



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: February 10, 2025

ITEM NUMBER: PH-2

**SUBJECT: MASTER PLAN (PMAP-24-0004) AND TENTATIVE TRACT MAP 19345
FOR THE DEVELOPMENT OF 38 LIVE/WORK RESIDENTIAL UNITS AT
960 WEST 16TH STREET**

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

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER
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RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development; and
2. Approve Planning Application PMAP-24-0004 and Vesting Tentative Tract Map 19345, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The applicant is Rick Puffer, on behalf of Intracorp Homes.

PLANNING APPLICATION SUMMARY

Location:	960 West 16 th Street	Applications Number(s):	PMP-24-0004
Request:	Construct a new 38 unit live/work development and associated site features.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	MG - General Industrial	North:	MG – Lighthouse Community and multiple tenant industrial building
General Plan:	Light Industrial	South:	City of Newport Beach utility yard
Lot Dimensions:	Irregular shaped lot approximately 488' x 258'	East:	MG – Multiple tenant industrial buildings
Lot Area:	2.348 acres	West:	MG – Lighthouse Community
Existing Development:	The project site is currently developed with an approximately 56,127 square foot unoccupied industrial/office building and associated surface parking which was recently occupied by an apparel manufacture (RVCA).		

DEVELOPMENT STANDARDS COMPARISON (MESA WEST BLUFFS URBAN PLAN)

Development Standard	Mesa West Bluffs Stds.	Proposed/Provided
Minimum Lot Size	1 acre	2.3 acres
Min Workspace Size	250 SF	304 SF
Density/Intensity		
FAR	1.0	0.85
Density (du/acre)	15-20	16.5
Building Height		
	4 stories / 60 FT	4 stories / 44'-3"
Building Coverage		
Max Development Lot Coverage	90% (90,169 SF)	77% (77,380 SF)
Minimum Open Space	30%	32%
Development Lot Setbacks		
Front	15'	15'
Side (left / right)	0'	(5'-6" / 5')
Rear	0'	5'
Distance Between Main Buildings	10'	6' ¹
Parking		
Tenant Spaces	2 per unit (76 required)	76
Guest Spaces	1.5 per unit (57 required)	24 ¹
TOTAL:	133	100 ¹
Final Action	Planning Commission	
CEQA Review	Exempt per CEQA Guidelines Section 15332 (Infill Development)	

¹ A deviation is requested. Additional discussion is below.

EXECUTIVE SUMMARY

The project includes a proposed 38-unit live/work development located at 960 West 16th Street, within the Mesa West Bluffs Urban Plan area. The approximately 2.3-acre site is designated for light industrial use and the existing development is proposed to be demolished and redeveloped to accommodate live/work development. Each unit will include a dedicated workspace on the ground floor, three-bedroom living quarters and private open spaces.

The proposed project complies with most standards including density, height, and floor area ratio (FAR), and deviations are required for a reduced building separation and reduced guest parking. The design has been refined to incorporate City Council recommendations, including, emphasizing workspace functionality and pedestrian accessibility. The project qualifies for the California Environmental Quality Act (CEQA) Class 32 in-fill exemption. Approval of this development will expand Costa Mesa market-rate ownership housing, enhance neighborhood aesthetics, and contribute to the City's Regional Housing Needs Assessment (RHNA) targets. Staff recommends approval, because the project aligns with General Plan policies and Urban Plan Standards.

SETTING

The project site is approximately 2.3-acres and was formerly occupied by RVCA located at 960 West 16th Street (see Exhibit 1 below). The property is located on the north side of West 16th Street, approximately 500 feet west of the West 16th Street and Monrovia Avenue intersection. The site is bounded by West 16th Street to the south with the City of Newport Beach's Utility Yard located across the street, multiple tenant industrial developments to the east, and a similar live/work development (Lighthouse Community) located to the north and west. The Costa Mesa boundary with the City of Newport Beach is located at the southern property line of the project site, and therefore the adjacent West 16th Street right-of-way (including, sidewalk, parkway landscape, curb, gutter, and roadway) is physically located in the City of Newport Beach. As a result, any offsite improvements in the West 16th Street public right-of-way and maintenance thereof are subject to review and permitting by the City of Newport Beach.

Exhibit 1 Vicinity & Location



The site has a General Plan Land Use Designation of Light Industrial and is zoned “General Industrial District” (MG). The Light Industrial designation is intended for a variety of light and general industrial uses. The MG zone is intended for a variety of industrial areas which contain a wide range of light and general industrial activities.

The site is located within the Mesa West Bluffs Urban Plan² which was adopted as a residential overlay zone by the Costa Mesa City Council on April 4, 2006, and amended April 5, 2016. When a Master Plan application is approved, the underlying zoning district’s development standards are superseded by the Mesa West Bluffs Urban Plan standards. The Mesa West Bluffs Urban Plan area primarily consists of industrial and commercial properties located in Westside Costa Mesa, south of 19th Street and along Placentia Avenue north of 19th Street and south of Victoria Avenue. The intent of the Urban Plan is to incentivize reinvestment in the plan boundary areas by conditionally permitting residential development. The following are the urban plan’s stated objectives:

- Identify development regulations to realize the vision of the Urban Plan. These regulations address mixed-use development standards as well as public streetscapes and urban design improvement and amenities.

² <https://www.costamesaca.gov/home/showpublisheddocument/313/636490563866670000>

- Provide a Land Use Matrix of allowable uses for live/work development that recognize the development potential of the plan area and need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long term.
- Encourage the construction of live/work units that combine residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system.
- Attract more residents and merchants by allowing mixed-use development in the form of a live/work loft, which offers first-floor retail/office uses and upper story living spaces in the same unit.
- Encourage adaptive reuse of existing industrial or commercial structures, which would result in rehabilitated buildings with unique architecture and a wider array of complementary uses.
- Stimulate improvement in the Mesa West Bluffs Urban Plan area through well designed and integrated urban residential development that is nontraditional in form and design with flexible open floor plans, which complements the surrounding existing development.
- Meet the demand of a new housing type to satisfy a diverse residential population comprised of artists, designers, craftspeople, professionals and small-business entrepreneurs.
- Promote new types of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to a traditional single-family residence, tract home, or small-lot subdivision.
- Encourage the design and development of urban residential structures reflecting the urban character of the surrounding industrial context both in the interior and exterior areas. Encourage quality live/work development which promotes business activity thought workspaces and amenity areas which are distinct from residential lofts/life-style lofts in design and function.

