



# AIRPORT LAND USE COMMISSION

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## FOR ORANGE COUNTY

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3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

### AGENDA ITEM 3

June 19, 2025

**TO:** Commissioners/Alternates

**FROM:** Julie Fitch, Executive Officer

**SUBJECT:** City of Costa Mesa Request for Consistency Determination of Victoria Place Master Plan and related General Plan Amendment and Zoning Amendment

The 1.77-acre project site is located at 220, 222, 234, and 236 Victoria Street, near the intersection of Victoria Street and Newport Boulevard (Attachment 1). The site is currently developed with 18,567 square feet of single-story commercial retail buildings and storage, along with associated parking spaces.

The proposed project would allow for the redevelopment of the site with a new master planned 40-unit residential development ("Victoria Place") consisting of 18 duplexes (36 dwelling units), four detached units and 32,437 square feet of open space. The residential buildings would be three-stories with a maximum building height of approximately 40 feet.

The proposed project requires a General Plan Amendment, Zoning Amendment, Tentative Tract Map, and a Master Plan. The project is being referred to your Commission because of the project's location within the Airport Planning Area for John Wayne Airport and because the project requires Amendments to the General Plan and Zoning Code. Those amendments are summarized below:

- The General Plan Amendment would apply the Residential Incentive Overlay District designation to the project site without changing the underlying zoning. The site currently has a General Commercial land use designation, which does not permit residential development. The overlay would allow residential development on the property at a density of up to 30 dwelling units per acre. See Attachment 2 for General Plan Amendment exhibits.
- The Zoning Amendment would apply an additional zoning designation—Residential Incentive Overlay District—on top of the existing General Business District (C2) zoning in order to implement the General Plan's Residential Incentive Overlay designation (Attachment 3). The amendment would apply a specific set of zoning provisions outlined in Costa Mesa Municipal Code Article 12, Residential

Incentive Overlay District, to the proposed project (Attachment 4). As an “overlay district” the property’s base land use and zoning designations do not change.

The City of Costa Mesa has held/scheduled the following public meetings/hearings on the proposed project:

June 9, 2025 - Planning Commission (recommended denial 5-2)  
July 15, 2025 - City Council Public Hearing

### **AELUP for JWA Issues**

The project has been evaluated for conflicts with respect to aircraft noise, building heights, and safety zones.

#### **Regarding Aircraft Noise Impacts**

The proposed project is located outside of the JWA 60 and 65 dBA CNEL noise contours (see Attachment 5); therefore, no noise attenuation measures are required.

#### **Regarding Height Restrictions**

Section 2.1.3 of the AELUP for JWA incorporates the Part 77 standards for determining height obstructions, including definitions of 'imaginary surfaces' for airports. As shown in Attachment 6, the proposed project is located within the AELUP Notification Area for JWA and is approximately 85 feet above mean sea level (AMSL). The proposed maximum height for the project is approximately 40 feet would not penetrate the notification surface of 175 feet AMSL. The proposed project is located inside the Conical Surface of the Obstruction Imaginary Surfaces for JWA, which would be penetrated at 290 feet AMSL (see Attachment 7). At a proposed maximum height of 125 feet AMSL, the proposed project would be well below that height.

#### **Regarding Safety Zones and Flight Tracks**

Attachment 8 shows that the project is outside of the Safety Zones for JWA. Attachment 9 shows flight tracks in relation to the project site on three separate days in March of 2025. As shown on the exhibits, flights directly over the project site and surrounding area, are primarily at an altitude greater than 1,000 feet.

### **AELUP for Heliports**

Heliports are not proposed as part of the project; therefore, it has not been reviewed for consistency with the *AELUP for Heliports*.

### **Environmental Compliance**

A Draft IS/Mitigated Negative Declaration (MND) was prepared for the project to analyze potential impacts of the project and identify measures to mitigate the environmental effects. No areas of significant impact were determined from the construction or operation of the proposed project with the implementation of mitigation measures. The Draft IS/MND can be found at: <https://www.costamesaca.gov/home/showpublisheddocument/59826/638790947248900000>

### **Conclusion**

Attachment 10 to this report includes excerpts from the project submittal package received from the City of Costa Mesa, as well as a draft resolution for your reference.

The proposed project is not located within the noise contours or safety zones for JWA and does not penetrate the notification or the obstruction imaginary surfaces for JWA.

### **Recommendation**

That the Commission find the proposed General Plan Amendment, Zone Change, and the Victoria Place Master Plan consistent with the *AELUP for John Wayne Airport*.

Respectfully submitted,

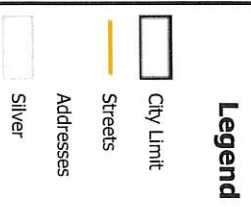


Julie Fitch  
Executive Officer

Attachments:

1. Project Site Location
2. General Plan Amendment
3. Zoning Amendment
4. Costa Mesa Title 13, Article 12 Residential Incentive Overlay District
5. JWA Noise Contours
6. Notification Area for JWA
7. JWA Obstruction Imaginary Surfaces
8. JWA Safety Zones
9. JWA Flight Tracks
10. Excerpts from Costa Mesa Submittal
11. Draft Resolution





## ATTACHMENT 1

WGS 1984 Web Mercator Auxiliary Sphere  
© City of Costa Mesa

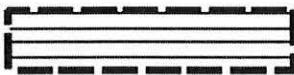
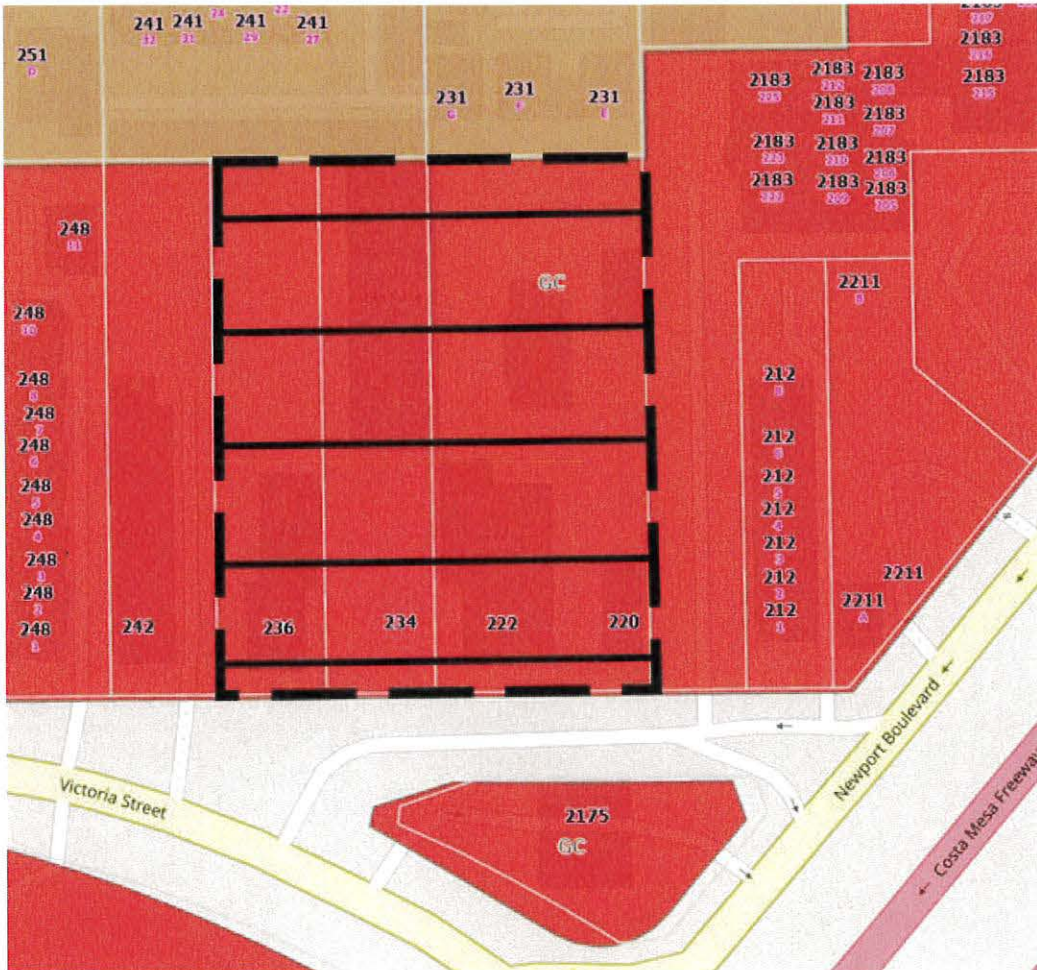


