

# City of Costa Mesa

## Inter Office Memorandum

TO: Ernesto Munoz, City Engineer

FROM: R. Michael Robinson, Assistant Development Services Director *RMR*

DATE: April 21, 2005

SUBJECT: LAND USE FOR VICTORIA STREET SURPLUS PROPERTY

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As requested, I have reviewed your memo dated April 8, 2005 and attached air photo for the Victoria Street surplus property off of Myran Drive. The surplus lot is substandard in terms of lot width (100 feet required; 18 feet existing) and lot area (12,000 square feet required; 2,376 square feet existing) for a "standard" R2-MD lot.

While we have allowed development on some substandard surplus lots, the size of this lot is so deficient (i.e. less than the previous minimum lot size of 6,000 square feet) as to preclude any form of meaningful or conforming development as a separate lot. Also, the long and narrow shape of the lot with access off of the Myran Drive access easement cannot support separate development for parking due to lack of compliance with required setbacks, parking stall dimensions, and required back out and/or turn around area.

Based on the above, it appears that the only viable private sector development option for the site would be to sell the lot to the owner of the property to the north so that it can be incorporated into a more suitable development on the combined lots. Please feel free to call if you have any questions.

cc:  Brad Edwards, Engineering Technician III  
 Mel Lee, Senior Planner