BACKGROUND

The project site was originally created as Lot 1012 and 1112 of the Newport Mesa Tract on April 24, 1907. The site remained largely vacant during the first half of the 1900s, surrounded by rural areas and small farming communities. By the 1950s, following the incorporation of Costa Mesa in 1953, single-family and mobile home development began to emerge to the north of the site. From the mid-1950's, industrial development emerged throughout the area. The existing building was constructed in 1967 and the existing parcel was created in 1977 after processing a Parcel Map. An approximately 17,000-square-foot addition to the building was constructed in 1983. The project site has seen various repairs and remodels throughout its existence.

On June 18, 2024³, the City Council reviewed a screening application for the proposed 38-unit live/work development. The City Council was generally supportive of the proposed

³ The June 18, 2024 staff report and meeting video can be viewed links below:

development plan and provided suggestions to increase the size of the proposed workspaces and to prioritize pedestrians and streetscape design project aspects. Additional comments were provided to study lighting to ensure there is no undue impact on neighboring properties and the Randall Preserve, and to remove Palm trees from the landscaping pallet. The council was generally supportive of the proposed deviations to separations between buildings and the parking deviation if data was provided to accompany the request.

The applicants have modified the plans in response to the City Council comments including increasing the square footage of the workspace above the minimum sizes required by the Urban Plan, increasing density of street fronting units, providing pedestrian nodes throughout the project, and by removing palm trees from the landscape plan. Lighting will be required to comply with the City's lighting standards which prohibits spillover of light onto neighboring properties. An engineered parking study was provided to support the request for reduced parking and is discussed further below.

Measure Y

Measure Y was approved by the voters on November 8, 2016, and certified by City Council on December 12, 2016, becoming effective on December 23, 2016. Measure Y amended the CMMC to require voter approval of certain changes in land use including projects that amend, change, or replace the General Plan, the Zoning Ordinance, a specific plan, or an overlay plan and involve one or more specific conditions as identified in the ordinance. The project is exempt from Measure Y in that the project is not proposing alterations to the General Plan, Zoning Ordinance, Specific Plan, or Overlay Plan.

Housing Element

The 6th Cycle Housing Element identifies housing opportunity sites throughout the City pursuant to the State determined Regional Housing Needs Allocation. The project site is not an identified housing site by the City's housing element. Therefore, any housing units approved at this site would be counted toward the City's RHNA for market-rate housing, and in addition to the City's required regional share.

Allowable Uses

An integral part of the live/work units is the work component. A variety of small-scale services are encouraged by the Urban Plan with limited larger and commercial uses being permitted through discretionary review. Table 5 below, shows the land use matrix which provides a list of permitted and conditionally permitted uses in live/work units as established in the Mesa West Bluffs Urban Plan. Uses "permitted by right" in a live work development are considered compatible with residential uses on the same development

Report: <https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726113&GUID=7FAD9171-F05F-4C94-8664-07EFF74FDCF4>

Video: https://costamesa.granicus.com/player/clip/4147?view_id=14&redirect=true

site. Only “conditionally” approved land uses would require subsequent review and action by the Planning Commission, at the time that the use is proposed. Parking requirements, lease space size restrictions, hours of operation, and other related conditions of approval would be stipulated for these conditional uses.

Exhibit 2 Live/Work Land Use Matrix

LAND USE MATRIX P= Permitted, MC = Minor Conditional Use Permit, C= Conditional Use Permit	
LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	P
• Barber and beauty shops	P
• Catering	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering, Architectural, and Surveying services	P
• Offices: Professional, central admin., general, services to business	P
• Photocopying; Blueprinting and related services; photo finishing	P
• Printing and publishing	P
• Offices: medical/dental	MC
• Photography: Commercial	MC
• Photography: Portrait Studio	MC
• Recording studios	MC
• Studios: Dance; Martial arts; Music, Yoga, etc.	MC
• Retail Store	C
• Furniture repair and refinishing with incidental sales	C
VERTICAL/HORIZONTAL MIXED-USE DEVELOPMENT WITHOUT A LIVE/WORK COMPONENT REQUIRE A CONDITIONAL USE PERMIT IN THE MESA BLUFFS URBAN PLAN AREA	
1. Pursuant to an approved master plan which specifies these operational characteristics and/or location of the business. 2. All other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director. 3. All other zoning classifications not specified in this table are not compatible with overlay district.	

REQUEST

To entitle and execute the proposed project, the following requests must be approved:

