



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2026

ITEM NUMBER: PH-1

**SUBJECT: TENTATIVE PARCEL MAP 2026-129 (PTPM-26-0006), AND
DEVELOPMENT REVIEW FOR A 4-UNIT COMMON INTEREST
DEVELOPMENT AT 215 AND 223 MESA DRIVE**

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

APPLICATION DATE: JANUARY 12, 2026

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER INFORMATION: CHRIS YEAGER
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RECOMMENDATION:

Staff recommends 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 15315 (Class 15) Minor Land Divisions and 15332 (Class 32) In-Fill Development; and,
2. Approve Tentative Parcel Map 2026-129 (PTPM-26-0006) and Development Review, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant is Joshua Martinez, on behalf of Obsidian Development.

PLANNING APPLICATION SUMMARY

Location:	215 and 223 Mesa Drive APNs: 439-213-24 & 439-213-25	Application Number:	PTPM-26-0006
Request:	Subdivide 0.43 Acres into a small lot ordinance project with four, two-story single-family dwelling units with attached two car garages.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD (Multiple-Family Residential, Medium Density)	North:	Across Mesa Drive, Unincorporated, Developed with a golf course
General Plan:	MDR (Medium Density Residential)	South:	R2-MD, Developed with ownership units Multiple Family Dwelling Residences
Lot Dimensions:	120' x 165 FT	East:	R1 developed with single family dwelling
Lot Area:	18,731 SF	West:	R2-MD developed with rental multiple family residential.
Existing Development:	Two single family detached residences (to be demolished).		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Small Lot Standards	Proposed/Provided
Density/Intensity			
DUs / acre (Residential)		1 DU/ 3,630 SF of Lot Area. 5 units maximum allowed	4 Units
Height		2 stories / 27 FT	2 stories / 26.21 FT
Min open Space Dev Lot		35%	45%
Indiv Dwelling Lot Open Space		200 SF with no dimension less than 10 FT	443 SF to 1,209 SF
Rear Yard Coverage (Rear 20' of lot)		25% main buildings 50% accessory buildings	0%
Min Driveway Width		16 FT	18 FT
Front (Mesa Drive)		20 FT	20 FT
Side (left / right)		5 FT	5 FT/5 FT
Rear		15 FT	20 FT
Distance Between Main Buildings		6 FT	10 FT-4 IN
Garage		2 per unit	2 per unit
Open		2 per unit	2 per unit
TOTAL:		8 spaces	8 spaces
Final Action	Planning Commission		
CEQA Review	Exempt per CEQA Guidelines Section 15315 (Minor Division of Land) and 15332 (Infill Development)		

