



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: March 9, 2026 ITEM NUMBER: PH-1

**SUBJECT: TWO-YEAR EXTENSION OF TIME FOR MASTER PLAN (PA-22-30)
FOR AN EIGHT-UNIT LIVE/WORK DEVELOPMENT AT 1711-1719
POMONA AVENUE**

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

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER
INFORMATION**

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RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution approving a two-year extension of time for PA-22-30, a Master Plan allowing for an eight unit live/work development, and
2. 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.

APPLICANT OR AUTHORIZED AGENT:

The authorized agent is David Davidson, managing member of Build/Group Properties, LLC.

BACKGROUND:

The subject development site is 20,160 square feet (0.46 acre) in size and is located on the west side of Pomona Avenue between West 17th Street and Park Drive. The property is zoned "General Industrial" (MG) and has a General Plan land use designation of "Light Industrial". The site is located within the boundaries of the Mesa West Bluffs Urban Plan Area that provides for specific overlay provisions for live/work and residential loft development.

The site consists of two properties (1711 and 1719 Pomona Avenue) that are under common ownership and are combined for the subject live/work development. The proposed development consists of eight live/work units between two separate buildings consisting of a ground floor workspace and parking, and upper floor living space and roof decks above.

On September 11, 2023, the Planning Commission approved the Master Plan and Tentative Tract Map (6-0). Project details can be found in the staff report and links below.

Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6345697&GUID=2142BA65-CD5F-4DA2-957A-00D12F6869D7>

Video:

https://costamesa.granicus.com/player/clip/4033?view_id=14&redirect=true

Minutes:

<https://costamesa.legistar.com/View.ashx?M=M&ID=1120382&GUID=CD64B20E-9C1E-4594-914A-28C6F567833D>

Consistent with Title 13, Section 13-29 (k)(4)(b), the Economic and Development Services Director approved a 180-day extension on August 13, 2025, vesting the project until March 17, 2026 (attachment 3). The project is currently in plan check and permits are not expected to be issued prior to March 17, 2026.

DESCRIPTION

As noted in the applicant's request (Attachment 2), the permits for construction are not anticipated to be issued until after March 17, 2026, so the applicant is requesting a two-year time extension. The applicants are currently working with Southern California Edison (SCE) regarding undergrounding utilities on the project site. Once an agreeable undergrounding plan is submitted and approved, the permit can be issued. The extension will allow more than enough time for the undergrounding requirement to be addressed and permits to be issued. The request is limited to an extension of time, and no changes are proposed to the previously approved Master Plan entitlement.

ANALYSIS

Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-29(k), an extension of time over six months must be considered by the original review authority, in this case, the Planning Commission. 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.

Pursuant to CMMC Section 13-29(k)(6), the Planning Commission is authorized to grant the extension if it finds that there have been no changes in the conditions or circumstances of the site, such as a Zoning Code or General Plan amendment or other regulations affecting the approved development standards that serve as grounds for denial of the original project or any changes to the General Plan or Zoning Code that would preclude approval of the same project at the time of the requested extension.

The project is located within the Mesa West Bluffs Urban Plan area within the General Industrial (MG) zoning district. Since the September 11, 2023, Planning Commission approval, no changes to the Urban Plan, General Plan, or Zoning Code have occurred which would have been grounds for denying the original project and no changes have been made which would preclude approval of the same project at this time.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa over two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhood, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in the Plan. The project would continue to comply with the following General Plan provisions and policies:

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 two industrial properties and constructing eight, multi-family residential ownership live/work units. Because the project consists of a tract map and eight ownership live/work units, the project complies with this policy. Further, the proposed floor areas are proposed less than 2,000 square feet which generally improve the affordability aspects for future buyers; as compared to larger more expensive new homes.

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 two industrial properties. The proposed project would construct eight live/work units with high quality landscaping and designs. Perimeter walls will be constructed to ensure privacy of the existing and future uses. The four units adjacent to the 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. 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: 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 looking 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.

ENVIRONMENTAL DETERMINATION

The Planning Commission previously determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects).

Section 15332 applies to in-fill development projects that are consistent with the applicable General Plan designation and zoning regulations, occur within city limits on sites substantially surrounded by urban uses, are located on sites of less than five acres, and would not result in significant effects relating to traffic, noise, air quality, or water quality. The Planning Commission found that the project met all criteria of the Class 32 categorical exemption at the time of its original approval.

The current request is limited to a time extension of the previously approved project. The time extension does not propose any changes to the approved plans, development intensity, or operational characteristics of the project. As such, the extension does not introduce any new environmental impacts, nor does it increase the severity of previously identified impacts. Therefore, the project remains consistent with the original Class 32 exemption findings, and no further environmental review is required.

ALTERNATIVES

- Deny the time extension. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission may deny the request and provide facts in support of denial. If denied, the entitlement will be expired.

PUBLIC NOTICE

Pursuant to CMMC Section 13-29(d) 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 February 25, 2026. 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 February 26, 2026.

3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on February 27, 2026.

CONCLUSION

Staff supports the applicant's request to extend the approval of the eight unit live/work development Master Plan. The approved Master Plan remains consistent with the Zoning Code, General Plan, and Mesa West Bluffs Urban Plan. The approval extension would extend the project entitlements until March 17, 2028, at which point, permits will need to be issued, and construction commenced to fully vest the project.

ATTACHMENTS

1. Draft Resolution
2. Applicant Letter
3. 180-day Extension of Time