



# **CITY OF COSTA MESA**

## **PLANNING COMMISSION**

### **Agenda**

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**Tuesday, November 12, 2024**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

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The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

#### **TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE**

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Please click the link below to join the webinar:

<https://zoom.us/j/96060379921?pwd=N2lvbzhJM2hWU3puZkk1T3VYTXhoQT09>

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 960 6037 9921 / Password: 595958

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- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

**Participate via telephone:**

Call: 1 669 900 6833 Enter Webinar ID: 960 6037 9921 / Password: : 595958

During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

**PLANNING COMMISSION REGULAR MEETING**

**NOVEMBER 12, 2024 – 6:00 P.M.**

**ADAM ERETH  
CHAIR**

**RUSSELL TOLER  
VICE CHAIR**

**JOHNNY ROJAS  
PLANNING COMMISSIONER**

**ANGELY ANDRADE  
PLANNING COMMISSIONER**

**KAREN KLEPACK  
PLANNING COMMISSIONER**

**JON ZICH  
PLANNING COMMISSIONER**

**DAVID MARTINEZ  
PLANNING COMMISSIONER**

**TARQUIN PREZIOSI  
ASSISTANT CITY ATTORNEY**

**SCOTT DRAPKIN  
ASSISTANT DIRECTOR**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ANNOUNCEMENTS AND PRESENTATIONS:**

- 1. [\*\*HOUSING ELEMENT IMPLEMENTATION UPDATE\*\*](#) [\*\*24-418\*\*](#)

RECOMMENDATION:

Staff recommends the Planning Commission receive the staff presentation regarding Housing Element implementation progress and provide feedback or ask questions as appropriate.

**Attachments:** [Agenda Report](#)

[1. Housing Element Update Presentation](#)

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**  
Comments are limited to three (3) minutes, or as otherwise directed.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

1. [\*\*GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR 24-419 THE PROPOSED ACQUISITION OF REAL PROPERTY LOCATED AT 778 SHALIMAR DRIVE \(ASSESSOR'S PARCEL NUMBER 424-051-23\)\*\*](#)

**RECOMMENDATION:**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15061(b)(3) and 15301(l)(2); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City acquisition of real property at 778 Shalimar Drive for expansion of the adjacent existing Shalimar Park.

**Attachments:** [Agenda Report](#)

1. [Draft Planning Commission Resolution](#)
2. [Plans](#)
3. [Vicinity Map](#)
4. [Zoning Map](#)
5. [Site Photos](#)

2. [GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR 24-420 THE PROPOSED ABANDONMENT OF AN UTILITY EASEMENT ENCUMBERING THE PROPERTY LOCATED AT 2016 WALLACE AVENUE \(PORTION OF ASSESSOR’S PARCEL NUMBER 422-252-18\)](#)

RECOMMENDATION:

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City abandonment an utility easement encumbering the real property located at 2016 Wallace Avenue.

**Attachments:** [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Request & Engineering Memo](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)

3. [GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR 24-421 THE PROPOSED ABANDONMENT OF A STRIP OF UNIMPROVED PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO THE PROPERTY AT 174 EAST 19TH STREET](#)

RECOMMENDATION:

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City abandonment of a 10-foot deep by 50-foot-wide strip of unimproved public right-of-way located adjacent to 174 East 19th Street.

**Attachments:** [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Request & Engineering Memo](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)

**PUBLIC HEARINGS:**

1. [CONDITIONAL USE PERMIT PCUP-24-0012 TO OPERATE AN 24-422 ANIMAL HOSPITAL/VETERINARY SERVICE USE WITH ANCILLARY NON-COMMERCIAL ANIMAL KENNELING \(“PRICELESS PETS”\) AT 1520 PONDEROSA STREET](#)

RECOMMENDATION:

Staff recommends 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) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-24-0012 based on findings of fact and subject to conditions of approval.

**Attachments:** [Agenda Report](#)

1. [Draft Planning Commission Resolution](#)
2. [Applicant Letter](#)
3. [Vicinity Map](#)
4. [Zoning Map](#)
5. [Site Photos](#)
6. [Project Plans](#)

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**DEPARTMENTAL REPORTS:**

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

**CITY ATTORNEY REPORTS:**

1. CITY ATTORNEY REPORT

**ADJOURNMENT**

**PLANNING COMMISSION MEETING:**

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

**APPEAL PROCEDURE:**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

**CONTACT CITY STAFF:**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)





# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 24-418

**Meeting Date:** 11/12/2024

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**TITLE:**

HOUSING ELEMENT IMPLEMENTATION UPDATE

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

**PRESENTED BY:** ANNA MCGILL, PLANNING AND SUSTAINABILITY  
DEVELOPMENT MANAGER

**CONTACT INFORMATION:** Anna McGill, 714-754-5609; [anna.mcgill@costamesaca.gov](mailto:anna.mcgill@costamesaca.gov)

**RECOMMENDATION:**

Staff recommends the Planning Commission receive the staff presentation regarding Housing Element implementation progress and provide feedback or ask questions as appropriate.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: November 12, 2024

ITEM NUMBER: AP-1

**SUBJECT: HOUSING ELEMENT IMPLEMENTATION UPDATE**

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

**PRESENTATION BY: ANNA MCGILL, PLANNING AND SUSTAINABILITY  
DEVELOPMENT MANAGER**

**FOR FURTHER INFORMATION CONTACT:** Anna McGill  
714-754-5609  
anna.mcgill@costamesaca.gov

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## **RECOMMENDATION:**

Staff recommends the Planning Commission receive the staff presentation regarding Housing Element implementation progress and provide feedback or ask questions as appropriate.

## **BACKGROUND:**

On October 15, 2024, City staff provided the City Council with an update regarding Housing Element Implementation Progress and development services resource enhancements. The staff report and meeting materials can be found via the link below.

- October 15, 2024 City Council Housing Element Implementation staff report and meeting materials:  
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6891890&GUID=DD2DA70E-884A-4A93-A22F-A60A8D8D0444&Options=&Search=>

The staff report and presentation was intended to supplement the prior December 12, 2023, City Council study session that provided a status update on the Housing Element programs and their ongoing rollout, including timelines and required resources associated with their completion.

- December 12, 2023, Study Session Agenda Report:  
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6447567&GUID=63280D11-8166-44E4-90A1-0F691DA8BF0F>

**ANALYSIS:**

Because many of the efforts regarding Housing Element implementation will be subject to Planning Commission review, approval and/or consideration, staff believes it would be beneficial for the Planning Commission to receive a similar presentation that was provided recently to the City Council.

A presentation is attached and provides an update on the City's housing element implementation to date, and the status of achieving the goals outlined in the 47 programs.

**ENVIRONMENTAL DETERMINATION**

The presentation to the Planning Commission in regard to a status update of the City's Housing Element implementation has been reviewed for compliance with the California Environmental Quality Act, CEQA Guidelines, and the City's environmental review procedures. CEQA Guidelines Section 15061(b)(3) (General Rule) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The presentation to the Planning Commission in regard to a status update of the City's Housing Element implementation will not have any effect on the environment, and therefore, it can be seen with certainty that there is no possibility of significant environmental effects.

**PUBLIC NOTICE:**

Providing a report and presentation on the status of the City's Housing Element implementation does not require public noticing.

**CONCLUSION:**

This is an informational item regarding Housing Element implementation progress. Staff recommends that the Planning Commission receive and file this report and provide feedback as appropriate.

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# Housing Element Implementation Update

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November 12, 2024  
Planning Commission





## Discussion:

1. Regional Housing Needs Assessment (RHNA) progress and pipeline projects
2. Status of Housing Element Programs
  - Housing Programs Completed/Underway
  - Rezone Program & RFP Release
  - Milestone Schedule
3. Development Services Process Improvements
  - Resource Process Improvements
  - Organizational Enhancements
  - Advanced Planning Team





## Background

- The City adopted its Housing Element in November 2022 which included Chapter 4, **Housing Plan**.
- The **Housing Plan** identifies specific actions or “programs” which work to:
  - Provide additional housing opportunities;
  - Remove governmental constraints to affordable housing;
  - Improve the condition of existing housing; and,
  - Provide equal housing opportunities for all residents.
- The Housing Element lists 47 programs to be completed by the City within the 2021-2029 planning period; the majority have deadlines in the next two to three years.



# City of Costa Mesa Pipeline Projects Small-Scale



Annual Element Progress Reporting Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
October 2021-December 2022	14	78	16	24	132
2023	13	87	18	164	282
<b>Total Projects: 261</b>				<b>Total:</b>	<b>414</b>

# City of Costa Mesa Pipeline Housing Projects

Project Address	Project Status	Very Low Income	Low Income	Moderate Income	Above Income	Moderate	Total Units
1683 Sunflower Avenue (One Metro West)	Entitled	67	39	-	951		1,057
1711-1719 Pomona Avenue	Entitled	-	-	-	8		8
1540 Superior Avenue	Entitled	-	-	-	9		9
3333 Susan Street (Hive Live)	Entitlement review	45	-	-	1,005		1,050
3150 Bear Street	Entitlement review	8	-	-	138		146
960 West 16 <sup>th</sup> Street	Entitlement review	-	-	-	38 (live work)		38
2020 Victoria Place	Entitlement review	-	-	-	40		40
215-223 Mesa Drive	Entitlement review	-	-	1	5		6
2205 Harbor Boulevard	Entitlement review	46	-	-	-		46
695 19 <sup>th</sup> Street (Jamboree Senior Housing)	Entitlement review	35	34	-	1		70
2193 Pacific Avenue	Entitlement review	-	-	-	10		10
2274 Newport (Homekey Phase 1)	Construction to start end of 2024	80	-	-	-		80
1400 Bristol Street (Homekey Phase 2)	Construction to start 2025	76	-	-	2		78
2039 Pomona Avenue 10(Bungalows Project)	Constructed	8	-	-	-		8

<b>Total Projects: 14</b>							<b>Total:</b>	<b>2,646</b>	<b>16</b>
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# City of Costa Mesa Pipeline Projects FDC



Land Use Concept	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>Concept 1 (Fairview Promenade)</b>	575	345	690	690	2300
<b>Concept 2 (Fairview Fields)</b>	575	325	325	2,225	3,450
<b>Concept 3 (Fairview Commons)</b>	575	345	690	2,390	4,000
<b>Total:</b>	575	325-345	325-690	690-2,390	<b>2300- 4000</b>

# 2021-2029 City of Costa Mesa RHNA Allocation Progress Update

Income Category	% of Median Family Income	Income Range		RHNA Allocation (Housing Units)	Pipeline (Housing Units)
		Min.	Max.		
Very Low Income	0 – 50%	--	\$51,500	2,919 units	<b>392 units</b>
Low Income	51 – 80%	\$51,501	\$82,400	1,794 units	<b>238 units</b>
Moderate Income	81 – 120%	\$82,401	\$123,600	2,088 units	<b>35 units</b>
Above Moderate Income	> 120%	\$123,601	> \$123,601	4,959 units	<b>2,395 units</b>
<b>Total:</b>				11,760 units	<b>3,060 units (26%)</b>
<b>Total (including FDC):</b>				2300 Units	<b>5,360-7,060 units (46-60%)<sup>18</sup></b>

# Housing Programs Completed/Underway



**Monitoring/Preservation of At-Risk Housing Units**

**Fairview Development Center**

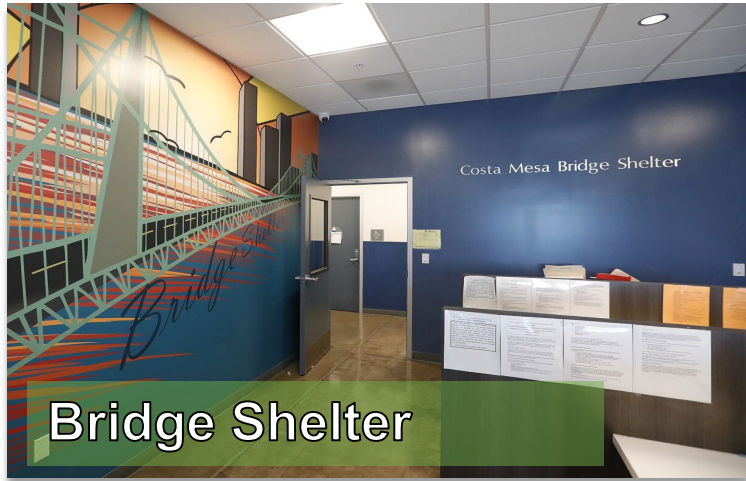
**Affordable Housing Ordinance**



**Accessory Dwelling Units (ADUs)**

**Consolidated Plan**

# Housing Programs Completed/Underway



Bridge Shelter



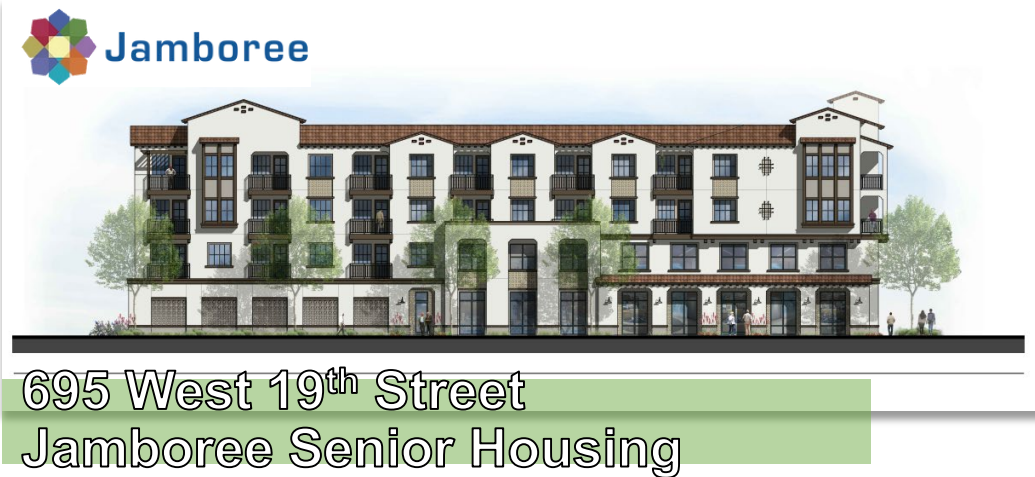
The Bungalows



1400 Bristol (Travelodge)  
Homekey Project



2274 Newport (Motel 6)  
Homekey Project



695 West 19<sup>th</sup> Street  
Jamboree Senior Housing

# Housing Programs - Phased Rollout

- To complete the Housing Programs in a timely and efficient manner, the Housing Programs have been arranged into two categories:

## EXISTING

### *Building Upon Existing Programs*

- Residential Assistance
- Housing Outreach
- Zoning Code Updates
- Review of Housing Fees

**Resources:** Existing Staff  
**Timeline:** 2 years (2025)

## NEW

### *Creating the Framework for New Housing Revitalization*

- Visioning and Community Engagement
- Develop Objective Design Standards
  - City-wide
  - Neighborhood-based
- General Plan Update, Rezoning, & Program EIR\*

**Resources:** Advance Planning Team  
**Timeline:** 3 years (2024 - 2027)



# General Plan Update, Rezone & Program EIR to include the following components:



## NEW

### *Creating the Framework for New Housing Revitalization*

- Visioning and Community Engagement
- Develop Objective Design Standards
  - City-wide
  - Neighborhood-based
- General Plan Update, Rezoning, & Program EIR\*

**Resources:** Advance Planning Team

**Timeline:** 3 years (2024 - 2027)

- Incorporate Objective Design Standards
- Simplify, integrate, and rezone

#### Specific Plans

- Fairview Developmental Center
- North Costa Mesa Update
- New Boulevard Specific Plan Update

#### Urban Plan/Overlay Update/Replace

- 19 West
- SoBECA
- Mesa West Bluffs
- Mesa West Ownership
- Harbor Mixed Use Overlay

#### Corridor Plans or Mixed-Use Zoning Districts

- Harbor Boulevard
- 17<sup>th</sup> Street Corridor Area
- Bristol Street
- Evaluate potential opportunities for residential in airport industrial areas

- Safety Element and Environmental Justice Policies



# Housing Element Implementation Milestone Schedule



	Earlier Start Date	2024				2025				2026				2027				2028				Progress	Housing Element Program
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<b>Residential Assistance Programs</b>																							
Residential Units Rehabilitation Programs	2021																				100%	1A, 1B, 3F	
Supportive Services for: - Persons with Special Needs - Homeless Shelter	2021																				100%	2C, 4D, 4F	
Monitoring and Preservation of At-Risk Units																					100%	1C	
<b>Information Distribution</b>																							
Update Housing Element webpage to highlight Housing Programs	2023																				20%	3A, 3L, 3M, 3O, 3Q, 4A, 4B, 4C, 4H	
Identify Partnerships for Housing	2023																				70%	2B, 2D, 3K, 4I	
Develop user-friendly guidelines to implement existing housing provisions	2023																				50%	2I, 2L, 3E, 3P	
<b>Zoning Ordinance Updates (Clean Up)</b>																							
Residential Parking																					50%	2M, 2E, 4G	
Update Zoning Standards for compliance with State requirements																					30%	2F, 2H, 2J, 2N, 2O, 2P, 3F, 3S, 4E	
<b>Review of Housing Fees</b>																							
Review Planning Application Fees																					25%	2K	

Legend:

Indicates programs that are in progress or identified for future progress

Indicates programs that require ongoing monitoring and action throughout planning period

Environmental Review under California Environmental Quality Act (CEQA)





	Earlier Start Date	2024				2025				2026				2027				2028				Progress	Housing Element Program
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<b>Advance Planning</b>																							
Affordable Housing Ordinance & In-Lieu Fees	2023																					100%	2A
Housing Trust Fund																						100%	n/a
Community Visioning and Objective Design Guidelines																						10%	3C, 3D, 3H, 3I, 3J, 3N, 3R
<b>General Plan Update, Specific Plan, Rezoning and Program EIR</b>																							
Fairview Developmental Center (FDC) - Specific Plan	2023																					40%	3B
General Plan Amendments: Specific Plan Amendments - Land Use/Circulation/Community Design																						10%	3C, 3D, 3H, 3I, 3J, 3R
Rezoning of Corridors and Urban Plans																						10%	3C, 3D, 3H, 3I, 3J, 3R, 3N
General Plan Amendments: Safety Element, Environmental Justice and Climate Action Adaptation Plan																						30%	2G

**Legend:**

Indicates programs that are in progress or identified for future progress
Indicates programs that require ongoing monitoring and action throughout planning period
Environmental Review under California Environmental Quality Act (CEQA)



## Next Steps:

1. FDC Specific Plan
  - Planning Commission Study Session (late 2024/early 2025)
  - Planning Commission Preferred Plan Recommendation (winter 2025)
  - City Council Preferred Plan Direction (winter 2025)
2. Rezone Program
  - RFP Release (October)
  - Rezone Program Contract Approval (early 2025)
  - Rezone Program kick off (winter 2025)
3. Housing Element Implementation
  - Continue to update the City Council and public on implementation progress



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# Housing Element Implementation Update

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November 12, 2024  
Planning Commission





# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 24-419

**Meeting Date:** 11/12/2024

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**TITLE:**

GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ACQUISITION OF REAL PROPERTY LOCATED AT 778 SHALIMAR DRIVE (ASSESSOR'S PARCEL NUMBER 424-051-23)

**DEPARTMENT:** PLANNING DIVISION / DEVELOPMENT SERVICES  
DEPARTMENT

**PRESENTED BY:** SCOTT DRAPKIN, ASSISTANT DIRECTOR

**CONTACT INFORMATION:** SCOTT DRAPKIN, (714) 754-5278;  
Scott.Drapkin@costamesaca.gov

**RECOMMENDATION:**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15061(b)(3) and 15301(l)(2); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City acquisition of real property at 778 Shalimar Drive for expansion of the adjacent existing Shalimar Park.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: November 12, 2024

ITEM NUMBER:CC-1

**SUBJECT: GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ACQUISITION OF REAL PROPERTY LOCATED AT 778 SHALIMAR DRIVE (ASSESSOR'S PARCEL NUMBER 424-051-23)**

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

**PRESENTATION BY: SCOTT DRAPKIN, ASSISTANT DIRECTOR**

**FOR FURTHER INFORMATION CONTACT: SCOTT DRAPKIN (714) 754-5278  
Scott.Drapkin@costamesaca.gov**

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## **RECOMMENDATION**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15061(b)(3) and 15301(l)(2); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City acquisition of real property at 778 Shalimar Drive for expansion of the adjacent existing Shalimar Park.

## **APPLICANT OR AUTHORIZED AGENT:**

The applicant and authorized agent is the City of Costa Mesa.

## **EXECUTIVE SUMMARY**

City Council staff has been in discussion with the property owner of 778 Shalimar Drive for potential property acquisition to be used for the potential expansion of the adjacent Shalimar Park. While the City might ultimately determine to utilize the property for expanding the park for recreational purposes in the community and/or other public-serving amenities, a use decision will not be made until later, and only in compliance with all applicable legal requirements.

Pursuant to State Government Code Section 65402, prior to the acquisition of any real property, the Planning Commission is required to report on whether the proposed property acquisition is consistent with the General Plan. Staff believes that the acquisition of the

subject property for park purposes is consistent with the General Plan, as further described below in this report, and recommends that the Planning Commission make a finding of General Plan conformity.

## **BACKGROUND AND SETTING**

The property is 6,970 square feet and is developed with a 3,390 square-foot, four-unit residential apartment that was originally constructed in 1961. The property is zoned R-3, Multiple-Family Residential District, which is intended to promote the development of multi-family rental as well as ownership dwelling units. The maximum density allowed in the R-3, Zoning District is one unit per 2,178 square feet of lot area (20 dwelling units per acre). The property has a General Plan land use designation of HDR, High Density Residential. Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre.



**Location Map**



**Street View**

Similar to the subject property, the 700 block of Shalamar Drive is developed with multi-family residential properties that are zoned R-3, and designated HDR by the General Plan Land Use Element.

## **ANALYSIS**

The City of Costa Mesa is considering the purchase of the real property located at 778 Shalamar Drive for the purposes of expanding park space in the Shalimar neighborhood. The property is specifically contemplated to be used for expanding the current footprint of the adjacent Shalimar Park. If the property is purchased by the City, the existing residential development and improvements would be demolished. Subsequently, the City would obtain design plans for the expansion of the Shalimar Park, and the development would be reviewed by the Planning Commission. The City's Land Use Matrix permits "parks and playgrounds" in the R-3 Zoning District subject to the Planning Commission approval of a Conditional Use Permit (CUP).

As previously indicated, the property is located adjacent to Shalimar Park (782 Shalimar Drive), which is located in the Westside neighborhood of Costa Mesa along Shalimar Drive between Wallace Avenue and Placentia Avenue. The park was dedicated in January 1999, and includes a playground, trees, seating area and benches. The park is situated between

two large apartment complexes (one being the subject property considered for purchase). The City recently secured State grant funding through State Senator David Min for various parks projects, and \$1 million was allocated for the Shalimar Park Improvement Project, currently underway.