EXECUTIVE SUMMARY

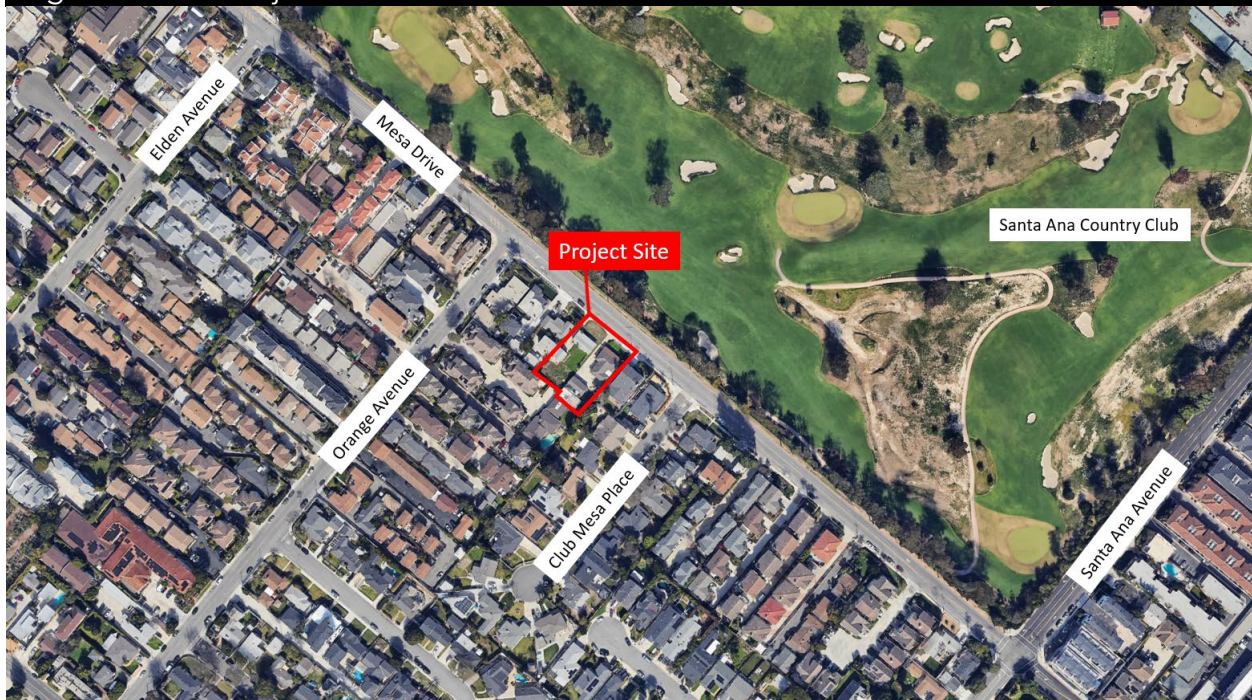
The proposed project would redevelop two existing single-family residential properties at 215 and 223 Mesa Drive with a four-unit small lot ownership development. The request includes approval of Tentative Parcel Map 2026-129 to subdivide the site into four fee-simple lots with shared access and common maintenance areas, and Development Review for construction of four two-story single-family residences. The project is consistent with the Medium Density Residential General Plan designation and the R2-MD zoning district, providing a residential density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre.

Staff has determined that the project complies with applicable subdivision, zoning, and development standards, provides adequate parking, landscaping, utility infrastructure, and open space, and is compatible with the surrounding residential neighborhood. The project qualifies for Class 15 (Minor Land Divisions) and Class 32 (In-Fill Development) categorical exemptions under CEQA. Based on the analysis and findings presented in the report, staff recommends that the Planning Commission approve the Tentative Parcel Map and Development Review, subject to the attached conditions of approval.

BACKGROUND

The project site consists of two parcels totaling 18,731 square feet and is currently developed with two single family dwellings and a detached two-car garage located at 215 and 223 Mesa Drive (see Figure 1 below). The property is located on the south side of Mesa Drive, midway between Orange Avenue and Club Mesa Place. The site is bounded by Mesa Drive to the north with the Santa Ana Country Club located across the street, two single-family dwellings (one two-stories and one one-story) to the east, a three-unit one-story multiple-family dwelling development to the west, and a two-story ownership multiple-family development to the south. The Costa Mesa boundary with unincorporated Orange County is located across Mesa Drive at the northern edge of the public right-of-way.

Figure 1 Project Location



The site has a General Plan Land Use Designation of Medium Density Residential and is zoned "Multiple-Family Residential District, Medium Density" (R2-MD). The Medium Density Residential designation is to support single- and multiple-family developments with a density of up to 12 units to the acre. The R2-MD zone is intended to promote the development of multi-family rental as well as ownership properties on lots with a minimum size of 12,000 square feet.

Code Enforcement

The site is currently unoccupied, and the property owner has been cited by code enforcement for overgrown vegetation, litter on site, and transient violations. In addition, the Police Department has had multiple calls for service regarding transients entering the vacant buildings. A condition of approval (COA) has been included to require that, after project approval and prior to construction, the property owner shall schedule routine site visits with Code Enforcement to ensure the property remains secure and properly boarded, all outstanding Code Enforcement citations shall be paid, the property must be maintained in accordance with vacant property maintenance standards, and "No Trespassing" signs must be posted and maintained on the property.

Housing Element

The 6th Cycle Housing Element identifies housing opportunity sites throughout the City pursuant to the State determined Regional Housing Needs Assessment allocation. The project site is not an identified housing site by the City's housing element. Although the

site is not identified as a Housing Opportunity Site, the proposed market-rate units would count toward the City's RHNA production.

