



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: October 14, 2024

ITEM NUMBER: PH-1

SUBJECT: MASTER PLAN (PMAP-24-0003) FOR THE DEVELOPMENT OF A NEW COSTA MESA FIRE STATION NO. 2 WITH MINOR CONDITIONAL USE PERMIT FOR TEMPORARY MANUFACTURED STRUCTURES LOCATED AT 800 BAKER STREET

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER
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RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Class 2), Replacement or Reconstruction; and
2. Approve Master Plan (PMAP-24-0003) and Minor Conditional Use Permit, based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is PBK Architects representing the property owner, City of Costa Mesa.

PLANNING APPLICATION SUMMARY

Location:	800 Baker Street	Application Number:	PMAP-24-0003
Request:	Master Plan for the development of a new Costa Mesa Fire Station No. 2. Minor Conditional Use Permit for temporary structures to ensure the fire station remains operational during construction.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	I&R (Institutional and Recreational)	North:	Across Randolph Avenue: R3 (Multiple-Family Residential District) developed with two apartments; and R2-HD (Multiple-Family Residential District, High Density) developed with two story ownership units.
General Plan:	Public/Institutional	South:	Across Baker Street: C1 (Local Business District) developed retail and entertainment uses
Lot Dimensions:	Approximately 105' x 333'	East:	R3 (Multiple-Family Residential District, High Density) developed with three-story ownership townhomes
Lot Area:	34,520 SF	West:	R3 (Multiple-Family Residential District, High Density) developed with two-story ownership townhomes
Existing Development:	Existing 6,650 SF fire station (to be demolished).		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed I&R Dev. Standard	Proposed/Provided
Density/Intensity		
Floor Area Ratio (FAR)	0.25 (8,630 SF)	0.25 (8,630 SF)
Building Height		
	4 Stories	1 Story/25'
Setbacks:		
Front	20'	Building: 52' Parking: 20'-10"
Side (left / right)	5'/5'	5'/23'-7"
Rear	10'	93'-4"
Landscape Setback – front	20'	20'-10"
Parking		
Standard	NA	9
Handicap	1	2
Bicycle	NA	1
Total	NA	12 spaces
CEQA Status	Exempt per CEQA Guidelines Section 15302 (Replacement or Reconstruction)	
Final Action	Planning Commission	

EXECUTIVE SUMMARY

The proposed project will demolish and re-construct a new Fire Station No. 2 at 800 Baker Street. As shown in Exhibits 1 and 2 below, the existing 6,650-square-foot station, built in 1966, has exceeded its useful life and does not meet modern standards for functionality, safety, or personnel capacity.

Exhibit 1 - “Streetview” Image of Fire Station No. 2 from Baker Street



Exhibit 2 - “Streetview” Image of Fire Station No. 2 from Randolph Avenue



The new fire station is proposed to be 8,630-square-feet and is designed to enhance operational efficiency and increase fire response capabilities by providing additional areas for fire apparatus and modernizing the site with overall facility enhancements.

The new fire station will include upgraded apparatus bays, administrative offices, dorm rooms, and modern amenities. Site improvements include new parking facilities and a bike rack, new drive aisle for fire apparatus, and drought-tolerant landscaping. Development will occur in two

phases to ensure the station remains operational during construction. The proposed fire station is designed to be compatible with the surrounding residential and commercial developments, and the proposed architecture reflects design elements similar to the surrounding residences.

Staff supports the request because the project is consistent with applicable goals, objectives, and policies of the General Plan, complies with applicable provisions of the Zoning Ordinance, and it will enhance the City’s ability to deliver crucial life-safety services to the community. Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) and approve the Master Plan based on findings of fact and subject to conditions of approval presented in this report.

SETTING

The 34,520-square-foot subject property is located at 800 Baker Street on the north side of Baker Street between Century Place and Jeffrey Drive (see Exhibit 3 below). The site is a “through lot” with street frontage and access provided from both Baker Street and Randolph Avenue.

