

**RESOLUTION NO. PC-2026-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING A TWO-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-22-30, A MASTER PLAN FOR AN EIGHT UNIT LIVE/WORK DEVELOPMENT AT 1711-1719 POMONA AVENUE**

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

WHEREAS, a time extension was filed by David Davidson, managing member of Build/Group Properties requesting approval of a two-year time extension of Planning Application PA-22-30, Master Plan for an eight unit live/work development;

WHEREAS, the Planning Commission approved Planning Application PA-22-30 on September 11, 2023 authorizing the Master Plan approval and a Tentative Tract Map, which is attached hereto as Exhibit "B";

WHEREAS, a 180-day time extension was approved by the Economic and Development Services Director on August 13, 2025, which vested the project until March 17, 2026;

WHEREAS, the proposed time extension will extend the entitlement approved under PA-22-30 for two additional years until March 17, 2028;

WHEREAS, the applicant requests approval of a two-year time extension to allow additional time to obtain permits, and start construction of the approved project;

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 9, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the Planning Commission determined 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;

WHEREAS, the time extension does not change the previously adopted findings and conditions of approval for Planning Application PA-22-30, 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 two-year extension of Planning Application PA-22-30 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 Planning Application PA-22-30 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 9th day of March, 2026.**

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Jeff Harlan, Chair  
Costa Mesa Planning Commission

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

I, Carrie Tai, 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 March 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Carrie Tai, Secretary  
Costa Mesa Planning Commission

## 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 allow enough time to obtain permits and start construction. The approved Planning Application PA-22-30 remains in substantial compliance with the current Zoning Code and there have been no amendments to the General Plan, Zoning Code, or Mesa West Bluffs Urban Plan that would affect the original project approval. Approval of the time extension would promote General Plan Objective LU-1A, Policy LU-1.3, Objective LU-2A, Policy HOU-2.1, and Policy HOU-3.2.

- B. The Planning Commission 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.
- C. Conditions of Approval for Planning Application PA-22-30 dated September 11, 2023 shall remain in full force and effect.

**EXHIBIT B**

**Planning Application PA-22-08  
September 11, 2023  
Approval**