



City of Costa Mesa

RESERVE FOR FILING STAMP  
CITY CLERK  
24 DEC -9 PM 3:23  
CITY OF COSTA MESA

- Appeal of Planning Commission Decision:
  - \$1,220.00 (Tier 1)<sup>1</sup>
  - \$3,825.00 (Tier 2)<sup>2</sup>
- Appeal of Non-Planning Commission Decision:
  - \$690.00 (Tier 1)<sup>1</sup>
  - \$3,825.00 (Tier 2)<sup>2</sup>

File with: City Clerk  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
714-754-5225

APPLICATION FOR APPEAL OR REVIEW

Applicant Name\* Gold Flora Partners Costa Mesa, LLC

Address 3165 Red Hill Avenue, Costa Mesa, CA 92626

Phone 949-252-1908 Ext: 300

REQUEST FOR:  APPEAL  REVIEW\*\*

Decision of which appeal or review is requested: (give application number, if applicable, and the date of the decision, if known.)

Conditional Use Permit PA-21-23, 1687 Orange Ave.

Decision by: Scott Drapkin

Reasons for requesting appeal or review:

Additional time is needed to address Southern California Edison's comments regarding the power distribution to the building. SCE originally indicated that they would be replacing the pole transformer to accommodate the project. After further discussion, SCE changed their position and will be keeping the existing transformer with modifications. As a result, our current plans cannot be used and we will need to update our electrical plans to a 240/120V 3Ph, 4W panel and gear. In addition, we will need to revise most of the existing circuits, lighting schedule, single line diagram and the panel schedule.

Date: 12-9-2024

Signature:

\*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.  
\*\*Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:  
If appeal or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal or review

Updated September 2023

<sup>1</sup> Includes owners and/or occupants of a property located within 500 feet of project site (excluding owners and/or occupants of the project site).

<sup>2</sup> Includes the project applicant, owners and/or occupants of the project site, and owners and/or occupants of a property located greater than 500 feet from the project site.