STANDARD OF REVIEW AND APPROVAL AUTHORITY

To approve a Tentative Parcel Map application under CMMC [Section 13-29\(g\)\(13\)](#), the proposed subdivision must meet specific criteria. The project must be consistent with the General Plan and Zoning Code, the property must be suitable to accommodate the subdivision, must provide for future passive or natural heating and cooling opportunities to the extent feasible, cannot interfere with the free and complete exercise of the rights of way or easements, and must comply with State Regional Water Quality Control Board.

[Ordinance 2026-03](#) modified the CMMC to remove Design Review as an Application type. However, CMMC [Section 13-42.2\(a\)\(1\)](#) states that Small Lot Ordinance developments shall be processed according to the design review procedures. Since the application is no longer listed as a planning application, the development will be processed by a Development Review which is required for two-story construction in residential zones. All applications, including the Development Review, must adhere to broader Review Criteria outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

PROJECT DESCRIPTION

The project proposes to demolish the two existing single-family dwellings, on two separate lots and to subdivide the properties, to provide four fee-simple lots, and construct a single-family dwelling on each lot. Each dwelling unit is served by a two-car garage, with parking accessed via a shared central driveway. The development includes two front units oriented toward Mesa Drive and rear units located behind. The proposed buildings are designed with contemporary residential architecture that is compatible in scale, massing, and articulation with the surrounding neighborhood. Building heights, setbacks, and overall lot coverage comply with zoning standards. The shared driveway width and site layout are designed to accommodate fire department access and emergency response to all dwelling units. Landscaping is incorporated to soften hardscape areas and enhance the residential character of the development.

ANALYSIS

Tentative Parcel Map

The project's tentative parcel map project creates individual ownership lots. Each lot includes a portion of the shared private driveway and will be included in an easement for

The project is consistent with the General Plan in that the project proposes a base density of 9.3 dwelling units per acre (du/acre) which complies with the Medium Density Residential land use designation which permits a density up to 12 dwelling units per acre. In addition, the project is proposing a residential ownership use which is permitted in the Medium Density Residential land use designation.

Figure 2 Tentative Parcel Map

A preliminary grading plan has been submitted (Attachment 6) which provides for minimal grading at the previously graded site to accommodate the proposed development including undergrounding of utility poles, installation of new utilities, and preparing the site for the proposed construction. No environmental conditions have

been identified that would cause the project to result in substantial environmental damage or public health problems.

The project is proposed to include operable windows throughout and shade trees that will provide opportunities for passive cooling as indicated in the preliminary landscape plans (discussed below). Therefore, the project will provide for future passive cooling and heating opportunities.

Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Easements will ensure that the utility purveyors will be able to service and access the utilities. The project has also submitted a preliminary Water Quality Management Program to ensure that the project includes adequate drainage systems.

As shown in Figure 6 below, the project is proposed to be constructed with modern architectural elements with multiple building planes and materials. The elevations of each unit include multiple cladding materials and colors resulting in visual interest and articulation. The two units located immediately adjacent to Mesa Drive include entries that are oriented toward the street and include direct pedestrian access from the public sidewalk. The other two rear units located adjacent to the private driveway are proposed to have their entries oriented toward the proposed private driveway.

Development Review

In addition to the subdivision request, the proposed residential development requires Development Review because the project includes new two-story residential construction pursuant to Section 13-42.2 of the CMMC. The following analysis evaluates the project under the applicable Development Review criteria.

Site Design

As shown in Figure 3 below, the site is bisected by a private driveway which provides vehicular access to each unit's two-car garage. Pursuant to CMMC, each unit is required to provide direct pedestrian and vehicular access to a public street. The project complies in that the back units provide pedestrian access to the common drive aisle which connects to the public street. The two front units have pedestrian access directly from Mesa Drive and vehicular access to the private drive aisle.

Figure 3 Site Plan



Floor Plans

As shown in Figure 4 below, the project proposes four unit types. Each unit will feature a two-car garage and its own private open space.

As shown in the floor plans in Figure 5, below, each dwelling unit includes a ground floor great room consisting of a living room, kitchen, dining area, one bedroom, one full bathroom, one half bathroom, and a two car garage. The second floor includes three bedrooms, an entertainment loft, laundry room, three bathrooms, and one balcony connected to the primary suite.