## EXHIBIT A

### GENERAL PLAN AMENDMENT PGPA-24-0001

#### **Amendment to Land Use Map (Figure LU-3)**

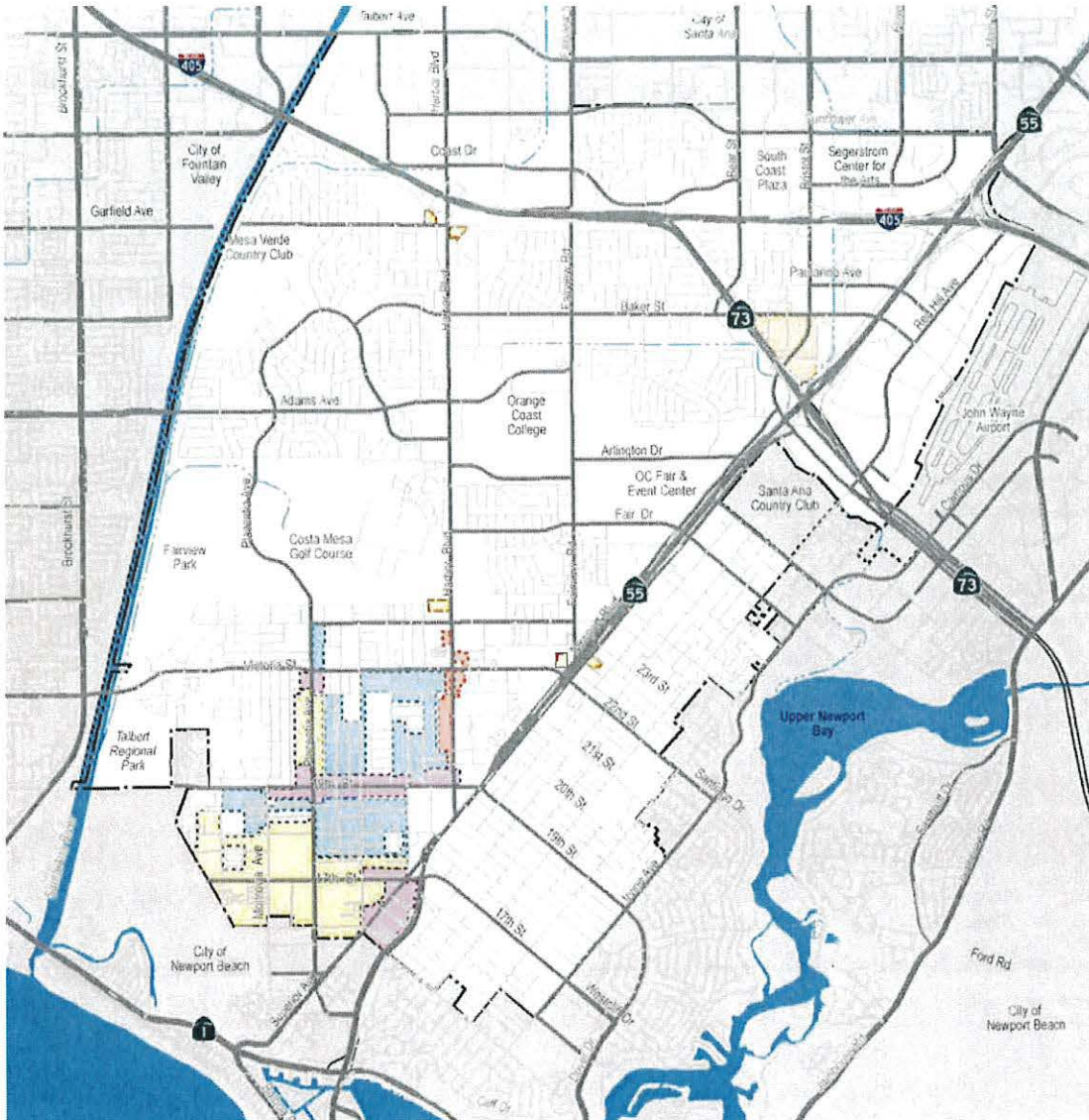
Update Land Use Map by applying the Residential Incentive Overlay District designation to the project site, without changing the underlying General Commercial land use designation:



Residential Incentive Overlay (30 du/ac)

## Amendment to Overlays and Urban Plans (Figure LU-9)

Update Figure LU-9: *Overlays and Urban Plans* by applying the Residential Incentive Overlay District designation to the project site, without changing the underlying zone:



**Residential Incentive Overlay (30 du/ac)**



## Amendment to Residential Incentive Overlay (Table LU-16)

Update Table LU-16: *Residential Incentive Overlay* by updating the Newport Boulevard Residential Incentive Overlay Density Column to 117 units and total combined units to 478 units and remove the Floor-Area Ratio (FAR) calculation as FAR no longer applies to the RIOD:

Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	30
Units	Harbor Boulevard	84	361
	Newport Boulevard	237	<del>64</del> 117
	Total Units	321	<del>425</del> 478
<del>Floor-Area Ratio (FAR)</del>			
Building Square Feet	<del>Harbor Boulevard</del>	<del>162,500</del>	<del>149,976</del>
	<del>Newport Boulevard</del>	<del>582,200</del>	<del>43,208</del>
	Total Building Square Feet	744,700	193,184

## Amendment to Residential Incentive Overlay: Newport Boulevard (Figure LU-11)

Update Figure LU-11: *Residential Incentive Overlay: Newport Boulevard* by revising exhibits to show the Residential Incentive Overlay designation to the project site and revising allowable maximum residential units to 117 units and removing commercial square footage.