#### **Exhibit 1 – Shalimar Park**



Government Code Section 65402 requires the City’s planning agency (Planning Commission) to review and report whether the subject property acquisition is consistent with the General Plan. In this case, this item is a limited inquiry to consider only whether the location, purpose and extent of the subject property acquisition is consistent with the General Plan, and to evaluate whether the property acquisition itself is subject to CEQA. The Planning Commission’s report as to General Plan conformity will be forwarded to the City Council, who is the final decision-making body for property acquisition. However, and pursuant to the City’s Municipal Code, any new land use or development of the subject property as a park would require future Planning Commission consideration and approval.

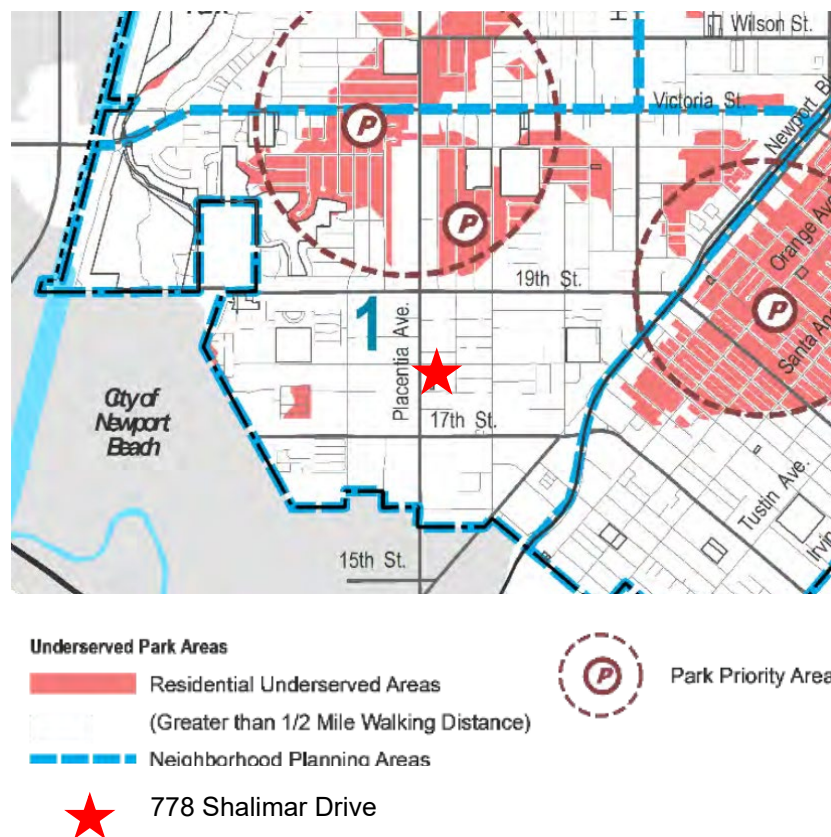
#### **GENERAL PLAN CONFORMANCE**

Pursuant to Government Code Section 65402(a), “if a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof”. Below is an analysis for Planning Commission consideration in regard to the acquisition of the subject property and Government Code Section 65402(a):

Property acquisition conformance with General Plan in regard to “location”:

The proposed expansion of the adjacent Shalimar Park would be located in the R-3 Zoning District which permits parks subject to the approval of a Conditional Use Permit. The surrounding neighborhood is established with numerous multi-family residences that would be served by this park expansion. The City’s General Plan Open Space and Recreation Element identifies the subject property in “Planning Area 1” in regard to “underserved park areas” (the subject property location is shown as a red star in Exhibit 2 below). Although not considered a residential underserved park area specifically, the site is located in close proximity to a “residential underserved [park] area” located to the north which also includes two “park priority areas”. In addition, the General Plan identifies Planning Area 1 as “the most densely populated and highly developed area in the City, which leaves very limited opportunities for sites to fulfill parkland deficiency”.

**Exhibit 2 – Figure OSR-3: Planning Area and Underserved Park Areas (Planning Area 1)**



Lastly, the City’s General Plan Policy OSR-1.18 stipulates a goal to provide a minimum of 4.26 acres of parkland per 1,000 residents; however, Planning Area 1 is noted by the General Plan Open Space and Recreation Element with a “Park/Population Ratio of 2.34 acres of parkland per 1,000 residents”. Therefore, the location of the acquisition of the subject property for park purposes will assist in achieving the City’s goal of 4.26 acres of parkland per 1,000 residents within the most densely populated and highly developed area in the City.



### Property acquisition conformance with General Plan in regard to “purpose”

The purpose of the property acquisition for the expansion of an existing pocket park would be to provide additional park amenities for the surrounding neighborhood residents and community. Creating additional park space is consistent with the following Open Space and Recreation Element goal, objective, and policies:

- **Goal OSR-1:** Balanced and Accessible System of Parks and Open Spaces Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa;
- **Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community’s evolving needs;
- **Policy OSR-1.8:** Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas; and
- **Policy OSR-1.18:** Provide a minimum of 4.26 acres of parkland per 1,000 residents.

### Project conformance with General Plan in regard to “extent”:

The proposed purchase of the subject property would result in an additional 6,500 square feet of additional park space for the Shalimar community. The extent of the additional 6,500 square feet of community park amenities would be consistent with the General Plan Goal OSR-1.18 to assist in achieving a minimum of 4.26 acres of parkland per 1,000 residents in an area that has a deficient parkland/population ratio of 2.34 acres of parkland per 1,000 residents.

## **ENVIRONMENTAL DETERMINATION**

The acquisition of the subject property has been reviewed for compliance with the California Environmental Quality Act, CEQA Guidelines, and the City’s environmental procedures. CEQA Guidelines Section 15061(b)(3) (General Rule) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The evaluation of General Plan consistency for the purchase of the subject property and subsequent demolition of four dwelling units will not have any effect on the environment. In addition, CEQA Guidelines Section 15301(l)(2) (Existing Facilities) indicates that “in urbanized areas”, a categorical exemption “applies to duplexes and similar structures where not more than six dwelling units will be demolished”. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not

result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

Lastly, it should be noted that the potential future use of the property to expand the adjacent Shalamar Park would be subject to a separate discretionary action and CEQA compliance review at that time. The full extent of the future use, design, and operations of the property are speculative at this point and are therefore not yet subject for evaluation. Potential environmental impacts will be evaluated at the time the City Council considers establishing the specific use for the property.

## **ALTERNATIVES**

*Modify this report and/or find that the proposed acquisition is not in conformance with the General Plan.* Pursuant to Government Code Section 65402, the Planning Commission must report upon general plan conformance. However, if the Planning Commission believes this agenda report is inaccurate and/or that the proposed acquisition is inconsistent with the General Plan, the Planning Commission may so state in its resolution and provide facts in support thereof.

## **LEGAL REVIEW**

This report and draft resolution has been approved as to form by the City Attorney's Office.

## **PUBLIC NOTICE**

The project was not noticed in that pursuant to State and local provisions, public noticing is not required for the Planning Commission report on General Plan conformance for property acquisition.

## **CONCLUSION**

This proposed land acquisition for expanded community park purposes is consistent with the City's General Plan in regard to purpose, location and extent. Acquiring this land would nearly double Shalimar Park's footprint, creating a valuable opportunity for enhancement to a local community that is recognized as being one of the most densely populated and highly developed areas in the City. In addition, the Planning Commission determination for General Plan Conformance is not subject to CEQA in that there is no possibility of significant environmental effects resulting from the property purchase and demolition of existing residential development.

## **NEXT STEPS**

After the Planning Commission makes a determination of General Plan consistency for the proposed property acquisition, the City Council will consider the actual purchase and acquisition of the property. Any future proposed use and development of the property will be reviewed for consistency with the City's Municipal Code, General Plan and CEQA, and will be subject to public hearings before the Planning Commission.



**RESOLUTION NO. PC-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ACQUISITION OF REAL PROPERTY AT 778 SHALIMAR DRIVE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

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

WHEREAS, the City of Costa Mesa is considering the acquisition of real property located at 778 Shalimar Drive for the purpose of potentially expanding the size of the existing adjacent Shalimar Park at this location;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the subject property, 778 Shalimar Drive (APN 424-051-23), is located in the 700 block of Shalimar Drive adjacent to the existing Shalimar Park, and has a General Plan Land Use designation of HDR, High Density Residential, and is zoned R-3, Multi-Family Residential;

WHEREAS, the site's zoning designation R-3 (Multi-Family Residential) is consistent with the site's General Plan land use designation of HDR (High Density Residential);

WHEREAS, the City of Costa Mesa Municipal Code Land Use Matrix (Table 13-30) permits "parks and playgrounds" in the R-3 Zoning District with the Planning Commission approval of a Conditional Use Permit (CUP). Therefore, the City's Municipal Code anticipates that the proposed expansion of the existing Shalimar Park may be permitted subject to discretionary approval;

WHEREAS, the proposed acquisition of the property for use as a potential expansion of the existing Shalimar Park supports the following General Plan goals and policies including but not limited to:

- **Goal OSR-1:** Balanced and Accessible System of Parks and Open Spaces Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa;
- **Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs;
- **Policy OSR-1.8:** Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas; and
- **Policy OSR-1.18:** Provide a minimum of 4.26 acres of parkland per 1,000 residents.

WHEREAS, the subject real property is shown in Attachment 2 to the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the Costa Mesa Planning Commission reviewed the proposed real property acquisition and General Plan conformance findings as set forth the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the proposed acquisition of real property at 778 Shalimar Drive is in conformance with the City of Costa Mesa General Plan for the purposes stated therein is in conformance with the General Plan; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed acquisition will have a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED that, the Planning Commission does hereby: 1) Adopt the Planning Commission Agenda Report dated November 12, 2024 as its report for purposes of reporting General Plan conformance pursuant to Government

Code Section 65402 related to the acquisition of real property at 778 Shalimar Drive; 2) Finds that the proposed acquisition of real property at 778 Shalimar Drive is in conformance with the City of Costa Mesa General Plan; and 3) Finds that the proposed acquisition of real property is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

**PASSED AND ADOPTED this 12th day of November, 2024.**

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Adam Ereth, Chair  
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2024- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 12, 2024 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

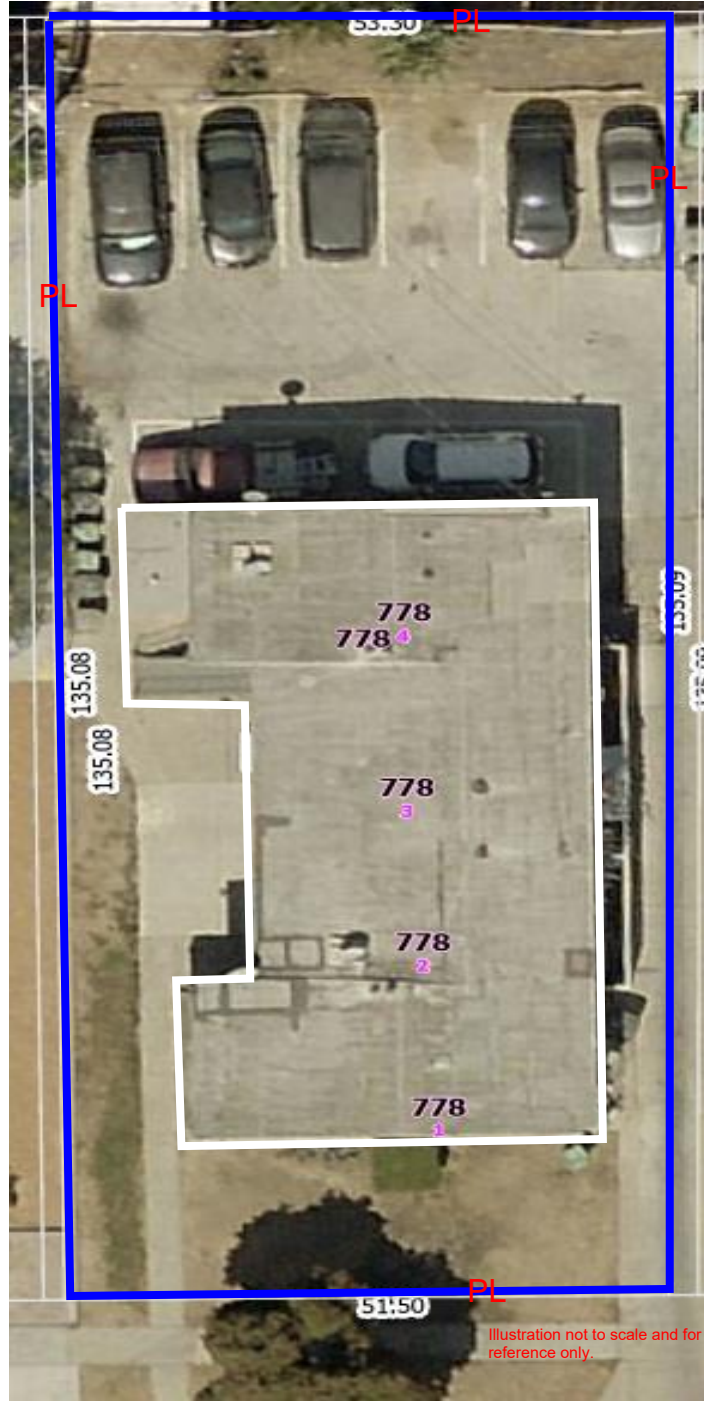
ABSTAIN: COMMISSIONERS

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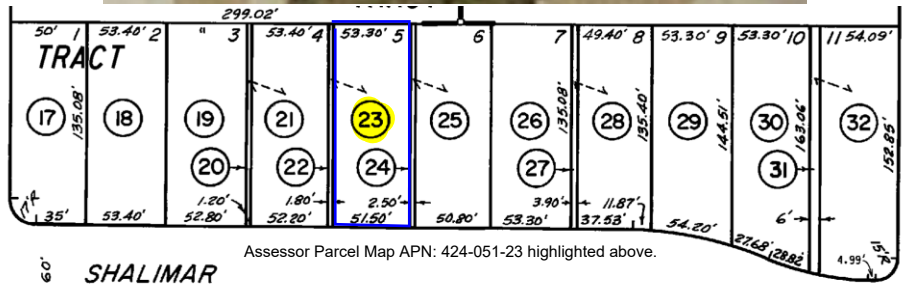
Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2024-\_\_

778 Shalimar Drive - Site Plan

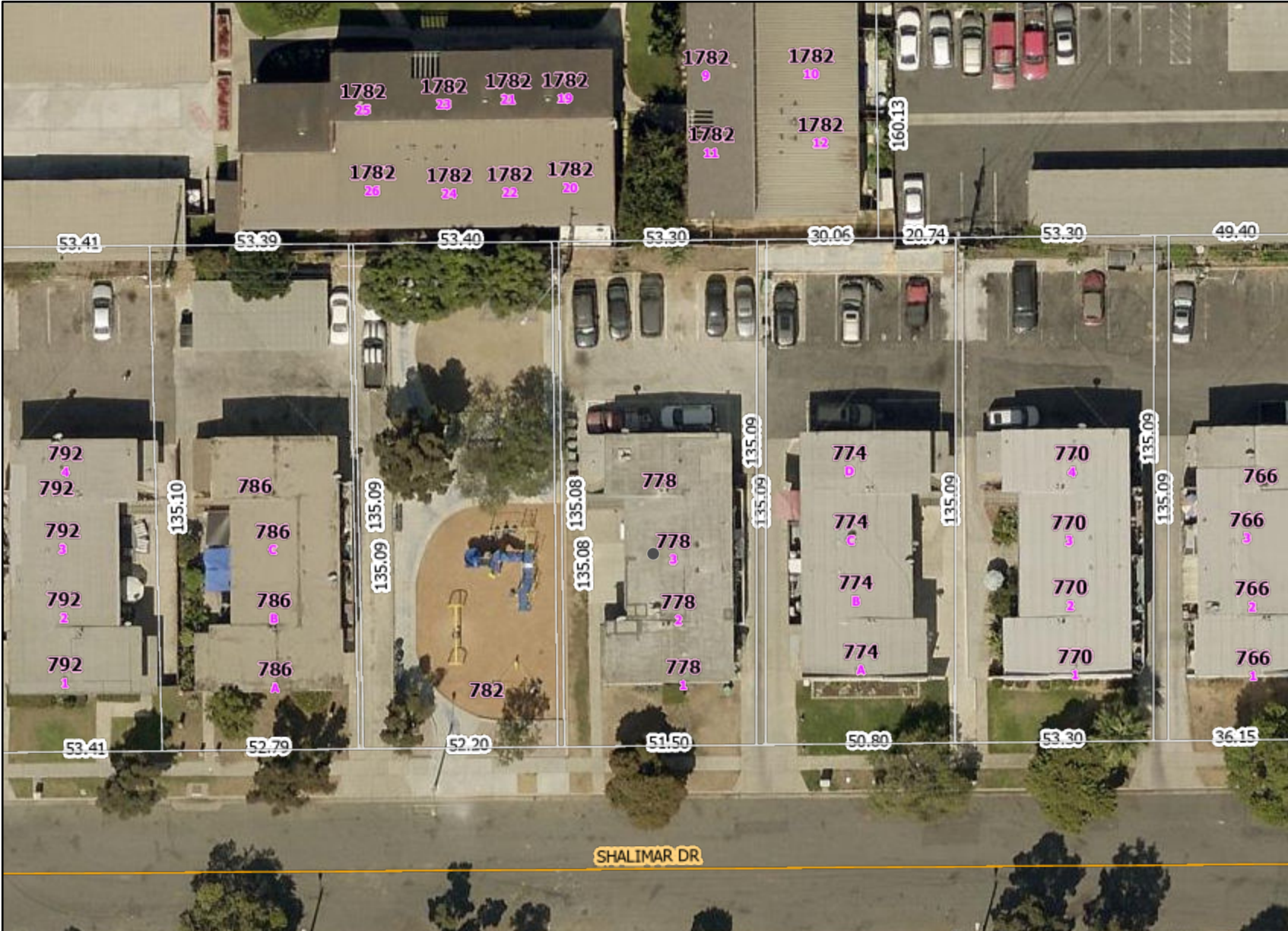


Project Details:  
 Zone: R3  
 Land Use: HDR  
 Lot Size: 6,970 SQFT  
 Existing Multi-family  
 Residential: 3,390 SQFT





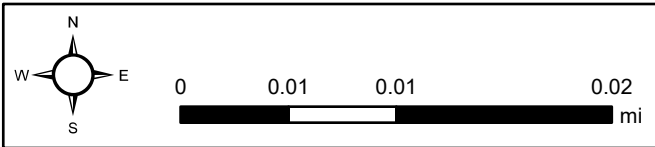


# 778 SHALIMAR DRIVE - VICINITY MAP



**Legend**

-  City Limit
-  Streets
- Addresses
-  Silver
- Lot Dimensions






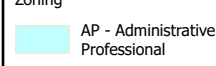
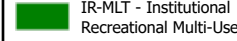
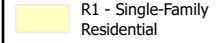
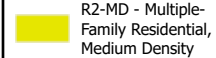
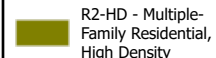
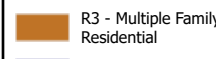

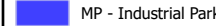
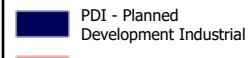
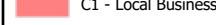
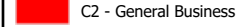
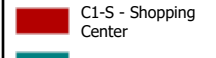
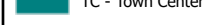
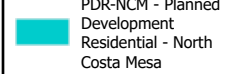
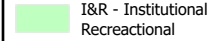
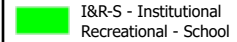

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

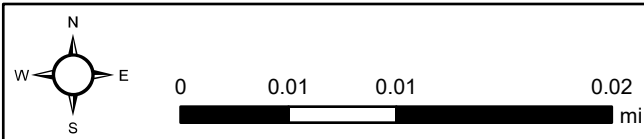
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# 778 SHALIMAR DRIVE - ZONING MAP

### Legend

-  City Limit
-  Streets
- Addresses
-  Silver
- Zoning
-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational Multi-Use
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residential, Medium Density
-  R2-HD - Multiple-Family Residential, High Density
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Industrial
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Residential - North Costa Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - School
-  P - Parking



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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Site Photos





# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 24-420

**Meeting Date:** 11/12/2024

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**TITLE:**

GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ABANDONMENT OF AN UTILITY EASEMENT ENCUMBERING THE PROPERTY LOCATED AT 2016 WALLACE AVENUE (PORTION OF ASSESSOR'S PARCEL NUMBER 422-252-18)

**DEPARTMENT:** PLANNING DIVISION / DEVELOPMENT SERVICES  
DEPARTMENT

**PRESENTED BY:** BILL RODRIGUES, PLANNING MANAGER

**CONTACT INFORMATION:** BILL RODRIGUES, (714) 754-5153;  
Bill.Rodrigues@costamesaca.gov

**RECOMMENDATION:**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City abandonment an utility easement encumbering the real property located at 2016 Wallace Avenue.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: November 12, 2024

ITEM NUMBER:CC-2

**SUBJECT: GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ABANDONMENT OF AN UTILITY EASEMENT ENCUMBERING THE PROPERTY LOCATED AT 2016 WALLACE AVENUE (PORTION OF ASSESSOR'S PARCEL NUMBER 422-252-18)**

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

## **PRESENTATION**

**BY: BILL RODRIGUES, PLANNING MANAGER**

**FOR FURTHER INFORMATION CONTACT: BILL RODRIGUES (714) 754-5153  
Bill.Rodrigues@costamesaca.gov**

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## **RECOMMENDATION**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City abandonment an utility easement encumbering the real property located at 2016 Wallace Avenue.

## **APPLICANT OR AUTHORIZED AGENT**

The applicant and authorized agent is the City of Costa Mesa.

## **EXECUTIVE SUMMARY**

The City received a request from the Dean C. Dawson Trust, property owner, to abandon a 20-foot-wide utility easement at 2016 Wallace Avenue. The utility easement is set within the subject property and was originally dedicated by a reservation from the right-of-way vacation of Sterling Avenue. There are no utilities located within the easement.

The requested abandonment was reviewed by Costa Mesa's Public Works Department, Engineering Division. They City Engineer determined that the utility easement is not necessary for present or prospective public or utility purposes, and is also not needed for any motorist and/or non-motorist rights-of-way usage.

Pursuant to Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property), as part of a vacation process, the Costa Mesa Planning Commission must report on its conformity with the City's General Plan. After the Planning Commission's determination, the requested vacation will be presented to the City Council for final action.

The abandonment of an unused utility easement located on private property will not adversely impact the City's ability to continue providing utility services to the subject property or surrounding properties. Therefore, staff recommends that the Planning Commission find this action exempt from the California Environmental Quality Act and adopt a resolution finding that the proposed abandonment is consistent with the City's General Plan.

### **BACKGROUND AND SETTING**

The subject property is a rectangularly-shaped interior lot that is approximately 18,387 square feet in area and is improved with a six-unit single-story apartment building originally constructed in 1961 (see Exhibit 1). The property is designated High Density Residential by the Land Use Element of the City's General Plan and is zoned R2-HD, Multiple-Family Residential, High Density. The land use designation is intended to support the development of residential uses up to a density of 20 units per acre. The zoning district is consistent with and implements the General Plan designation. The property's zoning is intended to promote development of multi-family rental as well as ownership dwelling units on lots having a minimum area of 12,000 square feet. The surrounding area is designated, zoned, and developed similar to the subject property.