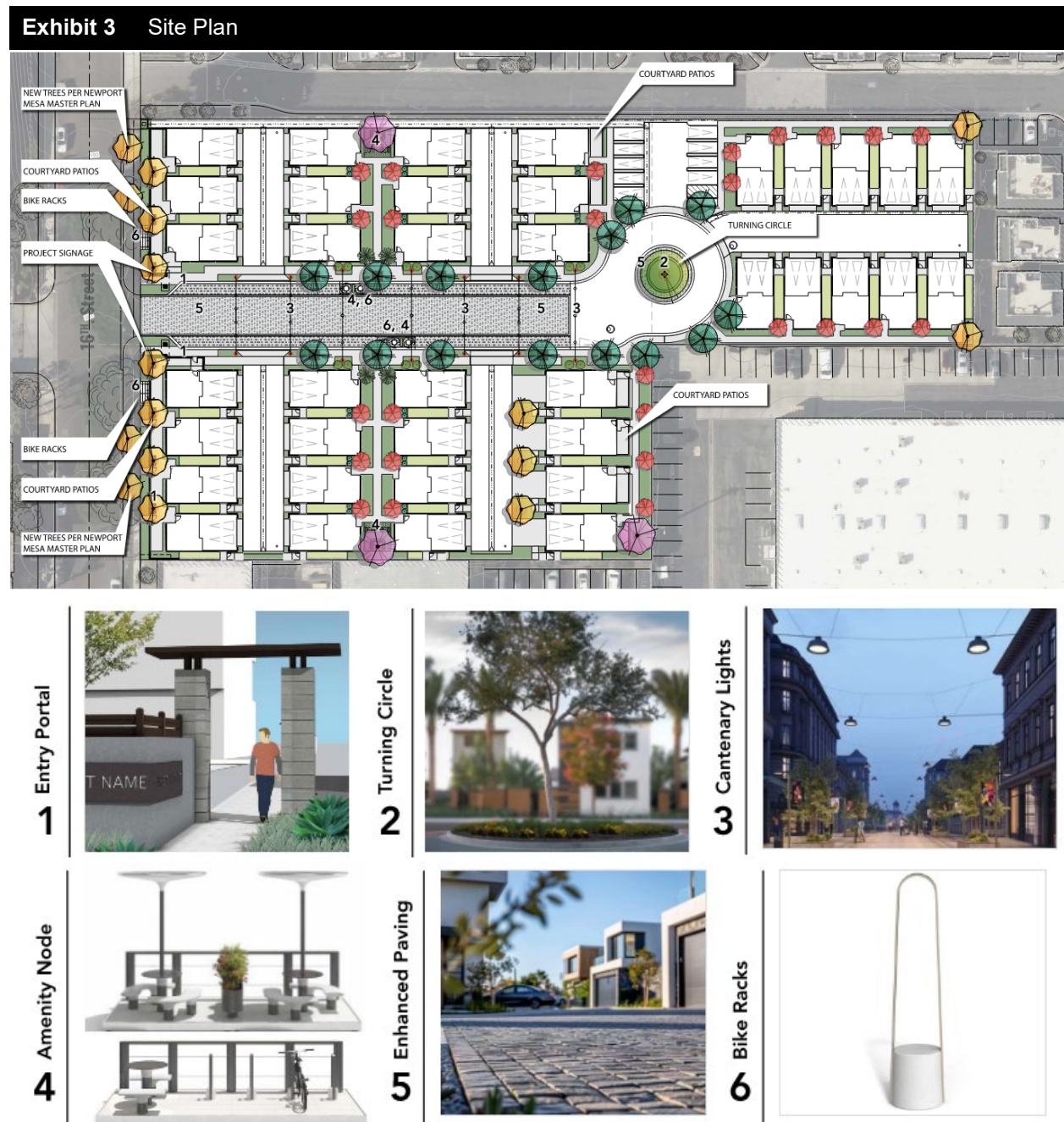
- **Master Plan PMAP-24-0004** is required pursuant to Municipal Code Chapter III Planning Applications, Section 13-28(g) to establish the overall development plan (i.e., site layout, building placement, architecture, floor plans, parking, and landscaping, etc.) for the proposed live/work project. In this case, an approved master plan will result in the property's underlying zoning district regulations being superseded by the Mesa West Bluffs overlay zone provisions.
- **Vesting Tentative Tract Map 19345** is required pursuant to Municipal Code Chapter III Planning Applications, Section 13-28(r) for the proposed subdivision of the existing 2.3-acre property for condominium (individual ownership) purposes.

DESCRIPTION

The project proposes a density of 16.5 dwelling units per acre (du/acre) and the Mesa West Bluffs Urban Plan permits a density up to 20 dwelling units per acre. The maximum height proposed for each unit is approximately 44' – 3" and consists of four floors including a partially covered roof deck. The Urban Plan allows for a maximum building height of 60 feet and four stories. The proposed total floor area ratio (FAR) for the project is 0.82 which is less the Urban Plan maximum allowed 1.0 FAR. Each unit is proposed with two garage parking spaces, and the site plan also includes common parking located along the private street (parallel parking) and within a parking lot located at the end of a cul-de-sac. As shown in Exhibit 3 below, the project includes four on-site amenity nodes including two "parklets" on the private street and two additional seating nodes at the end of two paseos between buildings. The parklets will include seating areas and bike racks. The two seating areas at the end of the paseos will act as gathering spaces for residents and visitors.

As shown in Exhibit 3 below, the project proposes 38 live/work units, with two-unit configurations, ranging from 2,173 square feet to 2,329 square feet. Each individual unit is proposed as a detached structure and includes a first-floor workspace, living space on the second-floor, bedrooms on the third-floor, and a partially covered roof deck on the fourth-floor. As shown in Exhibit 5, 6, and 7 below, the project proposes to be constructed with modern architectural elements with multiple building panes and materials. The front elevation of each unit includes multiple cladding materials and colors resulting in visual interest and articulation. The side elevations are predominantly stucco, except for the proposed end units adjacent to the Private Street which will include additional detailing. Rear elevations include the two-car garage, stucco, and cladding similar to the front elevations. Each unit is proposed to include metal railings on the covered decks and colored brick or stone veneer siding at the work area frontage. The seven units located immediately adjacent to West 16th Street include storefronts that are oriented toward the street and include direct pedestrian access from the sidewalk. The proposed eight units

located adjacent to the private street also include storefronts oriented toward the proposed private right-of-way.



Deviations

The Urban Plan offers flexible development standards and allows for deviations from the requirements to encourage live/work development. Deviations to specific requirements are permitted if the property is greater than one-acre in size. Deviations require specific findings including that the deviation allows for a development that better achieve the purposes of the General Plan and Urban Plan, that the deviation results in a development which exhibits excellence in design, and that the deviation will not be detrimental to public

health. In exchange for a deviation, the project must provide quality environment and substantial amenities. The project proposes the following deviations:

- **Building Separation:** The Urban Plan requires a 10-foot separation between buildings. The project requests a deviation to allow for a six-foot separation which is consistent with other standards in the CMMC including requirements for Small Lot Ordinances and ADUs. The Lighthouse Community, to the east and north of the project, also requested and received a deviation from this requirement.
- **Parking:** The Urban Plan requires 133 parking spaces including 76 tenant parking spaces and 57 guest parking spaces. The project requests a deviation to allow for a total of 28 guest parking spaces including 20 parking spaces on the private street and parking lot and eight driveway parking spaces in front of four proposed live/work units.

Staff believes that the findings for deviation from building separation and required guest parking can be made. The specific findings for approval of the requested development deviations are provided below in the *Master Plan* and *Deviation from Development Standards Findings* sections of this report.