Exhibit 3 - Site Location



The site is designated Public/Institutional by the City’s Land Use Element of the General Plan and is zoned I&R (Institutional and Recreational). The Public/Institutional designation applies to publicly and privately owned properties that provide recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. The I&R zoning designation is intended to allow land uses which provide recreation, open space, health and public service uses. Though located across Baker Street from northern boundary of the SoBECA Urban Plan, it should be noted that the subject project is not located within the boundaries of any specific plan or overlay district.

Baker Street is an arterial right-of-way having an east-west alignment that serves the northern portion of the City south of Interstate 405. The project site is located in an area that has multi-family residential uses to the north, east, and west. Properties located south of Baker Street are developed with a variety of retail, restaurant, service, and entertainment uses.

HISTORY

Since 1966, Fire Station No. 2 has been providing fire protection and emergency response services to the Costa Mesa community. Historical imagery indicates that prior to its construction in 1966, the subject property and surrounding area was used for agricultural purposes.

In addition to responding to fires, the staff of Fire Station No. 2 respond to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials.

The existing 6,650-square-foot fire station consists of an approximately 2,800-square foot apparatus bay and 3,850-square feet of living space. However, after 58 years of service, the Fire Station has exceeded its useful life and is not compliant with current industry standards and specifications.

BACKGROUND

For many years, Fire Station No. 2 has been impacted by regular maintenance and service issues and now requires a complete replacement. Issues that the new fire station will address include electrical and mechanical upgrades; heating, ventilation, and air conditioning improvements; modernization of life-safety equipment and communications; improved parking facilities; enhancements to the staff living quarters; and adherence to current building codes and regulations.

On August 27, 2024, a community meeting was held at Fire Station No. 2 to solicit public input and participation. Additional input was solicited from Fire Department Staff and the Employee Association. Discussions and comments were considered in the development of the proposed Master Plan and selected architectural style.

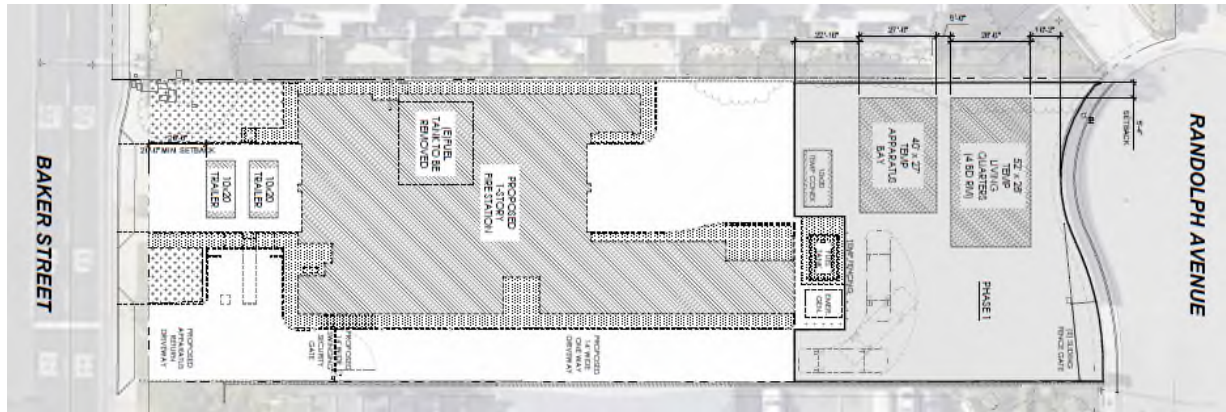
REQUESTED PLANNING APPLICATIONS

The City has contracted PBK Architects to develop the plans and process the required entitlements. Pursuant to the CMMC Land Use Matrix, public facilities such as fire stations are permitted land uses in the I&R zone. Although the use is permitted by right, pursuant to CMMC Section 13-28(g), development in the I&R Zoning District requires “master plan” approval. Pursuant to CMMC Table 13-29(c), the planning application review process for a “master plan” requires Planning Commission approval, and therefore the project site development aspects are subject to discretionary review by the Planning Commission.