**Aerial**



**General Plan: Overlay**



### Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial-Residential (17.4 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Fairgrounds
- Public/Institutional

### Baseline (2015)

Total Area.....9.45 acres  
 Residential Units.....0  
 Commercial Square Feet.....43,208

### Land Use Plan

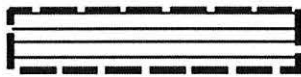
Density.....30 du/acre  
 Residential Units.....~~04 Max~~ 117 Max  
~~Commercial Square Feet.....43,208 Max~~

**Figure LU-11:  
 Residential  
 Incentive Overlay:  
 Newport Boulevard**



**REZONE****Amendment to the Zoning Map**

Apply the Residential Incentive Overlay District zoning designation of the 1.77-acre site at 220, 222, 234, and 236 Victoria Street, while maintaining the underlying C2 – General Business District zone



**Residential Incentive Overlay (30 du/ac)**

## Title 13. Planning, Zoning and Development

### Chapter V. DEVELOPMENT STANDARDS

#### Article 12. Residential Incentive Overlay District

##### § 13-83.60. Purpose.

It is the purpose and intent of this article to meet General Plan goals to create new housing opportunities for residential development at strategic locations along Harbor Boulevard and Newport Boulevard that exhibit excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development.

(Ord. No. 18-12, § 2, 12-4-18)

##### § 13-83.61. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings assigned to them in this section, except where the context clearly indicates a different meaning.

*Base zoning district.* A zoning district identified as R2-HD, or C2, within which only certain land uses and structures are permitted, or conditionally permitted, and certain regulations are established for development of land.

*Overlay zone.* A zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supersedes the zoning regulations of the base zoning district, unless otherwise indicated.

(Ord. No. 18-12, § 2, 12-4-18)

##### § 13-83.62. Overlay development types.

The residential incentive overlay district creates opportunities for residential development at strategic locations along Harbor Boulevard and Newport Boulevard. This designation allows for development of new higher-density residential uses in certain areas on Harbor Boulevard currently developed with commercial uses and on Newport Boulevard, where limited residential with lower densities are currently allowed.

(Ord. No. 18-12, § 2, 12-4-18)

##### § 13-83.63. Application review procedures in residential incentive overlay district.

- (a) *Residential incentive development plan screening application required.* All residential and development projects proposed in the residential incentive overlay district shall submit a screening



application for consideration by city council, as described in section 13-28(g)(4) of the zoning code.

- (b) *Master plan required.* All development proposed in the residential incentive overlay district requires approval of a master plan pursuant to Chapter III Planning Applications. The final review authority for the master plan shall be the planning commission. Refer to section 13-28(g), master plan, regarding the following: preliminary master plans and amendments to the master plan.
- (c) *Master plan findings for residential incentive overlay district.* The approval of the master plan for a residential development project in the residential incentive overlay district shall be subject to the following findings:
  - (1) The project is consistent with the General Plan and meets the purpose and intent of the residential incentive overlay district.
  - (2) The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.
  - (3) The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, toxic emanations, and air pollution.
  - (4) The proposed residences have adequate separation and screening from adjacent commercial uses through site planning considerations, structural features, landscaping, and perimeter walls.
- (d) *Application of development standards.*
  - (1) *Height.* Maximum building height is three stories (rooftop terraces are permitted and not considered a story), provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches.
  - (2) *Density.* Housing within the residential incentive overlay district is limited to a maximum density of 30 units per acre.
- (e) *Deviation from development standards.* A deviation from the residential incentive overlay district development standards may be approved through the master plan process provided that the following findings are made.
  - (1) Strict interpretation and application of the overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the General Plan.
  - (2) The granting of a deviation results in a development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.
  - (3) The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

(Ord. No. 18-12, § 2, 12-4-18)

## § 13-83.64. Residential incentive overlay district development standards.

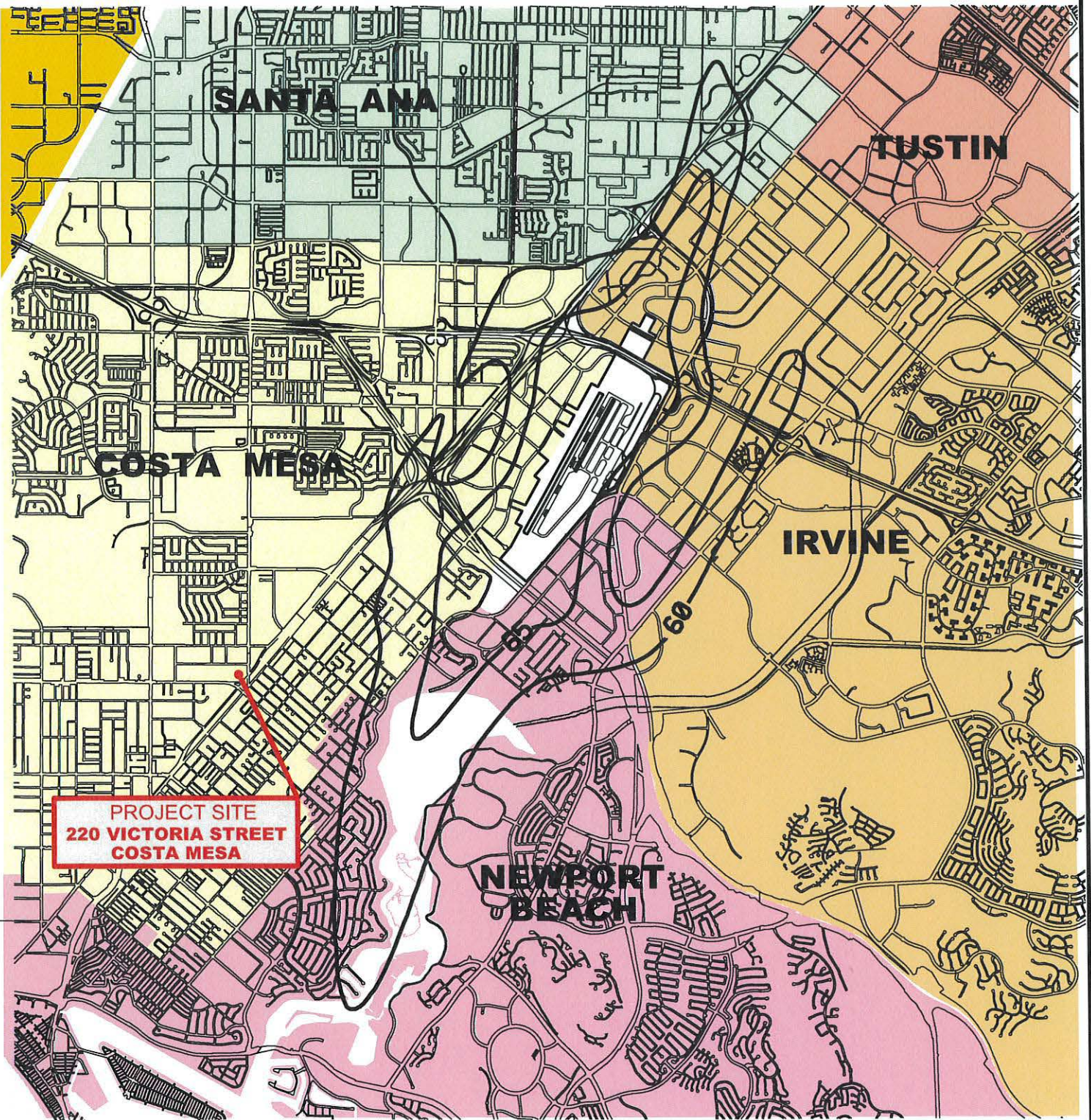
Table 13-83.64 identifies the development standards in the residential incentive overlay district. The development regulations of the base zoning district shall be superseded by the overlay district standards in this article, unless otherwise noted.

