

RESOLUTION NO. PC-2024-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING MASTER PLAN (PMAP-24-0003) FOR THE DEVELOPMENT OF A NEW COSTA MESA FIRE STATION NO. 2 AND MINOR CONDITIONAL USE PERMIT FOR TEMPORARY MANUFACTURED STRUCTURES LOCATED AT 800 BAKER STREET**

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

WHEREAS, Master Plan and Minor Conditional Use Permit PMAP-24-0003 was filed by PBK Architects, acting as the authorized agent for the property owner, City of Costa Mesa, requesting approval of a Master Plan to demolish the existing Costa Mesa Fire Station No. 2 and replace it with a new 8,630-square-foot fire station having a double deep apparatus bay, and administrative, storage, and living areas. Additional site improvements include a new drive aisle, two visitor parking spaces, and bike rack at the front of the property, new covered crew parking in the rear parking lot, new perimeter walls, new landscaping, and new utility connections. Existing accessory structures that include a fire hose tower, generator, and fuel tank will be relocated to accommodate the new improvements. The proposed project will be constructed in two phases to ensure that the facility remains operational during construction.

WHEREAS, a Minor Conditional Use Permit was filed requesting the approval of a temporary crew quarters, apparatus bay, and storage for the duration of the construction of the new fire station.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 14, 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) pursuant to Section 15202 (Class 2) because the project is requesting to replace the existing fire station with a new fire station with the same purposes and substantially the same capacity.

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** Master Plan PMAP-24-0003 as 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 Master Plan and Minor Conditional Use Permit PMAP-24-0003 and upon the 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 14th day of October, 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 October 14, 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)(5) because:

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

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

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

Facts in Support of Findings: The proposed master plan is not proposing mixed use development.

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

Facts in Support of Findings: The proposed master plan is not proposing affordable multi-family housing development.

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

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

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

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

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

- C. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Class 2), Replacement or Reconstruction. Under Class 2, a project consisting of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced is eligible for the exemption. Since the project is requesting to replace the existing fire station with a new fire station with the same purposes and substantially the same capacity, the proposed development project meets all criteria for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.
- D. The project is exempt from traffic impact fees, 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 Master Plan PMAP-24-0003 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless the 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; or 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 Master Plan PMAP-24-0003 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 Master Plan PMAP-24-0003 shall be printed on the site plan sheet that is submitted as part of the plan check submittal package.
 3. The project shall be limited to the 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 Master Plan.
 4. 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.
 5. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition.
 6. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Development Services Director.

7. Prior to the issuance of Building Permits, the applicant shall submit to the City's Economic and Development Services Department a Lighting Plan and Photometric Study for review and approval. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit light spill to no more than 0.5 foot candle at the property line of the surrounding neighbor's properties, consistent with the level of lighting that is deemed necessary for safety and security purposes on site; (b) Light shields may be required for select light standards to reduce or eliminate direct lighting into neighboring residence.
8. All on-site utility services and connections shall be installed underground or shall be screened at the direction of the Planning Division.
9. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
10. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
11. Temporary structures shall be removed prior to operation of the new Fire Station No. 2.
12. Temporary structures shall comply with all required setbacks and shall not exceed the FAR of operational buildings shall not be exceeded the maximum FAR allowed on site at any time.
13. The project shall comply with groundcover landscaping requirements pursuant to CMMC Section 13-106(a)(4).

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.

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| Plng. | <ol style="list-style-type: none"> 1. Development shall comply with all requirements of Article 7, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for Institutional projects. 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. 3. All landscaped areas shall be separated from paved vehicular areas by 6 inch high continuous Portland Cement Concrete curbing. |
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| | 4. | Parking spaces shall be striped in accordance to the City's Parking Design Standards. |
| Bldg. | 5. | Comply with the requirements of the most-recent 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 to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the California Building Code. A change of occupancy shall require compliance with the Disabled access requirements of chapter 11B of the California Building Code. |
| | 6. | Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plans shall be stamped and signed by the registered California Architect or Engineer. |
| | 7. | Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Building Code 705.8. |
| Fire | 8. | Comply with the requirements of the California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue. |
| Bus.
Lic. | 9. | 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. |

SPECIAL DISTRICT REQUIREMENTS

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| AQMD | 1. | <p>Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
 21865 Copley Dr.
 Diamond Bar, CA 91765-4178
 Tel: 909-396-2000</p> <p>OR</p> <p>Visit their web site:
 http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381
 The Building Division will not issue a demolition permit until an identification number is provided by AQMD.</p> |
| State | 2. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at 1-888-4FIREANT for information. |