**Exhibit 1 Site Plan**



The utility easement was originally reserved when the right-of-way for Sterling Avenue was vacated by the City Council on November 5, 1984. City Council Resolution 84-139, which was subsequently recorded as Document No. 84-513164, ordered the vacation of surplus right-of-way located on a portion of Sterling Avenue. In vacating four areas (referenced therein as “parcels”), the recorded resolution “reserved therefrom” an easement for all existing underground and overhead public utilities together with the right of ingress and egress for the purpose of maintaining, replacing, and upgrading said existing public utilities. The easement reservation on this site affects the rear 20 feet of the subject property abutting Sterling Avenue.

## **ANALYSIS**

The request is to vacate an easement for utility purposes over the rear (i.e., easterly) 20 feet of the lot (approximately 1,200 square feet). This easement specifically allows for public utilities and access and maintenance of the same, but since it was established in 1984, the easement has gone unused. The project site and the immediately surrounding area are fully developed and include the full complement of utility services provided to residential developments. The City’s abandonment (i.e., vacation) of its rights to this easement will not adversely affect existing or future development potential of the subject property or the surrounding area.

Government Code Section 65402 requires the City’s planning agency (Planning Commission) to review and report to the City Council its determination whether the location, purpose, and extent of the proposed abandonment/vacation is consistent with the General Plan.

Costa Mesa’s Public Works Department, Engineering Division has reviewed and supports the property owner’s request.

The Planning Commission’s report as to General Plan conformity will be forwarded to the City Council, who is the final decision-making body. If the abandonment/vacation is approved, there will be no physical changes to the subject property; rather, only the City’s opportunity to install utilities and then access them for maintenance purposes will no longer exist. Since all necessary utilities exist in the area and currently serve this and other nearby developed sites, the need to retain this easement isn’t necessary.

## **GENERAL PLAN CONFORMANCE**

Pursuant to Government Code Section 65402(a), “if a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof”. Below is an analysis for the Planning Commission’s consideration in regard to

the abandonment/vacation of the subject property and Government Code Section 65402(a):

Utility easement abandonment conformance with General Plan in regard to “location”:

The utility easement to be abandoned is located across the rear 20 feet of the subject property adjacent to Sterling Avenue. This location of the utility easement is unnecessary as the subject property is bordered to the west and east by public streets. Utilities necessary to serve the nearby residential developments are properly located within the existing public rights-of-way, where there is adequate area for utility maintenance and future utilities as needed. Essentially, the City Engineer has determined that there is no need for the City to maintain a utility easement over a portion of private property. As such, abandoning this easement has no effect on the City’s ability to provide or continue providing infrastructure to serve nearby residential development.

Utility easement abandonment conformance with General Plan in regard to “purpose”:

The intended purpose of the easement is to retain space adjacent to Sterling Avenue in which to place either underground or overhead utilities to serve the subject and nearby properties. Though this easement has existed since 1984, it has never been utilized by the City, and/or other agencies for its intended purpose. Rather, utilities were placed within the public rights-of-way on either Sterling Avenue or Wallace Avenue. As such, abandoning this easement has no effect on the City’s ability to provide or continue providing infrastructure to serve nearby residential development. In addition, the release of the utility easement provides for greater opportunities that support the residential use of the property including, but not limited to, potential increases in density, open space and landscaping.

Project conformance with General Plan in regard to “extent”:

The proposed utility easement abandonment affects an area of private property that measures approximately 20 feet by 60 feet (approximately 1,200 square feet). While the City would be vacating its easement right to place utility infrastructure in this space, the City is not giving up real property. The extent of this easement is a right to utilize a portion of privately owned land for a specified purpose. By abandoning this easement, the underlying land remains privately owned, albeit with one less encumbrance on the property’s title. And because Sterling Avenue and Wallace Avenue abut the front and rear of the subject property, utilities are provided to this and nearby properties for the purpose of providing infrastructure to meet the demands of residential development.

**ENVIRONMENTAL DETERMINATION**

Abandonment of the utility easement was reviewed for compliance with the California Environmental Quality Act, CEQA Guidelines, and the City’s environmental procedures. CEQA Guidelines Section 15061(b)(3) (General Rule) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The evaluation of General Plan consistency to abandon/vacate the City’s easement right to install infrastructure will not



have any effect on the environment as no physical changes are proposed or authorized with the abandonment. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects, and the abandonment/vacation is not subject to CEQA.

## **ALTERNATIVES**

Modify this report and/or find that the proposed acquisition is not in conformance with the General Plan. Pursuant to Government Code Section 65402, the Planning Commission must report upon general plan conformance. However, if the Planning Commission believes this agenda report is inaccurate and/or that the proposed utility easement abandonment/vacation is inconsistent with the General Plan, the Planning Commission may so state in its resolution and provide facts in support thereof.

## **LEGAL REVIEW**

This report and draft resolution has been approved as to form by the City Attorney's Office.

## **PUBLIC NOTICE**

The project was not noticed in that pursuant to State and local provisions, public noticing is not required for the Planning Commission report on General Plan conformance.

## **CONCLUSION**

This proposed utility easement abandonment/vacation is consistent with the City's General Plan in regard to purpose, location and extent. Disposing of this easement will not adversely impact the City's ability to provide necessary infrastructure to support existing and future development in this area as utilities exist within the adjacent public rights-of-way in Wallace Avenue and Sterling Avenue. As such, this easement is not needed. In addition, the Planning Commission determination for General Plan Conformance is not subject to CEQA in that there is no possibility of significant environmental effects resulting from the abandonment/vacation.

## **NEXT STEPS**

If and after the Planning Commission makes a determination of General Plan conformity, the City Council will consider whether or not to move forward with the abandonment.

**RESOLUTION NO. XX****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ABANDONMENT OF A UTILITY EASEMENT AT 2016 WALLACE AVENUE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the City of Costa Mesa is considering abandoning an easement for utility purposes located across the easterly 20 feet of the real property located at 2016 Wallace Avenue;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the subject property, 2016 Wallace Avenue (APN 422-252-18), is located on the east side of Wallace Avenue between Hamilton Street and West 20<sup>th</sup> Street, and has a General Plan Land Use designation of High Density Residential, and is zoned R2-HD, High Density Multi-Family Residential;

WHEREAS, the site's zoning designation R2-HD (High Density Multi-Family Residential) is consistent with the site's General Plan land use designation of High Density Residential;

WHEREAS, the subject property and surrounding area are fully developed with multifamily residential units consistent with the General Plan and Zoning designations;

WHEREAS, existing development is adequately served by the full complement of utilities needed to support residential development;

WHEREAS, all existing utilities are located within the existing public rights-of-way either located within Wallace Avenue and Sterling Avenue, both of which abut the subject property;

WHEREAS, the City does not anticipate a need for new utilities but should a need arise in the future there is adequate capacity to accommodate such utilities within the existing public rights-of-way of Wallace Avenue and Sterling Avenue to serve the subject and nearby properties;

WHEREAS, the location of the utility easement to be abandoned is shown on the subject real property in Attachment 2 to the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the Costa Mesa Planning Commission reviewed the proposed utility easement abandonment and General Plan conformance findings as set forth the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the proposed abandonment of the existing utility easement at 2016 Wallace Avenue is in conformance with the City of Costa Mesa General Plan for the purposes stated therein; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed acquisition will have a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED that, the Planning Commission does hereby: 1) Adopt the Planning Commission Agenda Report dated November 12, 2024 as its report for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 related to the abandonment of a utility easement located across the easterly 20 feet of real property at 2016 Wallace Avenue; 2) Finds that the proposed easement abandonment of a utility easement located across the easterly 20 feet of real property at 2016 Wallace Avenue is in conformance with the City of Costa Mesa General Plan; and 3) Finds that the proposed abandonment of a utility easement located across the easterly 20 feet of real property at 2016 Wallace Avenue is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

**PASSED AND ADOPTED this 12th day of November, 2024.**

---

Adam Ereth, Chair  
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC- \_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 12, 2024 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

---

Scott Drapkin, Secretary  
Costa Mesa Planning Commission

# CITY OF COSTA MESA

Department of Public Works / Engineering

## INTER OFFICE MEMORANDUM

**TO:** Scott Drapkin, Assistant Development Services Director  
**FROM:** Seung Yang, City Engineer *S.Y. 9/17/24*  
**DATE:** September 16, 2024  
**SUBJECT: PROPOSED VACATION OF UTILITY EASEMENT AT 2016 WALLACE AVENUE**

---

The Engineering Division has received a request for the vacation of a 20-foot-wide utility easement at 2016 Wallace Avenue (see Attachment 1). The utility easement is within the property limits of 2016 Wallace Avenue. This easement vacation is being requested by the property owner. The utility easement was originally dedicated by a reservation from the right-of-way vacation of Sterling Avenue. Responses from the utility notifications showed that there are no underground utilities within the proposed easement area to be vacated.

The proposed easement vacation area has been reviewed by the Engineering Division and it has been determined that this portion of the utility easement is not necessary for public or utility purposes and consequently is not required for any motorist and/or non-motorist usage. It is therefore recommended that the proposed vacation continue to be processed and forwarded to the City Council for approval. After the proposed utility easement vacation is approved and recorded, the subject vacated easement will revert back to the owner of 2016 Wallace Avenue.

It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission. Please submit a confirmation that this request has been received and scheduled.

Information or assistance required for this project may be obtained from Mohcine Chirar, Associate Engineer, at extension 5140.

Attachment: 1 - Proposed Vacation of a portion of utility easement

c. ✓ Bill Rodrigues, Planning and Sustainable Development Manager  
Mohcine Chirar, Associate Engineer

2016 Wallace Avenue



# EXHIBIT 'A' LEGAL DESCRIPTION

THAT PORTION OF AN EASEMENT RESERVED FOR PUBLIC UTILITIES RECORDED DECEMBER 11, 1984, IN OFFICIAL RECORDS AS INSTRUMENT NO. 84-51364, LYING WITHIN LOT 17, BLOCK 4 OF TRACT NO. 612, RECORDED IN BOOK 20 PAGES 1 AND 2 OF MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 20 FEET OF LOT 17, BLOCK "F" OF TRACT NO. 612, RECORDED IN BOOK 20 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

SAID DESCRIPTION CONTAINING 1270.00 SQUARE FEET OR 0.03 ACRES OF LAND MORE OR LESS.

ALL AS PARTICULARLY SHOWN ON THE ATTACHED "EXHIBIT B", AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

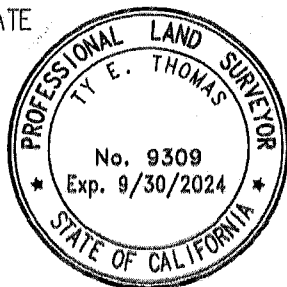
PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

*Ty E. Thomas*

2-16-2024

TY E. THOMAS  
P.L.S. 9309

DATE



PREPARED BY:

**T&M  
SURVEYING**

531 E. TRENTON AVE.  
ORANGE, CA.  
O-714-912-4042 C-714-906-8771  
WWW.TNMSURVEYING.COM





EXHIBIT 'B'  
MAP

SHEET 2 OF 2

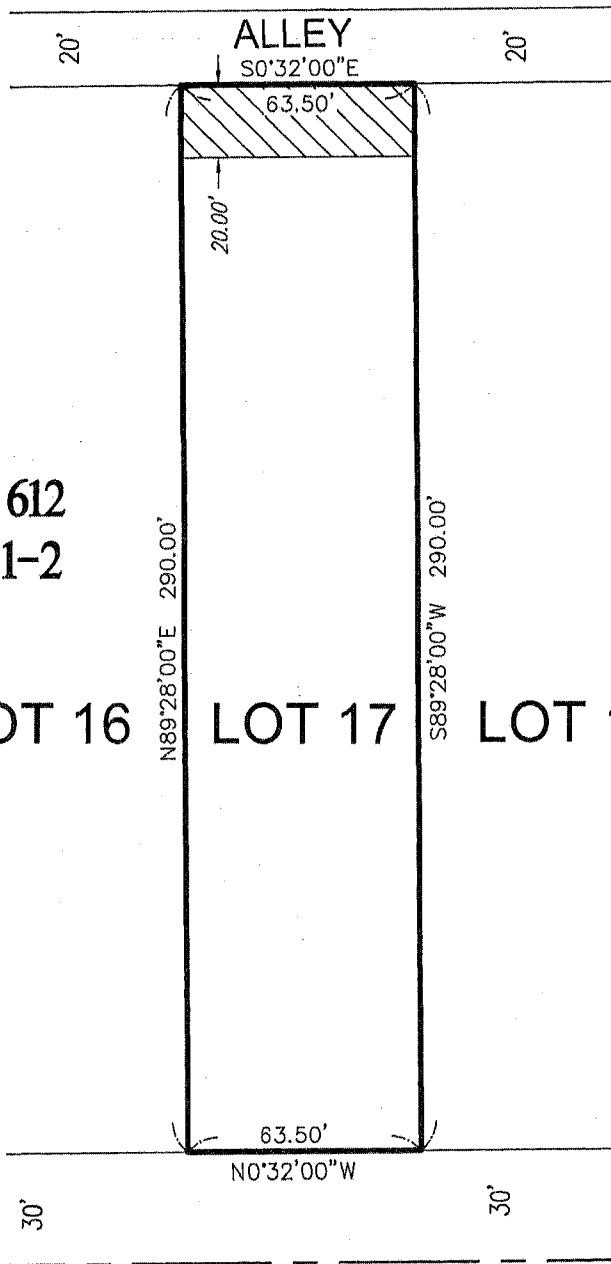
QUIT CLAIM AREA = 1270.00 SF±



SCALE: 1"=50'

BLOCK F  
TRACT NO. 612  
BK 20, PGS 1-2

LOT 16      LOT 17      LOT 18



PREPARED BY ME OR UNDER MY  
DIRECTION IN CONFORMANCE WITH  
THE LAND SURVEYOR'S ACT.

*Ty E. Thomas*

2-16-2024

TY E. THOMAS  
P.L.S. 9309

DATE

WALLACE AVENUE



PREPARED BY:





**T&M**  
**SURVEYING**

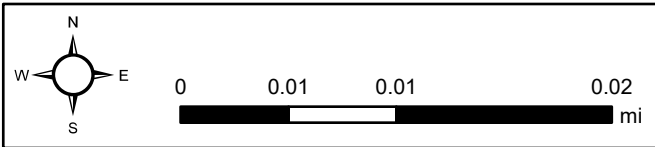
531 E. TRENTON AVE.  
ORANGE, CA  
O-714-912-4042 C-714-906-8771  
WWW.TNMSURVEYING.COM





**Legend**

-  City Limit
-  Streets
-  Addresses
-  Silver



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

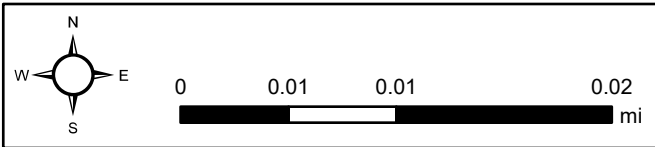
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© City of Costa Mesa

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**Legend**

-  City Limit
-  Streets
- Addresses
-  Silver
- Zoning
-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational Multi-Use
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residential, Medium Density
-  R2-HD - Multiple-Family Residential, High Density
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Industrial
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Residential - North Costa Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - School
-  P - Parking



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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© City of Costa Mesa

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# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 24-421

**Meeting Date:** 11/12/2024

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**TITLE:**

GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ABANDONMENT OF A STRIP OF UNIMPROVED PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO THE PROPERTY AT 174 EAST 19TH STREET

**DEPARTMENT:** PLANNING DIVISION / DEVELOPMENT SERVICES  
DEPARTMENT

**PRESENTED BY:** BILL RODRIGUES, PLANNING MANAGER

**CONTACT INFORMATION:** BILL RODRIGUES (714) 754-5153  
Bill.Rodrigues@costamesaca.gov

**RECOMMENDATION:**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City abandonment of a 10-foot deep by 50-foot-wide strip of unimproved public right-of-way located adjacent to 174 East 19th Street.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: November 12, 2024

ITEM NUMBER:CC-3

**SUBJECT: GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ABANDONMENT OF A STRIP OF UNIMPROVED PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO THE PROPERTY AT 174 EAST 19<sup>TH</sup> STREET**

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

**PRESENTATION**

**BY: BILL RODRIGUES, PLANNING MANAGER**

**FOR FURTHER INFORMATION CONTACT: BILL RODRIGUES (714) 754-5153  
Bill.Rodrigues@costamesaca.gov**

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## **RECOMMENDATION**

1. Find that the Planning Commission General Plan Conformance reporting is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and
2. Adopt a Resolution that reports on General Plan conformance for the proposed City abandonment of a 10-foot deep by 50-foot-wide strip of unimproved public right-of-way located adjacent to 174 East 19<sup>th</sup> Street.

## **APPLICANT OR AUTHORIZED AGENT**

The applicant and authorized agent is the City of Costa Mesa.

## **EXECUTIVE SUMMARY**

The City received a request from the Hector Vega Cabrera, property owner, to abandon a 10-foot deep by 50-foot-wide portion of the public right-of-way located adjacent to his property at 174 East 19<sup>th</sup> Street. This 500 square foot of public right-of-way is currently unimproved and is developed with private front-yard fencing and landscaping.

The half-width of the public right-of-way for 19<sup>th</sup> Street between Fullerton Avenue and Orange Avenue is 30 feet. However, in front of the subject property, the half-width of 19<sup>th</sup> Street increase to a width of 40 feet. If the vacation request is ultimately approved by the City Council, the subject front property line would shift ten feet to the southwest. This would

position the front property line/right-of-way line just behind the back of sidewalk (i.e., the sidewalk will remain in the public right-of-way) in alignment with the other properties developed along this portion of 19<sup>th</sup> Street.

The requested street vacation was reviewed by Costa Mesa's Public Works Department, Engineering Division. The City Engineer determined that this 500 square-foot strip of land is not necessary for any public or utility purposes and is not needed for any motorist and/or non-motorist usage.

Pursuant to Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property), as part of a vacation process, the Costa Mesa Planning Commission must report on its conformity with the City's General Plan. Furthermore, findings of consistency regarding the vacation must be made under Section 8300 et. Seq. of the California Streets and Highways Code. After the Planning Commission's determination, the requested vacation will be presented to the City Council for final action.

The vacation of this strip of land will not adversely impact on the City's ability to continue providing infrastructure, roadway, or other utility services to the subject property or surrounding properties. Therefore, staff recommends that the Planning Commission find this action exempt from the California Environmental Quality Act and adopt a resolution finding that the proposed vacation is consistent with the City's General Plan.

## **BACKGROUND AND SETTING**

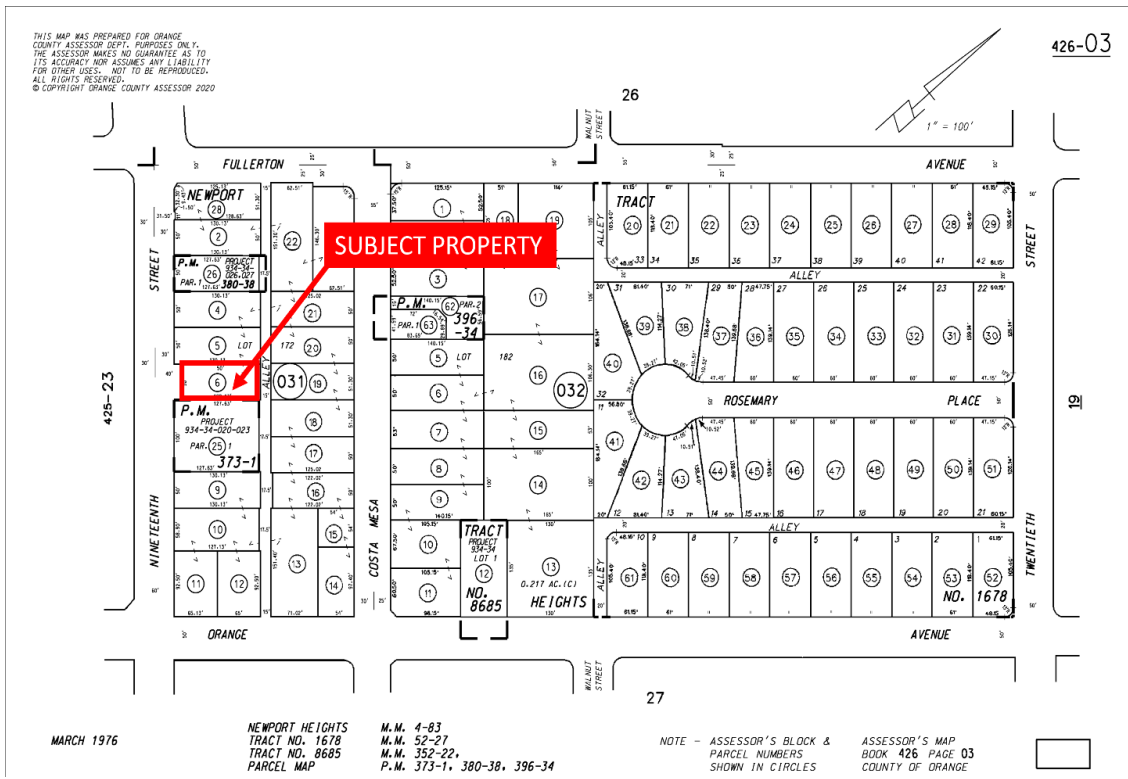
The subject property is a rectangularly-shaped interior lot that is approximately 6,007 square feet in area and is improved with a single-story residential unit originally constructed in 1944 (see Exhibit 1). The property is designated High Density Residential by the Land Use Element of the City's General Plan, and is zoned R2-HD, Multiple-Family Residential, High Density. The land use designation is intended to support the development of residential uses up to a density of 20 units per acre. The zoning district is consistent with and implements the General Plan designation. The property's zoning is intended to promote development of multi-family rental as well as ownership dwelling units on lots having a minimum area of 12,000 square feet. The surrounding area is designated, zoned, and developed similar to the subject.

The subject property consists of a portion of Lot 172 of the Newport Heights Tract, which was recorded in 1906. As Lot 172 was further subdivided through the years and land dedicated to the City for street purposes, small inconsistencies in the position of the front or rear property lines occurred. This resulted in a varied public right-of-way line along certain portions of East 19<sup>th</sup> Street and the rear alley (see Exhibit 2). However, this does not affect the alignment of the street and sidewalk, which have been developed to their full extent within the public right-of-way.

