

RESOLUTION NO. PC-2026-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING A THREE-
YEAR TIME EXTENSION FOR ZONING APPLICATION ZA-22-
08, A MAJOR AMENDMENT TO AVENUE OF THE ARTS
HOTEL MASTER PLAN**

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

WHEREAS, a time extension was filed by Joshua Reitz, authorized agent for the property owner, Rosanna, Inc. requesting approval of a three-year time extension of Zoning Application ZA-22-08, Master Plan Amendment for the Avenue of the Arts Hotel;

WHEREAS, the Zoning Administrator approved Zoning Application ZA-22-08 on November 8, 2023 authorizing amendments to the Avenue of the Arts Hotel Master Plan, which is attached hereto as Exhibit "B";

WHEREAS, the time extension will extend the entitlement approved under ZA-22-08 for three years until November 15, 2028.

WHEREAS, the applicant requests approval of a three-year time extension to develop construction drawings, pull permits, and start construction of the approved project until November 15, 2028;

WHEREAS, a duly noticed public hearing held by the Planning Commission on January 26, 2026 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, City Council certified the original Program EIR No. 1054 on November 20, 2007 by adoption of Resolution No. 07-89 and an addendum to the EIR was adopted by the Planning Commission on November 28, 2015 (SCH No. 2007011125);

WHEREAS, the time extension does not change the previously adopted findings and conditions of approval for Zoning Application ZA-22-08, as specified in Exhibit "B";

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** the three-year extension of Zoning Application ZA-22-08 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Zoning Application ZA-22-08 and upon applicant's compliance with each and all of the conditions in Exhibit B and prior approvals as indicated in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 26 day of January, 2026.

Jeff Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on January 26, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2024-__

EXHIBIT A

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(k)(6) because:

Finding: A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

Facts in Support of Findings: The applicant indicates that the purpose of the time extensions is due to economic reasons. The approved Zoning Application ZA-22-08 remains in substantial compliance with the current Zoning Code and there have been no amendments to the General Plan, Zoning Code, or North Costa Mesa Specific Plan that would affect the original project approval. Approval of the time extension would promote General Plan Policy LU-1.1, Objective LU-6A, Policy LU-6.1, Policy LU-6.8, Objective LU-10A, and Policy LU-10.4.

B. The City Council adopted the project's original Final Program EIR on November 20, 2007 under Resolution No. 07-89. On November 7, 2019, the Zoning Administrator approved an addendum to the Final Program Environmental Impact Report No. 1054 (SCH No. 20070111125). The extended approval will not result in new significant environmental effects and the project remains consistent with the original master plan approval, the North Costa Mesa Specific Plan, and no changes to environmental mitigation measures are required. Therefore, the proposed approval extension to the previously approved master plan falls within the scope of the previously approved EIR and its addendum, and no further environmental analysis is necessary.

C. Conditions of Approval for Zoning Application ZA-22-08 dated November 8, 2023 shall remain in full force and effect.

EXHIBIT B

**Zoning Application ZA-22-08
November 8, 2023
Approval**