10 FT 6 IN (8 FT 6 IN stall + 2 x 1 FT)	10 FT

<sup>1</sup>Pursuant to the Residential Common Interest Development (RCID) Standard

<sup>2</sup>Pursuant to the Residential Incentive Overlay District (RIOD) Standard

<sup>3</sup>Pursuant to the City of Costa Mesa Parking Design Standard

<sup>4</sup>Staff applied a conservative interpretation and used 20-foot setback for both side and rear yards





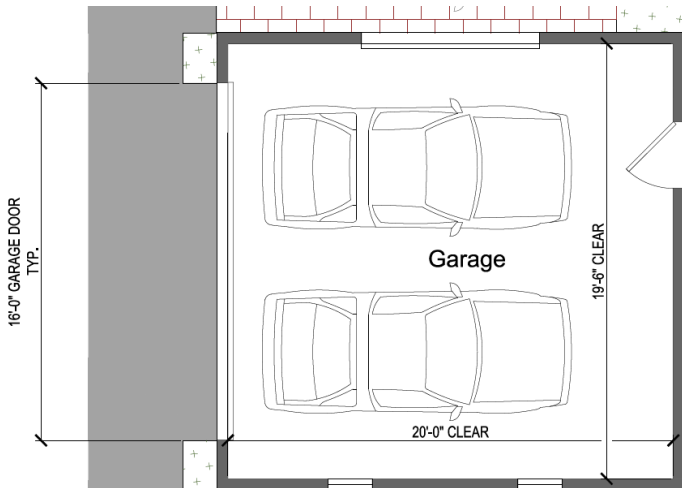
# Parking

## Parking:

- Required – 150 spaces including 130 spaces, and 20 guest spaces
- Proposed – 103 spaces including 98 spaces, and five guest spaces

## Garage:

- Required – 20 feet wide by 20 feet long
- Proposed – 19 feet, six inches wide by 20 feet long



# Deviations

- **What is a Deviation?**
  - Flexibility tool under the Residential Incentive Overlay District (RIOD)
  - Allows adjustments to standards through the Master Plan process
  - If the required findings are made, it's code-compliant
- **Three Required Findings (*All must be met*)**
  - 1. General Plan Consistency**
    - Deviation better aligns with General Plan than strict application
  - 2. Excellence in Design**
    - High-quality design, site planning, and compatibility
  - 3. No Public Harm**
    - No adverse impact to health, safety, or nearby properties





# CEQA

- Draft Mitigated Negative Declaration (MND)
- MND circulated for public review from April 1-30, 2025
- Final MND includes agency comments, responses, errata, and a Mitigation Monitoring and Reporting Program (MMRP)

# Planning Commission Recommendation

Planning Commission recommends that the City Council:

- Deny the General Plan Amendment (PGPA-24-0001), Rezone, Master Plan (PMAP-24-0002), and Tentative Tract Map No. 19351



# Alternative Considered

City Council could consider the following alternatives:

- **Approve the Project**
  - Adopt Resolution No. 2025-XX approving General Plan Amendment (PGPA-24-0001), Master Plan (PMAP-24-0002), and Tentative Tract Map No. 19351 for the development of 40 residential condominium units
  - Adopt Resolution No. 2025-XX a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program relative to General Plan Amendment (PGPA-24-0001), Rezone, Master Plan (PMAP-24-0002), and Tentative Tract Map No. 19351 for the development of 40 residential condominium units
  - First reading to adopt Ordinance No. 2025-XX approving rezone to apply the Residential Incentive Overlay Designation to the properties located at 220, 222, 234, and 236 Victoria Street
- **Approve the Project with Modifications**



# Questions?





## Randall Preserve / Genga Discussion – NB-3 for 7/15 City Council Meeting

### Discussion Goal:

- Update to Council and Community
- Summary of (draft) key issues/opportunities for Costa Mesa
- Opportunity for questions/input from other councilmembers and community members
  - Goals/wishes, Concerns, Questions