# Exhibit 1 Site Plan



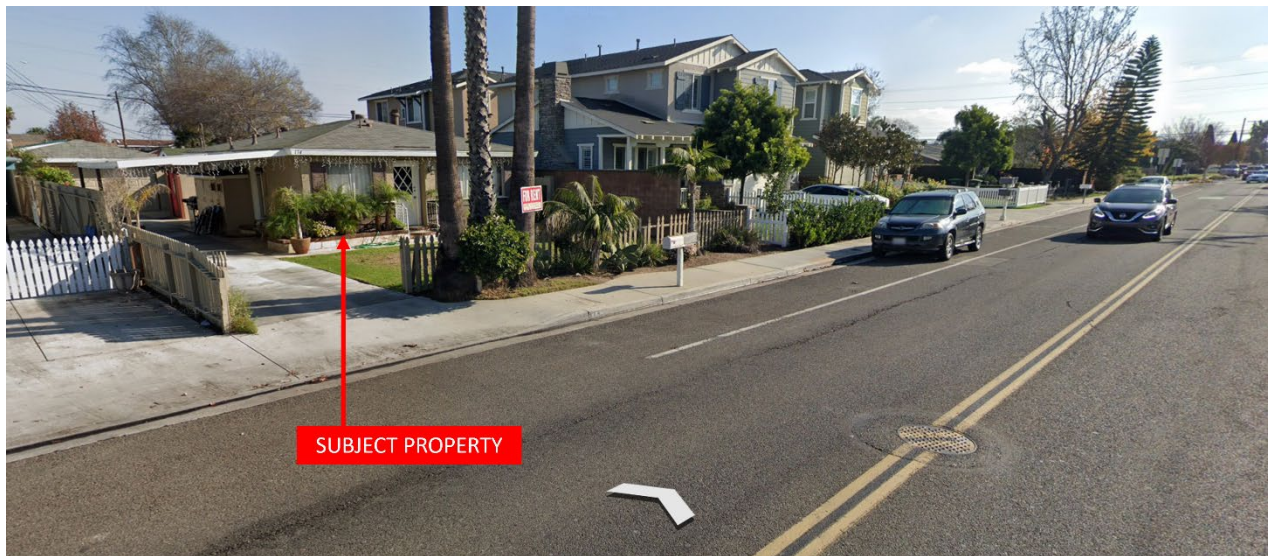
# Exhibit 2 Assessor's Parcel Map



## **ANALYSIS**

The request is to vacate a 10-foot deep by 50-foot-wide strip of land within the public right-of-way that is located adjacent to the property at 174 East 19<sup>th</sup> Street. While this dedication was originally intended for public street purposes, as the neighborhood developed and public improvements installed, this 500 square foot strip of land became unnecessary to support street, sidewalk and utility purposes. As it exists today, East 19<sup>th</sup> Street is a 60-foot-wide right-of-way that accommodates a 40-foot-wide, two-lane roadway with curbside parking and four-foot sidewalks on each side of the street. As permitted by right-of-way reversion authority, this strip of unimproved public right-of-way, has been integrated as part of the front-yard of the subject property (see Exhibit 4).

### **Exhibit 4 Street View**



The project site and the immediately surrounding area are fully developed and include the full complement of infrastructure, roadway, and utility services to meet the needs of the nearby residential developments. The City's vacation of this strip of right-of-way land will not adversely affect existing or future development potential of the subject property or the surrounding area.

Government Code Section 65402 requires the City's planning agency (Planning Commission) to review and report to the City Council its determination whether the location, purpose, and extent of the proposed vacation is consistent with the General Plan. Additionally, the California Streets and Highways Code allows a local agency to vacate excess right-of-way that is determined not necessary for street and highway present or prospective purposes.

Costa Mesa's Public Works Department, Engineering Division has reviewed and supports the property owner's request. The Planning Commission's report as to General Plan conformity will be forwarded to the City Council, who is the final decision-making body. If the vacation is approved, there will be no physical changes to the subject property. Rather, the front property line will move 10 feet to the southwest, near the back of sidewalk, in

alignment with the edge of the public right-of-way for the properties beside the subject property.

## **GENERAL PLAN CONFORMANCE**

Pursuant to Government Code Section 65402(a), “if a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof”. Below is an analysis for the Planning Commission’s consideration in regard to the abandonment/vacation of the subject property and Government Code Section 65402(a):

### Excess right-of-way vacation conformance with General Plan in regard to “location”:

The excess right-of-way to be vacated is a 10 foot deep by 50-foot-wide strip of land located just behind the public sidewalk, adjacent to the property located at 174 East 19<sup>th</sup> Street. This strip of land is unnecessary for street, infrastructure, or utility purposes. The street is fully developed with roadway, street parking, curb and gutter, public sidewalk, and parkway and there is no present or prospective need to acquire future right-of-way to accommodate a street expansion. Additionally, 19<sup>th</sup> Street is a collector street per the General Plan and is currently designed to collector street standards. Roadways, infrastructure, and utilities necessary to serve the nearby residential developments are properly located within the existing public rights-of-way and not within this strip of land. As such, there is no need for the City to retain this portion of right-of-way and vacating this 500 square foot strip of land will have no effect on the City’s ability to provide or continue providing roads, sidewalks, infrastructure, or utilities to serve nearby residential development.

### Excess right-of-way vacation conformance with General Plan in regard to “purpose”

The intended purpose of this 500 square foot strip of land was to retain space presumably for 19<sup>th</sup> Street to have an 80-foot section. However, as the area developed, 19<sup>th</sup> Street was constructed as a collector street requiring a 60-foot section. This resulted in excess right-of-way having been dedicated to the City adjacent to the property located at 174 East 19<sup>th</sup> Street than was required for all other nearby lots. Since the project site and the immediately surrounding area are fully developed and include the full complement of infrastructure, roadway, and utility services to meet the needs of the nearby residential developments, the City’s vacation of this strip of right-of-way land will not adversely affect existing or future development potential of the subject property or the surrounding area.

### Excess right-of-way vacation conformance with General Plan in regard to “extent”:

The proposed right-of-way vacation affects a space that measures 10-feet deep by 50 feet wide and is approximately 500-square feet. For years, this unimproved right-of-way has

been included as part of subject property and developed with private front yard landscaping and fencing. While the City would be vacating this portion of the 19<sup>th</sup> Street right-of-way, its an area that has not been used by the City for roadway purposes and, therefore, will not adversely affect the City's ability to continue providing for roadway, infrastructure, and utilities in the area. If the vacation is ultimately approved by the City Council, the subject property will increase in extent by 500 square feet.

## **ENVIRONMENTAL DETERMINATION**

Abandonment of this 10-foot by 50-foot, 500 square foot portion of the right-of-way was reviewed for compliance with the California Environmental Quality Act, CEQA Guidelines, and the City's environmental procedures. CEQA Guidelines Section 15061(b)(3) (General Rule) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The evaluation of General Plan consistency to abandon/vacate the City's easement right to install infrastructure will not have any effect on the environment as no physical changes are proposed or authorized with the abandonment. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects, and the abandonment/vacation is not subject to CEQA.

## **ALTERNATIVES**

*Modify this report and/or find that the proposed abandonment is not in conformance with the General Plan.* Pursuant to Government Code Section 65402, the Planning Commission must report upon general plan conformance. However, if the Planning Commission believes this agenda report is inaccurate and/or that the proposed right-of-way abandonment/vacation is inconsistent with the General Plan, the Planning Commission may so state in its resolution and provide facts in support thereof.

## **LEGAL REVIEW**

This report and draft resolution has been approved as to form by the City Attorney's Office.

## **PUBLIC NOTICE**

The project was not noticed in that pursuant to State and local provisions, public noticing is not required for the Planning Commission report on General Plan conformance.

## **CONCLUSION**

This proposed right-of-way abandonment/vacation is consistent with the City's General Plan in regard to purpose, location and extent. Disposing of this small right-of-way area will not adversely impact the City's ability to provide necessary infrastructure to support existing and future development as the City's Public Works Department has determined that this excess right-of-way is not necessary for public right-of-way purposes. In addition, the Planning Commission's determination for General Plan Conformance is not subject to CEQA in that there is no possibility of significant environmental effects resulting from the abandonment/vacation.

## **NEXT STEPS**

After the Planning Commission makes a determination of General Plan conformity, the City Council will consider whether or not to move forward with the proposed abandonment/vacation.



**RESOLUTION NO. XXX****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO THE PROPERTY AT 174 EAST 19<sup>TH</sup> STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the City of Costa Mesa is considering vacating a 10-foot deep by 50-foot wide, 500 square foot portion of the East 19<sup>th</sup> Street unimproved right-of-way;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan on June 21, 2016;

WHEREAS, the California Streets and Highways Code, allows a local agency to vacate excess right-of-way of a street or highway. The proposed right-of-way vacation has been reviewed by the Engineering Division of the City of Costa Mesa, and it has been determined that this portion of East 19<sup>th</sup> Street is not necessary for the present or prospective public street and highway purposes;

WHEREAS, the subject right-of-way is located on the northerly side of East 19<sup>th</sup> Street between Fullerton Avenue and Orange Avenue adjacent to real property located at 174 East 19<sup>th</sup> Street;

WHEREAS, even with the requested vacation, the remaining right-of-way on East 19<sup>th</sup> Street at this location would provide a 60-foot right-of-way that includes public parkway with sidewalk and landscaping, consistent with the City's Master Plan of Highways;

WHEREAS, the property at 174 East 19<sup>th</sup> Street abutting the subject right-of-way will revert back to the owner of 174 East 19<sup>th</sup> Street and will be designated as Medium Density Residential and zoned as R2-MD, Medium Density Multi-Family Residential;

WHEREAS, the excess right-of-way vacated has been found by the Engineering Division of the City of Costa Mesa to be unnecessary for any present or prospective motorist or non-motorist use, and as such, the vacation serves the public interest and is a public benefit as it eliminates any maintenance costs and liabilities imposed on the City associated with the excess right-of-way area;

WHEREAS, the proposed area to be vacated is shown in Attachment 2 to the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the Costa Mesa Planning Commission reviewed the proposed real property acquisition and General Plan conformance findings as set forth the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the proposed vacation of excess public right-of-way adjacent to the property located at 174 East 19<sup>th</sup> Street is in conformance with the City of Costa Mesa General Plan for the purposes stated therein is in conformance with the General Plan; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed abandonment/vacation will result in a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED that, the Planning Commission does hereby: 1) Adopt the Planning Commission Agenda Report dated November 12, 2024 as its report for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 related to the abandonment/vacation of a 10-foot deep by 50-foot wide, 500 square foot strip of unimproved public right-of-way located adjacent to the property at 174 East 19<sup>th</sup> Street; 2) Finds that the proposed vacation of a 10-foot deep by 50-foot wide, 500 square foot strip of land adjacent to the real property located at 174 East 19<sup>th</sup> Street is in conformance with the City of Costa Mesa General Plan; and 3) Finds that the proposed vacation of a 10-foot deep by 50-foot wide, 500 square foot strip of land adjacent to the real property located at 174 East 19<sup>th</sup> Street is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

**PASSED AND ADOPTED this 12th day of November, 2024.**

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Adam Ereth, Chair  
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC- \_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 12, 2024 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

---

Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Dear Mr. Yang,

It has been brought to my attention that I need to have 10 feet at the front of my property to be vacated to the City of Costa Mesa to allow the City of Costa Mesa Planning Department approve an accessory dwelling unit be constructed on the 2<sup>nd</sup> level of my existing residence to have the correct setback from the property line.

I am the property owner at 174 E. 19<sup>th</sup> Street, Costa Mesa, California, and I am formally requesting to apply for the Vacation of the 10 feet in front of my property.

Let me know is there is anything else to do or write to start this process.

Sincerely,

Hector Vega  
174 E 19<sup>th</sup> Street  
Costa Mesa, CA 92627  
(714) 224-6313



# CITY OF COSTA MESA

Department of Public Works / Engineering

## INTER OFFICE MEMORANDUM

**TO:** Scott Drapkin, Assistant Development Services Director  
**FROM:** Seung Yang, City Engineer *S.Y. 10/4/24*  
**DATE:** October 3, 2024  
**SUBJECT:** Proposed Vacation of Excess Right-of-Way at 174 East 19<sup>th</sup> Street

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At the request of property owner, Hector Vega, the Public Works Department, Engineering Division, has reviewed a request to vacate excess right-of-way of a portion of East 19<sup>th</sup> Street (see attachments).

On the Master Plan of Highways, East 19<sup>th</sup> Street is designated as a Collector Arterial Street (60 feet wide). In 1968, the northeasterly 10-feet of East 19<sup>th</sup> Street was dedicated by easement document, book 8726, page 87 and recorded on September 19, 1968. The dedication limits at this location were never improved to the full dedication creating excess right-of-way. Per the current Active Transportation Plan under the Existing Bicycle Facilities, East 19<sup>th</sup> Street is designated as a Class III (Blvd) Bicycle Facility. The request to vacate a portion of East 19<sup>th</sup> Street would be approximately 10-feet in width. This would allow for a 10-foot public parkway on East 19<sup>th</sup> Street to remain. There appears to be no public improvements within the subject excess right-of-way, hence a public utility easement reservation is not required.

The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, as well as the Active Transportation Committee, and it has been determined that this portion of East 19<sup>th</sup> Street is not necessary for public street and highway purposes and consequently is not required for any motorist and/or non-motorist usage.

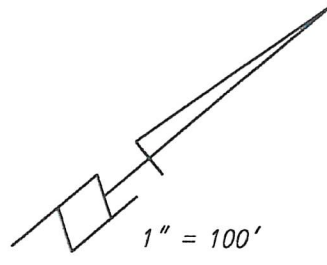
It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission.

Please contact Mohcine Chirar at 714-754-5140 if you have any questions or require further information.

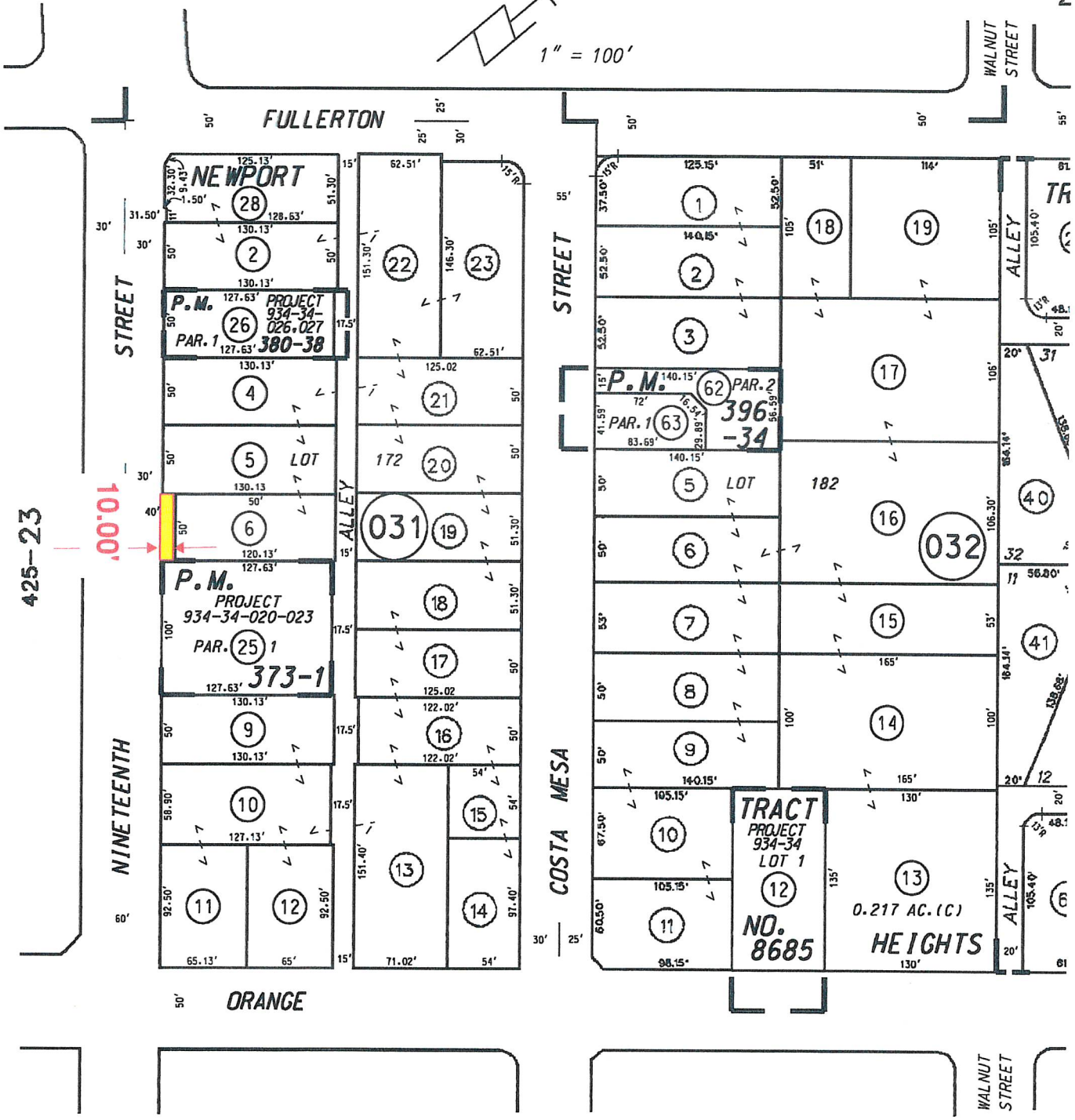
Attachments: Exhibits of proposed vacation of excess right-of-way

c: Raja Sethuraman, Public Works Director  
Mohcine Chirar, Associate Engineer

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**PROPOSED AREA TO BE VACATED**



MARCH 1976

NEWPORT HEIGHTS  
TRACT NO. 1678  
TRACT NO. 8685  
PARCEL MAP

M.M. 4-83  
M.M. 52-27  
M.M. 352-22,  
P.M. 373-1, 380-38, 396-34






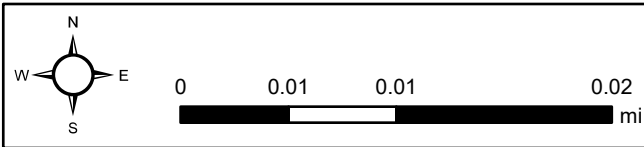
174 E 19th Street  
= Proposed Street Vacation Area





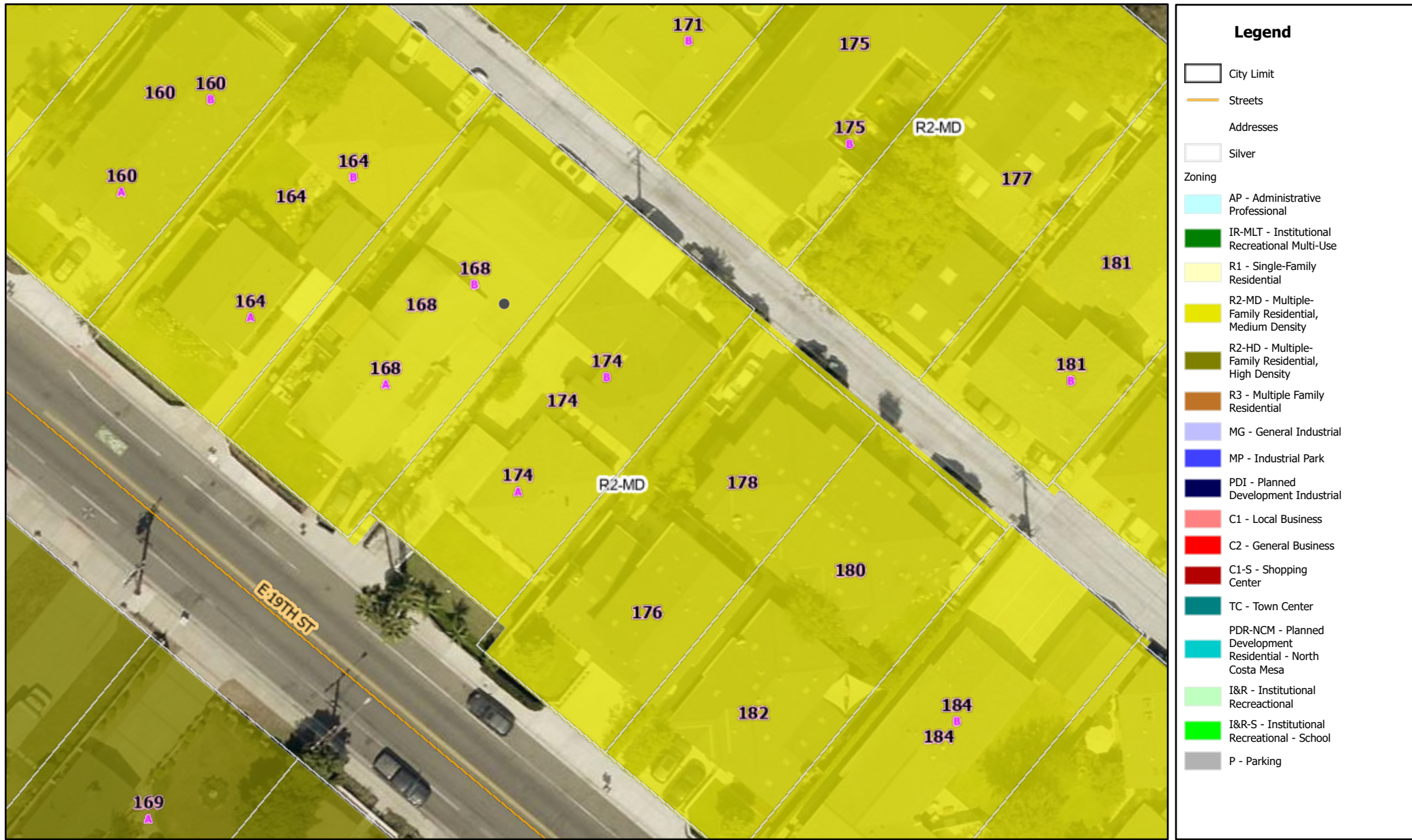
**Legend**

-  City Limit
-  Streets
- Addresses
-  Silver



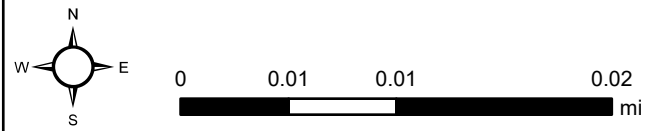
The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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**Legend**

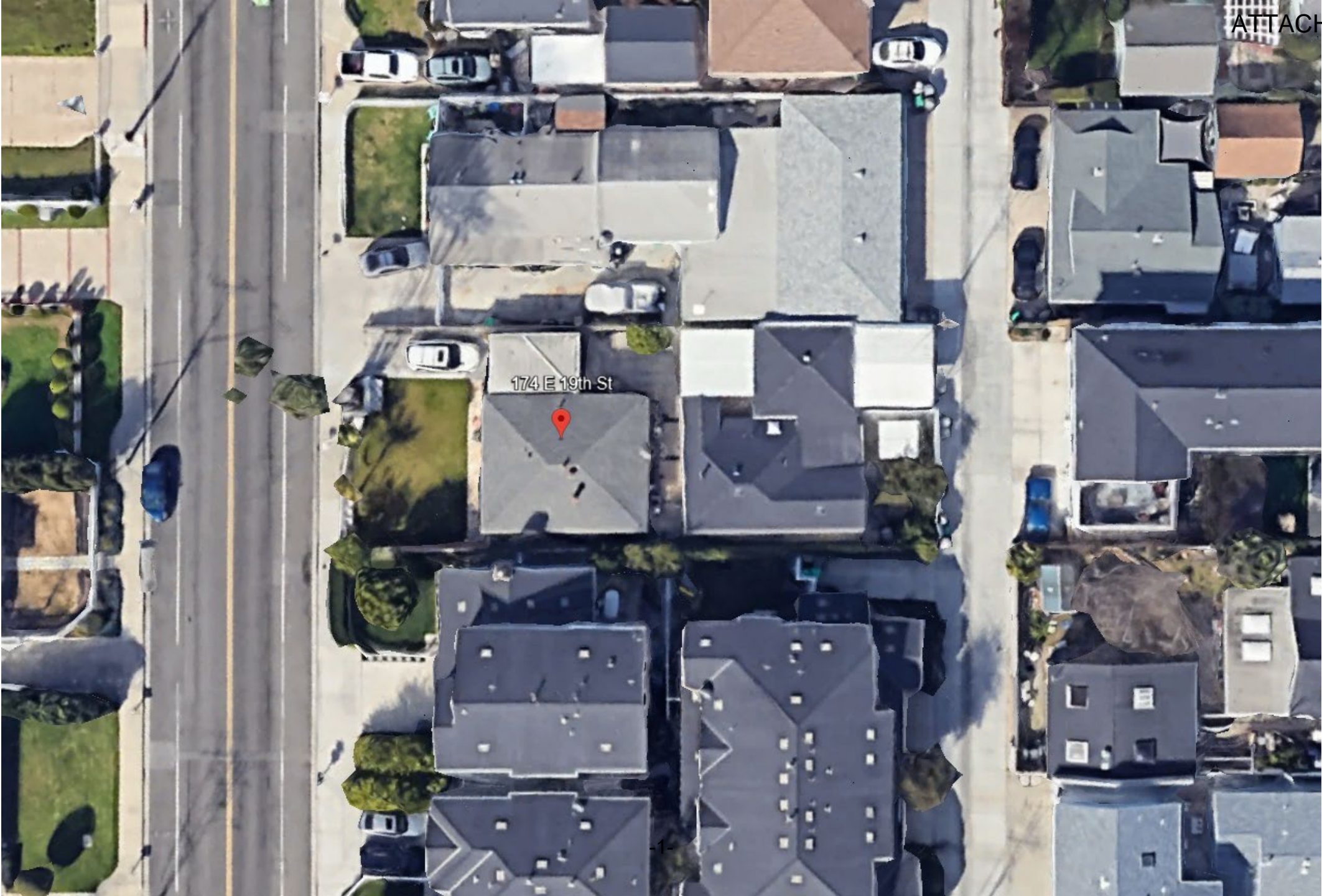
-  City Limit
-  Streets
- Addresses
-  Silver
- Zoning
-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational Multi-Use
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residential, Medium Density
-  R2-HD - Multiple-Family Residential, High Density
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Industrial
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Residential - North Costa Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - School
-  P - Parking



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**82**



174 E 19th St









# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 24-422

**Meeting Date:** 11/12/2024

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**TITLE:**

CONDITIONAL USE PERMIT PCUP-24-0012 TO OPERATE AN ANIMAL HOSPITAL/VETERINARY SERVICE USE WITH ANCILLARY NON-COMMERCIAL ANIMAL KENNELING (“PRICELESS PETS”) AT 1520 PONDEROSA STREET

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

**PRESENTED BY:** JEFFREY RIMANDO, ASSISTANT PLANNER

**CONTACT INFORMATION:** JEFFREY RIMANDO, 714-754-5012;  
Jeffrey.Rimando@costamesaca.gov

**RECOMMENDATION:**

Staff recommends 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) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-24-0012 based on findings of fact and subject to conditions of approval.





# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: NOVEMBER 12, 2024      ITEM NUMBER: PH-1

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**SUBJECT:   CONDITIONAL USE PERMIT PCUP-24-0012 TO OPERATE AN ANIMAL HOSPITAL/VETERINARY SERVICE USE WITH ANCILLARY NON-COMMERCIAL ANIMAL KENNELING (“PRICELESS PETS”) AT 1520 PONDEROSA STREET**

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

**PRESENTATION BY:   JEFFREY RIMANDO, ASSISTANT PLANNER**

**FOR FURTHER               JEFFREY RIMANDO  
INFORMATION             714-754-5012  
CONTACT:                 Jeffrey.Rimando@costamesaca.gov**

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## **RECOMMENDATION**

Staff recommends 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) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-24-0012 based on findings of fact and subject to conditions of approval.

## **APPLICANT OR AUTHORIZED AGENT**

The authorized agent is Ryan Oldham, representing the property owner, Kirkor Gunbilir.

**PLANNING APPLICATION SUMMARY**

Location:	1520 Ponderosa Street	Application Number:	PCUP-24-0012
Request:	To operate an animal hospital/veterinary service use with ancillary non-commercial animal kenneling from an existing 6,248-square-foot commercial building.		

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	C1 (Local Business District)	North:	C1 (Auto dealership w/ vehicle repair)
General Plan:	General Commercial	South:	C1 (Dispensary, across Ponderosa)
Lot Dimensions:	95 FT x 317 FT	East:	C1 (Auto rental w/ vehicle repair)
Lot Area:	30, 202 SF	West:	R3 (Multi-family residential development)
Existing Development:	Existing one-story 6,248-square-foot commercial building with surface parking.		

**DEVELOPMENT STANDARDS COMPARISON**

Development Standard	Required	Existing/Proposed
Building Height	Two-stories / 30 feet Max	One-story / 18 FT 2 IN (no change)
Setbacks:		
Front	20 FT	48 FT 6 IN (no change)
Side (left/right)	15 feet on east/west side 0 feet on east/west side	19 FT 10 IN west (no change) 2 IN east (no change)
Rear	0 FT	184 FT 6 IN (no change)
Parking	23	27
Floor Area Ratio (FAR)	0.30	0.21
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	

## EXECUTIVE SUMMARY

Priceless Pets is requesting Planning Commission approval to operate a veterinary clinic with ancillary non-commercial animal kenneling services from a currently vacant, 6,248-square-foot commercial building.

Staff supports the request in that the proposed use is consistent with applicable goals, objectives, and policies of the General Plan, complies with applicable provisions of the Zoning Ordinance and respective findings, and is not proposed to operate in a way that would be incompatible with nearby uses. The use also provides a necessary community service. Therefore, staff recommends that the Planning Commission find that the project is exempt from the California Environmental Quality Act (CEQA), and approve the application based on findings of fact and subject to conditions of approval.

## SETTING

The subject 30,115-square-foot property is located at 1520 Ponderosa Street. It is located on the north side of Ponderosa Street between Harbor Boulevard and Lemon Street (see Exhibit 1).

### **Exhibit 1 Vicinity Map**



The site is designated General Commercial by the City's Land Use Element of the General Plan, and is zoned C1 (Local Business District). The General Commercial designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C1 zone allows for a wide range of goods and services with a focus on reducing impacts on surrounding properties especially in those areas where residential uses are in the vicinity.

The subject property is located adjacent to other C1-zoned properties to the east, north and south. A wide variety of land uses operate on Harbor Boulevard, and in this immediate area there are several auto-related businesses including dealerships, vehicle rental, and auto repair businesses. To the south, across Ponderosa Street, is a cannabis dispensary known as "Mr. Nice Guy." Properties to the west are zoned R3 (Multiple-Family Residential) and are improved with two-story triplex and fourplex units.

## **HISTORY**

On April 25, 1977, the Planning Commission granted approval of a Conditional Use Permit (CUP) for a commercial building to accommodate a vehicle finishing and detailing business. On August 19, 1977, the Building Division issued Permit No. 44123 to construct the commercial building, a surface parking lot and landscaping.

On October 7, 1996, the Planning Commission granted approval of a CUP to allow for an automobile dealership with ancillary car wash, auto detailing and minor repair services. Business license records show that auto sales and detailing uses occupied the building until about 2023. The site has been vacant since December 2023.

## **BACKGROUND**

Priceless Pets is a non-profit, no-kill pet rescue. They have adoption centers in Chino Hills, Claremont, City of Industry and in Costa Mesa (located at 1536 Newport Boulevard). The business rehabilitates and rehomes unwanted animals. Priceless Pets main mission is to rescue dogs and cats from open access county facilities and to find them "forever homes" within the community. Priceless Pets has overseen animal adoptions for the City since 2018. Earlier this year, the City Council awarded another contract to Priceless Pets to provide animal sheltering, adoption, and medical care services in Costa Mesa.

The City's contract with Priceless Pets requires that they secure a stand-alone facility in Costa Mesa, establish a lease and obtain required permits. The contract requires that Priceless Pets make necessary upgrades to the location in order to provide an intake area, isolation area, quarantine area, and to maintain a fully-staffed veterinary suite that is open to the public. Additionally, Priceless Pets is required to provide hours of operation that allow for general intake from the City's Animal Control Officers, and provide extended hours for the public to allow for return-to-owner activity, owner surrender, and be staffed 24/7 with trained personnel with access at any time to the City of Costa Mesa's Animal Services personnel. Priceless Pets will provide standard veterinary care for all animals based on their needs, including spay/neuter procedures, microchips, emergency medical care, vaccines, health assessment, daily treatment, monitoring, and etc.

In fulfillment of these contractual requirements, Priceless Pets has identified the subject property as an ideal candidate location. If approved, Priceless Pets would operate a veterinary clinic from this location as well as provide temporary non-commercial kenneling of animals for the City of Costa Mesa's Animal Control Officers. This location will not offer animal adoptions, nor commercial or retail boarding/kenneling of animals to the general public.

## **REQUEST**

The applicant is requesting Conditional Use Permit (CUP) approval pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30 to operate an animal hospital/veterinary clinic with ancillary non-commercial kenneling in the C1 (Local Business District).

## **STANDARD OF REVIEW**

### ***Conditional Use Permit (CUP)***

Pursuant to the City's Zoning Ordinance Chapter IV (Citywide Land Use Matrix), an animal hospital or veterinary services in the C1 Zone requires Planning Commission approval of a conditional use permit. Pursuant to the CMMC, to approve the CUP application, the Planning Commission must make findings that the use:

- *Is compatible with developments in the nearby area;*
- *Would not be detrimental to other nearby properties;*
- *Will not be detrimental to the public health, safety and general welfare;*
- *Will not injure nearby property or improvements; or*
- *Will not allow a use, density or intensity not in accord with the General Plan.*

As necessary, proposed conditional uses may have conditions of approval applied to the development or their operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

### ***Review Criteria***

In addition to the CUP 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;*
- *Consistency with the general plan and any applicable specific plan; and*
- *Application is for a project-specific case.*

## **DESCRIPTION**

### ***Use and Operations***

Priceless Pets primary use of the space will be as a public veterinary clinic. Ancillary to this will be an area set aside at the back right corner of the floor plan for animal kenneling. This space will be divided into kennels that support the veterinary clinic functions and that which is available for use by the City of Costa Mesa's Animal Control Officers. Animals that are placed in the kennels will remain there until they are picked up by their owner or, after a period of time, relocated to an adoption center.

Priceless Pets will be open to the public seven days a week from 10 a.m. to 6 p.m. The business will employ three to four employees during the public operating hours. Pursuant to the contract with the City of Costa Mesa, there will be at least one staff person on-site 24 hours a day and the facility will also be available to receive animals from the City's Animal Control Officers at any time.

Overnight boarding is only available for animals provided by the City's Animal Control Officers and for those animals that need observation post any veterinary care. Boarding service is not available to the general public.

### ***Site Plan***

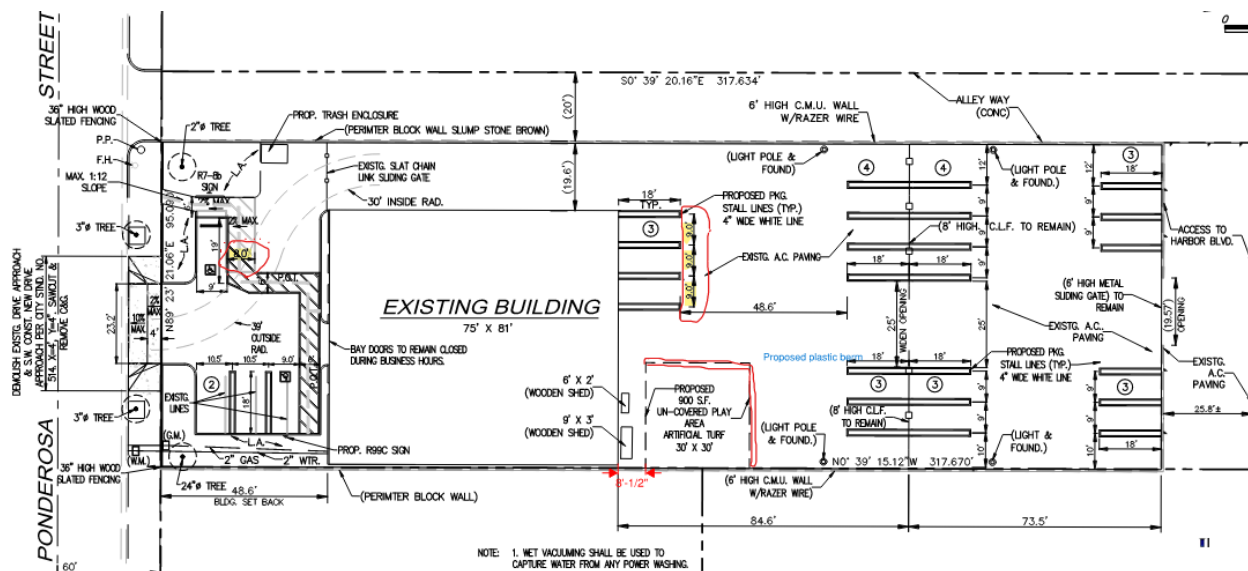
The project site is an approximate 0.75-acre rectangularly-shaped interior lot that borders a 20-foot wide public alley to the west. The site's perimeter is enclosed by a combination of block wall and chain link fence with barbed wire on top. Although the barbed wire has remained on the site for an extensive period of time and since the development of the site, staff has included a condition of approval pursuant to CMMC Section 13-75(h) requiring the barbed wire shall be removed from the top of the fencing pursuant to the Costa Mesa Municipal Code applicable provisions.

The existing 6,248 square-foot building is positioned toward the front third of the lot. Primary access to the site is provided by a two-way driveway centrally positioned along Ponderosa Street. This access leads to a surface parking lot containing four parking spaces, two of which will be dedicated for accessible parking. Existing landscaping buffers this parking area from the public sidewalk. Secondary access is provided via the side alley, which leads to the property's rear gate and a surface parking lot of 23 spaces. Four light poles are proposed to illuminate the rear area and a trash enclosure is proposed at the northwest portion of the lot.

A 900-square-foot uncovered play area consisting of artificial turf will be located in the rear parking lot area, approximately eight feet from the northeast corner of the building. The

play area will be utilized throughout the day but only by a maximum of two animals at a time during normal business hours. When used, facility staff will escort the animals to the play area and monitor them for the time they are outdoors. Though the larger area is enclosed by a wall and fence, animals will not be allowed to freely roam the rear portion of the site. The applicant will maintain the outdoor play area by disposing animal waste utilizing wet vacuuming and using a chemical cleaner.

## Exhibit 2 Site Plan

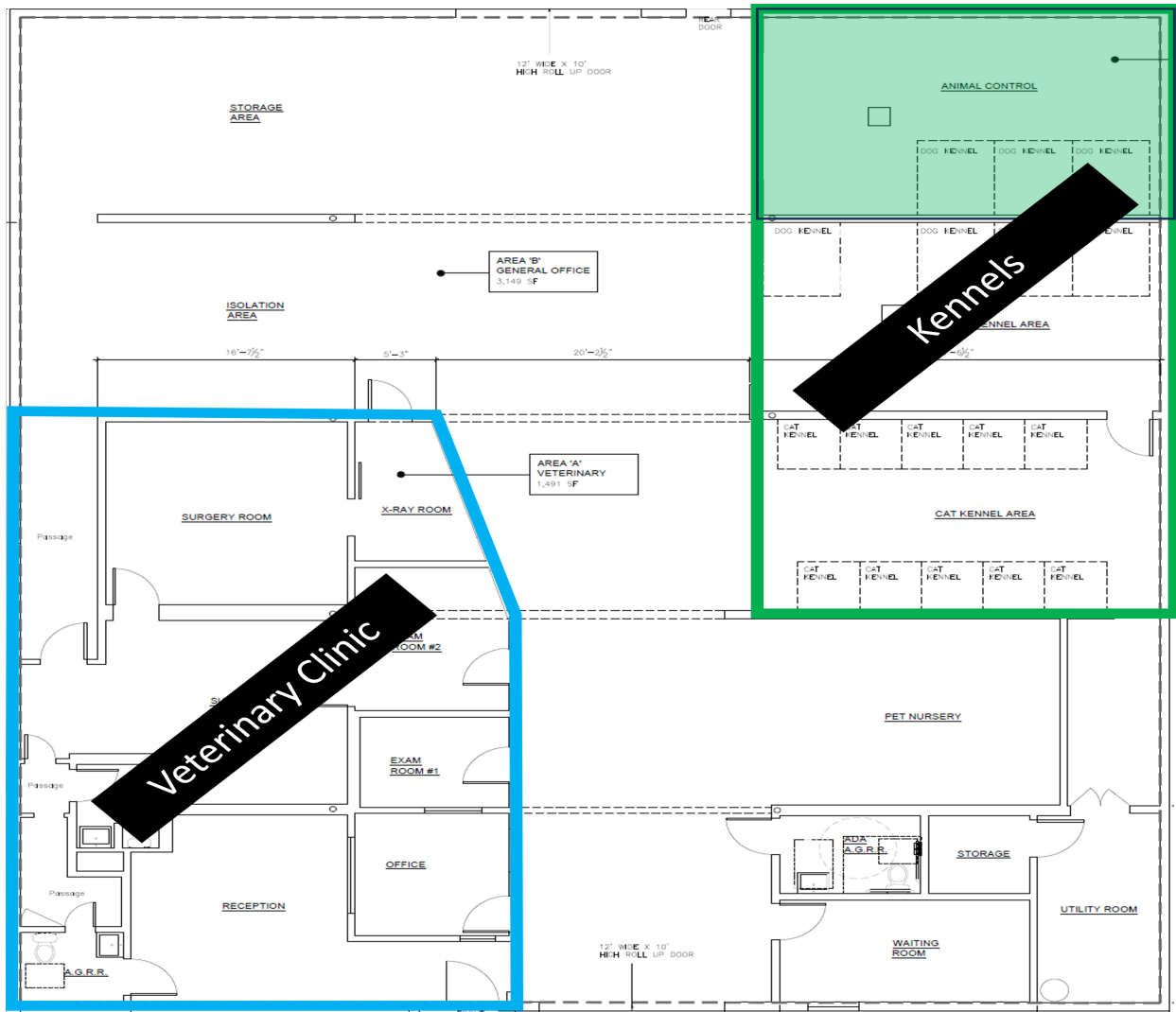


Based on the CMMC, six parking spaces are required per 1,000 square feet for medical use and four parking spaces are required for each 1,000 square feet of general office use. Since the kenneling area is ancillary, staff has excluded this area from parking calculations. Based on the floor plan areas shown to be designated to veterinary use and office use, the overall parking demand results in a need for 23 spaces for this use; the applicant is proposing 27 parking spaces.

## Floor Plan

The proposed floor plan includes three primary areas. The first area is a 1,491 square foot veterinary area consisting of a surgery room, x-ray room, two exam rooms, an office and a reception area. The second area consists of 1,267 square feet for animal kenneling. This space is further divided into spaces specifically for housing animals brought in by Costa Mesa's Animal Control Officers. This area is also separated from canine and feline kennels that will be used to temporarily house animals treated at the veterinary clinic before they are transferred to a Priceless Pets off-site adoption center. And finally, the third area consists of 3,149 square feet of open areas designated for a pet nursery, isolation area, storage area, waiting room, and utility room. Collectively, the overall animal capacity is anticipated to be a maximum of 50 animals.

### Exhibit 3 Floor Plan



### Elevations

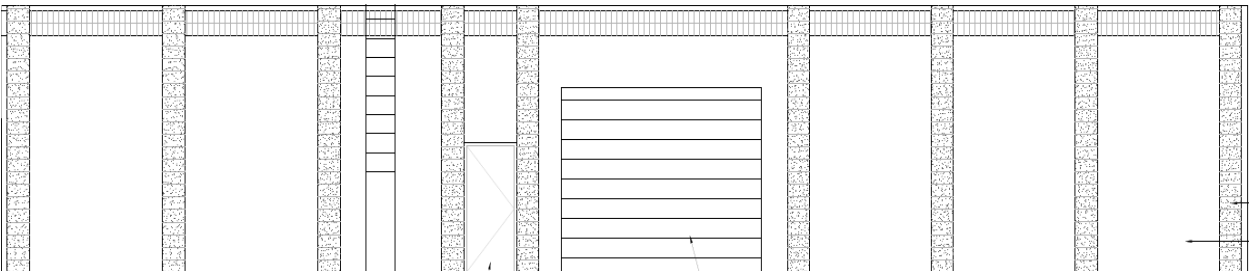
The entry of the building is oriented towards Ponderosa Street and primarily consists of three windows, an entry door and a 10-foot-high roll up door. The opposite end of the building contains a metal door for ingress/egress and also a 10-foot-high roll up door. No changes are proposed to the elevations of building as the design will remain the same. Staff also notes that there are existing lighting fixtures affixed to the building that will remain and that these provide adequate illumination levels for safety and security without creating off-site glare.



## Exhibit 4 Front Elevation



## Exhibit 5 Rear Elevation



## **ANALYSIS**

Staff supports the proposed veterinary clinic with ancillary kenneling use. The clinic operates inside an existing structure, which will minimize potential noise impacts to nearby residential uses. The outdoor play area is relatively small, located away from residential uses, and will be used by no more than two animals at a time. Animals will not be allowed to roam freely in the rear lot and facility staff will monitor the animals while they are outdoors. Staff finds that the nature of the proposed use will not be inconsistent with the existing automotive uses located to the north, east, and south. Staff also believes that the use will be compatible with the nearest residential uses because much of the use will

occur indoors and that outdoor activities will be limited in scope and monitored by facility staff. Its also important to note that the adjacent residential uses are designed in such a way that they take garage access from the 20-foot wide alley and that indoor living areas on the ground floor are buffered by the garages and the second floor living areas are stepped farther away from the project site. And outdoor living areas are mostly positioned on the far opposite side of the property away from the subject property. Collectively, these considerations help to mitigate potential noise impacts from the proposed use. Several other similar uses operate in the City and include veterinary clinics, doggie daycare uses, and boarding facilities located in a variety of different settings. To staff's knowledge, none of these operations create noise or other incompatibility complaints.

## **GENERAL PLAN CONFORMANCE**

The following analysis evaluates the proposed use's consistency with specific goals, objectives, or policies of Costa Mesa's 2015-2035 General Plan:

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

**Consistency:** Approval of the proposed veterinary clinic use would provide a new business in Costa Mesa that would meet the health care needs of the Community's pets seven days a week. This veterinary clinic use would provide new employment opportunities within the City in a professional based field. The addition of a veterinarian clinic would benefit the community and add to the City's animal care facility options.

2. **Policy LU-6.1:** *Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.*

**Consistency:** Costa Mesa has a diverse mix of land uses and, more specifically, uses of a retail and service oriented commercial nature. With approximately 14 veterinary clinics operating in the City, this proposed facility will contribute to not only providing options for our residents but further diversifying our land use mix in an area that is appropriate for such activity.

3. **Policy LU-6.2:** *Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.*

**Consistency:** The proposed use will provide a specialty commercial tenant in a vacant commercial building. The veterinary clinic will also serve both local residents and a regional serving customer base, and therefore will add to the vitality of the City's fiscal health. The establishment of a veterinary clinic to occupy the entire building will help the growth of the

Harbor Boulevard commercial corridor by diversifying and activating an underutilized corner property.