Floor Plan

As shown in Exhibit 4 below, the project proposes two-unit types, Plan 1 and Plan 2. In addition, end units (Plans 1x and 2x) have been modified (since the City Council screening) to ensure that the main pedestrian entrance is oriented toward the private street or West 16th Street. Similar to other live/work developments throughout the City, each unit includes a two-car garage, work space, and half bathroom on the first floor. All of the proposed units exceed the minimum required dedicated work space floor area of 250 square feet. The second floor is dedicated to living area and includes a half bathroom, and a great room including kitchen, dining area, and living area. The second floor also includes a covered deck at the front of each unit. The third floor of each unit is dedicated to bedrooms. Each plan includes three-bedrooms and two-bathrooms and a laundry closet. The fourth-floor includes an enclosed stairway, a partially covered roof deck, and an area for mechanical equipment. With the exception of two units, all units also include a private ground floor open space consisting of either a side yard between the units or a patio at the front of the unit.

Exhibit 4 Unit Mix Summary					
Unit Number	Floor Area (Excluding Garage)	Bedroom Count	Bathrooms (Full/Half)	Garage Parking	Work Area
Plan 1	2,173 SF	3	2/2	2	307 SF
Plan 1x	2,173 SF	3	2/2	2	307 SF
Plan 2	2,329 SF	3	2/2	2	304 SF
Plan 2x	2,329 SF	3	2/2	2	304 SF

Elevations

As shown in exhibit 5 below, the proposed live/work project has been designed with contemporary design features including modern elements such as large windows, and a mixture of exterior building materials which contributes to the variety of vertical and horizontal articulations. As shown below, the project includes four elevation types.



As shown in Exhibit 6 below, end units are proposed with additional detailing on the side elevations and main entries facing the Private Street. The inclusion of the storefronts on the side elevation is intended to greater activate the private street.

As shown in Exhibit 7 below, proposed cladding materials include multi-colored stucco siding, cementitious board and batten siding, metal railings and steel posts, and stone and brick veneers. All materials are proposed to be natural toned. The materials are all high quality and designed to resist wear and tear over their lifetime.

Exhibit 6 Typical Side Elevations for Interior and End Units

Interior Side Elevations



End Unit Elevations



Exhibit 7 End Unit Side Elevations

SCHEME 1A	SCHEME 2A	SCHEME 1B	SCHEME 2B
<p>BODY STUCCO</p> <p>SW 7541 GRECIAN IVORY</p> <p>ACCENT COLOR #1</p> <p>SW 7551 GREEK VILLA</p> <p>SIDING</p> <p>SW 6081 DOWNHOME</p> <p>ENTRY DOOR</p> <p>SW 7005 MANOR HOUSE</p> <p>GARAGE DOOR</p> <p>SW 7005 MANOR HOUSE</p> <p>METAL RAILING & STEEL POSTS</p> <p>SW 7069 IRON ORE</p> <p>STONE VENEER</p> <p>EL DORADO VANTAGE WHITE ELM</p>	<p>BODY STUCCO</p> <p>SW 7009 PEARLY WHITE</p> <p>ACCENT COLOR #1</p> <p>SW 7016 MINDFUL GRAY</p> <p>SIDING</p> <p>SW 7674 PEPPERCORN</p> <p>ENTRY DOOR</p> <p>SW 7069 IRON ORE</p> <p>GARAGE DOOR</p> <p>SW 7674 PEPPERCORN</p> <p>METAL RAILING & STEEL POSTS</p> <p>SW 7069 IRON ORE</p> <p>STONE VENEER</p> <p>CREATIVE MINES SHADOWDANCE WAREHOUSE - BRICK VENEER</p>	<p>BODY STUCCO</p> <p>SW 7551 GREEK VILLA</p> <p>ACCENT COLOR #1</p> <p>SW 7746 RUSHING RIVER</p> <p>SIDING</p> <p>SW 6088 RUTHATCH</p> <p>ENTRY DOOR</p> <p>SW 7047 PORPOISE</p> <p>GARAGE DOOR</p> <p>SW 7047 PORPOISE</p> <p>METAL RAILING & STEEL POSTS</p> <p>SW 7069 IRON ORE</p> <p>STONE VENEER</p> <p>TELEGRAPH COTTAGE SEASHELL</p>	<p>BODY STUCCO</p> <p>SW 7551 GREEK VILLA</p> <p>ACCENT COLOR #2</p> <p>SW 6165 CONNECTED GRAY</p> <p>ACCENT COLOR #3</p> <p>SW 7655 STAMPED CONCRETE</p> <p>ENTRY & GARAGE DOOR</p> <p>SW 7033 BRAINSTORM BRONZE SW 7069 IRON ORE</p> <p>METAL RAILING</p> <p>SW 7674 PEPPERCORN SW 7069 IRON ORE</p> <p>STEEL POSTS</p> <p>SW 7674 PEPPERCORN SW 7069 IRON ORE</p> <p>STONE VENEER</p> <p>CREATIVE MINES CLOUDBREAK WAREHOUSE - BRICK VENEER</p>

ANALYSIS

Master Plan

Site Design and Deviation for Reduced Building Separation

The proposed site design has been planned to create a cohesive, pedestrian oriented development. As shown in Exhibit 3 above, the site is bisected by a private street which intersects with five alleys which provide vehicular access to each unit's two-car garage. The seven units at the front of the project are oriented with their storefronts facing West 16th Street and include courtyard patios areas at the front of the units to foster connectivity to the street and to the other units. The eight end units which are adjacent to the new

private street are oriented with their storefronts facing the private street and include additional detailing. Pedestrian access is provided to each unit via new sidewalks through paseos located between buildings and along the new private street. The private street ends in a cul-de-sac and is proposed to include a circular planter in the middle of the cul-de-sac with a large specimen tree.

Staff supports the proposed deviation for a reduced building separation in that the strict interpretation of the 10-foot building separation would potentially result in a project with less residential units and/or less parking spaces. The reduced separation allows for a development that better achieves the purposes of the General Plan which encourages ownership residential projects to improve the balance between rental and ownership housing opportunities.

