PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 9, 2026 **ITEM NUMBER: PH-1**

SUBJECT: **CONDITIONAL USE PERMIT (PCUP-26-0008) TO ALLOW (OFF-SITE) PARKING FOR AN EXISTING COMMERCIAL DEVELOPMENT AT 1120, 1122 AND 1124 BRISTOL STREET AND MINOR CONDITIONAL USE PERMIT TO ALLOW A REDUCTION IN THE REQUIRED PARKING FOR THE EXISTING AND PROPOSED MEDICAL USES**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION**

PRESENTATION BY: **JUSTIN ARIOS, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **JUSTIN ARIOS**
714-754-5667
Justin.Arios@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities); and

2. Approve Conditional Use Permit PCUP-26-0008 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Mike Easton (Easton Pacific), representing the property owners, TruMD Vein & Medical, Aesthetics Real Estate Holding, 1122 Bristol Street Medical Building LLC, and TDFT2 LLC.

PLANNING APPLICATION SUMMARY

Location:	1120, 1122 & 1124 Bristol Street	Application Number:	PCUP-26-0008
Request:	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.		

SUBJECT PROPERTY:		**SURROUNDING PROPERTY:**	
Zone:	C1 (Local Business District)	**Northeast (across Bristol St):**	C1 (Local Business District) developed with Ganahl Lumber
General Plan:	General Commercial	**Southeast:**	C1 (Local Business District) developed with medical uses
Lot Dimensions:	385' x 285' x 396' x 285' (3 lots combined)	**Southwest:**	R1 (Single-Family Residential) developed with single family residences
Lot Area:	98,445 SF (2.26 acres)	**Northwest:**	C1 (Local Business District) developed with offices
Existing Development:	Three two-story buildings 38,792 SF (11,496 SF; 14,193 SF; and 13,103 SF) with 151 existing surface parking spaces.		
Required Parking: (medical – 6 spaces/1,000 sq. ft.)	233 spaces		
Provided Parking:	154 spaces (151 Spaces and 3 bike racks)		

EXECUTIVE SUMMARY

The applicant is requesting approval of a CUP (PCUP-26-0008) to allow (off-site) parking for an existing commercial development (1120, 1122 & 1124 Bristol Street) and an MCUP to allow a reduction in parking requirement for the existing and proposed medical uses. Staff supports the request because the proposed use is consistent with applicable goals, objectives, and policies of the General Plan; complies with applicable provisions of the Zoning Code and required findings; and, as conditioned, would be compatible with surrounding uses. Therefore, staff recommends that the Planning Commission find the project exempt from CEQA and approve the application based on findings of fact and subject to conditions of approval.

SETTING

The subject properties include three separate parcels that are approximately 2-acres in size combined, including 1120, 1122 & 1124 Bristol Street, located along Bristol Street, near the intersection of Bristol Street and Newport Boulevard. The site is served by two shared vehicular access points along Bristol Street. The site is developed with three two-story buildings with 151 existing parking spaces, including seven ADA spaces (see Figure 1).

The site is designated General Commercial by the City's Land Use Element of the General Plan and is zoned C1 (Local Business District). The General Commercial designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C1 zone is

intended to meet the local business needs of the community by providing a wide range of goods and services in a variety of locations throughout the City. The permitted and conditional uses as well as development standards are aimed toward reducing impacts on surrounding properties especially in those areas where residential uses are in the vicinity.

Figure 1. Project Location – 1120, 1122, 1124 Bristol Street



BACKGROUND

On November 1, 2002, Development Review (DR-02-04) allowed for the construction of three two-story office buildings totaling 39,250 square feet on a 98,445 square foot lot, with 157 parking spaces[1].

[1] As built records indicate that a total of 38,782 square feet of building area (11,496 SF; 14,193 SF; and 13,103 SF) and 151 parking spaces.

On March 10, 2003, Tentative Parcel Map (PM-02-06) subdivided the property into three lots with a minor conditional use permit (MCUP) for access between the lots. The subdivision complied with all development standards including lot width, lot area, setbacks, parking, and FAR.

The applicant indicates there are a variety of different uses across all three sites. 1120 Bristol Street (11,496 SF) is currently vacant. 1122 (14,193 SF) Bristol Street contains a mix of medical and office uses, including outpatient orthopedic offices, physical therapy, pain management, hydration-infusion and child psychology uses. 1124 Bristol Street (13,103 SF) currently contains professional office uses.

Figure 2. Site Plan



REQUEST

The applicant is requesting approval of a CUP to allow parking associated with the existing three-building commercial complex to be shared or provided off-site across the three individual parcels. CMMC section 13-93(m) states that all required off-street parking spaces shall be located on the same lot as the use for which it is required except that such required spaces may be permitted at other locations when and as authorized by a conditional use permit. Additionally, per CMMC section 13-89.5 (Reduction in parking requirements), a reduction in the amount of required parking may be reduced where it can be shown that the required parking for a nonresidential land use will substantially exceed the demand of the actual use, by minor conditional use permit. The applicant is also requesting approval of an MCUP to allow a reduction in the parking requirement to allow medical uses within the three existing buildings. Applications for proposed projects which require two or more planning application approvals may be processed concurrently, and are requested under CUP 26-0008.

STANDARD OF REVIEW

To approve CUP and MCUP applications under CMMC section 13-29(g)(2)(a) through (c), the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, not permit a use, density, or intensity inconsistent with the general plan or specific plans for the property.