## **FINDINGS**

Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- *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 subject property is located approximately 250 feet away from one of the City's primary corridors and is surrounded by commercial centers, with an existing auto dealership and repair services immediately adjacent to the property. The existing commercial building was previously occupied by an auto dealership with repair services and as proposed will be converted into a veterinary clinic use with ancillary animal boarding. Although the veterinary clinic is adjacent to residential development, the proposal would not generate adverse noise, traffic or parking impacts that are unusual for commercially-zoned properties. Potential noise from the outdoor operations will be mitigated by limiting the number of animals outside to two maximum and these animals will always be under facility staff supervision. Furthermore, the existing surface parking lot would provide sufficient parking spaces for the proposed standalone use for the site with a surplus of four additional parking stalls so as to not cause a spillover of parking to the nearby commercial properties.

- *Granting the 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.*

Granting the approval of the veterinary clinic use would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood as all business activities would be conducted within the building. Potential noise from the outdoor operations will be mitigated by limiting the number of animals outside to two maximum at any time. Further, the applicant will maintain the outdoor play area by disposing animal waste utilizing wet vacuuming and using a chemical cleaner. Lastly, prior to operations, the proposed tenant improvements will be reviewed by the City's Building and Fire Departments to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

- *Granting the 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 use would be compatible with the existing uses in the commercial complex and meets the intent of the Local Business District in that the district encourages “a wide range of goods and services in a variety of locations throughout the City.” Allowed uses include retail, restaurants, automobile sales and service, and neighborhood-serving uses. Based on this, the proposed use is consistent with the General Plan’s General Commercial land use designation intended land uses and complies with the applicable development standards of the Zoning Code as the proposal is a commercial use that serves both neighborhood and regional needs and will bring a new community service to the area. The proposed veterinary use will not increase the size of the existing commercial building and would not increase traffic volume to the site beyond that is typical for a commercial use. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.1, LU-6.1 and LU-6.2 as indicated above.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains an existing building, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

## **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. In consideration of any required findings or project use operations, the Planning Commission may suggest specific project changes. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff may 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. If the project is denied, the applicant could not submit substantially the same type of application for six months.

## **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 Thursday, October 31, 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 Friday, November 1, 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 Saturday, November 2, 2024.

As of the date that the Planning Commission agenda for the November 12, 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 November 12, 2024, Planning Commission meeting will be provided to the Commission at the meeting.

## **CONCLUSION**

Approval of the project would allow for the use of a veterinary clinic within an existing building. The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the CUP findings can be made. The clinic with ancillary non-commercial kenneling, as conditioned, will be compatible with the surrounding residents and commercial businesses and would not be materially detrimental to other properties within the area. Existing site improvements are adequate to address the business's parking demand and comply with City codes relative to landscaping and site lighting levels. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

## RESOLUTION NO. PC-2024-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-24-0012 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ANIMAL HOSPITAL/VETERINARY SERVICE USE WITH ANCILLARY NON-COMMERCIAL ANIMAL KENNELING (“PRICELESS PETS”) AT 1520 PONDEROSA STREET**

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

WHEREAS, Planning Application PCUP-24-0012 was filed by Ryan Oldham, authorized agent for the property owner, Kirkor Gunbilir, requesting approval of a Conditional Use Permit for new animal hospital/veterinary service use with non-commercial animal kenneling to operate at 1520 Ponderosa Street. The project proposes to convert an existing 6,248-square-foot commercial building previously used for auto services into the proposed use.

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on November 12, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PCUP-24-0012 with respect to the property described above.

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 Planning Application PCUP-24-0012 and upon applicant’s compliance with each and all of the conditions in Exhibit B, 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 12th day of November, 2024.**

---

Adam Ereth, Chair  
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2024- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 12, 2024, by the following votes:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

---

Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2024-



## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

**Finding:** 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.

**Facts in Support of Finding:** The subject property is located approximately 250 feet away from one of the City's primary corridors and is surrounded by commercial centers, with an existing auto dealership and repair services immediately adjacent to the property. The existing commercial building was previously occupied by an auto dealership with repair services and as proposed will be converted into a veterinary clinic use with ancillary animal boarding. Although the veterinary clinic is adjacent to residential development, the proposal would not generate adverse noise, traffic or parking impacts that are unusual for commercially-zoned properties. Potential noise from the outdoor operations will be mitigated by limited the number of animals outside to two maximum at any time. Furthermore, the existing surface parking lot would provide sufficient parking spaces for the proposed standalone use for the site with a surplus of four additional parking stalls so as to not cause a spillover of parking to the nearby commercial properties.

**Finding:** Granting the 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.

**Facts in Support of Finding:** Granting the approval of the veterinary clinic use would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood as all business activities would be conducted within the building. Potential noise from the outdoor operations will be mitigated by limited the number of animals outside to two maximum at any time. Further, the applicant will maintain the outdoor play area by disposing animal waste utilizing wet vacuuming and using a chemical cleaner. Lastly, prior to operations, the proposed tenant improvements will be reviewed by the City's Building and Fire Departments to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

**Finding:** Granting the 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.

**Facts in Support of Finding:** The use would be compatible with the existing uses in the commercial complex and meets the intent of the Local Business

District in that the district encourages “a wide range of goods and services in a variety of locations throughout the City.” Allowed uses include retail, restaurants, automobile sales and service, and neighborhood-serving uses. Based on this, the proposed use is consistent with the General Plan’s General Commercial land use designation intended land uses and complies with the applicable development standards of the Zoning Code as the proposal is a commercial use that serves both neighborhood and regional needs and will bring a new community amenity to the area. The proposed veterinary use will not increase the size of the existing commercial building and would not increase traffic volume to the site beyond that typical for a commercial use. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.1, LU-6.1 and LU-6.2 as indicated above.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains an existing building, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.
- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng. 1. Approval of Planning Application PCUP-24-0012 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
2. The conditions of approval for PCUP-24-0012 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  3. Hours of operation open to the public shall be limited to Monday through Sunday 10 a.m. to 6 p.m.
  4. All uses shall be conducted underroof, with the exception of the designated outdoor play area per the approved site plan. All waste will be immediately and properly disposed of, and the area shall be maintained to prevent nuisance odors and negative impacts to adjacent properties and pedestrians. Animals at all times will be supervised by facility staff with a maximum of two animals located outside at any time.
  5. All building walls shall be installed with soundproofing to ensure that any noise generated from the use is contained within the building.
  6. Waste generated by the veterinary clinic, not including post-operative organic waste or deceased animals, shall be disposed of in the on-site trash enclosure.
  7. The barbed wire on the top of the fencing within the required 15-foot west side yard setback area shall be removed prior to building occupancy. All other existing barbed wire on-site shall comply with the City's minimum requirements or be removed prior to operating.
  8. The operator shall maintain free of litter all areas of the premises under which the applicant has control.
  9. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
  10. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional

use permit, subject to the final review authority determined by the Economic and Development Services Director.

11. The project shall be limited to the type of operation/building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Conditional Use Permit.
12. A copy of the conditions of approval for the conditional use permit shall be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
13. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures in the sole and absolute discretion of the Economic and Development Services Director or his/her designee necessary to minimize or eliminate the shortage and/or problem, including, but not limited to, limiting the hours of operation, limiting customer visits to scheduled appointments only, or establishing an employee carpool program.
14. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
15. If any section, division, sentence, clause, phrase or portion of this approval is 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.
16. Prior to operation, the City's Building and Fire Departments shall review the proposed tenant improvement floor plans to determine compliance with all building and safety and fire codes, and to ensure safety, suitable occupancy and the necessary occupant ingress and egress.
17. No signage shall be installed until a sign permit is issued by the City's Development Services Department.

18. No commercial kenneling or overnight boarding of pets will be permitted other than for those animals that must be observed or cared for on a limited basis immediately following their care at the facility under the direction of a licensed veterinarian.
19. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
20. Landscape areas shall not be used for customer pet waste facilities. The applicant shall monitor, keep clean and sanitary the exterior of the site parking lot, including landscaping areas and adjacent public sidewalk to remove any animal waste resulting from customer pets. Any proposed on-site animal waste area shall be approved by the Economic and Development Services Director, or his/her designee.

### **CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- |       |  |
|-------|--|
| PIng. | <ol style="list-style-type: none"> <li>1. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his/her designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his/her opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.</li> <li>2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.</li> <li>3. Outside security lighting shall be provided under the direction and upon the recommendation of the development services department and/or the police department.</li> <li>4. It is unlawful to construct, install, maintain or allow to exist any barbed wire, razor wire, concertina ribbon or similar item in any required setback abutting a public right-of-way. In all other locations, barbed wire, razor wire, concertina ribbon and similar items shall maintain a minimum vertical clearance of six feet eight inches from grade.</li> </ol> |
| Bldg. | <ol style="list-style-type: none"> <li>5. Comply with the requirements of the adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility</li> </ol>   |

to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the California Building Code.

6. An approved automatic sprinkler system complying with California Fire Code shall be installed or a fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire.
7. Veterinary clinic where medicine, dentistry or surgery is being practiced, all instruments, apparatus, and apparel used in connection with those practices, shall be kept clean and sanitary at all times.
8. All surgical rooms shall be provided with emergency lighting.
9. Veterinary facilities shall maintain a sanitary environment to avoid sources and transmission of infection. This is to include the proper routine of disposal of waste materials and proper sterilization or sanitation of all equipment used in diagnosis or treatment.
10. The temperature and ventilation of the facility shall be maintained so as to assure the comfort of all patients.
11. The veterinary facility must have the capacity to render adequate diagnostic radiological services, either in the hospital or through other commercial facilities. Radiological procedures shall be in accordance with state public health standards.
12. Sanitary methods for the disposal of deceased animals shall be provided and maintained. Where the owner of a deceased animal has not given the veterinarian authorization to dispose of the animal, the veterinarian shall be required to retain the carcass in a freezer for at least 14 days.
- Fire 13. Applicant is required to submit and install a fire alarm system for overnight boarding.
- Eng. 14. Use dry cleaning methods to clean animal handling areas regularly.
  - Sweeping animal handling areas is encouraged over other methods.
  - Properly dispose of droppings, uneaten food, and other potential contaminants.
15. If water is used for cleaning:
  - Do not discharge wash water to storm water drains or other receiving waters.
  - Wash water should be collected and pumped to the sanitary sewer, do not allow wash water to enter storm drains. Do not discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
16. Keep animals in paved and covered areas, if feasible.
17. If keeping animals in covered areas is not feasible, cover the ground with vegetation or some other type of ground cover such as mulch.
18. Prevent animals from moving away from controlled areas where water quality BMPs are in use (e.g. fencing, leashing, etc.).
19. Train employees on these water quality BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
20. Train employees on proper spill containment and cleanup.

- Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
  - Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
21. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
  22. Use a training log or similar method to document training.
  - Bus. Lic. 23. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
  24. Business license shall be obtained prior to the initiation of the business.

**SPECIAL DISTRICT REQUIREMENTS**

- |              |   |
|--------------|---|
| AQMD         | <ol style="list-style-type: none"> <li>1. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:<br/>21865 Copley Dr.<br/>Diamond Bar, CA 91765-4178<br/>Tel: 909-396-2000<br/>OR<br/>Visit their web site:<br/><a href="http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381">http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381</a><br/>The Building Division will not issue a demolition permit until an identification number is provided by AQMD.</li> </ol> |
| Health Dept. | <ol style="list-style-type: none"> <li>2. Provide a plan to the County of Orange Health Dept. for review and approval.</li> </ol>   |

October 23, 2024

City of Costa Mesa  
Community Development Department

**RE: Priceless Pets Business Operations**

About Priceless Pets

Priceless Pets is a non-profit, no-kill pet rescue. They have adoption centers in Chino Hills, Claremont, and City of Industry. They rehabilitate and rehome unwanted animals and stand behind our mission of saving one by one until there are none.

Priceless Pets main mission is to rescue dogs & cats from open access county facilities and to find them forever homes within the community. They operate store-front locations that house dogs & cats so people can come interact with their potential new pet.

Priceless pets is 90% volunteer based and relies on community donation to operate.

In addition to the pet adoption service, Priceless pets operates a veterinary clinic out of their facilities.

They are open for adoptions and donations Tuesday through Friday from 12:00pm – 7:00pm, Saturday & Sunday 12:00pm – 5:00pm, and closed on Monday's.

Proposed Costa Mesa Location

The proposed Costa Mesa location will only serve as a rescue center to kennel pets and provide veterinary services until the pets are ready to be relocated to an adoption center. The Costa Mesa location will not provide adoption services.

Overall animal capacity is 50. Ony 2 animals will be outside at a time form the hours of 10 am to 6 pm. Waste from these animals is scooped and disposed of with urine being washed away and cleaned using a safe chemical cleaner.

Hours of operation at the Costa Mesa location are 10 AM to 6 PM, Sunday thru Saturday. Approximately 3-4 employees will staff the Costa Mesa location.

Lisa Price is founder.

Sincerely,



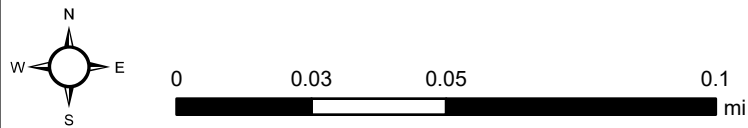
Ryan Oldham  
Principal Architect



**OLDHAM ARCHITECTS INC.**  
680 Langsdorf Drive, Suite 202B  
Fullerton, CA 92831  
p. 714.482.8296  
ryan@oldham-architects.com

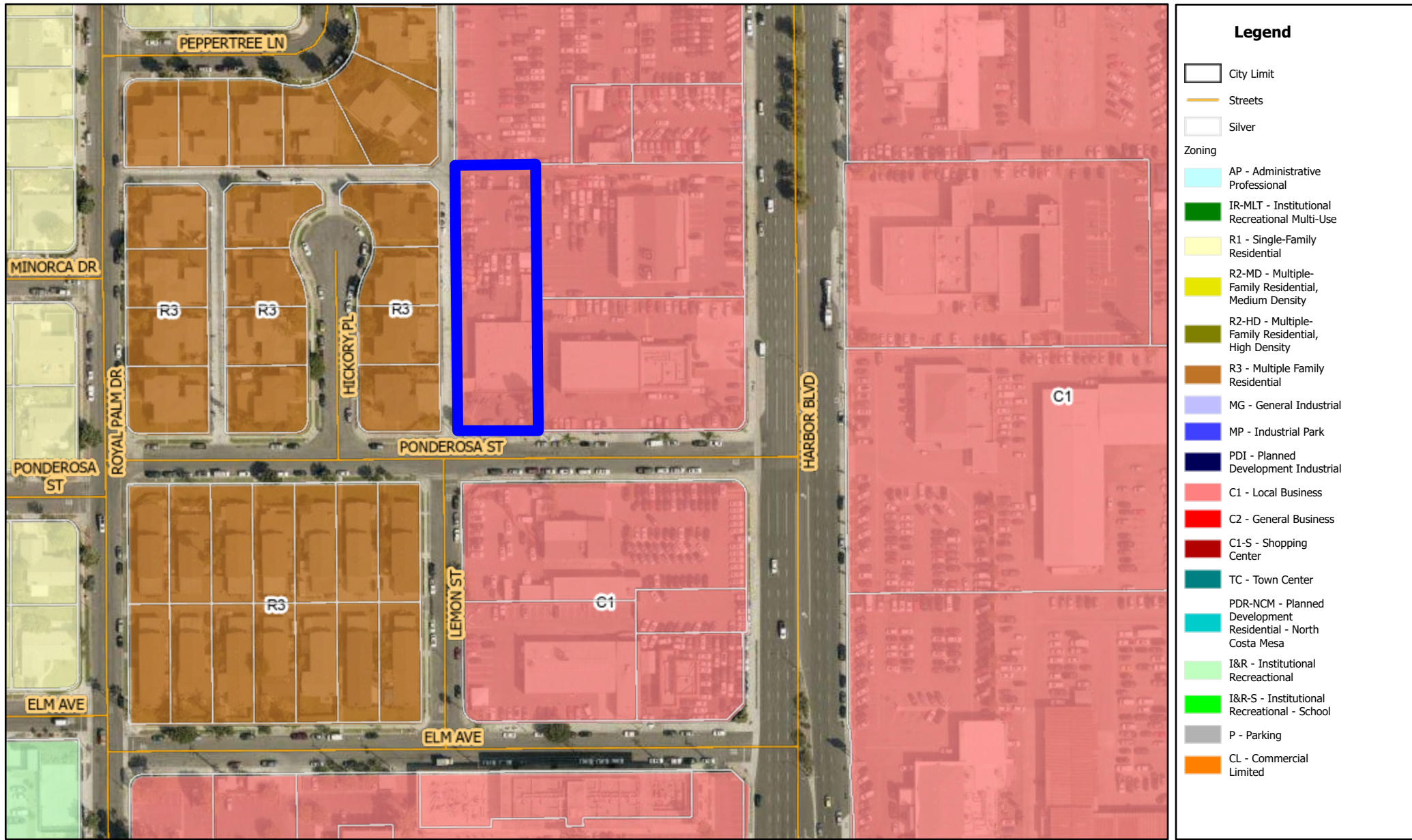


# 1520 Ponderosa St - Vicinity Map



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

# 1520 Ponderosa St - Zoning Map



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1520 Ponderosa St



1520 Ponderosa St



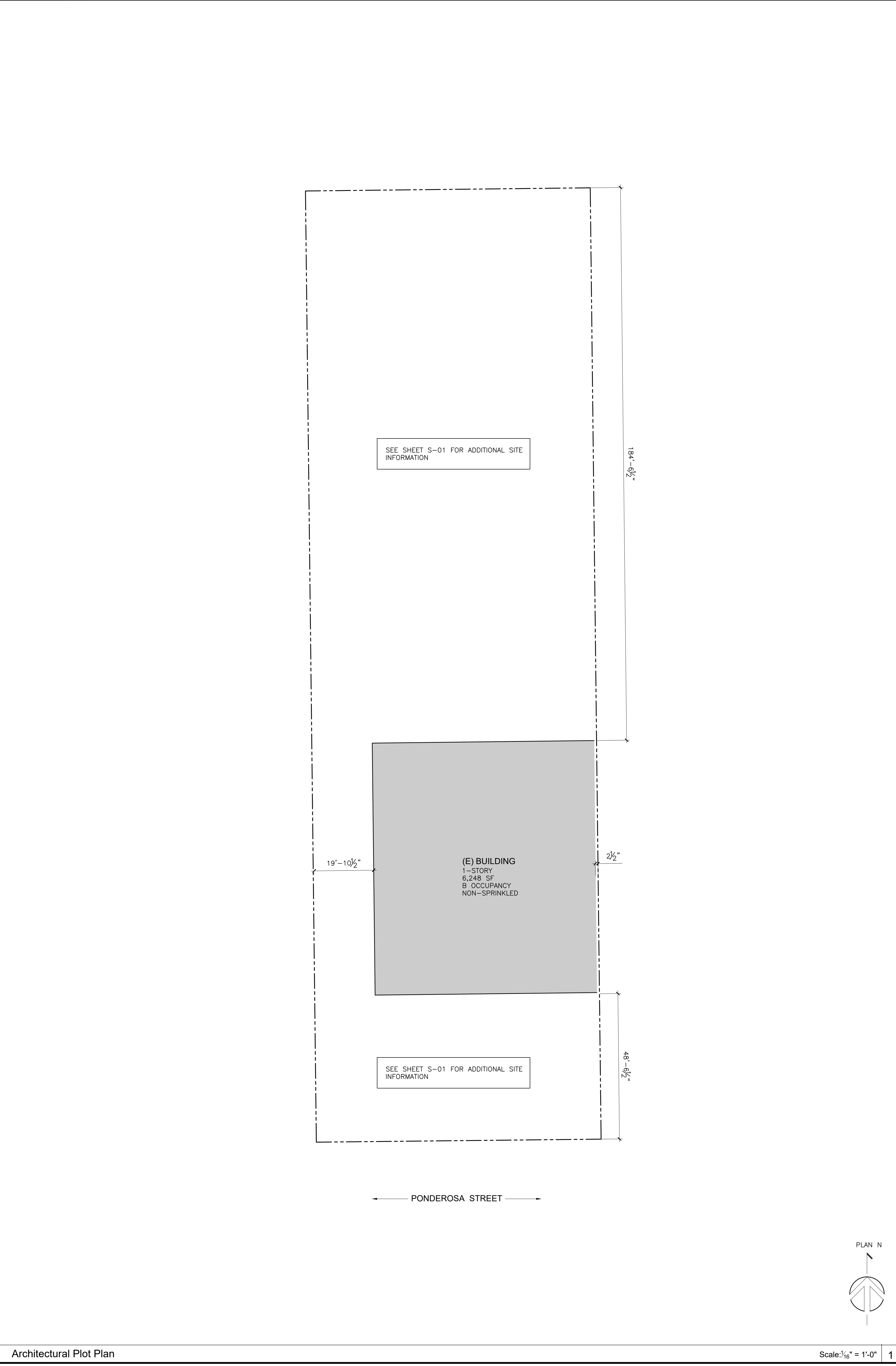


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Abbreviations and Symbol Legend

Table with 3 columns: Abbreviation, Description, and Symbol. Includes items like ANCHOR BOLT, ASPHALT CONCRETE, ACoustical CEILING TILE, etc.

ROOM CALL-OUT, SECTION CUT, WALL SECTION, DETAIL CUT, INTERIOR ELEV., ELEVATION MARKER, DOOR SYMBOL, WINDOW SYMBOL, MATERIAL SYMBOL, KEYNOTE MARKER, REVISION MARKER.