In addition, for the Fire Station to remain operational during construction, the project is proposed to be constructed in two phases. Phase One includes installing temporary

structures totaling 2,736 square feet in the rear parking lot of the property (near Randolph Avenue) including modular living quarters, apparatus bay, and safety equipment storage. In addition, two construction offices are proposed to be placed at the front of the fire station (near Baker Street). Construction fencing will also be installed as needed throughout the property. (See the below Exhibit 4 for site plan details of “Phase 1” of the constructions plan.) Pursuant to CMMC Section 13-188, except for temporary real estate offices and construction offices, temporary structures including the crew quarters, apparatus bay, and storage require a minor conditional use permit.

Exhibit 4 – Construction Phase 1



Once the temporary structures have been installed, Phase two would commence, including the demolition and construction of the new Fire Station. At completion, the temporary structures will be removed from the site.

STANDARD OF REVIEW

Master Plan

Pursuant to CMMC Section 13-29(g)(5), the following findings must be made in the affirmative in order to approve subject project Master Plan for site development:

- The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Minor Conditional Use Permit

Pursuant to Section 13-29(g)(2)(a-c) of the City’s Zoning Ordinance, the following findings must be made in the affirmative in order to approve Minor Conditional Use Permit application for the temporary structures:

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area;

- Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood; and
- Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Review Criteria

In addition to the required Master Plan and Minor Conditional Use Permit findings, the CMMC requires that all planning applications comply with the following planning application Review Criteria:

- Neighborhood compatibility;
- Safety and compatibility of design;
- Compliance with performance standards; and
- Consistency with the general plan and any applicable specific plan,

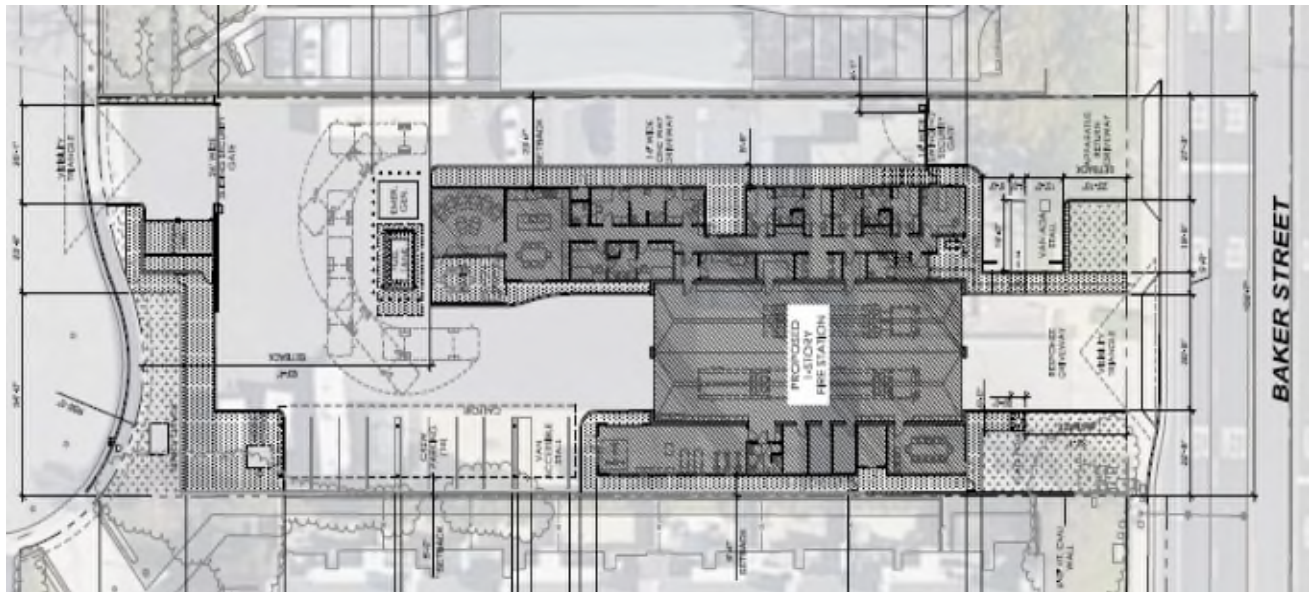
DESCRIPTION:

The new Fire Station No. 2 to be 8,630-square-foot with a double-deep apparatus bay and administrative, storage, and living areas. Additional site improvements include a new drive aisle, two visitor parking spaces, and bike rack at the front of the property; a new covered crew parking area in the rear parking lot; new perimeter walls, new landscaping, and new utility connections. Accessory structures including a hose tower, generator, and fuel tank will be relocated within the rear parking area.