Figure 4 Unit Characteristics					
Unit Number	Floor Area (Excluding Garage)	Bedroom Count	Bathrooms (Full/Half)	Garage Parking	Open Space
Lot 1	2,572 SF	4	4/1	2	1,205 SF
Lot 2	2,618 SF	4	4/1	2	443 SF
Lot 3	2,927 SF	4	4/1	2	502 SF
Lot 4	2,940 SF	4	4/1	2	1,209 SF

Figure 5A First Floor Plans

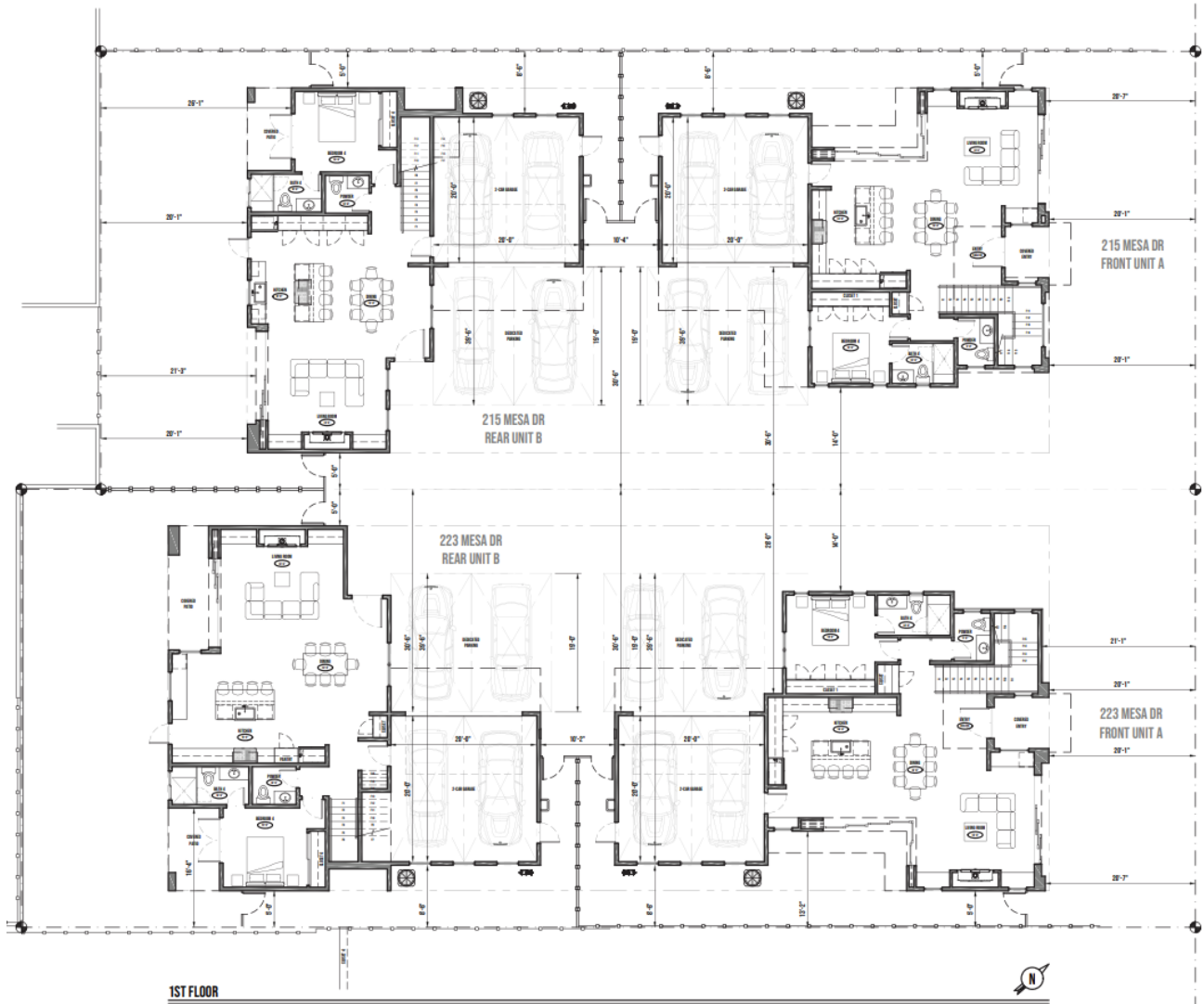


Figure 5B Second Floor Plans



Elevations

As shown in Figure 6 below, the proposed architecture 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.