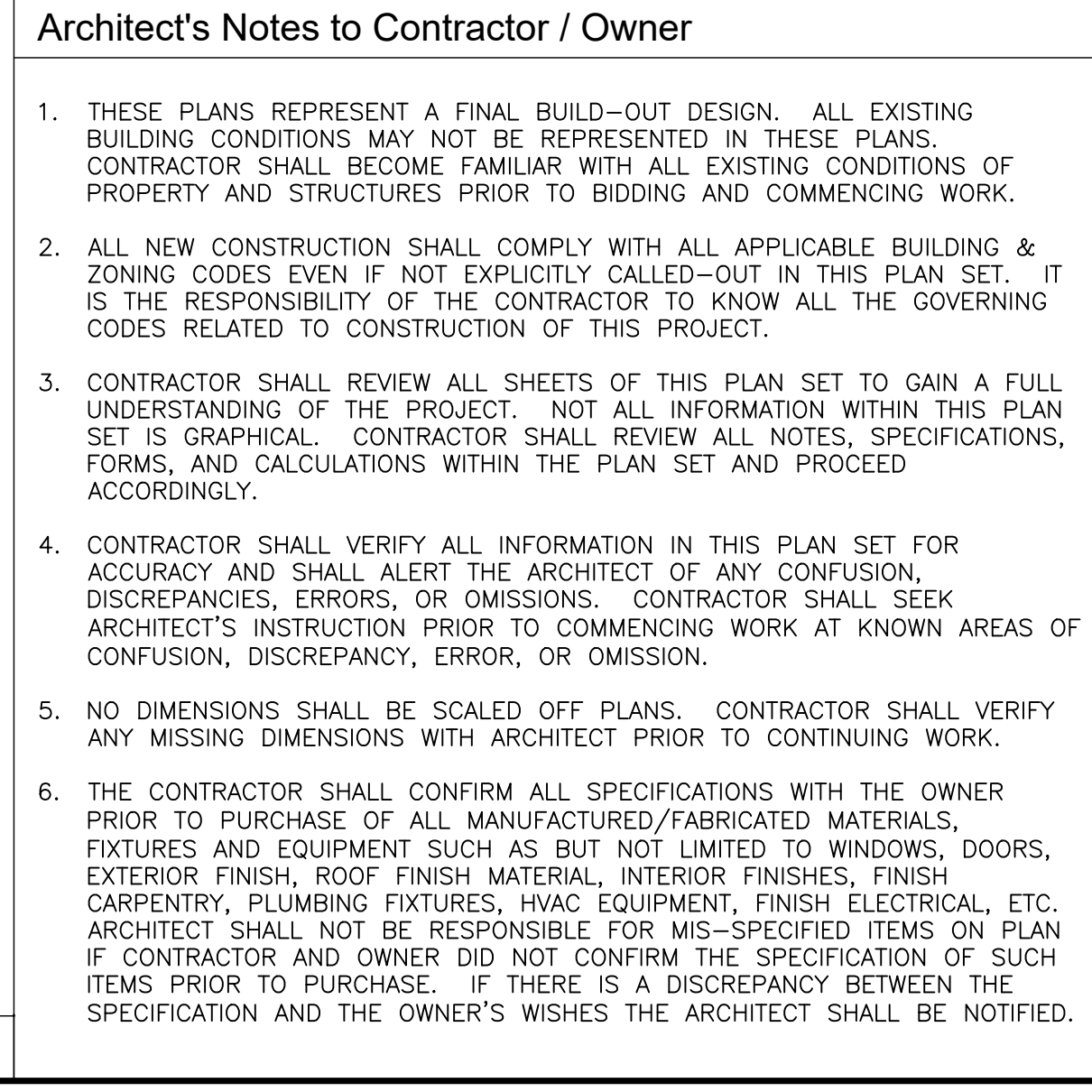
Description of Work  
INTERIOR TENANT IMPROVEMENT FOR OVERNIGHT BOARDING AND VETERINARY CLINIC FOR RESCUE ANIMALS.  
EMERGENCY HOUSING AND VETERINARY SERVICES FOR RESCUE ANIMALS. ANIMALS ARE BOARDED HERE SHORT-TERM BEFORE BEING MOVED TO AN ADOPTION CENTER.  
NO HAZARDOUS MATERIALS OR MEDICAL GAS IS STORED ON-SITE.  
BUILDING TO BE UPDATED FOR EGRESS, MECHANICAL, ELECTRICAL, & PLUMBING FOR NEW USE.

Zoning Information  
APPLICABLE CODES: CITY OF COSTA MESA MUNICIPAL CODE  
PROPERTY ADDRESS: 1520 PONDEROSA STREET COSTA MESA, 92626  
ASSESSOR'S PARCEL NO: 139-296-38  
TRACT NO: 2822 LOT 38  
ZONE: C1- LOCAL BUSINESS  
TOTAL SITE AREA: 30,202 SF  
REQUIRED SETBACKS: NOT APPLICABLE  
MAX ALLOWABLE HEIGHT: NOT APPLICABLE  
ALLOWABLE STORIES: NOT APPLICABLE  
PARKING: SEE SHEET A2.1

Building Code Information  
APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE (C.B.C.)  
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2022 CALIFORNIA PLUMBING CODE (C.P.C.)  
2022 CALIFORNIA FIRE CODE (C.F.C.)  
2022 CALIFORNIA GREEN BUILDING CODES  
2022 CALIFORNIA ENERGY CODE  
BUILDING AREA: 1ST FLOOR = 6,248 SF  
C.B.C. CHAPTER 3 OCCUPANCY GROUP: B  
C.B.C. CHAPTER 6 CONSTRUCTION TYPE: V-B  
FIRE SPRINKLERS: NO  
FIRE ALARM: YES - SUPERVISED SYSTEM W/REPORTING  
C.B.C. CHAPTER 5 OCCUPANCY SEPARATION: NOT APPLICABLE (SINGLE OCCUPANCY)  
C.B.C. TABLE 504.4 ALLOWABLE STORIES (B): 2  
C.B.C. TABLE 506.2 ALLOWABLE AREA (B): 9,000 SF  
CODE NOTES:  
1. SEE SHEET A2.0 FOR OCCUPANCY/EGRESS PLAN

Deferred Submittals  
THE FOLLOWING ITEMS SHALL BE REQUIRED TO BE SUBMITTED BY THE CONTRACTOR TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR OCCUPANCY:  
1. FIRE ALARM SYSTEM

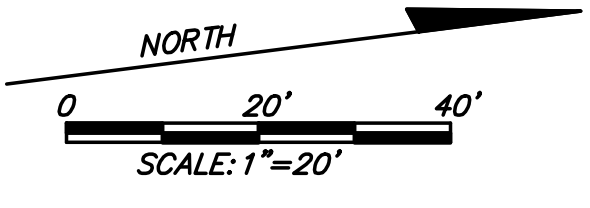
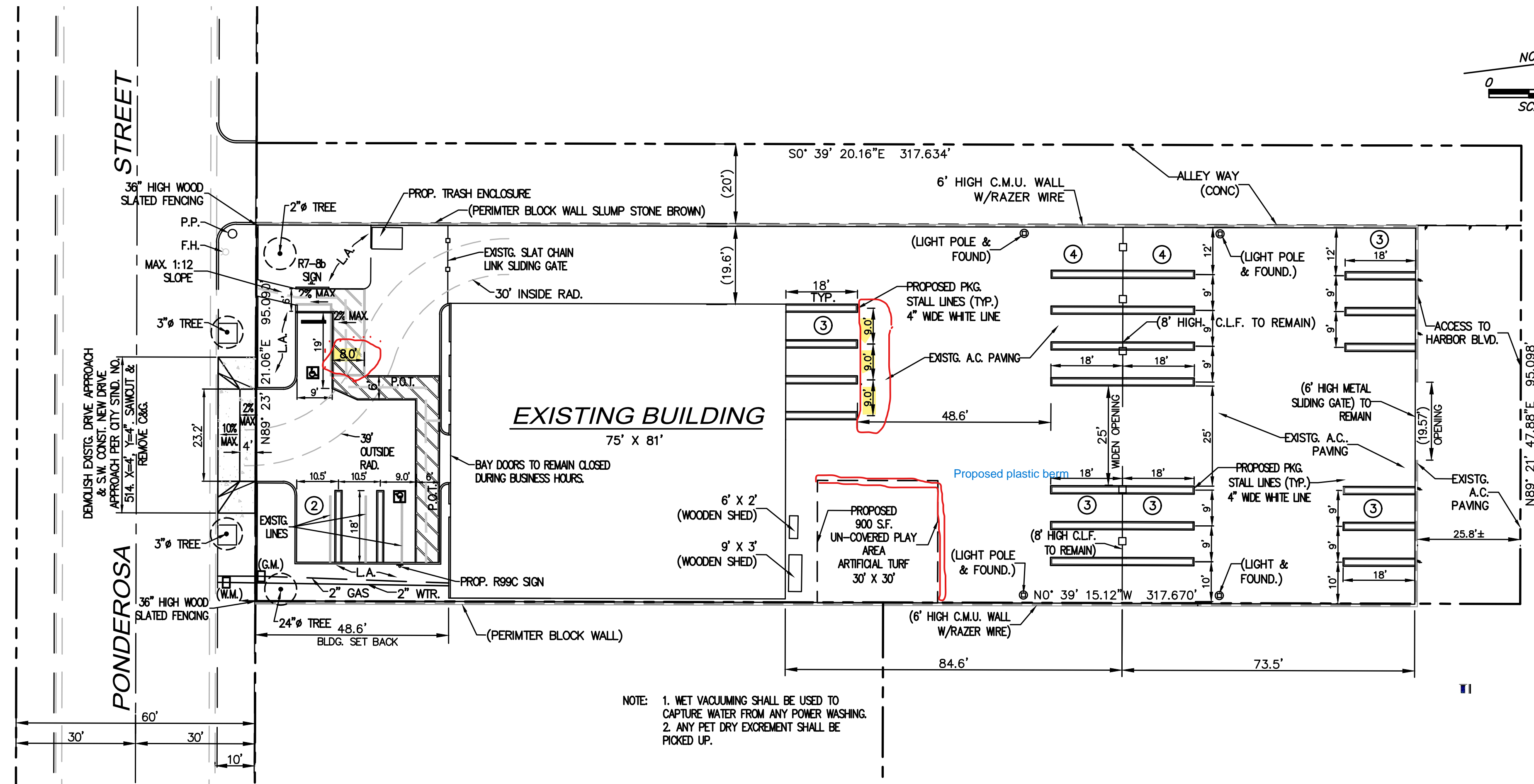
Architect's Notes to Contractor / Owner  
1. THESE PLANS REPRESENT A FINAL BUILD-OUT DESIGN. ALL EXISTING BUILDING CONDITIONS MAY NOT BE REPRESENTED IN THESE PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF PROPERTY AND STRUCTURES PRIOR TO BIDDING AND COMMENCING WORK.  
2. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING & ZONING CODES EVEN IF NOT EXPLICITLY CALLED-OUT IN THIS PLAN SET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KNOW ALL THE GOVERNING CODES RELATED TO CONSTRUCTION OF THIS PROJECT.  
3. CONTRACTOR SHALL REVIEW ALL SHEETS OF THIS PLAN SET TO GAIN A FULL UNDERSTANDING OF THE PROJECT. NOT ALL INFORMATION WITHIN THIS PLAN SET IS GRAPHICAL. CONTRACTOR SHALL REVIEW ALL NOTES, SPECIFICATIONS, FORMS, AND CALCULATIONS WITHIN THE PLAN SET AND PROCEED ACCORDINGLY.  
4. CONTRACTOR SHALL VERIFY ALL INFORMATION IN THIS PLAN SET FOR ACCURACY AND SHALL ALERT THE ARCHITECT OF ANY CONFUSION, DISCREPANCIES, ERRORS, OR OMISSIONS. CONTRACTOR SHALL SEEK ARCHITECT'S INSTRUCTION PRIOR TO COMMENCING WORK AT KNOWN AREAS OF CONFUSION, DISCREPANCY, ERROR, OR OMISSION.  
5. NO DIMENSIONS SHALL BE SCALED OFF PLANS. CONTRACTOR SHALL VERIFY ANY MISSING DIMENSIONS WITH ARCHITECT PRIOR TO CONTINUING WORK.  
6. THE CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS WITH THE OWNER PRIOR TO PURCHASE OF ALL MANUFACTURED/FABRICATED MATERIALS. FIXTURES AND EQUIPMENT SUCH AS BUT NOT LIMITED TO WINDOWS, DOORS, CARPENTRY, PLUMBING FIXTURES, HVAC EQUIPMENT, FINISH ELECTRICAL, ETC. ARCHITECT SHALL NOT BE RESPONSIBLE FOR MIS-SPECIFIED ITEMS ON PLAN IF CONTRACTOR AND OWNER DID NOT CONFIRM THE SPECIFICATION OF SUCH ITEMS PRIOR TO PURCHASE. IF THERE IS A DISCREPANCY BETWEEN THE SPECIFICATION AND THE OWNER'S WISHES THE ARCHITECT SHALL BE NOTIFIED.



Sheet Index  
Architecture  
A0.0 PROJECT INFORMATION / ZONING PLOT PLAN  
S-01 PROJECT SITE PLAN  
A2.0 EGRESS PLAN / CODE PLAN  
A2.1 FLOOR PLAN  
A3.0 EXTERIOR ELEVATIONS  
Project Contacts  
Owner: PRICELESS PETS, 2810 ENGLISH ROAD, CHINO HILLS, CA 91709  
Architect: OLDHAM ARCHITECTS, 2851 E. CHAPMAN AVENUE #110, FULLERTON, CA 92831  
Governing Agencies: CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626  
Structural Engineer: INNOVATIVE STRUCTURAL ENG. INC., 27369 VIA INDUSTRIA, TEMECULA, CA 92590  
Mech / Elec / Plumbing Engineer: GMEP ENGINEERS, 26439 RANCHO PARKWAY S, #120, LAKE FOREST, CA 92650

PROJECT No.: 24041  
DRAWN: LS  
CHECK: RO  
ISSUE:  
06.20.24 CUP SUBMITTAL #1  
09.06.24 CUP SUBMITTAL #2  
10.23.24 CUP SUBMITTAL #3  
A0.0  
Project Information Plot Plan  
Priceless Pets

Tenant Improvement To  
Priceless Pets  
1520 Ponderosa Street, Costa Mesa, California 92626



NOTE: 1. WET VACUUMING SHALL BE USED TO CAPTURE WATER FROM ANY POWER WASHING.  
2. ANY PET DRY EXCREMENT SHALL BE PICKED UP.

**SITE PLAN**  
SCALE: 1"=20'

**LEGEND AND ABBREVIATIONS:**

- INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.S.A.)
- EXISTING STRIPING LINE
- PROPOSED STRIPING LINE
- PROPOSED 6' LONG X 7' RUBBER WHEEL STOP
- R99C SIGN
- R7-8b SIGN
- A.C. ASPHALT CONCRETE
- C.M.U. CONCRETE MASONRY UNIT
- CONST. CONSTRUCT
- C&G CURB AND GUTTER
- EXISTG. EXISTING
- F.H. FIRE HYDRANT
- FOUND. FOUNDATION
- G.M. GAS METER
- L.A. LANDSCAPE AREA
- MAX. MAXIMUM
- NO. NUMBER
- PKG. PARKING
- P.O.T. PATH OF TRAVEL
- P.P. POWER POLE
- PROP. PROPOSED
- RAD. RADIUS
- S.F. SQUARE FEET
- STND. STANDARD
- S.W. SIDEWALK
- TYP. TYPICAL
- W/ WITH
- W.M. WATER METER
- WTR. WATER

**PROJECT INFORMATION**

**APPLICANT:** PRICELESS PUPPY RESCUE CORPORATION  
2810 ENGLISH ROAD  
CHINO HILLS, CA 91709  
909-631-8230

**A.P.N.:** 139-296-38

**SITE ADDRESS:** 1520 PONDEROSA STREET  
COSTA MESA, CA 92626

**LEGAL:** PARCEL B, PM NO. 38 30

**LOT AREA:** 0.839 AC (36,546.8 S.F.)

**LOT COVERAGE:** APPROXIMATELY .XXXX

**ZONING:** C-1 COMMERCIAL

**SCOPE OF WORK:** TENANT IMPROVEMENTS FOR ANIMAL HOSPITAL AND VETERINARY CLINIC

**STRUCTURE INFORMATION**

**BUILDING HEIGHT:** ONE STORY

**SITE ADDRESS:** 1520 PONDEROSA STREET  
COSTA MESA, CA 92626

**LEGAL:** PARCEL B, PM NO. 38 30

**LOT AREA:** GROSS AREA 0.839 AC (36,559.8 S.F.)  
NET AREA 0.612 AC

**LOT COVERAGE:** APPROXIMATELY .362% EXISTING LANDSCAPE

**ZONING:** C-1 COMMERCIAL

**SCOPE OF WORK:** TENANT IMPROVEMENTS FOR ANIMAL HOSPITAL AND VETERINARY CLINIC

**EXISTING USE:** VACANT

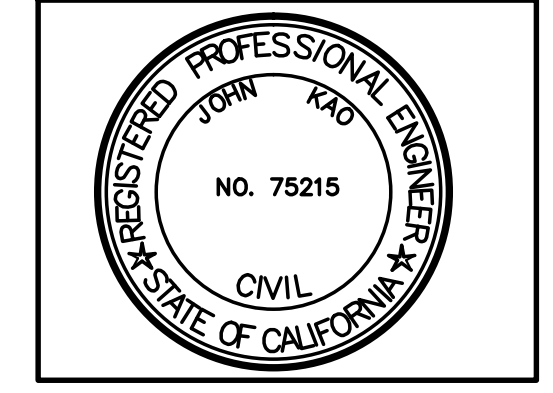
**PARKING:**

- EXISTING - STANDARD 8.5' X 9' STALLS 4 EA.
- ACCESSIBLE 8.5' X 18' STALL 1 EA.
- REQUIRED - STANDARD 25 EA.
- ACCESSIBLE 1 EA.
- PROPOSED - STANDARD 9'X18' STALLS 25 EA.
- ACCESSIBLE 9' X 18' 1 EA.
- VAN ACCESSIBLE 9'X19' 1 EA.

FOR:  
**PRICELESS PETS RESCUE - RANCH & LEARNING CENTER**  
2810 ENGLISH ROAD  
CHINO HILLS, CA 91709

PROJECT NAME:  
**1520 PONDEROSA STREET TENANT IMPROVEMENT**

ENGINEER:  
JOHN KAO  
626-808-5755



**EXHIBIT AMENDMENTS:**

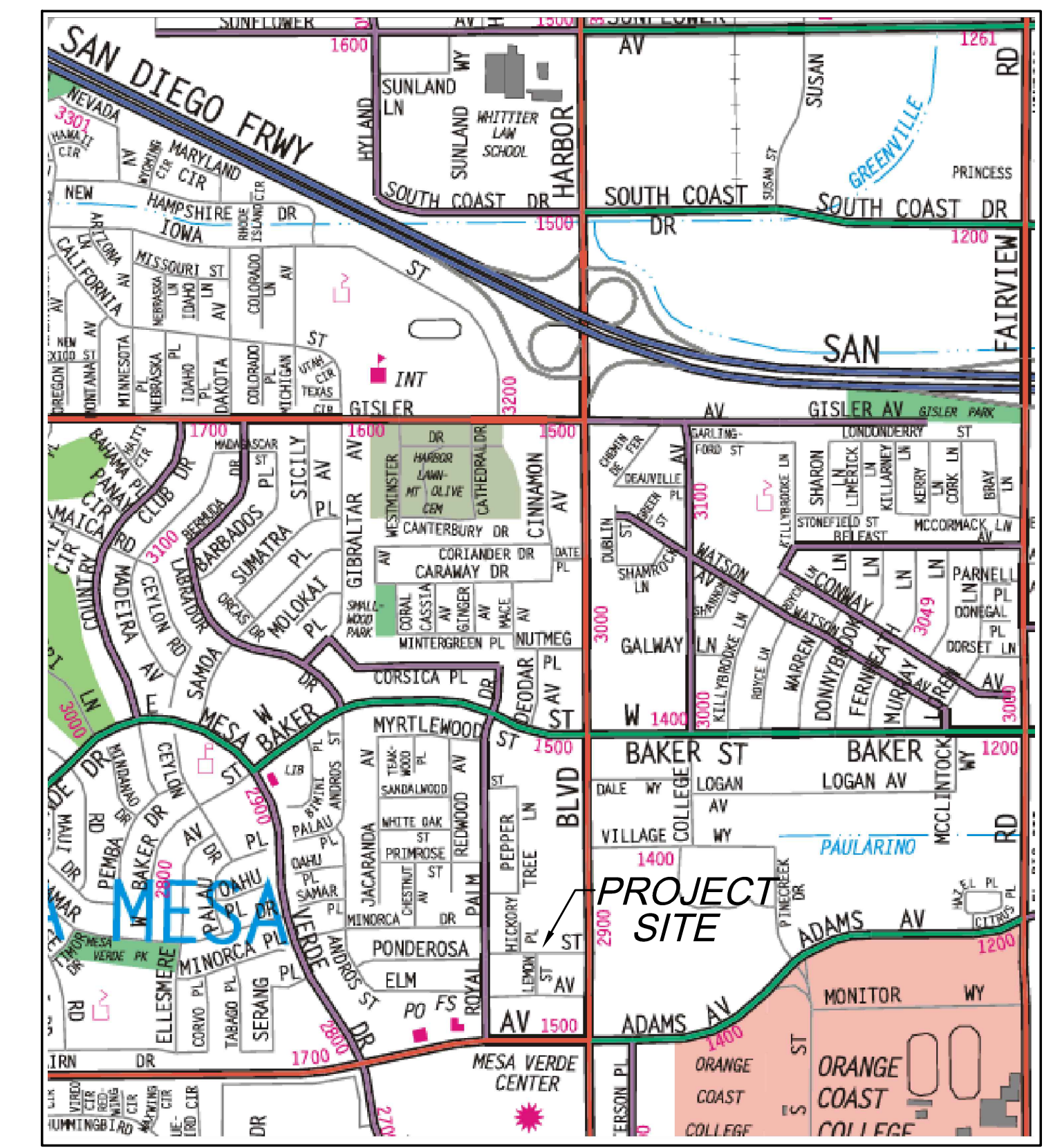
REV.	DESCRIPTION	DATE
1	PER CITY REVIEW	9/3/24
COMMENTS:		

PROJECT NO.: 24-01  
PRINT DATE: SEPTEMBER 3, 24  
DRAWN BY: J.K.  
CHECKED BY: C.P.

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**S-01**

SHEET 1 OF 1



**VICINITY MAP**  
N.T.S.



oldham architects  
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Fullerton, California 92831  
714.482.8296 | oldham-architects.com

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Tenant Improvement To  
**Priceless Pets**  
 1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT No.: 24041  
 DRAWN: LS  
 CHECK: RO  
 ISSUE:

- △ 06.20.24 CUP SUBMITTAL #1
- △ 09.06.24 CUP SUBMITTAL #2
- △ 10.23.24 CUP SUBMITTAL #3
- △
- △
- △
- △
- △
- △
- △

A2.0

Egress Plan  
Code Plan

Priceless Pets

### Code Plan Legend

NAME	
100	10
10	1

AREA OF SPACE (SF)

ROOM NAME	
100	10
10	1

OCC. LOAD FACTOR (C.B.C. TABLE 1004.1.1)

NO. OF EXITS REQ'D (C.B.C. TABLE 1015.1)	
10	1

NO. OF EXITS REQ'D

NO. OF OCCUPANTS (OCCUPANT LOAD)	
10	1

NO. OF OCCUPANTS

NO. OF OCCUPANTS (OCCUPANT LOAD)

NO. OF OCCUPANTS

PATH/DIRECTION OF TRAVEL

WALL SIGNAGE (PER DETAIL 2 AS.7)

- △ TERS = LOCATION OF TACTILE 'EXIT ROUTE' SIGN, MOUNT 60" A.F.F.
- △ TES = LOCATION OF TACTILE 'EXIT' SIGN, MOUNT 60" A.F.F.
- △ AES = LOCATION OF ACCESSIBLE ENTRANCE SIGN, MOUNT 60" A.F.F.
- △ RWS = LOCATION OF RESTROOM WALL SIGN, MOUNT 60" A.F.F.
- △ OLS = LOCATION OF OCCUPANT LOAD SIGN
- FE = LOCATION OF FIRE EXTINGUISHER IN RECESSED GLASS CASE, MOUNT 42" A.F.F. TO MIDDLE OF CASE. CONFIRM LOCATION WITH FIRE DEPT. PRIOR TO INSTALL.
- ⊗ = LOCATION OF ILLUMINATED EXIT SIGN PER CODE REQUIREMENTS.