Site Plan

As shown in Exhibit 5, below, the fire station is proposed be constructed generally in the center of the property with drive aisles, visitor parking, and landscaping at the front of the site. Nine crew parking spaces are proposed in the rear of the property and would be covered by a proposed 10-foot-tall carport that has five-foot side setback along the west property line. An existing hose tower is proposed to be relocated north of the proposed covered parking to make room for the new parking and to comply with current setback requirements. The existing emergency generator located at the front of the property will be relocated to the rear parking lot next to a relocated fuel tank. All structures are proposed in compliance with the minimum setback requirements of the I&R Zoning District.

Exhibit 5 - Site Plan



Parking and Circulation

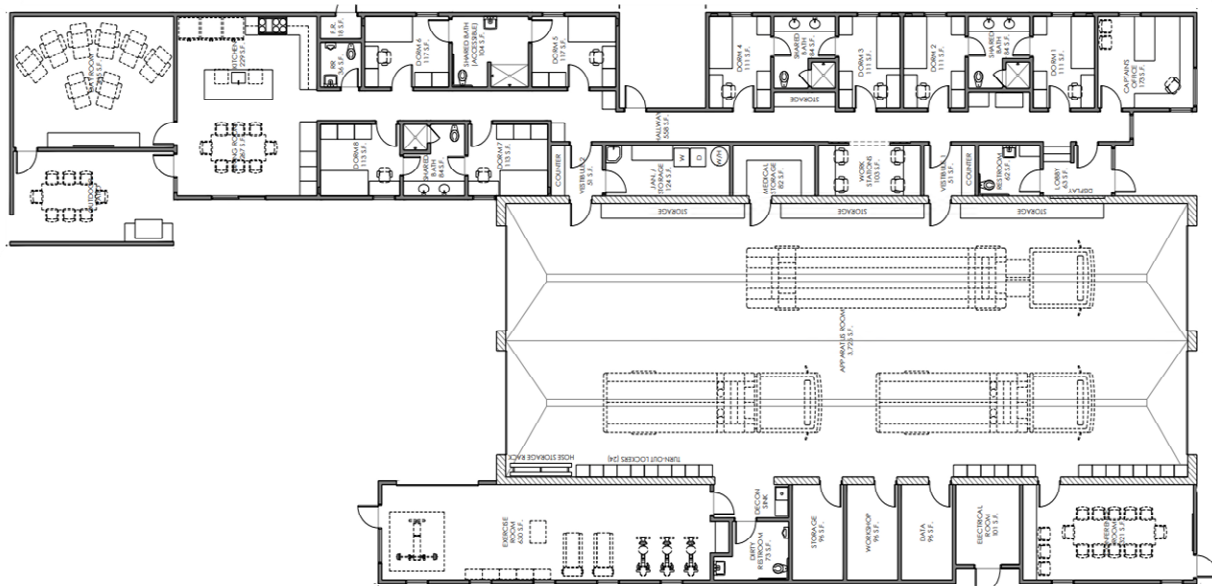
The CMMC does not establish a specific parking requirement for public facilities such as fire departments. As proposed, the site will include a total 12 parking spaces, not including the fire track apparatus bays. Two visitor spaces and a bike rack will be provided at the front of the building and accessed from Baker Street, and nine staff parking spaces will be provided to the rear of the building and will be accessed from Randolph Avenue. As the Fire Station staff will consist of a maximum of eight firefighters at any given time, the amount of provided crew and public parking is sufficient.

The proposed site circulation includes a new apparatus return driveway and visitor parking accessible from Baker Street. Currently, fire trucks are required to enter the station by driving on Randolph Avenue, which provides access to several residential developments. The reconfigured circulation will reduce the station's impact on these residences by removing the necessity for fire apparatus to return to the station by Randolph Avenue. The drive aisle accessing Randolph Avenue will be used by employees to access the station and for waste collection purposes.

