RESOLUTION NO. PC-2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (PCUP-26-0008) TO ALLOW (OFF-SITE) PARKING FOR AN EXISTING COMMERCIAL DEVELOPMENT AT 1120, 1122 AND 1124 BRISTOL STREET AND A MINOR CONDITIONAL USE PERMIT TO ALLOW A REDUCTION IN PARKING FOR THE EXISTING AND PROPOSED MEDICAL USES IN THE C1 ZONE

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

WHEREAS, Planning Application PCUP-26-0008 was filed by Mike Easton (Easton Pacific), authorized agent for the property owners, TruMD Vein & Medical, Aesthetics Real Estate Holding, 1122 Bristol Street Medical Building LLC, and TDFT2 LLC., on June 6, 2026, requesting approval of the following:

Conditional Use Permit (CUP) request to allow (off-site) parking for an existing commercial development (1120-1124 Bristol St.) and a Minor Conditional Use Permit (MCUP) to allow a reduction in parking requirement for the existing and proposed medical uses.

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

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15301 (Class 1), for Existing Facilities; and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

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** Planning Application PCUP-26-0008 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 PCUP-26-0008 and

upon applicant's compliance with each and all of the conditions 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 NOVEMBER, 2026.

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- XX was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 9, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Carrie Tai, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code section 13-29(g)(2) because:

a. **Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Finding. The proposed project would allow medical office uses within all three buildings of an existing 38,792-square-foot commercial complex. Medical office uses are compatible with surrounding commercial development and other existing medical uses along Bristol Street. No expansion of the existing buildings or parking areas is proposed.

The project includes a Conditional Use Permit to formalize shared parking across the three parcels and a Minor Conditional Use Permit to reduce the required parking pursuant to CMMC section 13-89.5. Although the proposed medical office uses would require 233 parking spaces under the City's standard parking requirements, the applicant's parking study projects a maximum combined demand of 82 vehicles, substantially below the available parking supply. The analysis demonstrates that the standard parking requirement would substantially exceed the anticipated demand of the proposed uses.

As conditioned, the project would maintain shared parking availability and provide bicycle parking improvements. Based on the parking study and applicable conditions of approval, the proposed uses would be compatible with the surrounding commercial area and would not be materially detrimental to nearby properties.

b. **Finding:** Granting the conditional use permit and minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding. The proposed project would accommodate medical office uses within existing commercial buildings without expanding the development or modifying the existing parking areas and vehicular circulation. The proposed uses are consistent with the commercial character of the surrounding area and are not anticipated to generate unusual noise or other operational impacts.

The applicant's parking study, conducted over three nonconsecutive weekdays, evaluated existing parking demand and projected the demand associated with full medical office occupancy. The analysis projects a maximum demand of 82 vehicles, indicating that the existing parking facilities would have sufficient

capacity to accommodate the proposed uses. Conditions of approval would maintain shared parking availability, require bicycle parking improvements, and address future parking-related impacts.

Additionally, applicable traffic impact fees would be required pursuant to CMMC section 13-275(e), as determined by the Transportation Services Division. Based on the supporting analysis and conditions of approval, the proposed project is not anticipated to result in adverse parking, circulation, or operational impacts that would be materially detrimental to the public health, safety, or general welfare.

c. **Finding:** Granting the conditional use permit and minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding. The subject properties have a General Plan land use designation of General Commercial and are zoned C1 (Local Business). Medical office uses are permitted in the C1 zone, subject to applicable development and parking requirements. The proposed project would not increase the existing building floor area, height, density, or floor area ratio.

While the proposed conversion of all three buildings to medical office uses would increase the parking requirement from the originally approved general office development, CMMC section 13-89.5 authorizes a reduction in required parking through approval of a minor Conditional Use Permit where the standard requirement would substantially exceed actual parking demand. The applicant's parking study supports the requested reduction of 79 spaces by demonstrating that the projected peak parking demand would remain below the available parking supply.

The project also includes a Conditional Use Permit to formalize the shared parking arrangement across the three parcels. Although the original development was approved based on general office uses, the proposed medical office uses may be accommodated subject to the requested parking approvals and payment of applicable traffic impact fees pursuant to CMMC section 13-275(e).

The proposed project is consistent with General Plan Land Use Policies LU-1.1 and LU-6.7 by contributing to a balanced mix of commercial services and employment opportunities and supporting the availability of medical services for residents, businesses, and visitors. Therefore, the proposed uses and associated parking approvals are consistent with the General Commercial land use designation and would not result in a use or intensity inconsistent with the General Plan.

B. 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 medical office uses would be compatible with the existing commercial complex and surrounding commercial development along Bristol Street. The project would utilize three existing buildings that currently share parking and circulation facilities. The proposed Conditional Use Permit would formalize shared parking across the three parcels, while the Minor Conditional Use Permit would authorize a parking reduction based on the demonstrated parking demand of the proposed uses. As conditioned, the project would maintain adequate parking availability and would not be anticipated to result in adverse operational impacts on surrounding properties.

(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.

The proposed project would not involve expansion of the existing buildings or modifications to the existing parking areas, landscaping, lighting, or circulation system. Existing vehicular and pedestrian access would be maintained. The parking study demonstrates that the projected parking demand associated with the proposed medical office uses can be accommodated within the existing parking facilities. Conditions of approval would require installation of bicycle racks and maintenance of shared parking availability across the three parcels.

