

Victoria Place

WMC, LLC
1024 Bayside Drive, Suite 109
Newport Beach California 92660

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Planning Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

To Whom it May Concern:

We are pleased to introduce you to an extraordinary development venture spearheaded by WMC, LLC Partners: the Master-Planned Residential Community on Victoria Place in the heart of Costa Mesa, California. This project is set to rejuvenate approximately 1.78 acres of land currently zoned C2, providing the city with a new sustainable and upscale development that aligns seamlessly with the city's progressive housing objectives. These residences will epitomize modern luxury - embracing contemporary aesthetics and energy efficiency and including state-of-the-art appliances and smart-home integrations - all ensuring a harmonious blend of comfort and technology.

This community is comprised of 40 single-family, three-story live/work homes, each featuring an average of 2,200 to 2,300 square feet of meticulously crafted living space. There are 18 live/work duplex units that make up the project interior, and four single mixed-use units fronting Victoria Place with first-floor retail uses and upper-level residential space. In addition to the contemporary interior spaces, all units feature ground-level fenced yards, multiple balconies and generous roof-top decks for the residents' exclusive use and enjoyment. All units also include two-car enclosed garages with direct unit access, and there are numerous guest spaces distributed around the entire property.

This project will transition the current environment from the existing deteriorated retail buildings and storage yards into a vibrant live/work community tailored to the needs of modern families and professionals. The private gated community will offer security and exclusivity, innovative design elements, and dedicated workspace areas - all emphasizing functionality and livability. Our commitment to sustainability also extends beyond construction, with materials and energy systems incorporated into the design that further reduce environmental impacts and enhance the overall quality of life. The community's exterior materials are influenced by contemporary modern design, but with an aesthetic of timeless elegance that will never go out of style.

Situated near major shopping facilities, the Back Bay, and the Costa Mesa

Fairgrounds, with easy access to all major freeways, our community offers unparalleled convenience and connectivity to the surrounding community and beyond. Residents will enjoy a lifestyle characterized by effortless access to urban amenities and recreational opportunities, making it an ideal destination for discerning individuals seeking the perfect balance of luxury and convenience, and redefining upscale living in Costa Mesa.

Regarding the project itself, this is some of the pertinent zoning data:

- Lot Area: 1.77 AC
- Current Zone: C-2
- Proposed new Zone: PDR-HD
- Density/Units per AC: 22.6
- Total Number of Units: 40
 - Live/Work: 36
 - Mixed-Use Units: 4
- Enclosed Garage Spaces: 80
- Covered Open Parking Spaces: 9
- Uncovered Open Parking Spaces: 23
- Total Parking Spaces: 112
- Number of Stories: 3
- Max. Height: 39'-6"

We are excited about the prospect of collaborating with City Staff to bring this transformative vision to life and welcome any inquiries or discussions regarding the project.

Thank you for your time and consideration regarding our proposal.

Sincerely,

Tony Weeda mm,
WMC,LLC