### Required Plumbing Fixtures

FIXTURES REQ'D FOR A2 ASSEMBLY USE:

AREA OF CONSIDERATION = 6,248 SF OCCUPIABLE BUILDING AREA  
 C.P.C. TABLE 4.1 (TABLE A-GROUP A2) OCCUPANT LOAD FACTOR = 150  
 OCCUPANT LOAD = 6,248 / 150 = 41.65 = 42 OCCUPANTS

REQUIRED FIXTURES (ASSEMBLY PUBLIC USE):

	NO. OF OCCUPANTS	WCs	URINALS	LAVS	SHWRs	DFs
MEN	21	= 1	1	1	0	1
WOMEN	21	= 2		1	0	

### Egress Clearance Requirements

TOTAL CLEARANCE = 65

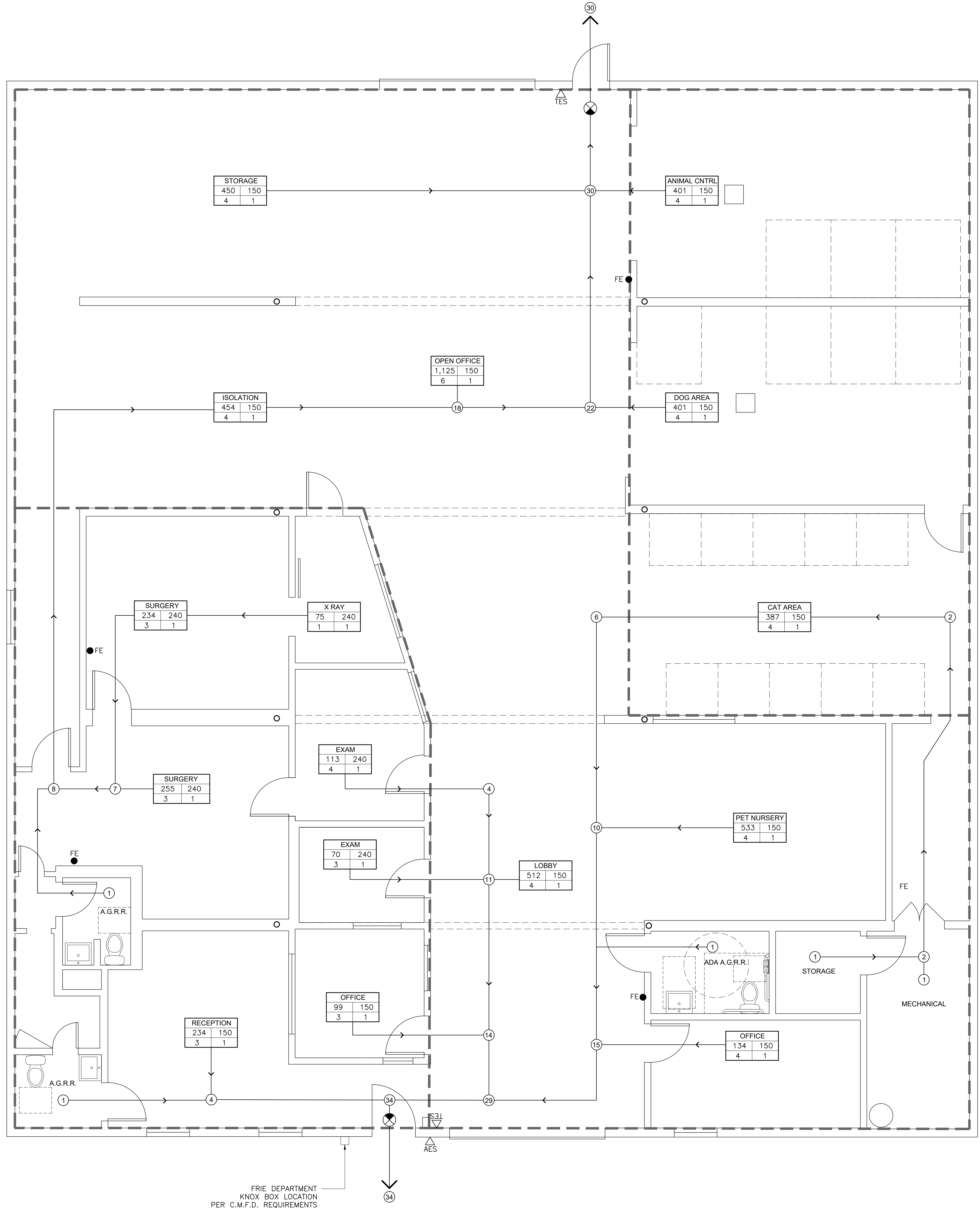
MINIMUM OCCUPANT EGRESS WIDTH:

HALLWAYS: 36" MIN.  
 STAIRWAYS: 44" MIN.  
 DOORWAYS: 32" MIN.

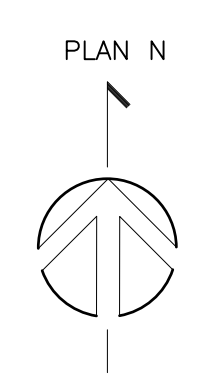
TRAVEL DISTANCE:

ALLOWABLE FOR SPRINKLED BUILDINGS = 200 FEET  
 ACTUAL TRAVEL DISTANCE = LESS THAN 150' ALL AREAS

- ### Egress Notes
- ALL DOORS SHALL BE 3'-0" X 6'-8" MINIMUM AND PROVIDE A 32" CLEAR OPENING IN ANY POSITION OF DOOR SWING, BUT IN NO CASE SHALL ANY SWINGING DOOR LEAF EXCEED 48". CBC 1008.1.1.
  - DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE OR HAZARDOUS ROOMS/ AREAS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. CBC 1008.1.2.
  - EXIT SIGNS ARE REQUIRED WHEN 2 OR MORE EXITS ARE REQUIRED. CBC 1011.1.
  - PLACEMENT OF EXIT SIGNS SO THAT NO POINT WITHIN THE CORRIDOR SHALL BE MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.
  - EXIT SIGN SHALL BE INTERNALLY & EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO EMERGENCY POWER SOURCE OR EQUIPPED WITH SELF CONTAINED BATTERY PACK PROVIDING 90 MINUTE OF CONTINUOUS POWER.
  - EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED WITH 5-FOOT-CANDELES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND WILL BE CONNECTED TO THE BUILDING POWER AND EMERGENCY POWER SOURCE PROVIDING 90 MINUTES OF ILLUMINATION IN CASE OF PRIMARY POWER LOSS.
  - INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND CBC SECTION 2702.
  - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE CBC 1008.1.8.3 FOR EXCEPTIONS.
  - DOOR HANDLES, LOCK, AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAX 38" ABOVE THE FINISHED FLOOR.
  - ALL EGRESS DOORS SHALL HAVE A SIGN POSTED ABOVE THE FRAME IN 1" CONTRASTING LETTERS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
  - ALL EGRESS DOORS SHALL COMPLY WITH SECTION CBC 1008.1.9 - 1008.1.9.7.
  - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
  - THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
  - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
    - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
    - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
    - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN CBC SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
    - e. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
  - THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
  - EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
  - TACTICAL SIGNAGE (BRAILLE INCLUDED) COMPLYING WITH CBC § 1117B.5.1, ITEM 1, SHALL BE PROVIDED. CBC 1011.3.
    - a. AT INTERIOR EXIT ACCESS OF ROOMS WHERE EXIT SIGNS ARE REQUIRED (ROOMS/SPACES WHERE 2 EXITS ARE REQUIRED) PER CBC § 1011: SIGN TO READ "EXIT ROUTE".
    - b. AT EXIT DOORS THAT LEADS DIRECTLY TO GRADE BY MEANS OF AN EXIT PASSAGEWAY: SIGN TO READ "EXIT ROUTE".
    - c. AT EXIT DOOR THROUGH A HORIZONTAL EXIT: SIGN TO READ "TO EXIT".
  - THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. CBC § 1133B.2.6, FIG 11B-29.
  - MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBF. CBC § 1133B.2.5.1.
  - WHEN THE DOOR HAS A CLOSER, THEN SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR. CBC 1133B.2.5.1.
  - LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CBC § 1133B.2.5.2.
  - HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. CBC 1133B.2.5.2.



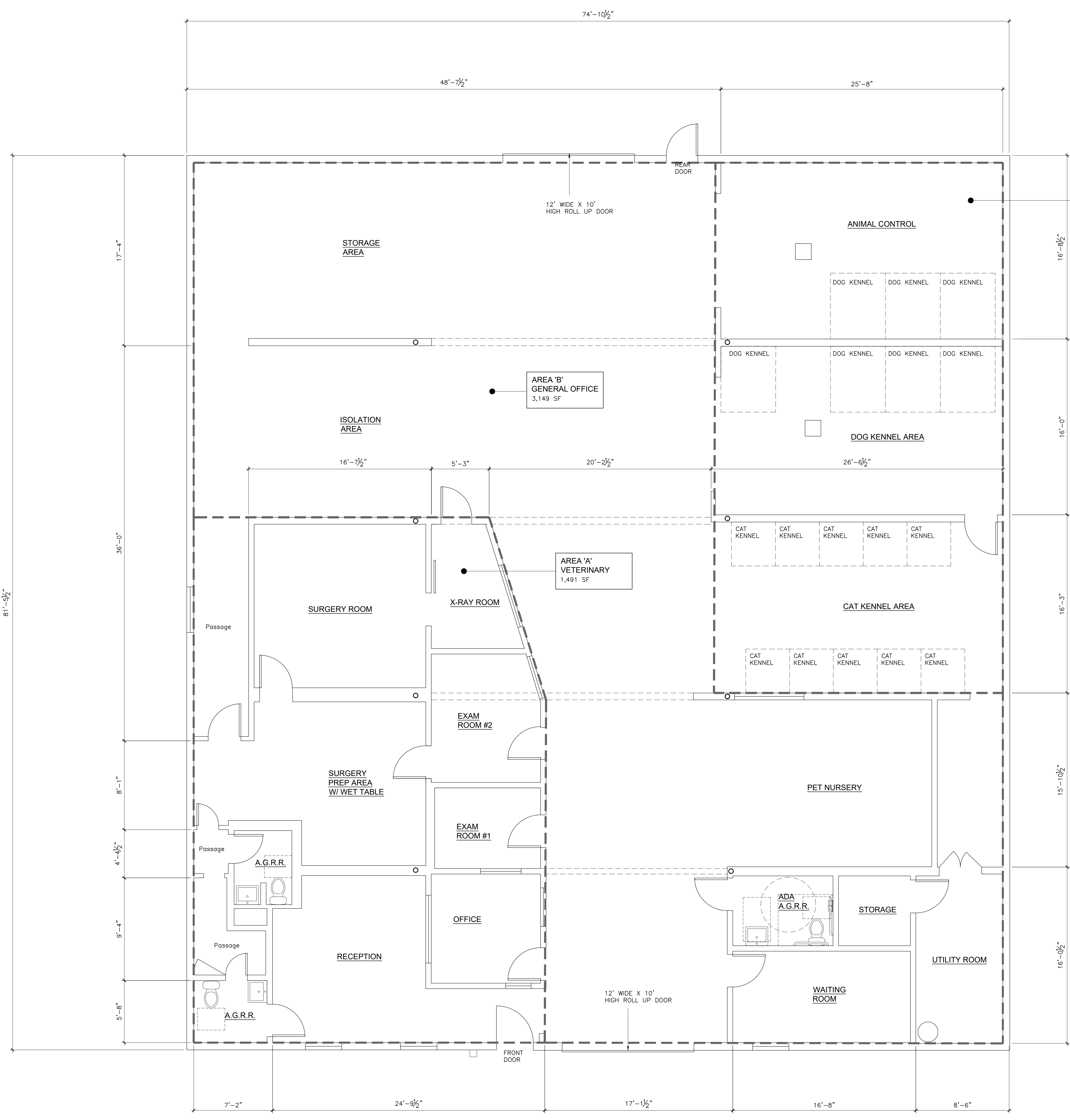
FRIE DEPARTMENT  
KNOX BOX LOCATION  
PER C.M.F.D. REQUIREMENTS



Scale: 1/4" = 1'-0" 1



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AREA 'C'  
VETERINARY  
1,267 SF

AREA 'B'  
GENERAL OFFICE  
3,149 SF

AREA 'A'  
VETERINARY  
1,491 SF

**Keynotes**

1. ROOM TITLE DESIGNATIONS ON PLAN ARE AS FOLLOWS:  
(E) = EXISTING SPACE TO REMAIN / NOT IN SCOPE  
(R) = EXISTING SPACE TO BE RENOVATED  
(N) = NEW ROOM TO BE CREATED

2. ALL 2X4 WALLS ARE GRAPHICALLY DRAWN 4 1/2" WIDE, 2X6 WALLS AT 6 1/2" WIDE. ALL DIMENSIONS ARE SHOWN TO FACE OF DRYWALL/SHEATHING UNLESS NOTED OTHERWISE.

3. ALL FIXTURES, FINISH MATERIALS, AND EQUIPMENT TO BE SPECIFIED BY OTHERS.

4. ALL BUILT-IN CASEWORK TO BE DESIGNED BY OTHERS; CASEWORK SHOWN ON PLAN ARE DIAGRAMMATIC.

5. ALL BATHROOM WALLS/CEILINGS SHALL BE PAINTED WITH EGGSHELL SHEEN PAINT OR HAVE A TILE FINISH. ALL SHOWER & TUB WALLS SHALL HAVE A TILE FINISH TO MINIMUM 72" ABOVE FLOOR. ALL DRYWALL IN BATHROOM AREAS TO BE MOISTURE RESISTANT GREENBOARD.

6. ALL DOOR FRAMING OFFSETS FROM WALL CORNERS TO BE 4 1/2" UNLESS DIMENSIONED OTHERWISE.

7. AT ALL CASEMENT EGRESS WINDOWS, THE CRANK MECHANISM SHALL NOT REDUCE THE REQUIRED HEIGHT/WIDTH OF EGRESS AREA AS REQUIRED BY CODE.

**Floor Plan Notes**

**Parking Calculations**

PARKING REQUIREMENTS BY AREA:  
AREA 'A' - VETERINARY CLINIC  
RATIO: 6 PER 1000  
AREA: 1,491 SF  
REQ'S PARKING = 1491 / 1000 = 1.491 \* 6 = 8.949 = 9 STALLS

AREA 'B' - GENERAL OFFICE  
RATIO: 4 PER 1000  
AREA: 3,149 SF  
REQ'S PARKING = 3,149 / 1000 = 3.149 \* 4 = 12.596 = 13 STALLS

AREA 'C' - KENNELING  
RATIO: 0  
AREA: 1,267 SF  
REQ'S PARKING = 0 STALLS

TOTAL PARKING REQUIRED = 21 STALLS

**Parking Calculations**

**Plan Legend**

**WALL TYPES:**

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
  - 2X4 WOOD STUDS PER STRUCTURAL DWGS
  - R15 BATT INSULATION AT EXTERIOR WALLS
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: 1/2" OR 5/8" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
  - 2X6 WOOD STUDS PER STRUCTURAL DWGS
  - R21 BATT INSULATION
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: 1/2" OR 5/8" DRYWALL

**Plan Legend**

**Tenant Improvement To Priceless Pets**

1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT No.: 24041  
DRAWN: LS  
CHECK: RO  
ISSUE:  
06.20.24 CUP SUBMITTAL #1  
09.06.24 CUP SUBMITTAL #2  
10.23.24 CUP SUBMITTAL #3

**A2.1**

Demo Plan  
New Floor Plan

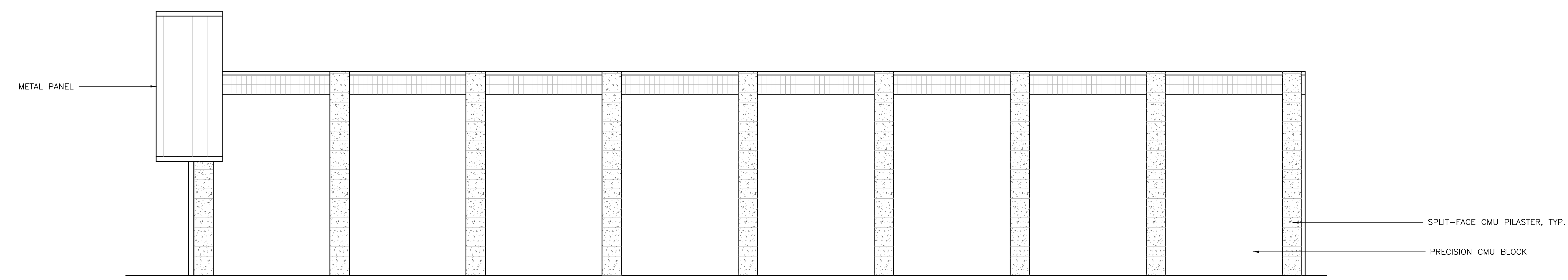
Priceless Pets

Scale: 1/4" = 1'-0" 1



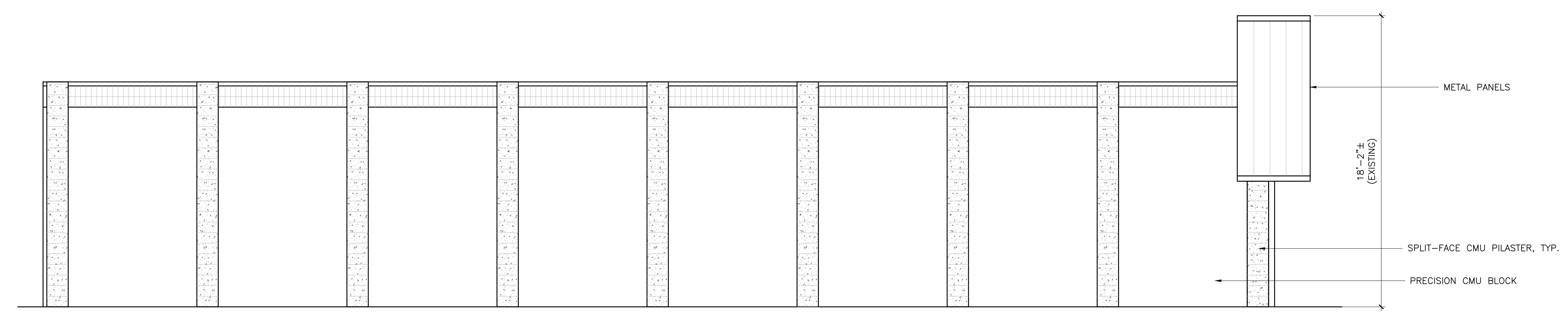


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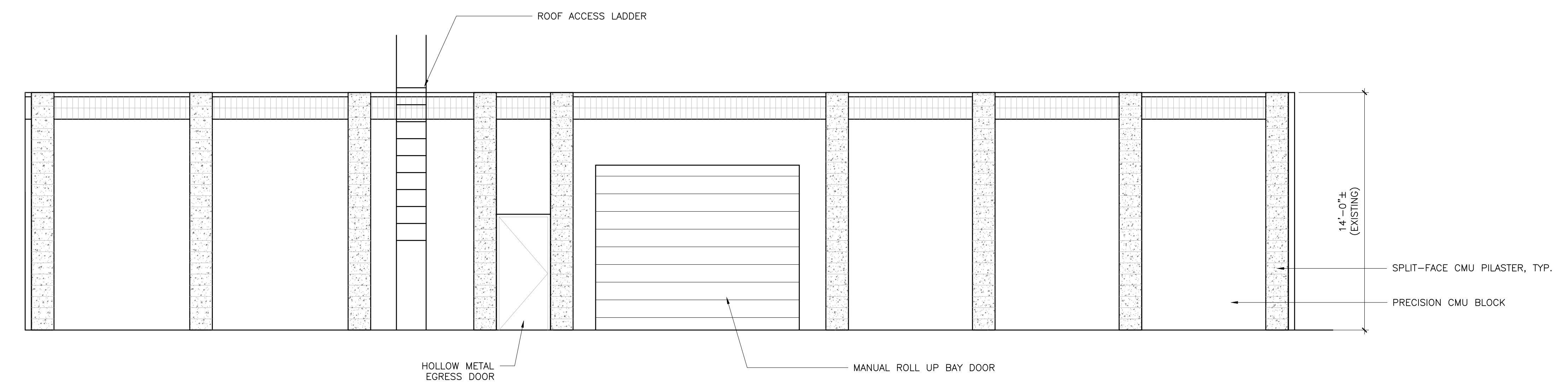
Keynotes  
① -

East Elevation Scale: 1/4" = 1'-0" 3



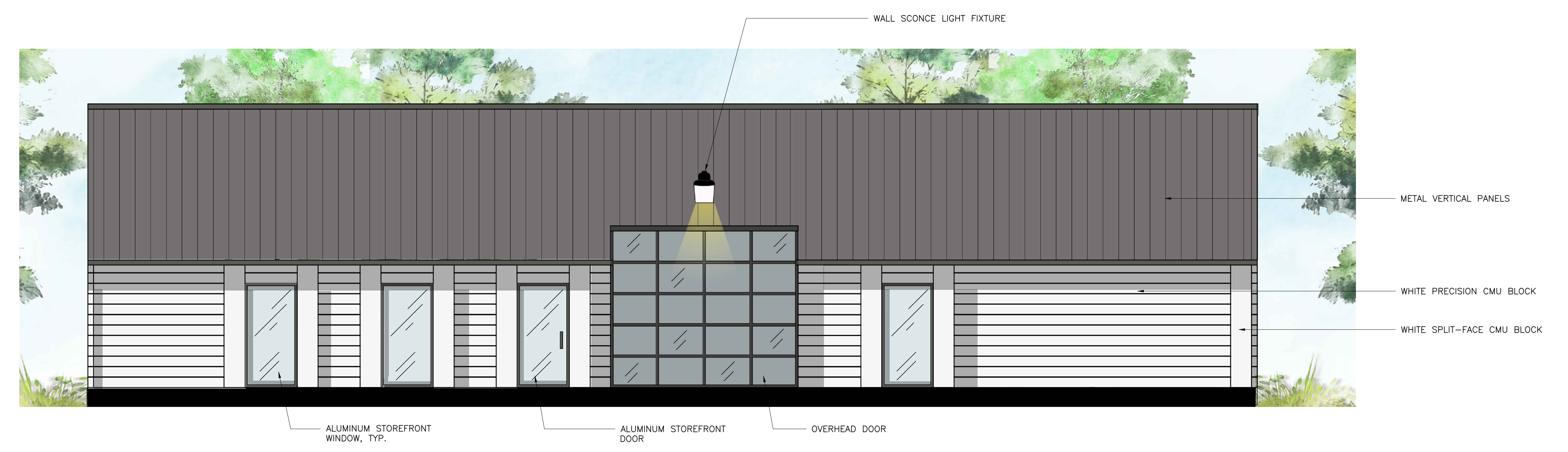
West Elevation Scale: 1/4" = 1'-0" 3

Elevation Notes



North Elevation Scale: 1/4" = 1'-0" 2

Material Legend



South Elevation Scale: 1/4" = 1'-0" 1

Tenant Improvement To  
**Priceless Pets**  
1520 Ponderosa Street, Costa Mesa, California 92626

PROJECT No.: 24041  
DRAWN: LS  
CHECK: RO  
ISSUE:

△	06.20.24	CUP SUBMITTAL #1
△	09.06.24	CUP SUBMITTAL #2
△	10.23.24	CUP SUBMITTAL #3
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**A3.0**  
Exterior Elevations  
Priceless Pets