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

The proposed project complies with applicable development standards, except for the standard parking requirement for medical office uses, for which a reduction is requested pursuant to CMMC section 13-89.5. The proposed medical office uses would require 233 parking spaces, compared to a proposed credited parking supply of 154 spaces, resulting in a requested reduction of 79 spaces. The applicant's parking study projects a maximum combined parking demand of 82 vehicles, demonstrating that the standard parking requirement would substantially exceed anticipated parking demand. Subject to approval of the Minor Conditional Use Permit and compliance with the conditions of approval, the project would satisfy the applicable parking provisions of the Zoning Code.

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

The proposed medical office uses are consistent with the General Commercial land use designation and are permitted within the C1 (Local Business) zone, subject to applicable parking requirements. The project would not increase the floor area or development intensity of the existing buildings. The proposed parking reduction and shared parking arrangement would accommodate the medical office uses while maintaining sufficient parking capacity based on the applicant's parking study. The project would further General Plan Land Use Policies LU-1.1 and LU-6.7 by supporting a mix of commercial services, employment opportunities, and medical services available to the surrounding community.

(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 Conditional Use Permit and Minor Conditional Use Permit are specific to the existing three-building commercial complex, its shared parking facilities, and the parking demand demonstrated by the applicant's analysis. The requested parking reduction is supported by the particular characteristics and anticipated operations of the proposed medical office uses and would not establish a precedent for parking reductions at 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 proposed project includes a Conditional Use Permit to formalize shared parking across the three parcels and a Minor Conditional Use Permit to reduce the required parking for the proposed medical office uses. The cumulative effects of both requests have been evaluated through the applicant's parking study and the analysis contained in this report. Together, the requested approvals would accommodate the proposed medical office uses while maintaining parking availability and existing site circulation, subject to the conditions of approval.

C. **Environmental Determination.** The project is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities) for the permitting and/or minor alteration of existing facilities. The project involves no exterior alterations or additions to an existing commercial buildings. As conditioned and proposed, the project will have little or no impact on the surrounding area. There will be no resulting increase in the existing floor area of the tenant space. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to

scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

D. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. Approval of Planning Application PCUP-26-0008 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Community Development Director may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Prior to issuance of any business licenses for additional medical uses, the owner shall provide proof of a recorded agreement between 1120 Bristol Street, 1122 Bristol Street and 1124 Bristol Street for reciprocal access and shared parking. The agreement shall provide for a combined total of 154 parking spaces. The agreement shall require that shared parking spaces are maintained free and clear of any obstructions. The agreement shall also require the Community Development Department of the City of Costa Mesa to be notified within 30 days if there are any modifications to the agreements or if the agreements are terminated. The applicant shall prepare and submit the agreement for approval to the Community Development Director and the City Attorney's Office. Following such approval, the agreement shall be recorded against all properties named in the agreement. Copies of the recorded agreement shall be provided to the Community Development Director prior to issuance of a building permit. The Community Development Director is authorized to approve modifications to the shared parking agreement, including but not limited to authorizing the use of other shared parking sites, if he/she finds that the modification is in substantial conformance with the intent of this condition.

3. Prior to issuance of business licenses for additional medical uses, a Land Use Restriction shall clarify that this site is permitted for medical uses, as it relates to the City’s parking requirements. The restriction shall clarify the shared parking between 1120 Bristol Street, 1122 Bristol Street and 1124 Bristol Street for reciprocal access and shared parking for uses onsite and the agreement shall state the site contains a combined total of 154 parking spaces for utilization of uses permitted in the C1 zone, as well as medical uses permitted though this approval.

4. If parking problems arise, the operator shall institute measures to minimize or eliminate operational impacts, including, but not limited to, modifying the hours of operation, removing medical uses, or submitting an application for complementary valet parking.

5. The use of this site shall comply with the approved plans and these conditions of approval. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit. Modifications are subject to the final review authority determined by the Community Development Director or his/her designee.

6. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

7. The business shall be conducted at all times in a manner that preserves the quiet enjoyment of the surrounding neighborhood. If noise complaints are received and verified by the City, the Community Development Director may require additional measures to minimize noise impacts and ensure continued compatibility with surrounding uses.

8. The property, including courtyard, landscaping, parking areas, restroom facilities, trash areas, and fencing, shall be maintained in a clean and orderly condition at all times.

9. A copy of the conditions of approval for the conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

10. If any section, division, sentence, clause, phrase or portion of this approval is 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.

11. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval herein not been complied with.

12. A minimum of one bicycle rack serving at least three bicycles shall be installed on each of the three parcels as close to the main entrance of each building as possible. If parking any bicycle rack is removed, the overall parking space count shall be reduced by one parking space per bike rack.

PW 13. Fulfill mitigation of off-site traffic impacts at the time of issuance of the Certificate of Occupancy by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 34.03 trip ends per TSF for the proposed project and includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at $68,607.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Certificate of Occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

CODE REQUIREMENTS

The following list of federal, State and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. Permits shall be obtained for all signs and window signs according to the provisions of the Costa Mesa Sign Ordinance.

2. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.

3. All noise-generating construction activities shall be limited to 7AM to 7PM Monday through Friday and 9AM to 6PM. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

6. Comply with the requirements of the most recent adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, California Existing Building Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. A change of occupancy shall require compliance with the Disabled access requirements of Chapter 11B of the California Building Code.

7. Professional offices of health care providers shall comply with section 11B-805. [CBC 11B-223.4]

Fire 8. Comply with the requirements of the 2025 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.