### Update

#### Background

- ~400 acres of former oil field, purchased with private and public grants to be turned into public park and preserve (**Figure 1**)
- Grants have many specific requirements re: open space & habitat, public use/access, tribal access/engagement, cultural resource protection, species/wildlife protection, flood prevention
- Deed held by Mountains, Recreation & Conservation Authority (**MRCA**) – lead agency in park planning process
- Randall Preserve Advisory Committee (24 members) to inform planning process:
  - Local, state reps (**Costa Mesa**, Newport Beach, County, Assembly, Senate)
  - Local, state, fed funding and regulatory agencies
  - Tribal Government Advisory Group members
  - Randall Family, Coastal Corridor Alliance, Banning Ranch Land Trust
- MRCA also engaging directly with local agencies on ongoing/future issues – site management, encampments, enforcement, fire prevention/response

#### Timeline (estimated)

- Land still under control of oil company, required remediation is ongoing – planned to complete end of 2025; likely will extend into 2026
- MRCA leading planning process in parallel
  - Three plans released – public comments were due Monday, 7/14
    - Resource Management Plan
    - Public Access Plan
    - Coastal Resilience Plan
  - 4<sup>th</sup> being developed with Tribal Representatives: Tribal Engagement Plan
  - Planning team will review comments, incorporate into plan – Advisory Committee member agencies have more time
  - Randall Preserve Advisory Committee meets in July, September to discuss comments/issues; will make final recommendation in **October** (final meeting)
- 2026 – transfer from oil company to MRCA for park/preserve prep
- Fall 2027 – earliest estimate for opening
- Park & Preserve
  - Hours of Operation
  - 24/7 Park Ranger
  - Constraints (**Figure 2**)
  - Phased opening (**Figure 3**)

## **Relevant Issues/Opportunities**

- Site Management – now & future
  - Encampments, fire, trash, safety on/near sites
  - Jurisdictional and access challenges for emergency response
  - External impacts – residential & Talbert Park
- Access – Main entrance would be at end of W. 17<sup>th</sup> Street; other entrances via Talbert, PCH, River Trail (tentative) **(Figure 4)**
  - Vehicle traffic and parking impacts
    - Park capacity unknown/requested
    - Number planned parking spaces unknown
    - Park capacity/attendance management – not typical, TBD
  - Adequate bike, e-bike parking
- Access – Safe/Comfortable access by walk, bike, shuttle, bus
  - Safe walk/bike routes from neighborhoods/bus stops
  - Wayfinding signage from major routes
  - Drop-off for shuttle (e.g., senior center, Let's Go CM) or ride-share
- Transportation Connections **(Figure 4)**
  - Bike/walk-to-beach routes & wayfinding
- Stormwater Management
  - TBD
- Public Access / Engagement
  - Multilingual
  - Multi-generational amenities (kids, older adults)
  - Programs/curriculum with NMUSD
- Coordination/collab. for Santa Ana River Corridor (Talbert Park, Fairview Park, SART)
  - Public access, communication – trails, connectivity, amenities (e.g., shared maps)
  - Wayfinding/Education – consistent, complementary, coordinated
  - Ecosystem – resource restoration, management (e.g., seed bank, nursery)
  - Tribal Engagement
  - Grants

## **Staying Informed**

- Randall Preserve Advisory Committee – Public Meetings
  - Friday, 7/25 – 10am-1pm @ Newport Beach Civic Room
    - Overview of Draft Resource Management Plan, Discussion and Feedback
  - Friday, 9/26 – 10am-1pm @ Newport Beach Civic Room (Tentative)
    - Overview of Draft Public Access Plan, Draft Coastal Resiliency Plan, Discussion and Feedback
  - Friday, 10/31 – 10am-1pm @ Norma Hertzog Community Center
    - Final Meeting
- MRCA Project Website: <https://mrca.ca.gov/parks/park-projects/randall-preserve-genga/>
- CCA Randall Preserve Website: <https://www.randallpreserve.org/>
- [Arlis.Reynolds@costamesaca.gov](mailto:Arlis.Reynolds@costamesaca.gov)