**TABLE 13-83.64**  
**DEVELOPMENT STANDARDS FOR RESIDENTIAL INCENTIVE OVERLAY DISTRICT**

Minimum Lot Area	0.5 acres
Maximum Density (Dwelling Units Per Acre)	30 du/acre
Minimum Open Space	40% of total site area
Common Use Open Space	50% of required open space. Recreational facilities for children required for residential projects with 12 or more units
Private Open Space (Multi-Story Units)	Private decks or patios - minimum 100 square feet with no dimension less than 5 feet
Maximum Building Height	3 Stories. Sites abutting R2-MD zones shall incorporate a stepped elevation from 2 to 3 stories. Rooftop terraces are permitted and not considered a story
Landscape Setback Abutting All Public Rights-of-Way, Excluding Alleys	20 feet
Landscaped Parkway (Interior Private Streets or Common Driveways)	Combined 10 feet wide, no less than 3 feet on one side
Front	20 feet
Side (Interior and Street)	20 feet (for 3 stories abutting R2-MD zones)
Rear (Interior and Street)	20 feet (for 3 stories abutting R2-MD zones)
Chimneys	2 feet above maximum building height.
Fireplaces	2 feet into required setback or building separation area
Roof or Eaves Projections	2 feet 6 inches into required side setback or building separation area 5 feet into required front or rear setback
Building Separation	10-foot minimum between main buildings 6-foot minimum between main buildings and accessory structures
Off-Street Parking	Refer to Chapter VI, Article 1 Off-Street Parking Standards Residential Districts
Landscaping	Refer to Chapter VII, Landscaping Standards
Residential Common Interest Development	Refer to Chapter V, Article 2 Residential Common Interest Developments

(Ord. No. 18-12, § 2, 12-4-18)





Note: County Unincorporated areas are shown in white.

## John Wayne Airport Impact Zones

### LEGEND

- 65— CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- ..... CITY BOUNDARIES
- AIRPORT BOUNDARIES

Composite contour from  
John Wayne Airport Project  
Case-1990 and 2005  
(see section 2.2.1)

### CERTIFICATION

**ATTACHMENT 5**

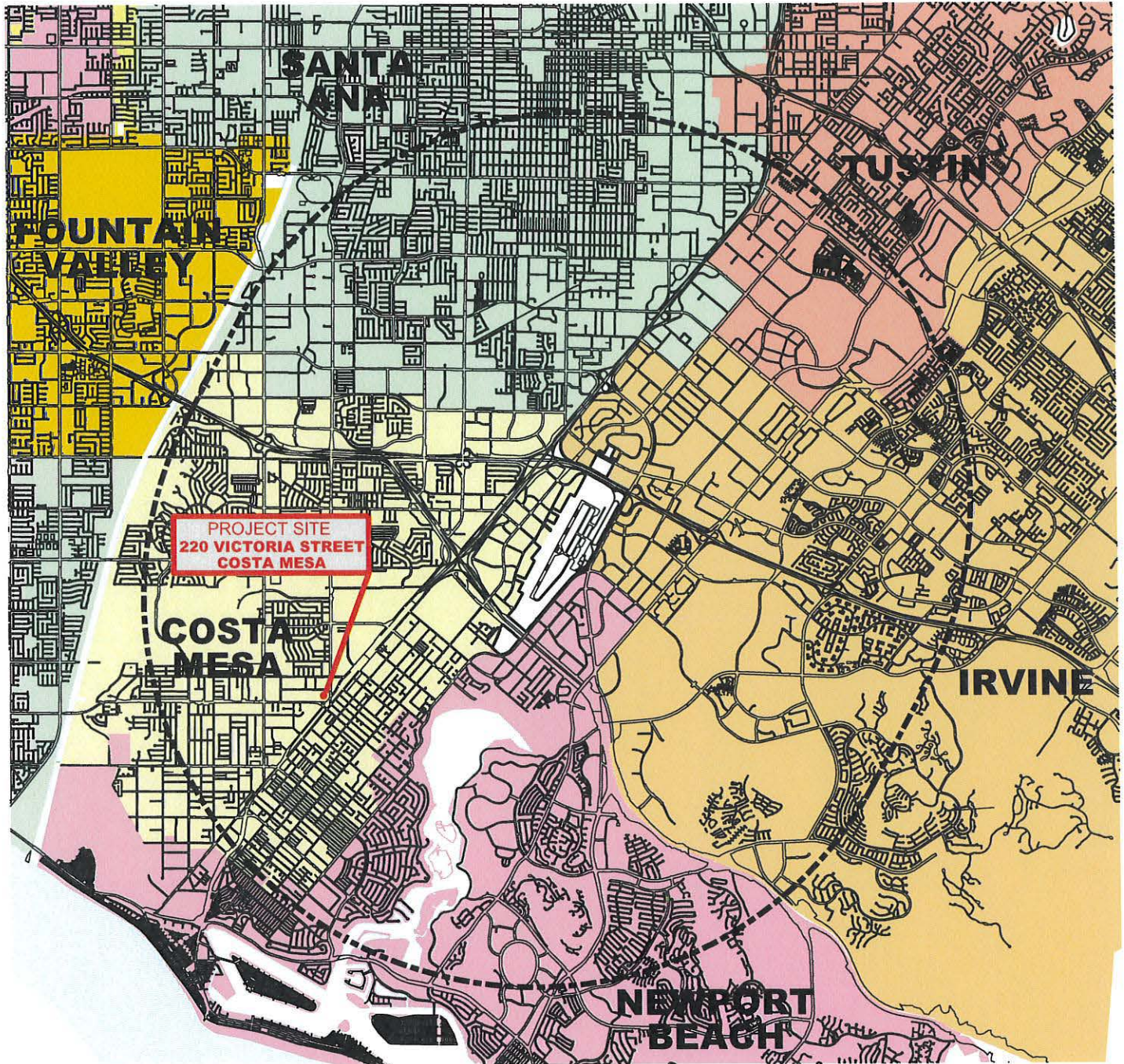
for Orange County

Date



# AELUP Notification Area for JWA

ATTACHMENT 3



Note: County Unincorporated areas are shown in white.

## FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

### LEGEND

- 20,000' Radius
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



0 1000 2000 3000 4000 5000 7500  
Scale in Feet

### CERTIFICATION

**ATTACHMENT 6**

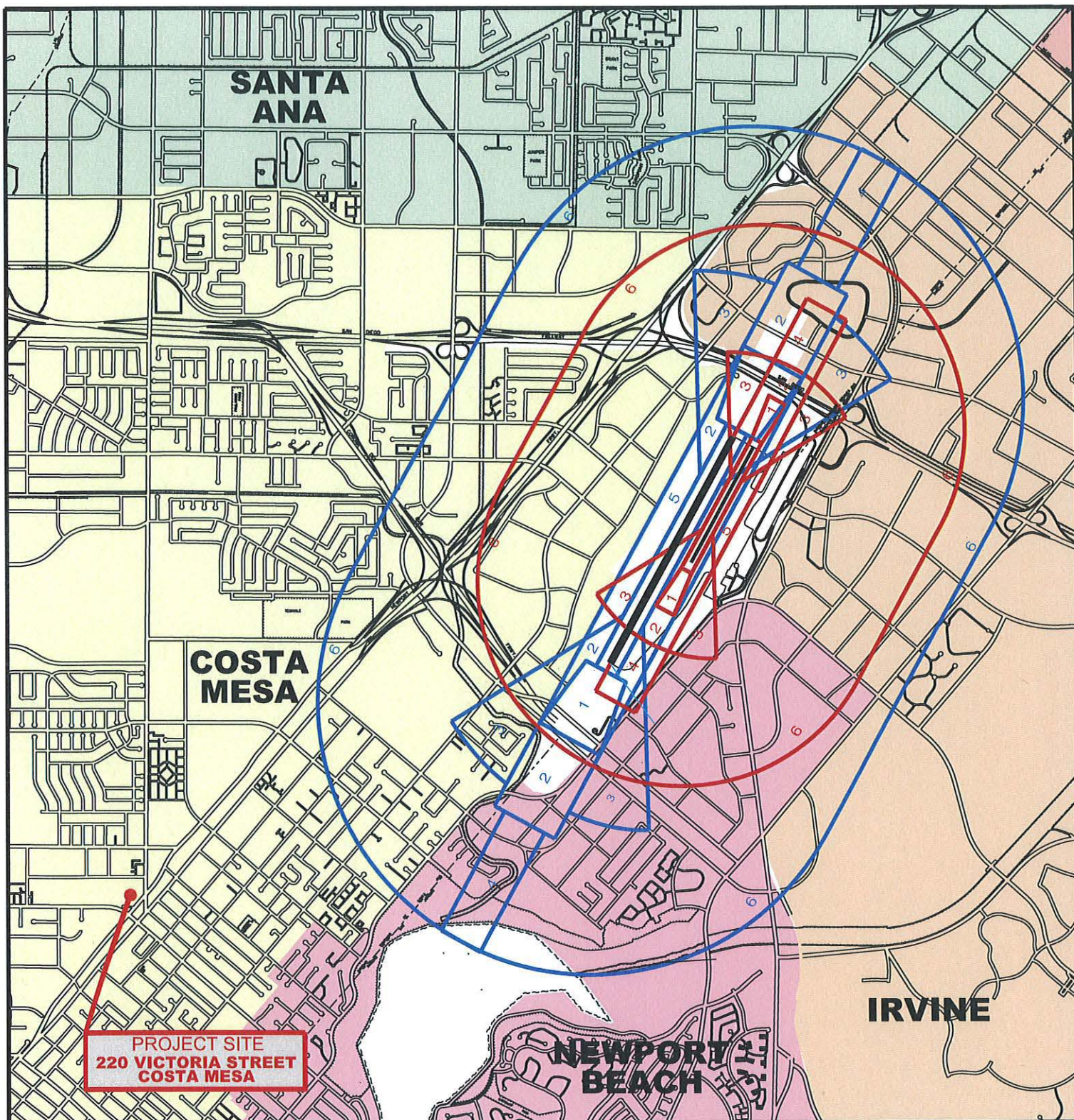
for Orange County

Date









## John Wayne Airport Safety Zone Reference Map

### LEGEND

1. RUNWAY PROTECTION ZONE
2. INNER APPROACH / DEPARTURE ZONE
3. INNER TURNING ZONE
4. OUTER APPROACH / DEPARTURE ZONE
5. SIDELINE ZONE
6. TRAFFIC PATTERN ZONE



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2L & 20R (A MEDIUM GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2R & 20L (A SHORT GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