Floor Plan

The new fire station features a two-bay, double deep apparatus room, administrative offices and workspaces, eight dorm rooms, a kitchen/dining room, day room, exercise room, outdoor patio area screened from neighboring residences, mechanical rooms, and other various support spaces. As shown in Exhibit 6 below, the apparatus bay is located in the center of the building with living, work, and support spaces positioned on both sides.

Exhibit 6 - Floor Plan



Floor Area Ratio (FAR)

Pursuant to the General Plan and CMMC, Public/Institutional Uses are limited to an FAR of 0.25. The project proposes an 8,630-square-foot building on a property that is 34,520 square feet which equates to a 0.25 FAR, and therefore complies with the City's General Plan.

Elevations/Architecture

As shown in Exhibit 7, below, the proposed fire station is designed to blend modern architectural elements with traditional craftsmen elements. The fire station features dark tan fiber cement siding which will appear similar to wood, complementing the two-tone plaster in light beige and dark brown. A stacked stone veneer at the base and adjacent to apparatus doors adds texture, contrast and interrupts the front and side elevations which results in the appearance of less overall building height and mass. The building has a composition shingle roof with a maximum height of 25 feet proposed at the peak of the sloped gable roofline above the apparatus bay. The red apparatus doors provide a contrast and a functional focal point for emergency vehicle access.

The design reflects elements present in the surrounding neighborhood, such as sloped gable roofs and traditional building materials, helping the station integrate seamlessly into the surrounding neighborhood. Materials like stone veneer and red accents maintain a connection to traditional fire station design, while modern materials and finishes update its appearance for a contemporary urban setting.

Exhibit 7 - Front Rendering



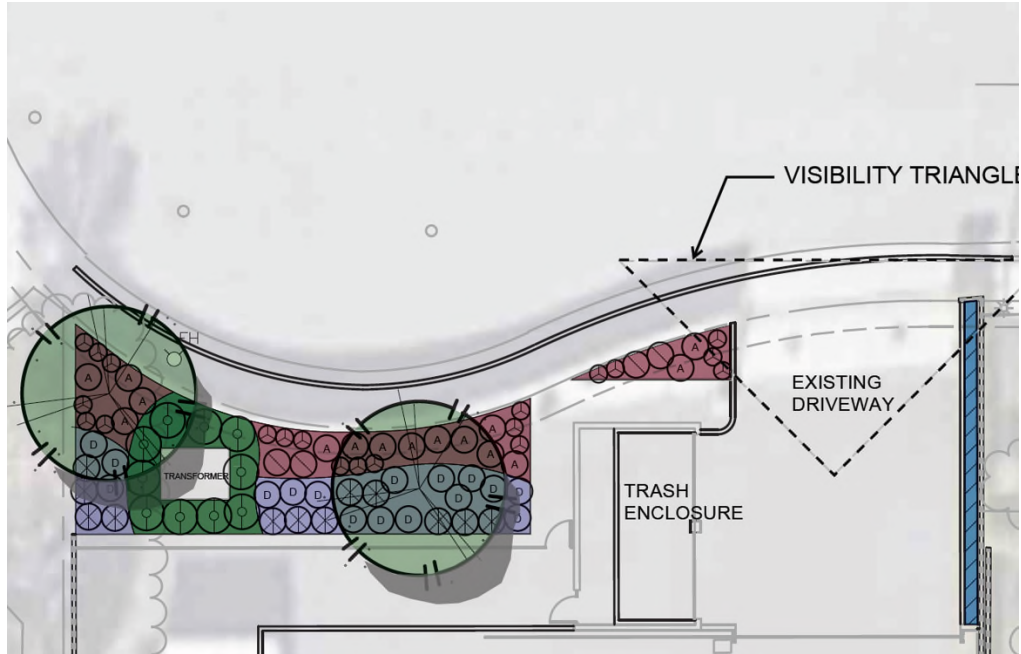
Fences and Walls

The Institutional and Recreational Zoning Districts does not require walls around the development; however, the project proposes to construct a new six-foot tall block wall at the rear of the property to allow for a new landscaped area along Randolph Avenue. The wall will comply with City's street visibility triangle requirements. As shown in Exhibit 8, below, the current block wall does not include any landscaping along the public facing sidewalk. As discussed in the following section, new landscaping in front of the wall will soften the appearance and improve the streetscape. In addition, new block walls will be constructed along the east and west property lines as needed. The project proposes a swinging vehicular gate to the right of the fire station on the apparatus ingress driveway accessed from Baker Street. An additional roiling gate is proposed at the rear of the property adjacent to Randolph Street to secure the rear parking area.