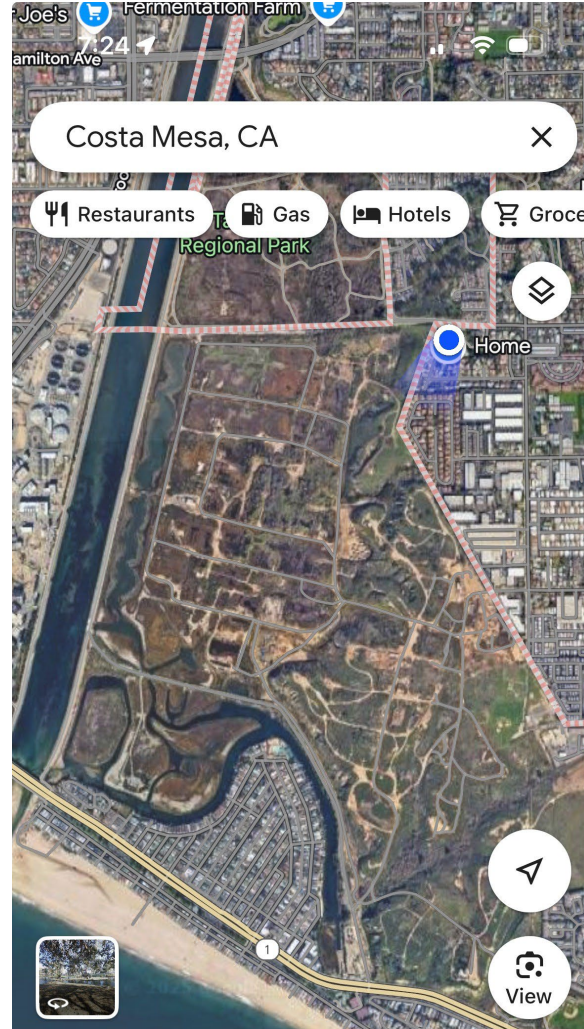


# RANDALL PRESERVE

Security & Fire  
Risks

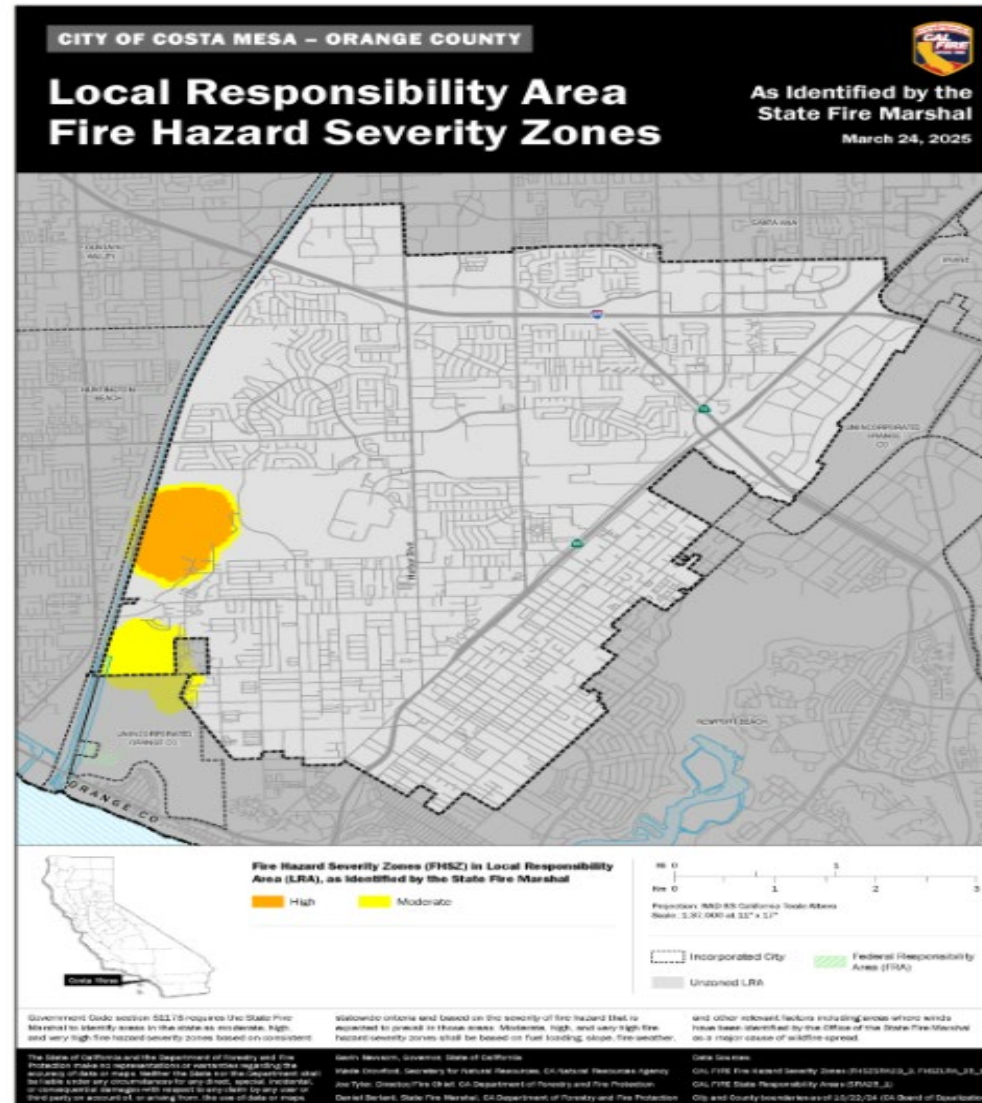


# RANDALL PRESERVE/ PARKVIEW NEIGHBORHOOD





# PARKVIEW NEIGHBORHOOD FIRE ZONE



# PARKVIEW NEIGHBORHOOD WATCH



DATE: Wed., August 30, 2023  
TIME: 6:00pm - 7:00pm

