



December 23, 2021

City of Costa Mesa  
Development Services Department  
77 Fair Drive,  
Costa Mesa, CA 92628

Re: Biopharmaceutical Manufacturing - Conditional Use Permit  
3030 Airways Ave, Costa Mesa CA 92626  
APN: 427-083-02

To Whom it May Concern,

CRB respectfully submits this letter as intent to apply for a Conditional Use Permit for the referenced project. The subject project is located at 3030 Airways, Costa Mesa, CA 92626. The project is currently zoned as Industrial Park (MP). The project is surrounded by industrial zoned properties to the north, the south, the west, and with the Santa Ana Airport located directly to the east. In accordance with the City of Costa Mesa's Municipal Code, MP zones require Conditional Use Permits for facilities that manufacture chemical products, paints, pharmaceutical and plastics. We are proposing the site to be used for manufacturing of pharmaceutical products.

The existing building is a one-story type V-B construction sprinklered with a total area of 77, 100 sf. There is currently one tenant occupying a portion of the exiting building (21,600sf) and they are a company called the Balboa Water Group (manufacturer of bath and spa parts). Avid Bioservices Inc. (manufacturer of pharmaceutical products) would occupy the remaining 51,000 sf for manufacturing of biopharmaceutical products. These proposed spaces will include the following:

Biopharmaceutical Manufacturing Suites	21,300 sf
Warehouse	10,700 sf
Office/Administration & Labs	19,000 sf

The Conditional Use Permit requires the project design team to justify the use of this site for manufacturing of biopharmaceutical products. We believe the proposed project site is ideal for manufacturing of the biopharmaceutical products for the following reasons:

1. 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 site is zoned as Industrial Park (MP) per the attached General Plan Land Uses.



The site is surrounded by Industrial Park properties to the north, south, west and the Santa Ana Airport to the east.

2. 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. Since the proposed site is not near residential areas or other occupancies that could impact the health, safety, and general welfare of the public.
3. 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 proposed use will include office space (B occupancy), warehouse (S-1 occupancy) and pharmaceutical manufacturing (F-1 occupancy). The proposed use is consistent with the previous use of the site.

For the reasons noted above, we believe the project is suitable for manufacturing of pharmaceutical products. Thus, we respectfully request that the Conditional Use Permit be granted. Please let us know if you have any questions or concerns or should you wish to discuss this proposal further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Etienne Runge'.

Etienne Runge AIA, NCARB, RID

Architect of Record

CRB  
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Tustin, CA 92780  
Cell: (714) 235-1533