0 500 1000 2000  
Scale in Feet

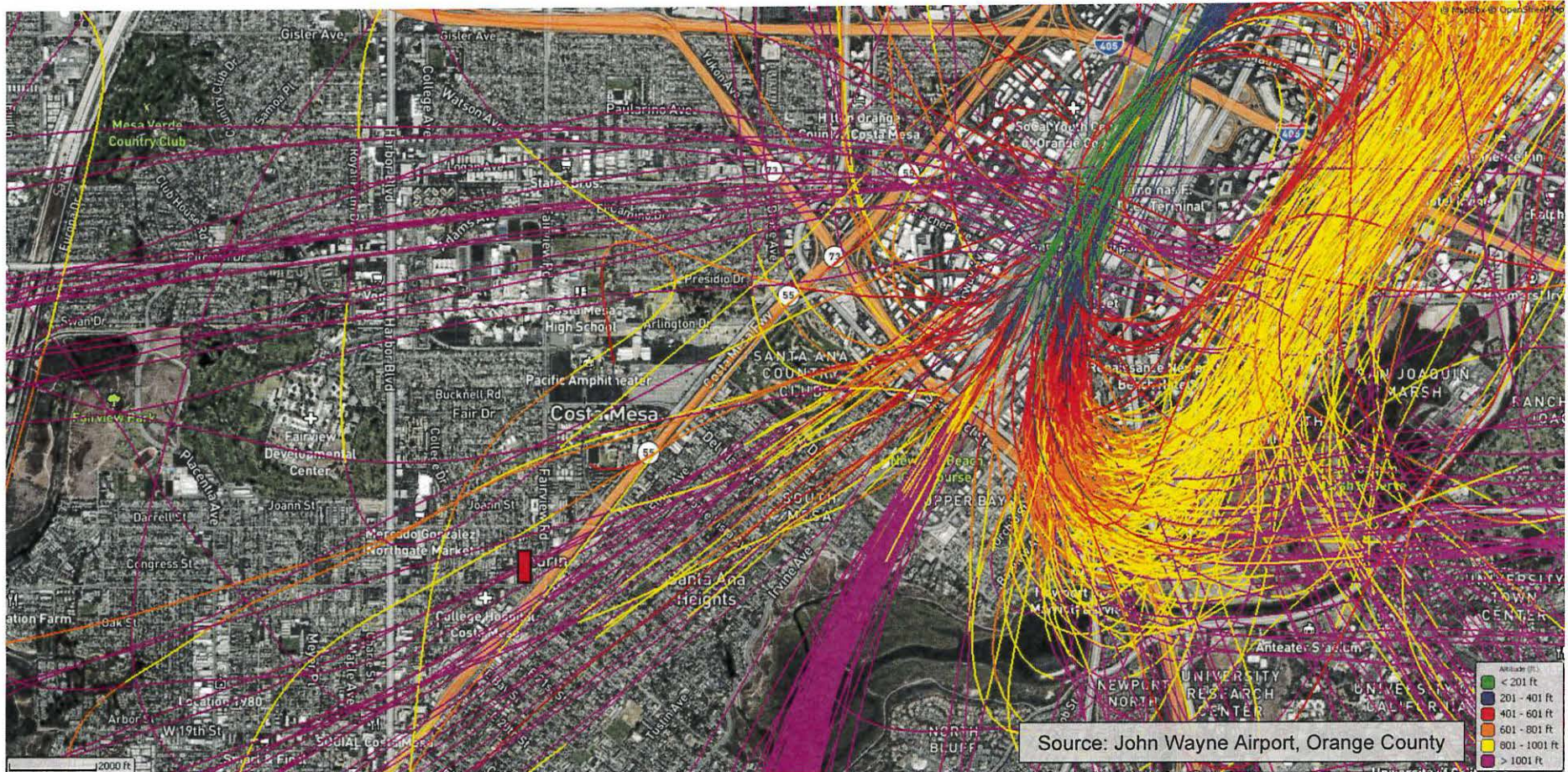
### CERTIFICATION

Approved by the Airport Land Use Committee for Orange County

**ATTACHMENT 8**

Date



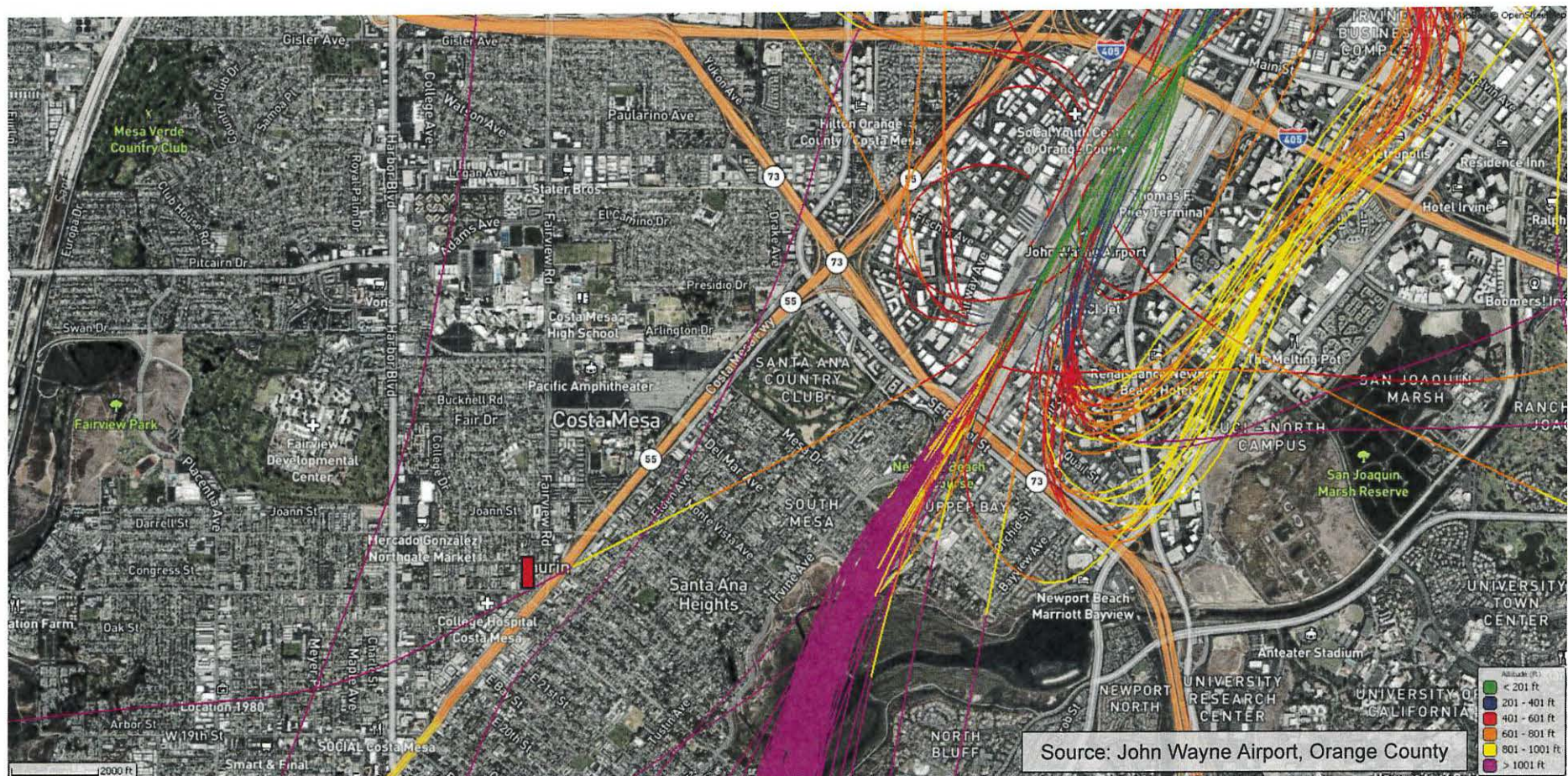


220 Victoria St., Costa Mesa



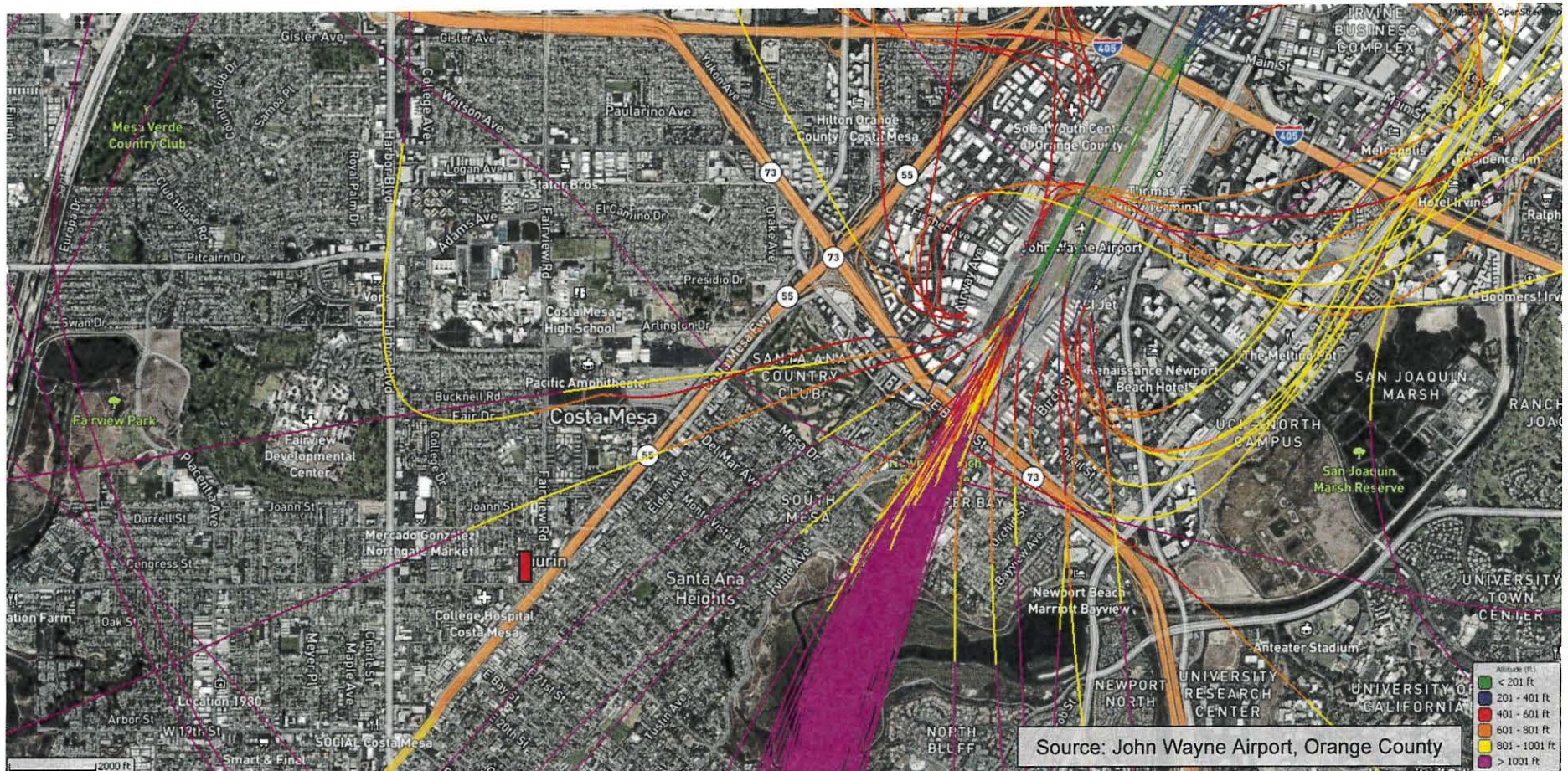


John Wayne Airport Altitude Analysis  
397 Operations  
Tuesday, March 11, 2025



220 Victoria St., Cotsta Mesa





220 Victoria St., Costa Mesa





May 19, 2025

Ms. Julie Fitch  
Executive Officer  
Airport Land Use Commission for Orange County  
3160 Airway Avenue  
Costa Mesa, CA 92626



Sent via email to: Julie Fitch, [JFitch@ocair.com](mailto:JFitch@ocair.com)

**RE: Review of the Victoria Place Project for Airport Environs Land Use Plan (AELUP) Consistency, City of Costa Mesa**

Dear Ms. Fitch,

Please consider this application to determine consistency with the AELUP for John Wayne Airport (JWA) for the proposed **Victoria Place** project located in the City of Costa Mesa. Attachment 1 includes the completed ALUC Submittal Form.

**1. Project Description**

The project proposes to demolish approximately 18,567-square feet of commercial retail use and storage and construct a new master-planned residential common interest development community ("Victoria Place"). The project proposes up to 40 market-rate dwelling units comprising of 18 duplexes (36 dwelling units) and four detached units and 32,437 square feet of open space (i.e., publicly accessible open space area, private common open space, private roof decks, and private balconies).

The project would also include off-site improvements to Victoria Place and a bicycle lane connecting Newport Boulevard and Victoria Street. Proposed improvements to Victoria Place include undergrounding the existing Southern California Edison (SCE) utility poles and lines along the project's frontage. Additionally, an off-site park is proposed along Victoria Place designed with lush landscaping, shade trees, seating areas, and a bioswale. All existing on-site buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished.

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200  
Building Safety Division (714) 754-5273      Community Improvement Division (714) 754-5638  
Housing & Community Development (714) 754-4870      Planning Division (714) 754-5245  
[www.costamesaca.gov](http://www.costamesaca.gov)



The residential buildings are proposed with a maximum building height of approximately 39 feet, six inches. The total parking provided on-site is 103 parking spaces.

The proposed project requires approval of a General Plan Amendment, Rezone, Tentative Tract Map, and Master Plan. The General Plan Amendment would modify the Land Use Element's maps, figures, text and tables to apply a Residential Incentive Overlay District designation to the subject property, as the site currently has a land use designation of General Commercial, which does not allow residential development. The overlay would enable residential development on the property up to 30 dwelling units per acre. The rezone is required to apply an additional zoning designation—Residential Incentive Overlay District—on top of the existing C2 (General Business District) zoning in order to implement the General Plan's Residential Incentive Overlay designation. The Rezone will apply a specific set of zoning provisions outlined in Costa Mesa Municipal Code (CMMC) Article 12, *Residential Incentive Overlay District*, to the proposed residential common interest development. As an "overlay district", the property's base land use and zoning designations do not change.

The proposed Master Plan would provide floor plans, site plan details, building elevations and other schematic drawings to comply with the Residential Incentive Overlay District's development standards. The Tentative Tract Map would merge the existing three parcels and formally subdivide the property to facilitate individual condominium ownership.