MEETING LOCATION:  
1892 Parkview Circle

This meeting is for residents of  
**Marina View Park**

**Meeting Agenda:**

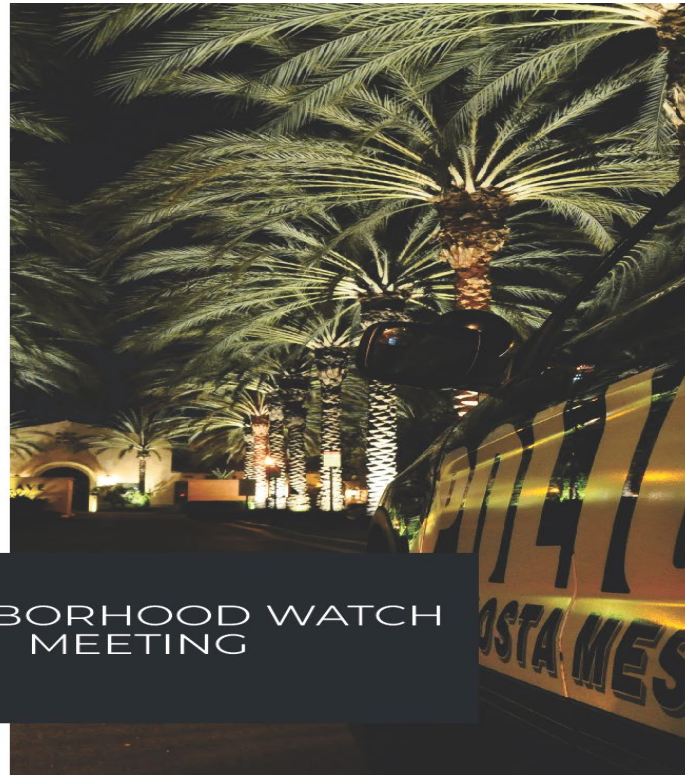
- Introduction to Neighborhood Watch
- Personal and Property Safety Tips
- Community Policing Principles
- How to Report Crime
- Questions & Answers