Furthermore, all planning applications must adhere to broader "Review Criteria" outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

ANALYSIS

The existing commercial complex consists of three two-story buildings totaling approximately 38,792 square feet (see Figure 2). According to the applicant, 1120 Bristol Street is currently vacant, 1122 Bristol Street is occupied by outpatient medical practices and related offices, and 1124 Bristol Street is occupied by professional offices.

When originally approved, the complex was developed for general office uses, which require four parking spaces per 1,000 square feet of gross floor area pursuant to CMMC section 13-89, resulting in a requirement of 156 parking spaces. Since the original approval, medical office uses have been permitted within 1122 Bristol Street, which are subject to a higher parking requirement of six spaces per 1,000 square feet. Based on the existing mix of general and medical office uses (first approved via

business license in 2013 with subsequent and new medical uses also approved via business license within the 1122 Bristol Street building), the complex currently requires 183 parking spaces, resulting in an existing parking deficiency of 29 spaces.

The applicant is requesting approval of a CUP to allow shared parking across the three parcels and a MCUP to reduce the required parking to accommodate medical office uses within all three existing buildings. Based on the City's parking requirement of six spaces per 1,000 square feet for medical office uses, the proposed uses would require 233 parking spaces. The project would provide a credited parking supply of 154 spaces, including proposed bicycle parking credits, resulting in a requested parking reduction of 79 spaces.

CMMC section 13-89.5 (Reduction in Parking Requirements) authorizes the Zoning Administrator, through approval of a MCUP, to reduce the required parking for a nonresidential use where it can be demonstrated that the standard parking requirement would substantially exceed the actual parking demand generated by the proposed use. The section also authorizes conditions of approval, including a recorded land use restriction to ensure adequate parking availability (COA No. 2 & 3).

To support the requested parking reduction, the applicant submitted a parking study prepared by Easton Pacific, evaluating existing parking demand within the three-building commercial development. Parking observations were conducted over three nonconsecutive weekdays at 30-minute intervals. The analysis utilized the existing medical office uses at 1122 Bristol Street as a baseline to estimate the anticipated parking demand for all three buildings under full medical office occupancy. Based on this methodology, the analysis projects a maximum combined parking demand of 82 vehicles.

Parking Analysis	**Parking Spaces**
Required parking (medical office – 6 spaces/1,000 SF)	233
Proposed parking supply*	154
Requested parking reduction pursuant to CMMC section 13-89.5	79
Projected peak parking demand (all three medical buildings)	82
Projected parking utilization*	53%
Remaining parking capacity at projected peak*	72
Remaining parking capacity*	47%

*Includes credits for bike racks, COA No. 12

As summarized above, the parking study projects a maximum combined parking demand of 82 vehicles (which is a ratio of 1 space per 473 square feet or 2.11 spaces per 1,000 square feet), substantially below both the code-required 233 spaces and the proposed parking supply. Based on these findings, the standard parking requirement would substantially exceed the anticipated parking demand of the proposed medical

office uses. Therefore, the requested parking reduction is consistent with the provisions of CMMC section 13-89.5.

In addition to the findings of the parking study, conditions of approval have been incorporated to ensure that adequate parking remains available for the existing and proposed medical uses and to address potential parking impacts that may arise in the future. The conditions require the continued availability of the 154 parking spaces serving the three-building commercial development, supported by a recorded reciprocal parking agreement to ensure shared parking access across the three individual parcels. Furthermore, should parking problems arise, conditions also require the implementation of measures, such as modifying hours of operation, removing medical uses, or applying for complementary valet parking to minimize or eliminate operational impacts.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa through 2035. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that serve both local needs and attract regional international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The proposed medical use is in conformance with the General Plan land use designation for the property. The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the need of the business and residential segments of the community.*

   Consistency: The proposed allowance of medical uses would contribute to the mix of medical services that could be provided in the immediate area. The Bristol Street corridor contains a mix of commercial goods and services, and the proposed project would support the mix of uses and services available in the area.

2. **Policy LU-6.7:** *Encourage new and retain existing businesses that provide local shopping and services.*

Consistency: The proposed application will result in encouraging new medical uses that provide services for local businesses, visitors, and residents.

FINDINGS

Pursuant to CMMC, section 13-29(g), Findings, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

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.

Review Criteria

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.

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 the 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 buildings. 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.

ALTERNATIVES

As an alternative to the recommended action, the Planning Commission may:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

PUBLIC NOTICE

Pursuant to CMMC section 13-29(d), three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site October 28, 2026. The required notice radius is measured from the external boundaries of the property.

2. **On-site posting.** A public notice was posted on each street frontage of the project site on October 29, 2026.

3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on October 30, 2026.

   As of the completion date of this report (November 3), no public comments have been provided. Any additional public comments received prior to the November 9, 2026, Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the proposed project would authorize shared parking across the three existing parcels and a reduction in the required parking to accommodate medical office uses within all three buildings. The applicant's parking study demonstrates that the projected peak parking demand would be substantially below the available

parking supply, supporting the requested reduction pursuant to CMMC section 13-89.5. As conditioned, the project would maintain adequate shared parking availability and include measures to address potential future parking impacts. The proposed project is consistent with the General Plan and applicable provisions of the Zoning Code, and the required Conditional Use Permit and Minor Conditional Use Permit findings can be made. Therefore, staff recommends approval of the project, subject to the conditions of approval contained in the attached resolution.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Vicinity Map
3. Zoning Map
4. Applicant Letter
5. Parking Study
6. Project Plans