Floor Area Ratio and Maximum Density

Instead of regulating a maximum density requirement that is typical of most residential districts located within the City, the Mesa West Bluffs Urban Plan applies a floor area ratio and vehicle trip generation that work in concert to ensure that the new live/work developments do not exceed the capacity of the circulation system. The Urban Plan allows for a maximum FAR of 1.0 (or 1.25 if specific findings can be made). The project proposes an FAR of 0.85 which complies with the Urban Plan maximum. The applicant supplied trip generation memorandum indicates that the existing traffic infrastructure is sufficient to accommodate the proposed project. The project intensity is compatible with the General Plan and Urban Plan in that the project is less than the maximum FAR permitted, and the number of trips would not exceed the existing roadway infrastructure.

Parking and Deviation for Reduced Guest Parking

The Urban Plan provides that live/work units up to 3,000 square feet are required to provide two tenant parking spaces and 1.5 guest parking spaces per unit. The project proposes 38 units ranging from 2,173 to 2,329 square feet. The project would therefore require 76 tenant and 57 guest parking spaces; however, the project proposes 76 tenant garage spaces, eight driveway spaces, and 20 guest parking spaces, which requires a deviation to the Urban Plan parking requirement for guest parking.

Exhibit 8 Parking Distribution Summary	
<i>Parking Location</i>	<i>Number of Parking Spaces Provided</i>
Garage (Tenant)	76
Driveway (Tenant/Guest)	8
Surface (Guest)	20
Total	104

Every unit includes a two-car garage and four of the proposed units include driveways which can accommodate two parking spaces each. Surface parking spaces are located

throughout the project including 11 parallel parking spaces on the new private street and a nine-car surface parking lot is proposed within the project. Overall, the parking ratio for the project equates to 2.7 parking spaces per unit. In addition to parking, the applicants have prioritized active transportation in their design. The project features public bike racks at the front of the property and includes various other bike racks throughout the development. Sidewalks have been provided to every unit and is accessible from the public right of way.

The applicants have supplied the attached parking study prepared by Linscott, Law & Greenspan, Engineers (LLG) supporting the proposed parking ratio. The study obtained empirical data from two similar live work development in the City including the neighboring Lighthouse Community (89 units) and the Level 1 live/work development (60 units) on Industrial way which identified that the peak mid-day demand would be accommodated by a 2.66 parking ratio as shown in exhibit 6 below.

Exhibit 9 Parking Demand				
Location	10:00 AM Demand	2:00 PM Demand	10:00 AM Parking Ratio [A]	2:00 PM Parking Ratio [A]
Light House Residential (89 Units)	237	230	2.66	2.58
Industrial Way Residential (60 Units)	148	154	2.47	2.57
Peak "Design" Parking Ratio (Spaces per Dwelling Unit)			2.57	

Staff supports the proposed deviation for a reduced guest parking in that the applicant has submitted an empirical engineering parking analysis that demonstrates that the development would provide the live/work actual parking demand.

Architecture

The immediately surrounding neighborhood, specifically the Lighthouse Community, features comparable architecture to the proposed development. The Urban Plan Live/Work “architectural design guidelines” include the following design recommendations. The project was designed to comply with the recommendations including the following:

- ***“Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, third-story, and fourth-story elevations.”***

The proposed development has been designed with articulation, and off-sets on the various elevations to provide transitions among the different units. Although the building articulation is mostly vertical with limited stepping, staff believes appropriate design compliance is provided.

- ***“Building elevations should incorporate enhanced detailing, which may include articulations, projections and use of varied building materials.”***

A variety of building materials, vertical articulations, insets, and textures are utilized throughout the project design in a cohesive manner.

- ***“Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major windows.”***

The elevations facing West 16th Street and the private street include enhanced detailing, second story balcony insets facing West 16th Street, large second and third-story windows, and large open storefronts on the ground (pedestrian) level.

- ***“Long, unbroken building faces should be avoided, and variety should be accomplished through variation in building and forms.”***

Long, unbroken building facades have been avoided through the provisions of projections and articulations at different floors and various building materials. The development features a variety of projections and feature articulation on each wall plane. Building materials include stucco, multiple colored and textured cladding materials, and metal balcony railings. Visual interest has been provided on the front elevations including the provisions of large open storefront windows and doors.

Additional Studies

Live/work projects within the Mesa West Bluffs Urban Plan are required to submit a Phase I Environmental Assessment, and a Health Risk Assessment. The aforementioned studies were provided and are attached to the report. The attached Phase I and Phase II Environmental Assessment were submitted to the City and found that soil gas impacts the property. The Phase II ESA and Health Risk Assessment conclude that a vapor intrusion layer is required as an engineered control for the project. As conditioned, the project shall comply with the recommendations outlined in the studies.

In order to ensure that the new units would not have any undue privacy impact on the neighboring live/work development, the applicants provided a sight line visibility study (sheet 1.2 of the attached plans) which demonstrated that the two units at the rear of the development, closest to the neighboring units, would not have direct view into the adjacent neighboring units due to the placement of windows and the transitional nature of the windows in stairwells of the proposed development.

Fences and Walls

As required by Section 13-75(a) of the CMMC, the project includes a six-foot high block wall around the perimeter of the proposed master development lot (“development lot”). The final design of the fences and walls will be reviewed as part of the building permit

submittal. Any future modifications to fencing will be subject to review and approval of the Planning Division and would require building permits to be issued prior to installation. The heights and locations of walls and fences shall comply with the CMMC requirements as well as applicable visibility standards for traffic safety.

Landscaping

The project proposes a total of 17,381 square feet of landscaping. The Urban Plan and CMMC Section 13-106 requires that landscape areas consist of California native and drought tolerant plant material and shall meet the minimum number of plant types based on the total landscape square footage. The project is proposed to include enhanced landscaping such as California trees – “California Sycamore” and “Sweet Bay” trees. Additional drought tolerant trees are proposed including “Flame Thrower Redbud”, “Pink Trumpet Tree”, and Little Gem Magnolias”. Native and drought tolerant native shrubs are proposed to include “California Lilac”, Berkeley Sedge, coffeeberry, bush germander, and other drought tolerant plants. A variety of native and drought tolerant ground covers are also proposed that will cover unplanted areas with the remainder of ground cover to be covered by mulch or compost, as required by the City’s landscaping provisions. The total number of plants proposed is provided in exhibit 10 below, and a landscape pallet has been included in the plans on Plan Sheet L-8 and L-9.