## **2. Project Location (See Area Map and Site Plan)**

As shown in Attachment 2, the 1.77-acre project site is located at 220, 222, 234, and 236 Victoria Street (Assessor's Parcel Numbers: 419-111-20, 419-111-19, 419-111-21) in the City of Costa Mesa, Orange County. The project site is located on the north side of Victoria Place near the intersection of Victoria Street and Newport Boulevard. The project site is developed with an existing 18,567-square-foot commercial retail use and storage and associated parking spaces.

## **3. Existing and Proposed General Plan and Zoning Designations**

As established in the existing General Plan Land Use Element, (<https://www.costamesaca.gov/home/showpublisheddocument/59580/638767695525970000>) the site's land use designation is General Commercial. General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. They are characterized by large parcels and landscaped setbacks and are situated within proximity to major transportation routes. Development within this land use designation consists of one and two-story commercial buildings.

The site is zoned General Business (GB) which is intended to provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature.

The project proposes to amend the Land Use Element (attachment 3) to modify the Land Use Element's maps, figures, text and tables to apply a Residential Incentive Overlay District designation to the subject property, as the site currently has a land use designation of General Commercial, which does not allow residential development. Concurrently, the project also proposes a Rezone to implement the General Plan Residential Incentive Overlay District zoning designation, as the project site is currently zoned C2-General Business District, which does not allow residential development (attachment 4). As an "overlay district", the property's base land use and zoning designations do not change.

#### **4. Existing and Proposed Uses On-Site and Surrounding Properties**

Existing: One-Story commercial retail use buildings and storage.

Proposed: Three-Story Residential Common Interest Development.

#### **5. Public Hearing Schedule**

The project is moving forward with a Planning Commission hearing beginning on June 9, 2025, followed by City Council hearings.

#### **6. CNEL Contour**

The project is not within the 60 CNEL noise contour of JWA.

#### **7. Runway Protection Zone (RPZ)**

The project is not within the RPZ of JWA.

#### **8. Height Restriction Zone**

The property is approximately 11,950 feet from Runway 2L and has a ground elevation of approximately 85 feet AMSL (per Google Earth Pro), therefore a building or structure would penetrate the notification surface at 90 feet above ground level. As proposed, the project is proposed at height of approximately 40 feet which would bring the total elevation to approximately 125', approximately 80 feet less than the penetration height.



## **9. Applicable Sections of the CEQA documentation**

The Draft IS/MND for the project is linked below. In addition, excerpts from the Draft IS/MND relating to noise are included within Attachment 6. <https://www.costamesaca.gov/home/showpublisheddocument/59826/638790947248900000>

## **10. Latitude and Longitude**

Latitude: N33°39'4"

Longitude: W117°54'21"

## **11. Height of the Proposed Structures**

The maximum height of the proposed residential structures is approximately 39'-6".

## **12. Project Elevations**

Attached.

## **13. Building Height Restrictions**

The project's amendment to the General Plan Land Use designation and zoning includes development standards for the Residential Incentive Overlay District that contains a maximum building height allowed for all structures on-site. Per the Residential Incentive Overlay District's development standards, the maximum building height allowed is three stories with rooftop terraces not considered a story. Elevations are included within attachment 11.

## **14. Building Height of Surrounding Structures**

Building heights within a 1,000-foot radius surrounding the project site (which include office, retail, institutional, and residential buildings) are a maximum of approximately 40 feet.