Exhibit 8 - Existing Block Wall along Randolph Avenue



Exhibit 9 - Proposed Block Wall and New Landscaping along Randolph Avenue



Landscaping

The project proposes a total of 2,000 square feet of landscaping including new landscaping in front of the new fire station and at the rear adjacent to Randolph Avenue. Pursuant to the CMMC, one shrub is required per 25 square feet of open space, and 70 percent of the landscape area shall be covered by groundcover. Consistent with these ratios, the project requires 80 shrubs and will provide 243 shrubs.

In addition, the CMMC requires all landscape areas to include a minimum of one tree per 200 square feet of landscape area. However, and pursuant to the CMMC, this requirement may be reduced by the Planning Division when it is determined that an alternative design would meet the intent of the City's landscape objectives (CMMC Section 13-104). As proposed, one tree is proposed per 400 square feet of landscape area and therefore the Planning Commission must consider if the proposed "tree count" satisfies the City's "Landscape Plan Objectives". Staff believes that the proposed "tree count" meets the City's landscape objectives as follows:

- ***“Each landscape plan shall be compatible with the shape and topography of the site and architectural characteristics of structure(s) on the site. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines. However, it is not the intent of this section to require the use of identical plant materials or landscape designs. Where existing mature landscaping is in good, healthy condition, every effort shall be made to retain trees and mature landscaping.”***

The proposed landscaping is compatible with the proposed architecture and the surrounding landscaping in the general SoBECA area because a native and drought tolerant landscape pallet has been proposed. The existing trees at the front of the property are overgrown and the root systems are beginning to damage utilities and paving and therefore require replacement. Three new replacement trees will be planted at the front of the fire station. Western Sycamores are proposed for the front landscaping and Natchez Crape Myrtle trees are proposed for the rear landscaping. Western Sycamore trees can grow up to 80 feet tall with canopies ranging 30-50 feet wide. The canopy of the trees could grow to cover an area of approximately 900-1900 square feet. Crape Myrtle trees do not grow as large but can still exceed a canopy cover of over 300 square feet. Therefore, the one tree per 200 square feet of landscape area is not appropriate because if additional trees were proposed, they would soon grow into each other causing maintenance, health, and pest issues.

- **“Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form, water conservation, and unity”.**

The landscape plan has been designed to balance plant material with the proposed design. The scale of the landscaping is appropriate for the surrounding neighborhood and project because large trees of similar species are found throughout the general area. The landscape plan will comply with water efficient landscape (WELO) requirements.

- **Each landscape plan shall address the functional aspects of landscaping such as grading, drainage, minimal runoff, erosion prevention, wind barriers, provisions for shade and reduction of glare, and water conservation. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas.**

A final landscape plan will be required to be submitted and reviewed prior to building permit issuance and will be required to comply with the City's WELO requirements which will address irrigation, drainage, and water conservation. In addition, the final landscape plan will be reviewed for shade and solar access.

- **Landscaping shall be used to relieve solid, unbroken elevations, soften continuous wall expanses and deter graffiti.**

Landscaping will be used at the rear of the property to soften proposed new hardscape. The plantings will specifically buffer a new wall from the sidewalk creating a deterrent to graffiti. In addition, trees and low shrubs are proposed at both street frontages to improve the site aesthetics.

- **Landscaping shall be required to screen storage areas, trash enclosures, parking areas, public utilities, freeways, highways, and other similar land uses or elements which do not contribute to the enhancement of the surrounding area.**

The project includes a new trash enclosure at the rear of the property which will be softened and screened by landscaping as seen from Randolph Avenue. In addition, the relocated fuel tank and generator are centrally located on the site behind block walls and will not be readily visible from neighboring properties and do not necessitate landscape screening. The relocated hose tower is proposed to be located adjacent to existing mature trees on the neighboring property which will screen the tower from the neighboring property. High quality landscaping will be used at the rear of the property including two new trees, shrubs, and ground cover, to soften the new block wall. The plantings will soften the new block wall from the public right of way. The project is proposed to include bioswales to trap and filter runoff.