Exhibit 10 Landscaping Count		
	Requirement	Proposed
Tree Count	87 (one 15-gallon tree or larger per 200 square feet of landscape area)	96 (70 are proposed at 24-inch box)
Shrub Count	695 (one shrub for every 25 square feet of landscape area)	1,216

As part of the building permit plan check review, final landscape plans shall be prepared and certified by a California licensed landscape architect confirming that they comply with the Costa Mesa Municipal Code (CMMC) and water efficiency landscape guidelines.

Lighting is also required to be provided in all parking areas, vehicular access areas, and on major walkways. As proposed, the private street will be straddled by decorative hanging lights to create an intimate urban feel. The applicant will be required to submit lighting and photometric plans with the building permit plan set demonstrating that there is limited to no spillover of lighting onto neighboring properties.

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on the project site, including the existing utility pole in the public right of way at the southeast portion of the project site. As required, all new and existing utilities will be undergrounded. Any new backflow preventers or related equipment shall be installed outside of the front landscape setback and be screened from the view from any location on or off the site. As required by the CMMC, all utility meters will be screened from view from the public right

of way and neighboring properties. Prior to building permit approval, the applicant shall submit for approval a comprehensive utilities plan that shows utility design compliance, undergrounding and required dedications/easements. Prior to construction, the comprehensive utility plan will be reviewed by both the City's Building Division and Public Works Department, and with the applicable utility agencies.

Public Right of Way

The public right of way in front of the project site is located in the City of Newport Beach. The project will obtain access and provide numerous utility connections with the City of Newport Beach. The project will be required to comply with the City of Newport Beach's standards for drive approaches, parkway landscaping, sidewalk, curb and gutter, etc. The project has been reviewed by the City of Newport Beach and conditions have been provided and are included in the draft resolution. The Newport Beach correspondence is attached.

Noise

The applicant has confirmed that future residential interior noise levels will not exceed 45 CNEL when using typical complete window assemblies (including both glass and frames). Exterior project noise levels will also not exceed the 65 CNEL limit. As conditioned, the project will be required to comply with the City's noise standards and will need to provide documentation from a licensed acoustical engineer that the project will comply with the City's noise requirements prior to obtaining any permits.

A condition of approval has been included requiring a "Notice to Buyers" disclosing that the project is located within a light Industrial land use area and is subject to existing or potential annoyances or inconveniences associated with industrial land uses, including hours of operation, deliver schedule, outdoor activities, and noise and odor generation.

Vesting Tentative Tract Map

A vesting tract map is a type of subdivision map that gives the developer certain rights, or "vested rights," at the time the map is approved. These rights allow the developer to proceed with the project under the laws, ordinances, and regulations in effect at the time the map was approved. Pursuant to the Mesa West Bluffs Urban Plan, live/work units are required to be developed as "common interest developments" for individual ownership. The project's vesting tentative tract map proposes to allow for individual "air-space" ownership for live/work units. Therefore, common areas are owned jointly by all owners through a homeowner's association (HOA), and the individual live/work condominium owner specifically controls the air space created by the walls of their unit and dedicated ground floor open space areas.

As indicated in the "Tentative Tract Map Findings – CMMC Section 13-29(g)(13)" below, the project complies with the City's required findings to approve the Tentative Tract Map. In addition, pursuant to Section 66474 of the California Subdivision Map Act, a proposed subdivision must be denied if one or more of the below findings are made:

1. *“That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*
2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
3. *That the site is not physically suitable for the type of development;*
4. *That the site is not physically suitable for the proposed density of development;*
5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*
7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.”*

None of the above findings of Section 66474 can be made or associated with the proposed subdivision.

GENERAL PLAN CONFORMANCE

The proposed live/work development is consistent with the maximum allowable density of 20 dwelling units per acre in the Mesa West Bluffs Urban Plans area. The following analysis further evaluates the proposed project’s consistency with applicable policies and objectives of the 2015-2035 General Plan.

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

Consistency: The project is an infill live/work project under the allowable density for the Mesa West Bluffs Urban Plan area. Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Therefore, the project is consistent with the General Plan objective. In addition, the

project complies with the Urban Plan Live/Work Architectural Design Guidelines and Mesa West Bluff Urban Plan development standards.

2. **Policy LU-1.3:** Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing ownership opportunities.

Consistency: The project consists of demolishing an existing industrial property and constructing 38 ownership live/work units. Because the project consists of a tract map and 38 ownership live/work units, the project complies with this policy.

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

Consistency: The project would allow for the redevelopment of an industrial property. The proposed project would construct 38 live/work units with high quality landscaping and structure designs. Perimeter walls will be constructed to ensure privacy of the existing and future uses. The eight units adjacent to the West 16th Street are oriented to face the street and features balconies, large windows, and storefronts that face the public right of way to increase visibility and neighborhood compatibility. In addition, the end units located adjacent to the new private street are also designed with storefronts oriented toward the street. As a result, the project complies with the objective.

4. **Policy HOU-2.1:** Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.

Consistency: Over the last five years, the need for workspaces within residences has increased as the demand for remote work has increased. The project includes specialized housing which includes both a workspace and a living space. The inclusion of both work and living space meets a need of specific populations seeking to work from home or to operate small businesses out of their home. Therefore, the project complies with the policy.

5. **Policy HOU-3.2:** Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.

Consistency: The project is a well-planned and designed mixed-use project. The project is compatible with surrounding uses including industrial, commercial and residential uses. The project improves the neighborhood by providing enhanced streetscape, large open store fronts facing the street, and enhanced landscaping.

ZONING AND MESA WEST BLUFFS URBAN PLAN CONFORMANCE

The City's base zoning district for the project site is "General Industrial". This zoning district is consistent with the "Light Industrial" General Plan Land Use Designation and provides provisions for a wide range of light and general industrial activities. As discussed, the project site is also influenced by the Mesa West Bluffs Urban Plan and the project is a request for a Master Plan to develop a live/work mixed-use; therefore, CMMC Article 11- Mixed-Use Overlay District standards would apply to the proposed project and the provisions of this article supersedes certain requirements of the base "General Industrial" zoning designation.