Balconies are proposed at the front of the two front units and at the rear of the two back units. These balconies have been placed to reduce any impacts on surrounding neighbors by facing the street at the front and by facing a parking lot and garage roof at the rear.

Figure 6 Front Elevation Rendering



Although the project introduces four ownership units, the development maintains a residential scale that is compatible with surrounding development. The project complies with all applicable setbacks, height limitations, open space requirements, and parking standards. Building articulation, varied materials, landscaping, and pedestrian-oriented entrances reduce perceived massing and create a transition between the adjacent single-family and multifamily developments.

Parking

The project is required to provide two garage parking spaces and two open parking spaces per unit resulting in eight garage spaces and eight open parking spaces. The project meets the requirement by providing attached two-car garages and open parking spaces in front of the garages.

Visibility Study

In order to ensure that the new units windows would not directly align with neighboring windows, the applicants provided a sight line visibility study (sheets A7.1 and A7.2 of attachment 6) which demonstrated that the units would not have direct view into the adjacent neighboring units. The study shows that the second story windows are placed behind a low wall which restricts views down into neighboring properties.

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 4,479 square feet of landscaping. The project is proposed to include two tree species including the flowering Crape Myrtle and dense shade tree, African Sumac. A variety of drought tolerant shrubs and 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 plantings proposed is provided in Figure 7 below

Figure 7 Proposed Plantings		
	Requirement	Conceptually Proposed
Tree Count	22 (one 15-gallon tree or larger per 200 square feet of landscape area)	12
Shrub Count	179 (one shrub for every 25 square feet of landscape area)	296
Groundcover	70% of all landscape areas to be underplanted with groundcover	70%

Although the conceptual landscape plan identifies 12 trees, COA No. 10 requires final landscape plans to comply with Section 13-106, including the minimum (22) tree count, prior to issuance of building permits. 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 CMMC and water efficiency landscape guidelines.

Lighting is required to be provided in all parking areas, vehicular access areas, and on major walkways. As proposed, the private driveway will be illuminated by light standards attached to the residence. 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.

Design Guidelines:

The project is not subject to the City of Costa Mesa Residential Design Guidelines ("Guidelines") because it is a housing development project subject to the Housing Accountability Act (HAA). Pursuant to Government Code Sections 65589.5(f) and (j), a housing development project that complies with applicable objective general plan, zoning, and subdivision standards shall not be denied, conditioned in a manner that renders it infeasible, or subject to subjective design standards that are not objective and uniformly applicable.

Although the City's Residential Design Guidelines remain in the Municipal Code, the Guidelines contain subjective design standards and therefore cannot be applied to the project as a basis for approval or denial under the HAA. Accordingly, the project has been reviewed based on the applicable objective development standards and the City's Review criteria, and staff has determined that the project is consistent with those applicable requirements.

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on the project site, including the utility poles on the east side of the project. As required and conditioned (COA No. 15), all new and existing utilities will be undergrounded. Any new transformers, 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.

GENERAL PLAN CONFORMANCE

The proposed development provides 9.3 dwelling units per acre and is consistent with the maximum allowable density of 12 dwelling units per acre in the Medium Density Residential land use designation. 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 ownership residential project which complies with the allowable density for Medium Density Residential land use designations. 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 applicable objective development standards and review criteria.

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 existing single-family dwellings and constructing four ownership units resulting in an increase of ownership units in the City.

FINDINGS

Pursuant to CMMC, Section 13-29(g), Findings, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Tentative Parcel Map findings:

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

Facts in Support of Finding. The proposed tentative parcel map would subdivide an approximately 18,731-square-foot property into four ownership lots and associated common lots for shared access and landscaping. The project is consistent with the Medium Density Residential General Plan designation by providing a residential density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre. The proposed ownership residential use is permitted within the R2-MD zoning district and complies with the applicable development standards, including setbacks, height, open space, parking, and lot configuration. The project is not located within an adopted specific plan area and is therefore consistent with all applicable land use regulations.

