



August 13, 2025

David Davidson
Burk Custom Homes, Inc.
428 Old Newport Boulevard
Newport Beach, CA 92663

Sent via U.S. Mail & email

**RE: PA-22-30 (1711-1719 Pomona Avenue)
Approval Extension Request**

Dear Mr. Davidson,

Congratulations! Your request for a 180-day approval extension for PA-22-30 was approved by the Director on August 12, 2025. The project includes the redevelopment of two industrial properties to facilitate eight three-story live/work units with roof top decks above. Additional information about the project is available at the following link:

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

The application will now have an expiration date of **March 17, 2026**. To vest the application, you must obtain building permits and commence construction by that day.

Please find the extension request finding below as required by Title 13, Section 13-29 (k) (6) of the Costa Mesa Municipal Code.

Action on extension request. 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.

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.

Thank you for your investment in the City of Costa Mesa and if you have any questions, please contact Chris Yeager, Senior Planner, at 714-754-4883 or christopher.yeager@costamesaca.gov.

Sincerely,



Carrie Tai
Economic and Development Services Director

Enclosure: Extension Request

BuildGroup Properties LLC
428 Old Newport Blvd
Newport Beach, CA 92663

August 11, 2025

Economic and Development Services Department
77 Fair Drive
Costa Mesa, CA 92626

Dear Carrie Tai,

Pursuant to Condition of Approval No. 1, I would like to request an extension of Planning Application 22-30 on the development of 1711-1719 Pomona Ave.

Sincerely,

A handwritten signature in black ink, appearing to read "David Davidson", with a horizontal line extending to the right.

David Davidson
Managing Member of BuildGroup Properties, LLC