City Council adopted the Urban Plan which applied a mixed-use overlay zoning district to the project site. When activated by an approved Master Plan, the underlying zoning is superseded by the overlay zoning district. The Mesa West Bluffs Urban Plan prescribes the density and intensity for live/work development. The floor area ratio (FAR) and vehicle trip generation work in concert to ensure that new live/work developments do not exceed the capacity of the circulation system. Pursuant to an approval of the Master Plan and described in detail in this report, the proposed live/work development conforms with the Mesa West Bluffs Urban Plan.

FINDINGS

Pursuant to Title 13, Section 13-83.53(c), Master Plan Findings for Mixed-Use Overlay District, Section 13-83.53(d), Deviation from development standards findings, Section - 29(g)(5), Master Plan Findings and Section 13-29(g)(13), Findings for Tentative Maps, 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 findings:

Master Plan Finding for Mixed-Use Overlay District Findings – CMMC Section 13-83.53(c)

- *The project is consistent with the general plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the urban plan as applicable.*

The project is consistent with the General Plan in that the proposed development will encourage ownership housing, promote land use patterns and development that contribute to the community, facilitate the development of housing that meets the housing needs of different segments of the population, and to encourage well planned and designed mixed use projects.

- *The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.*

The project includes adequate open space areas and each unit is proposed to include private open space including a minimum 85-square-foot second story covered deck attached to the main living area. In addition, each unit is proposed to include an

approximately 700-square-foot roof deck. With the exception of two units, each unit will also be provided with a ground level outdoor space between the units and/or a courtyard patio at the front of the units. The project includes four pedestrian nodes including two parklets in the new private street and two additional nodes between units at the end of two paseos. The project also includes decorative paver pavement. Each node will include a gathering place and seating for residents and visitors. The parklets on the private street will also include bike racks. Lastly, the site will be developed with significantly more landscaping than the existing development and exceeds compliance with the Landscaping requirement of the Urban Plan.

- *The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.*

The project is compatible with standards for residential development in that the development, as designed and conditioned, will protect residents from excessive noise, odors, vibration, light and glare, and toxic emanations. The applicant has supplied technical studies including demonstrating that the proposed construction will meet the City's Noise Ordinance requirements. The project will include a liquid boot under the proposed units to ensure that there no toxic emanations occur. All evaluation found that the project is compatible with health standards required for residential development.

- *The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls.*

The project has adequate separation and screening from adjacent industrial and commercial uses. The surrounding uses include offices, light manufacturing, physical fitness, and other low impact uses. The closest industrial uses consist of primarily office and warehousing uses and are located to the right (east) behind proposed block walls. Landscaping is provided in all setbacks which will further aesthetically buffer surrounding uses.

Deviation from Development Standards Findings – CMMC Section 13-83.53(d)

- *The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the general plan and urban plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the general plan and urban plan.*

The Mesa West Bluffs Urban Plan allows for the project to deviate from the required development standards. As proposed, the project complies with all required standards with the exception of the guest parking requirement and building separation requirements. The applicants have provided a parking study which demonstrates that the proposed parking ratio will accommodate the demand as identified in other live/work developments in the City. The reduced guest parking complies with the intent of the requirements in that parking has been provided as needed for the site instead

of a blanket parking ratio applied by code. In addition, reduced parking allows for more of the site to be used for landscaping and allows for additional space to allow for resident and visitor amenities including the two parklets and enhanced landscaping throughout the project. The reduced side yard setbacks are also acceptable because the strict interpretation of the Code may result in less units or less parking. There is adequate open space provided on upper levels of the units. The reduced separation is consistent with other live work developments including the adjacent Lighthouse Community. The proposed project separation is also consistent with other development standards in the City including Small Lot Ordinance developments and ADUs.

- *The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.*

The deviation for the development allows the project to exhibit excellence in design and site planning. The project includes well designed live/work units which complement the neighborhood and the City as a whole, and prioritize pedestrian connection. The reduced parking has been studied and would be consistent with the demand at other live/work developments in the City. The reduced area dedicated to parking allows for the project to include additional resident amenities and enhanced landscaping. The proposed six-foot separation between buildings will still allow for adequate airflow between buildings and each unit is provided with additional open space on the second floor and the roof top deck.

- *The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

As required for all live/work projects, various studies have been provided which demonstrate that the project is compatible with all required health standards. In addition, the project will not negatively impact public health, safety, and welfare in that the project will comply with all building and fire code requirements. The project will be developed in compliance with the building and fire code.

Master Plan Findings – CMMC Section 13-29(g)(5)

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

The proposed development is consistent with the broader goals of the General Plan by promoting housing opportunities, as specified in General Plan Land Use Objective LU-1A, Land Use Policy LU-1.3, Land Use Objective LU-2A, and Housing Element Policy HOU-2.1. Additionally, the project design reflects high-quality architectural standards and thoughtful site planning that maintains the character and integrity of the surrounding residential and industrial areas. By prioritizing pedestrian connectivity and experience, the development fosters a sense of place while contributing to the overall livability of a highly urbanized environment.

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

The proposed development complies with the master plan findings outlined in Chapter V, Article 11 of the Mixed-Use Overlay District, which are further detailed in the specific findings above.

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

The proposed development includes 38 live/work ownership units that are proposed to be sold at market rate. The project complies with the maximum density standards allowed pursuant to the General Plan. No affordability covenants are proposed because the project is not required nor proposing affordable housing.

Tentative Tract Map Findings – CMMC Section 13-29(g)(13)

- The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and the Zoning Code.

The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policies LU-1.3 HOU-2.1 and HOU-3.2, in that adequate infrastructure exists to serve the proposed project; the map allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the map would allow for the development of a live/work project; and improve and maintain quality of environment and neighborhood by increase architectural aesthetics and landscaping. The parcel map would allow for a new live/work project that would not exceed the maximum allowable density of 20 units per acre and, therefore, would be consistent with the General Plan and Mesa West Bluffs Urban Plan. The project design would comply with all other development standards for a Mesa West Bluffs Urban Plan with the exception of the deviation requested for parking and separation of buildings. The project would provide additional market rate housing units consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA).