- b. **Finding:** The proposed use of the subdivision is compatible with the general plan.

Facts in Support of Finding. The General Plan designates the property Medium Density Residential, which encourages residential development at densities up to 12 dwelling units per acre and supports increased homeownership opportunities. The proposed four-unit ownership development is consistent with this designation and advances General Plan policies encouraging ownership housing while

maintaining compatibility with surrounding residential development through compliant density, scale, building height, setbacks, and site design.

- c. **Finding:** 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.

Facts in Support of Finding. The subject site is a flat, previously developed residential property served by existing public infrastructure, including water, sewer, gas, electricity, and public streets. The proposed subdivision complies with the development standards of the R2-MD zoning district and accommodates four ownership units at a density consistent with the General Plan. A preliminary grading plan and Water Quality Management Plan have been submitted demonstrating that the site can be developed without creating significant environmental or public health impacts.

- d. **Finding:** 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](#).

Facts in Support of Finding. The proposed development incorporates building orientation, operable windows, landscaping, and shade trees that provide opportunities for natural ventilation and passive heating and cooling. The landscape plan includes canopy trees that will provide shading over time, while the building design incorporates operable windows to promote natural airflow. These design features satisfy the intent of Government Code Section 66473.1 to the extent feasible.

- e. **Finding:** 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.

Facts in Support of Finding. The proposed subdivision includes reciprocal access via the shared driveway and utility easements serving all lots. Existing and proposed utilities will be undergrounded and located within appropriate easements. The project has been designed to maintain access for utility providers and emergency services, and conditions of approval require final utility plans and any necessary easement dedications to ensure continued operation and maintenance of public and private infrastructure.

- f. **Finding:** 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](#)).

Facts in Support of Finding. The project will connect to the existing municipal sewer system, which currently serves the site. A preliminary Water Quality Management Plan has been submitted to address stormwater quality requirements and drainage design. The development will be reviewed by the City's Public Works Department and other applicable agencies during plan check to ensure compliance with all Regional Water Quality Control Board requirements and applicable State water quality regulations.

Review Criteria

Pursuant to CMMC Section 13-29(e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed development is compatible with the surrounding neighborhood because it introduces a medium-density ownership residential project that is consistent with the existing mix of single-family and multi-family residential uses. The buildings comply with applicable development standards for height, setbacks, open space, and lot coverage, while the contemporary architectural design incorporates varied materials, building articulation, and pedestrian-oriented entries that complement the residential character of the area.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility are maintained through a site design that provides adequate vehicular and pedestrian circulation, compliant parking, and emergency vehicle access. The shared private driveway serves all units while maintaining pedestrian connections to Mesa Drive. Landscaping softens hardscape areas and enhances neighborhood compatibility. Lighting will be designed through a photometric plan to provide adequate illumination while minimizing light spillover onto adjacent residential properties. Final utility installations and site improvements will be reviewed during building permit plan check to ensure compliance with applicable safety standards.

(3) *Compliance with any performance standards as prescribed in the Zoning Code.*

All applicable performance standards are met, as described in the analysis section of this report. Conditions of approval require final compliance with landscaping, lighting, utility undergrounding, fencing, and other development standards prior to issuance of building permits.

(4) *Consistency with the General Plan and any applicable specific plan.*

The project is consistent with the Medium Density Residential General Plan designation by providing ownership housing at a density below the maximum permitted. The development advances General Plan policies encouraging homeownership opportunities while utilizing existing urban infrastructure. The project is not located within an adopted specific plan area.

(5) *The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.*

The proposed Development Review and Tentative Parcel Map have been evaluated based on the unique physical characteristics of the site and the specific project design. Approval is based upon compliance with applicable provisions of the Costa Mesa Municipal Code and General Plan and does not establish precedent for future projects on other properties.

(6) *When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.*

The cumulative effects of the Tentative Parcel Map and Development Review have been evaluated together. The subdivision, site design, architecture, circulation, utilities, landscaping, and environmental review collectively demonstrate that the project complies with applicable development standards and will result in a coordinated residential development that is compatible with the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential, is being subdivided into four or fewer parcels, is conformant with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel

within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315.