- **Water elements (pools, ponds, fountains, and other similar ornamental water features) incorporated into the project shall be of a design, shape, and size that minimizes water loss through evaporation. Recirculating water shall be used for decorative water features.**

The project does not propose water elements.

- **Landscape and irrigation plans shall be designed and implemented to meet the water conservation measures described in the water efficient landscape guidelines as applicable**

A final landscape plan will be required to be submitted and reviewed prior to building permit issuance and will be required to comply with MWEL requirements.

Utilities

As required by the CMMC, any utility equipment including transformers and backflow preventers, or other related equipment shall be installed outside of the front landscape setback and must be screened from the view from any location on or off the site.

Consistent with code requirements all utility meters will be screened from view from the public right of way and neighboring properties. Staff is recommending a condition of approval to require prior to building permit approval that the applicant submit a comprehensive utilities plan for staff approval that shows how the project's utility design will fully comply. Prior to construction, the comprehensive utility plan will be reviewed by both the City's Building Division and Public Works Department, and with the applicable utility agencies.

ANALYSIS:

Staff supports the applicant's request to redevelop Fire Station No. 2 in that it aligns with both the General Plan and the City's zoning regulations. The project's Public/Institutional land use designation emphasizes providing essential services to the public, and a new, modern fire station, where existing previously, fits harmoniously within this framework. By upgrading this facility, the City can continue to deliver critical fire and emergency services

to the community while ensuring compliance with current standards. The station's thoughtful design, which mirrors the architectural elements of the surrounding neighborhood, speaks to the City's commitment to excellence in design—a key finding required under the Review Criteria.

Furthermore, the project has been shaped by community feedback and collaborative design. It not only reflects community needs but continues the station's 58-year legacy of protecting the City's residents and structures.

The absence of past compatibility issues reinforces the station's excellent neighborhood integration, and its expanded capacity will only improve the fire department's ability to serve the public effectively.

GENERAL PLAN CONFORMANCE

The Public/Institutional land use designation applies to both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. The proposed development is consistent with the Public/Institutional Land Use Designation in that a new public fire station building is proposed that will provide life and structure safety services to community. The following analysis further evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

Consistency: The project site is located immediately adjacent to existing residential areas. Currently, fire apparatus utilize Randolph Avenue to return to the fire station. The new fire station will occupy the same property but will now allow fire apparatus to return to the station from Baker Street which will reduce the impact of the fire station has on the surrounding neighborhood. The new fire station will allow for additional apparatus which will allow for better fire coverage in the area.

2. **Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity.

Consistency: The project will replace the existing fire station with a new station designed with cohesive architectural elements compatible with the surrounding residential neighborhood. The design will contribute to a sense of community and Costa Mesa identity.

3. **Policy S-2.4:** Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire.

Consistency: The project will replace an aged fire station that has exceeded its useful life. The new fire station will allow the City to continue providing services that are in line with industry practices and will allow for an additional apparatus to operate out of the facility, which will result in better fire services coverage throughout the community.

REVIEW CRITERIA – CMMC Section 13-29(e)

To approve the Master Plan, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable criteria:

- a. Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed development is compatible and harmonious with development and uses on surrounding properties because the proposed fire station has been designed with elements from the surrounding neighborhood including a gable roof and traditional building materials. The property has been used for a fire station for 58 years, is a permitted use in the zone, and has operated largely without complaint or incident.

- b. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility of the design of buildings, parking area, landscaping, lighting, and other site features have been incorporated into the design of the proposed project in that all portions of the building will comply with all building and fire codes. Visibility triangles will be maintained at all drive aisles, pedestrians and bicycles can circulate the site without mixing with vehicles, and lighting will be added in pedestrian areas to ensure adequate visibility. Additionally, the property will meet ADA accessibility requirements from the public right of way.