- The proposed use of the subdivision is compatible with the General Plan.

The subject property has a General Plan land use designation of Light Industrial and is located within the Mesa West Bluffs Urban Plan overlay zone, which allows live/work residential uses at a maximum of 20 dwelling units per acre. The Floor Area Ratio (FAR) for the live/work project is 0.85 which is within the allowable FAR of 1.0 of the General Plan. The tract map proposes a live/work use that does not exceed the

maximum density allowed per the General Plan and therefore, the proposed use is compatible with the General Plan.

- *The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.*

The existing property is relatively flat and suitable to accommodate 38 new live/work units. The overall design reflects a quality project that is consistent with the intent of the Urban Plan, Zoning Code, and General Plan. The project environmental and health related studies have demonstrated that the project will not result in environmental damage nor public health problems.

- *The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.*

The Subdivision would meet the applicable live/work development standards including minimum open space for the development. The project includes windows which will allow for passive heating and cooling. The three-unit building includes residences with windows generally facing east and west which will result in minimal southern exposure.

- *The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.*

The project has been reviewed by the City Public Works Department and the City of Newport Beach and there are no anticipated conflicts with the public rights-of-way or other public easements.

- *The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).*

The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

ENVIRONMENTAL DETERMINATION

California Environmental Quality Act (CEQA) - Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five

acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332).

The project is consistent with General Plan policies and regulations. The subject site is situated in a “built-out” urbanized environment and is limited to an approximate 2.3 acre site. The project site is almost entirely covered by parking lot and buildings and does not have any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality assessments have been conducted to evaluate the potential impacts of the proposed development, and no significant impacts have been identified. In support of this conclusion, several assessments were conducted relative to traffic, air quality, water quality and noise. A summary of those assessments is provided below:

Traffic

Pursuant to Senate Bill 743 (SB 743) the number of vehicle miles travelled (VMT) is now used as the metric under CEQA to determine traffic impacts of a proposed project. Linscott, Law & Greenspan, Engineers (LLG) prepared the attached memo, *Vehicle Miles Traveled (VMT) Screening Assessment for the Proposed 960 W. 16th Street Residential Project, Costa Mesa, CA* dated November 15, 2024. As documented in the VMT memo, the proposed project has been determined to have no VMT impact because the project qualifies for the following two screening criteria: 1) located within a Transit Priority Area; and 2) located within a low VMT area of the City. Therefore, the proposed Project would not cause a significant VMT impact. In addition, LLG prepared a Trip Generation Study which concluded that the project would not exceed 50 peak hour trips and therefore, would not require any additional studies from the City.

Exhibit 12 Trip Generation				
Land Use	Units	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
Proposed (Live/Work)	38 Dwelling Units	40	47	427
Existing (Light Industrial)	56,000 SF	41	36	273

Air Quality

The live/work use is expected to have nominal air quality impacts due to its limited scale. The development will consist primarily of residential units, which typically generate lower emissions compared to larger commercial projects. RK Engineering Group prepared the attached Air Quality and Greenhouse Gas Analysis and determined that the projects impact on air quality and greenhouse gas emissions is considered less than significant with specific project design features related to construction activity and operations. The Project is conditioned to include all Project Design Features identified in the analysis.

Water Quality

The existing project site is nearly all impervious surface except for a small strip of landscaping along the frontage of West 16th Street. Therefore, storm runoff leaves the project site and is collected by a storm drain system within West 16th Street. The proposed project will increase the amount of pervious surface, reducing the amount of storm runoff. Therefore, no storm detention is required. To provide water quality treatment of storm runoff, the proposed project will treat the initial storm runoff through a modular wetland system or similar water quality BMP, ensuring compliance with the water quality requirements, prior to discharge into the existing storm drainage system in West 16th Street. Therefore, the project would not cause any water quality or hydrology impacts.

Noise

From a noise perspective, construction and operations create two potential noise sources. Construction operation includes the demolition of existing structures, grading and site preparation of the project site, and vertical construction of the live/work units. Construction is a temporary impact and governed by the City's municipal code for permitted construction hours. Construction of the site would follow typical construction methods. No blasting or pile driving would occur. All demolished materials would be hauled off the project site to a suitable landfill. Vertical construction would be typical wood-frame construction and not generate excessive noise or vibration. Therefore, the proposed project would not cause excessive noise generation and would comply with the City's noise ordinance, which limits construction hours.

Operational noise would occur from new traffic generated by the project. As documented in Trip Generation Table supplied in the attached VMT, the proposed project would generate less than 50 peak hour trips, which is less than the City's threshold for conducting a traffic study. During the AM and PM peak hours, the project would generate 40 and 47 trips respectively. The minimal amount of traffic added to the transportation network would not result in an audible increase in operational traffic noise. Therefore, the proposed project would not create a significant noise impact.

Utilities

Lastly, the Public Works Department and utility companies have reviewed the proposed development and found that it can be adequately served by all required utilities and public services.

Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

ALTERNATIVES

Planning Commission determination alternatives include the following:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission should recommend denial of the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for City Council denial. If the project is denied, the applicant could not submit substantially the same type of application for six months from the City Council's decision for denial. However, because this project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the City Council denies or directs a reduction in the proposed density of the housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Commission must make the following written findings:
 - The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
 - There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

LEGAL REVIEW

The draft Resolutions 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, January 30, 2025. 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 Thursday, January 30, 2025.
3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on Friday, January 31, 2025.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the February 10, 2025, Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the project would allow the development of 38 new live/work condominium residential units which would increase the supply of home ownership opportunities as encouraged by the City's General Plan, and the supply of market rate housing in the City as encouraged by the City's Housing Element. The applicant has incorporated the design suggestions and comments of the City Council as indicated during the project screening, and the live/work development is consistent with the City's General Plan, Zoning Code and Mesa West Bluffs Urban Plan. The project is designed with high-quality materials and finishes, is compliant with applicable development standards, and the design would result in a general enhancement of the area. Therefore, staff recommends approval of the project.