ATTACHMENTS:

- 1 Completed Submittal Form
- 2 Site Location
- 3 Proposed General Plan
- 4 Proposed Rezone
- 5 Draft IS/MND
- 6 Noise Policies and Standard Condition of Approval
- 7 Impact Zones
- 8 Notification Area
- 9 Obstruction Imaginary Surface
- 10 Airport Safety Zone
- 11 Elevations
- 12 Notice Criteria Tool

If you have any comments or questions, please contact the project planner, Victor Mendez, at (714) 754-5276 or [victor.mendez@costamesaca.gov](mailto:victor.mendez@costamesaca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Carrie Tai", with a long horizontal flourish extending to the right.

Carrie Tai, AICP  
Economic and Development Services Director





## AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

### SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: City of Costa Mesa
2. Contact Information - Name/Title Victor Mendez, Senior Planner  
Agency: City of Costa Mesa  
Address: 77 Fair Drive, Costa Mesa, CA 92626  
Phone/email: 714-754-5276, victor.mendez@costamesaca.gov
3. Airport Planning Area(s):  
☒ John Wayne Airport   ☐ Fullerton Municipal Airport   ☐ JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): General Plan Amendment  
Name of General Plan Element, Specific Plan or Planned Community: Land Use Element
5. Scheduled date of Planning Commission May 15, 2025 Public Hearing: 6/9/2025
6. Tentative date of City Council/Board of Supervisors Public Hearing: 7/15/2025
7. Requested date of ALUC Review June 19.  
*Complete submittals must be received by the first day of the month to be considered for the next meeting date.*
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area\*? ☐ No (skip items # 9-12). ☒ Yes (continue below).
9. Does the item propose a change of land use within the ☐ 60 CNEL or ☐ 65 CNEL noise contours of the airport(s)\*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? ☐ No ☒ Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport\*? ☒ No ☐ Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces\*? ☒ No ☐ Yes
13. Please indicate current two-stories/30 feet and proposed three-stories maximum heights allowed.



### **SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code**

- ☒ Cover letter on City/County letterhead.
- ☒ Completed Submittal Form.
- ☒ Link to existing See Cover Letter and proposed See Attachment General Plan Element, Specific Plan or Zoning Code for this submittal.
- ☒ Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- ☒ Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- ☒ Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- ☒ Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- ☒ Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- ☒ Attachment showing current and proposed noise policies/mitigation measures.
- ☒ Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.  
The project will comply with all noise, safety compatibility, and height restriction zones. The application include an attachment with excerpts from the project DEIR which identifies regulatory background, noise policies, and a standard condition of approval for noise. The project site is outside the 60 dBA CNEL zone and the proposed structures will be below the obstruction imaginary surface. In addition, the project does not penetrate into the notification area and is not located in any Safety Zone.
- ☒ Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
- ☒ Provide information regarding CEQA compliance.

\*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:  
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,  
 Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170  
[ALUCinfo@ocair.com](mailto:ALUCinfo@ocair.com)*



**RESOLUTION NO. PC-2025-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF A 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 LOCATED AT 220, 222, 234, and 236 VICTORIA STREET (“VICTORIA PLACE”)**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, a General Plan Amendment, Rezone, Tentative Tract Map, and Master Plan, was filed by Bundy-Finkel Architects, on behalf of WMC, LLC, requesting approval of the following: General Plan Amendment, Rezone, Master Plan, and Tentative Tract Map to facilitate the development of a 40-unit residential common interest development project located at 220, 222, 234, and 236 Victoria Street;

WHEREAS, pursuant to Costa Mesa Municipal Code (CMMC) Section 13-83.63(a) and City Council Policy 500-2, a project screening is required for all residential development proposals within the RIOD, as well as for any privately-initiated General Plan Amendment;

WHEREAS, a screening provides awareness of the application to the community and gives the City Council an opportunity to offer comments on the merits and appropriateness of the proposed development before the applicant submits the formal planning application(s);

WHEREAS, a screening for General Plan Amendment (PSCR-24-0001) and RIOD was conducted by the City Council August 6, 2024, pursuant to the requirements of the CMMC Section 13-83.63(a) and City Council Policy 500-2;

WHEREAS, a General Plan Amendment is required to modify the Land Use Element's maps, figures, text and tables to apply a RIOD zoning designation to the subject property, as the site currently has a land use designation of General Commercial, which does not allow residential development;



WHEREAS, General Plan Amendment (PGPA-24-0001), includes the following revisions to the Land Use Element, and as depicted in further details in Exhibit A attached hereto;;

1. Figure LU-3 – apply the RIOD designation to the project site, without changing the underlying General Commercial land use designation
2. Figure LU-9 – amend text apply the RIOD designation to the project site
3. Table LU-16 – update the Newport Boulevard RIOD Density Column to 117 units and total combined units to 478 units and remove the Floor Area Ratio section as FAR no longer applies to the RIOD
4. Figure LU-11: *Residential Incentive Overlay: Newport Boulevard* by revising exhibits to show the RIOD designation to the project site and revising allowable maximum residential units to 117 units and removing commercial square footage

WHEREAS, based on the proposed General Plan Amendment, adoption of Ordinance No. 25-\_\_ for the Rezone is necessary to establish consistency between the General Plan and Zoning Code;

WHEREAS, consistent with the General Plan Amendment, the Rezone will apply the RIOD zoning designation to the subject project site, currently zoned C2 – General Business District, to facilitate the residential development while maintaining the underlying commercial zoning;

WHEREAS, the Master Plan (PMAP-24-0002) proposes a 40-unit residential development and is consistent with and meets the objectives of the General Plan as market-rate housing is encouraged and is compatible with the existing commercial and residential uses nearby;

WHEREAS, the applicant proposes to deviate from the following development standards: increased floor area ratio; reduced common use open space; increased building height; reduce side setback; reduced rear setback; omit landscape parkways; reduced parking; reduced garage space; and reduced parking space next to buildings;

WHEREAS, Tentative Tract Map No. 19351 is a request to subdivide the property for future individual ownerships through the condominium subdivisions process;



WHEREAS, the Planning Commission is the recommending body and the City Council is the final decision-maker for the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, Master Plan, and Tentative Tract Map;

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on June 9, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) including the Mitigation Monitoring and Reporting Program was prepared in compliance with CEQA and the local environmental review guidelines;

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit B, and subject to the conditions of approval contained within Exhibit C and Exhibit D1, and all the mitigation measures included in the Mitigation Monitoring and Reporting Program contained within Exhibit D, the Planning Commission hereby **RECOMMENDS** City Council take the following actions:

1. **Approve** General Plan Amendment PGPA-24-0001 to modify the Land Use Element's maps, figures, text and tables to apply a RIOD zoning designation to the subject property, as the site currently has a land use designation of General Commercial, which does not allow residential development; and
2. **GIVE FIRST READING** to Ordinance 25-XX to rezone the project site by applying the RIOD zoning designation to the subject project site, currently zoned C2 – General Business District, to facilitate the residential development while maintaining the underlying commercial zoning; and
3. **Approve** Master Plan PMAP-24-0002 for a 40-unit residential common interest development; and
4. **Approve** Tentative Tract Map No. 19351 to subdivide the properties for condominium purposes.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, Master Plan and



Tentative Tract Map and upon applicant's compliance with each and all of the conditions in Exhibit C, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 9th day of June, 2025.**

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Jeffrey Harlan, Chair  
Costa Mesa Planning Commission



STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss  
CITY OF COSTA MESA )

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on June 9, 2025, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Carrie Tai, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2025-