- c. Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

The Zoning code does not prescribe performance standards for fire stations.

- d. Consistency with the general plan and any applicable specific plan.

The property has a General Plan designation of Public/Institutional. Under the General Plan designation, public uses such as fire stations are allowed. The proposed project complies with the maximum FAR allowed on the site. As indicated above, the proposed project conforms to the City's General Plan

including Objective LU-1A, Objective LU-2A, and Policy S-2.4. The project site is not located in a specific plan area.

- e. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The planning application is for the project specific case for the replacement of and existing fire station at 800 Baker Street. The application is not to be construed to be setting precedent for future development because each application is reviewed on its own merits.

FINDINGS

Pursuant to Title 13, Section 13-29(g)(5), Findings, of the CMMC, in order to approve the Master Plan, the Planning Commission must find that the evidence presented in the administrative record meets the following applicable required Master Plan Findings:

- a. The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

The master plan meets the broader goals of the general plan by preserving and enhancing the residential character of the surrounding neighborhood by changing the circulation of the fire station to limit fire apparatus from driving on residential streets. In addition, the master plan design includes architectural elements that are similar to the surrounding residences and will blend with the surrounding neighborhood. The project complies with all required Zoning standards including setbacks, FAR, landscaping, and parking and meets the broader goals of the Institutional and Recreational Zoning designation. The project will bring the fire station into conformance with current industry standards and will allow for improved community safety/emergency response.

- b. Master plan findings for mixed use-development projects in the mixed-use overlay district are identified in Chapter V, Article 11, mixed-use overlay district.

The proposed master plan is not proposing mixed use development.

- c. As applicable to affordable multi-family housing development, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

The proposed master plan is not proposing affordable multi-family housing development.

Pursuant to Title 13, Section 13-29(g)(2), Findings, of the CMMC, in order to approve the temporary crew quarters, apparatus bay, and storage, the Planning Commission must find that the evidence presented in the administrative record meets the following applicable required Minor Conditional Use Permit Findings:

- a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

The temporary structures related to the construction of Fire Station No. 2 are compatible to the general area and would not be materially detrimental to other properties within the area because the temporary apparatus bay, crew quarters, and storage will be located completely on the subject property while construction occurs. The structures are temporary in nature and will be removed once construction has been completed. The structures will be placed outside of required setbacks, will maintain visibility requirements, and will maintain adequate onsite circulation for personal vehicles and fire apparatus.

- b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

The proposed temporary structures will comply with building and fire codes. The placement of the structures will allow for adequate vehicle and pedestrian circulation. The temporary structures will allow the fire station to remain operational while construction is occurring to ensure safety and general welfare of the surrounding neighborhood.

- c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

The temporary structures will not allow a use, density, or intensity which is not in accordance with the general plan because the structures are temporary. The temporary structures will replace the existing fire station while it is reconstructed to allow for continued operation.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Class 2), Replacement or Reconstruction. Under Class 2, a project consisting of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced is eligible for the exemption. Since the

project is requesting to replace the existing fire station with a new fire station with the same purposes and substantially the same capacity, the proposed development project meets all criteria for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302.

ALTERNATIVES

As an alternative to the recommended action to approve the project, the Planning Commission may consider one of the following:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial.

LEGAL REVIEW:

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on October 4, 2024. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on October 4, 2024.
3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on October 4, 2024.

As of the date that the Planning Commission agenda for the October 14, 2024 meeting was published, staff has not received any written public comments in support or opposition to the application. Any public comments received after the Planning Commission agenda is published but before the October 14, 2024 Planning Commission meeting will be provided to the Commission at the meeting.

CONCLUSION

Approval of the Master Plan would allow for the City of Costa Mesa to reconstruct the existing Fire Station No. 2 with a modern facility that is compliant with industry standards and best practices. The proposed fire station complies with the City's General Plan and Zoning Code. The project is designed with high quality materials and finishes and is compliant with applicable development standards. The proposed landscaping satisfies the City's "Landscape Plan Objectives". The project would improve the City's ability to serve the community and staff recommends approval of the Master Plan based on findings of fact and subject to conditions of approval contained in the attached resolution.