Item #: 25-374 **Meeting Date: 08/05/2025**

TITLE: SECOND READING AND ADOPTION OF AN ORDINANCE APPROVING A REZONE TO APPLY THE RESIDENTIAL INCENTIVE OVERLAY DISTRICT ZONING DESIGNATION TO THE PROPERTIES LOCATED AT 220, 222, 234, AND 236 VICTORIA STREET ("VICTORIA PLACE")

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: VICTOR MENDEZ, SENIOR PLANNER

CONTACT INFORMATION: VICTOR MENDEZ, 714-754-5276, Victor.Mendez@costamesaca.gov

RECOMMENDATION:

Staff recommends the City Council give second reading to and adopt the following for the properties located at 220, 222, 234, and 236 Victoria Street:

Ordinance No. 2025-04 to approve rezone to apply the Residential Incentive Overlay District zoning designation to the project site.

APPLICANT OR AUTHORIZED AGENT:

The applicant is Bundy-Finkel Architects, on behalf of WMC, LLC.

ANALYSIS:

The project involves the development of a 40-unit residential common interest development (RCID) located at 220, 222, 234, and 236 Victoria Street (APNs: 419-111-20, 419-111-19, 419-111-21). The proposal includes a Tentative Tract Map to consolidate the existing parcels and subdivide the site for individual condominium ownership. The approximately 1.77-acre site is currently developed with commercial buildings, which are proposed to be demolished and replaced with residential units. Each unit will include a ground-floor office area, a two-car garage, living quarters, and private open space The property has a General Plan land use designation of General Commercial and is zoned C2 – General Commercial Business District, which does not permit residential development. To accommodate the proposed use, the project includes a request for a General Plan Amendment and a Rezone to apply the Residential Incentive Overlay District (RIOD) over the existing designation and zoning.

At its regular meeting of July 15, 2025, the City Council conducted a public hearing and received public comments for the Victoria Place project. The City Council approved by a 7-0 vote the following: Resolution No. 2025-29, adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Resolution No. 2025-30 approving General Plan Amendment (PGPA-24-0001), Master Plan (PMAP-24-0002), and Tentative Tract Map No. 19351. The City Council approval included

added project conditions related to installation of a barrier feature or wall around the Victoria Place off-site open space and enhanced architectural treatment and added design features for the street-facing elevation along Victoria Place. In addition to the above project approvals, the City Council gave first reading to and introduced Ordinance No. 2025-04.

The agenda report and video for the July 15, 2025, City Council meeting can be found at the following links:

July 15, 2025, Agenda Report:
https://costamesa.legistar.com/View.ashx?M=F&ID=14494256&GUID=D4935D60-647A-4F94-A604-680B70C9DFF1

July 15, 2025, Meeting Video:
https://costamesa.granicus.com/player/clip/4282?view_id=14&redirect=true
A total of two members of the public provided public comments at the meeting in person or via Zoom. Written public comments submitted for the July 15, 2025 meeting can be found here:
https://costamesa.legistar.com/View.ashx?M=E3&ID=1309672&GUID=262E4699-6EB0-42EE-8D19-73025521A86F

The proposed Ordinance included as Attachments 1 to this agenda report. If adopted by City Council, the Ordinance would become effective in 30 days.

PUBLIC NOTICE:

Pursuant to Government Code 36933, a summary of the proposed Ordinance was published once in the newspaper no less than 5 days prior to the August 5, 2025, second reading. A summary of the adopted Ordinance will be published within 15 days after the adoption.

As of this report, no additional written public comments have been received. Any additional written comments received will be forwarded under separate cover.

ALTERNATIVES CONSIDERED:

City Council may give second reading and adopt the Ordinance as proposed, modify the Ordinance, or not adopt the Ordinance. If the City Council chooses to make substantive modifications to the Ordinance after introduction, the modified Ordinance would need to be brought back at a future meeting for second reading and adoption.

FISCAL REVIEW:

The City anticipates the following fees: 1) approximately $553,160 for Park Development Impact Fees, or a rate of $13,829 per unit for the development of the 40 units; 2) estimated Traffic Impact Fee of $20,315; 3) an approximate Drainage Impact Fee of $31,568; The project would also require building permit fees of approximately $101,005 and building plan check fees of approximately $6,006.

LEGAL REVIEW:

The City Attorney’s Office has reviewed this report and its attachment and approves them as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council's Goal:

- Diversify, stabilize, and increase housing to reflect community needs.

CONCLUSION:

Staff recommends that the City Council give second reading to and adopt Ordinance 2025-04. If adopted on August 5, 2025, the Ordinance would take effect on the 30th day after adoption, which is September 4, 2025. The adoption of the proposed Ordinance would rezone the project site by applying the Residential Incentive Overlay District zoning designation over the underlying base zoning (C-2 General Business).