

REQUESTS FOR WILL-SERVE LETTERS



February 28, 2024

695 W. 19th Street



COSTA MESA SC HOUSING
COSTA MESA, CA

695 W. 19th Street



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615 and 617 Victoria Street



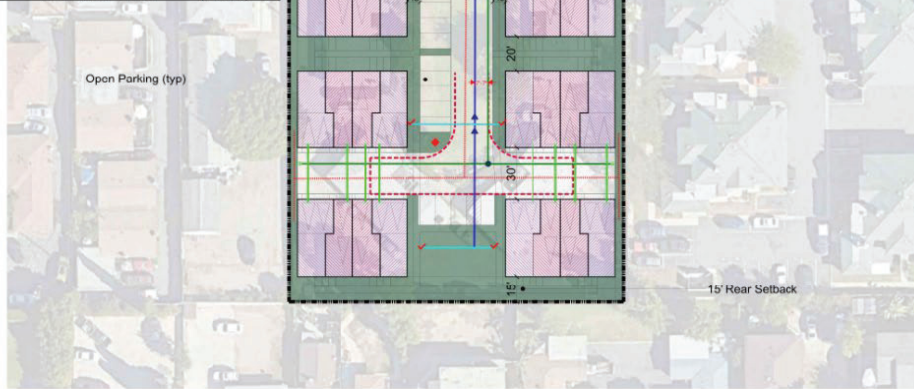
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615 and 617 Victoria Street

Water			
Description	Quantity	Unit	
Water - Fire Hydrant	2	Count	
Water - Gate Valve	5	Count	
Water - Mainline - 4" PVC (Domestic)	259.57	ft	
Water - Mainline - 6" PVC (Fire Water)	814.34	ft	
Water - Meter Manifold (4 Individual Meters)	8	Count	
Water - Offsite - Connect to Mainline	2	Count	
Water - Offsite - Mainline - 4" PVC (Domestic)	31.91	ft	
Water - Offsite - Mainline - 6" PVC (Fire Water)	31.81	ft	
Water - Service - 2" for Meter Manifold	205.23	ft	

Sewer			
Description	Quantity	Unit	
Sewer - Cleanout	4	Count	
Sewer - Mainline - 8" PVC	586.87	ft	
Sewer - Manhole	2	Count	
Sewer - Offsite - Connect to Sewer w/Manhole	1	Count	
Sewer - Offsite - Mainline - 8" PVC	43.18	ft	
Sewer - Service - 4" PVC	544.09	ft	



SITE INFORMATION
 APN: [Redacted]
 Address: Victoria Street
 City: Costa Mesa, CA
 County: Orange County
 Zoning: R2-MD & Mesa West Residential Ownership Urban Plan

R2-MD
 Density: 12 du/ac
 Setbacks:
 Front: 20'
 Side: 5'
 Rear: 20' for 2-story
 Open Space: 40% of lot area
 Parking Required:
 2bd: 3 sp/unit (1 covered, 1.5 uncovered, 0.5 guest)
 3bd: 4 sp/unit (1 covered, 2.5 uncovered, 0.5 guest)
 4bd: 4 sp/unit (1 covered, 2.5 uncovered, 0.5 guest)
 State Density Bonus Parking Standards
 1 bd: 1 sp/unit
 2 bd: 1.5 sp/unit
 3 bd: 1.5 sp/unit
 4 bd: 2.5 sp/unit

SITE SUMMARY
 Site Area: ±1.3 ac (±57,420sf)
 Units:
 16 units - P3 (3bd)
 16 units - P4 (4bd)
 32 units - Total
 Density: ±24.6 du/ac
 Parking Provided:
 64 spaces - Garage Parking (±2 sp/unit)
 18 spaces - Open Parking (±0.5 sp/unit)
 82 spaces - Total Parking (±2.5 sp/unit)
 Open Space Provided:
 ±15,822sf Common Area (±28%)



Architecture + Planning
 27011 Van Ness Ave.
 Suite 200
 San Francisco, CA 94134
 415.851.2123
 ktgy.com



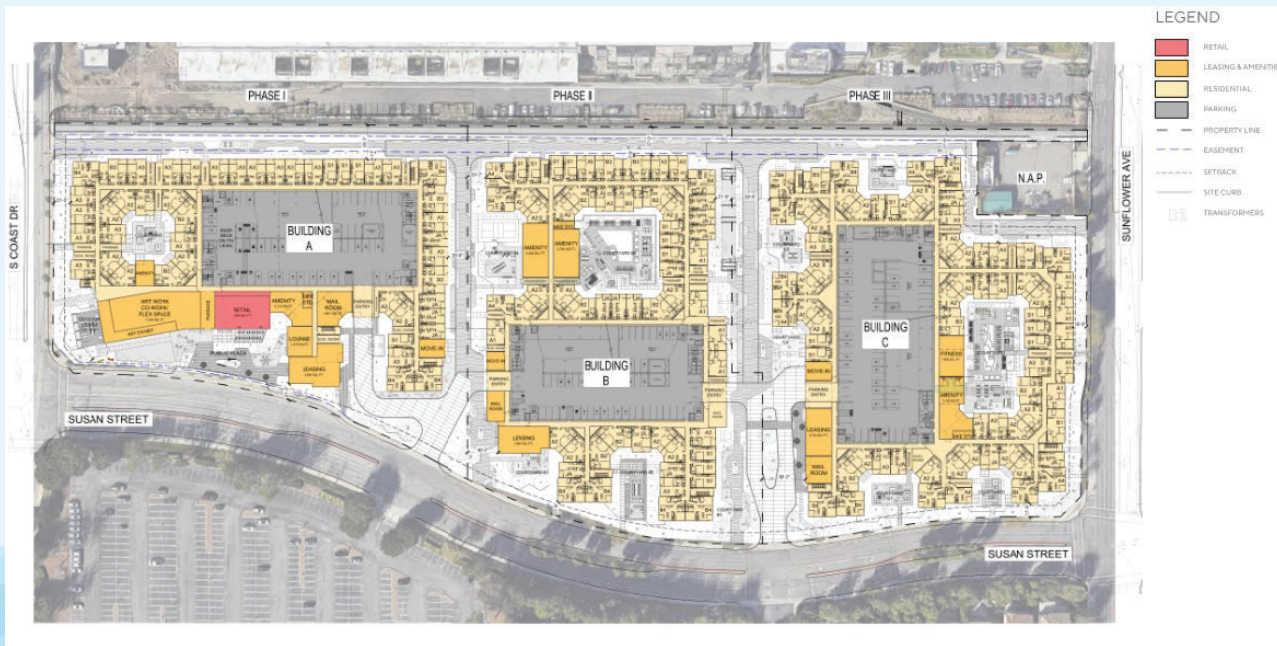
COSTA MESA - VICTORIA STREET
 COSTA MESA, CA 92626

OPTION 7b
 CONCEPTUAL DENSITY STUDY
 APRIL 11, 2023

3333 Susan Street



3333 Susan Street



Recommendation

Approve the issuance of Will-Serve Letters to customer projects located at 695 W. 19th Street and 615 and 617 Victoria Street and approve a Water Supply Assessment for a customer project located at 3333 Susan Street.

Questions?