- The project proposes four legal parcels and is entirely within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it proposes a number of parcels at the allowed zoning density (12 dwelling units per acre maximum and 9.3 dwelling units per acre proposed). In addition, the residential use is compatible with the CMMC and the General Plan.
- The project site is currently serviceable by all utilities and is accessible to the public right of way through the new private driveway.
- The parcel has not been involved in a previous subdivision in the previous two years.
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 32, a project located on a site of five acres or less, with no significant environmental effects, that is consistent with the applicable General Plan and zoning regulations, can be adequately served by utilities and public services, and has no value as habitat for endangered, rare, or threatened species is exempt from the provisions of CEQA. The proposed four lot residential subdivision and development of four detached dwelling units meet the conditions described in CEQA Guidelines Section 15332, as follows:

- The project is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation. The project proposes four detached dwelling units, resulting in a density of approximately 9.3 dwelling units per acre, which is below the maximum permitted density of 12 dwelling units per acre. The proposed residential use, subdivision, and site improvements are also consistent with the applicable provisions of the Costa Mesa Municipal Code and the General Plan.
- The proposed development would occur entirely within the City of Costa Mesa on an approximately 18,731-square-foot, or 0.428-acre, site. The project site is substantially surrounded by existing urban development.
- The project site has no value as habitat for endangered, rare, or threatened species. The site is currently developed with two detached residential dwelling units and associated residential landscaping and does not contain native habitat or other features that would be expected to support endangered, rare, or threatened species. The proposed project would continue the existing residential use of the property.
- Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality. The project would replace two existing detached dwelling units with four detached dwelling units, resulting in a net increase of two

dwelling units. Based on the Institute of Transportation Engineers trip generation rate for single-family detached housing, the existing two units generate approximately 19 average daily trips and the proposed four units would generate approximately 57 average daily trips. The project would therefore result in a net increase of approximately 38 average daily trips, which would not substantially affect the surrounding roadway network or result in a significant transportation impact. No traffic study is required pursuant to the Costa Mesa Municipal Code.

- The proposed residential development would be compatible with the surrounding residential neighborhood and would not result in substantial operational noise. Construction activities would be temporary and subject to the City's applicable construction hours and noise regulations. The limited scale of the project would not generate substantial air pollutant emissions or adversely affect air quality. The project would also be required to comply with applicable grading, drainage, stormwater, and water quality requirements during plan check and construction.
- The site can be adequately served by all required utilities and public services. Water, sewer, electricity, gas, refuse collection, emergency response, and other public services currently serve the developed site and surrounding neighborhood. The proposed project would be subject to subdivision review, plan check, and applicable conditions of approval to ensure that each lot and dwelling unit is adequately served and that all utility and public service requirements are satisfied.

Further, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply. There is no reasonable possibility that the project would result in a significant environmental effect due to unusual circumstances. The project would not contribute to a cumulative impact, affect a scenic highway, damage a historic resource, or occur on a hazardous waste site identified pursuant to Government Code Section 65962.5.

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 could 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 deny the application, provide facts in support of denial, and direct staff to incorporate the

findings into a Resolution. If the project is denied, the applicant could not submit substantially the same type of application for six months from the Planning Commission's decision for denial. Because the project is consistent with applicable objective General Plan, zoning, subdivision, and design standards, the City's review is limited to the application of objective standards pursuant to the Housing Accountability Act. However, because this project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission 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, 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).

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, July 16, 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 Thursday, July 16, 2026.
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, July 17, 2026.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the July 27, 2026, Planning Commission meeting will be provided separately.

CONCLUSION

The proposed project redevelops an underutilized residential property with four new ownership homes that are consistent with the Medium Density Residential General Plan designation and R2-MD zoning district. The project complies with applicable subdivision and development standards, provides adequate parking, landscaping, utilities, and open space, and incorporates contemporary architectural design that is compatible with surrounding residential development. The project also supports the City's Housing Element goals by increasing ownership housing opportunities while utilizing existing public infrastructure. For these reasons, staff recommends approval.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Applicant Letter
3. Site Photos
4. Draft CC&Rs
5. Preliminary WQMP
6. Project Plans