

**PARTIDA, ANNA**

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**From:** Jan Harmon <janharmon2008@gmail.com>  
**Sent:** Monday, June 9, 2025 10:48 AM  
**To:** PC Public Comments  
**Subject:** RE: Development of 40 Residential Condominium Units Located at 220, 222, 234, and 236 Victoria Street.

I have been a Costa Mesa resident since 1974. I have been driving the streets of Costa Mesa watching them become more and more busy with traffic, especially in the last 10 years. The Costa Mesa Planning Commission is now looking at a proposal for the Development of 40 Residential Condominium Units Located at 220, 222, 234, and 236 Victoria Street. This project is unreasonable and will further impact the traffic at the intersection of Victoria Street and Newport Blvd.

I also object to the project based on the following deviations from The Master Plan:

- The allowable height is two stories, but the condos are three stories, plus the roof top deck.
- Because this is a residential common interest development, it needs a floor area ratio (FAR) calculation. The units are 1.43 FAR, nearly twice the .75 that is allowed.
- The common use open space will only be 9,817 sq ft versus the 15,420 that is required.
- The setbacks will be reduced; the side setback will be 7 ft 6 instead of the required 20 feet, and the rear setback will be 11 ft 3 inches instead of 20 feet.
- Parking spaces will be 103 instead of the 150 required .
- The garages will be smaller and the parking stalls between the buildings will be narrower.
- 10-foot landscaped parkways are required, but this project has **none**.

Please do not allow this proposal to go forward.

Sincerely,

Jan Harmon

Costa Mesa Resident since 1974

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