Please join us for a  
meeting with  
Costa Mesa PD

## NEIGHBORHOOD WATCH MEETING

Brought to you by your:  
NW Block Captain, Ken Smith  
& Co-Block Captain, Marsha Lopez

We look forward to  
seeing you there.



In Partnership with





# PARKVIEW/RANDALL VANTAGE POINT



# TRESPASSING ILLEGAL CAMPING





# ILLEGAL CAMPFIRES



FRIDAY  
5/23/25  
3:56 AM





# Petition

To the Costa Mesa City Council:

We, the undersigned residents of the Parkview Neighborhood hereby petition the City Council of Costa Mesa, California and ask that the City Council to support Arlis Reynolds in her efforts to secure the Randall Preserve. Such efforts to include but not be limited to: Active monitoring at the end of 19th St. and Randall, including security cameras, ongoing CMFD fire risk assessment, CMPD monitoring of the area to ensure that encampments don't rebuild, regular drone inspection, pursuit of an MOU with the multiple jurisdictions to enable CM agencies access for more active monitoring and enforcement.

The contact person for this petition is:

Kenneth E. Smith, MD, MBA 1892 Parkview Circle, CM 92627 714-381-7572

NAME	ADDRESS	Phone Number	SIGNATURE

We, the undersigned residents of the Parkview Neighborhood hereby petition the City Council of Costa Mesa, California and ask that the City Council support Ari Reynolds in her efforts to secure the Randall Preserve. Such efforts to include but not be limited to: Active monitoring at the end of 19th St. and Randall, including security cameras, ongoing CMFD fire risk assessment, CMFD monitoring of the area to ensure that encroachments don't rebuild, regular drone inspection, pursuit of an MOU with the multiple jurisdictions to enable CM agencies access for more active monitoring and enforcement.

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Kenneth E. Smith, MD, MBA 1892 Parkview Circle CM 92627 714 391 7590

NAME	ADDRESS	Phone Number	SIGNATURE
Joseph Quares	1915 Parkhurst	774 255-1202	
John J. Gagliardi	1424 Parkhurst	919 475-2616	
Audrey Baker	1815 Parkhurst	714 446-3883	
Michaela Lee	1815 Parkhurst	919 475-3883	
Michelle Humphrey	1575 Parkhurst	919 475-4444	
Danielle Davis	1714 Parkhurst	444-255-4018	
Helmy Thousen-McLean	1164 Parkhurst	315 856-0193	
William W. Neale	1655 Parkhurst	616 739-1550	
William W. Neale	1655 Parkhurst	616 739-1550	
James Sweeney	1014 Parkhurst	919 475-3531	
Robert Lombert	1810 Parkhurst Cir.	919 475-3531	
Nancy Bagnasco	1815 Parkhurst	919 475-5368	
Orlando Hirsch	1814 Parkhurst	714 765-1093	
Michelle Lee	1612 Parkhurst	919 475-3255	
Magaret Davis	1812 Parkhurst Dr.	714 765-1093	
Magaret Davis	1812 Parkhurst Dr.	919 475-3255	
Peter DeSant	1612 Parkhurst	714 765-1093	
Robert Perlin	1815 Parkhurst	919 475-8070	
John Farnsworth	1714 Parkhurst	919 475-4444	
John Farnsworth	1714 Parkhurst	919 475-4444	
Gabriella Pellerin	1515 Parkhurst	714 765-1093	
John Williams	1014 Parkhurst Dr.	919 475-4444	



PLEASE HELP US

