ATTACHMENT 4

Easton Pacific Construction Company
A Division of E.P.C.C. Inc.
1900 E. Warner Ave., Suite M, Santa Ana, CA 92705
(949) 223-5090 · Fax: (949) 223-5099 · License #713525
www.EastonPacific.com

ENITILEMENT MODIFICATION REQUEST - SUMMARY

To: **The City of Costa Mesa, Planning Division, Care Of: Justin Arios**
Project: **1120, 1122, 1124 Bristol Street, Costa Mesa, CA 92626**
Summary date: **August 29, 2026**

We hereby Request a modification of the original (2003) conditions of approval of the subject property (Bristol Street Promenade) which is currently Business and professional use C1. We are proposing addition of "Outpatient Medical" Use to the existing entitled uses. Comment: Zoning = C1 (Local Business District); Land Use: GC (General Commercial).

1120 Bristol-Parcel 1 of Parcel Map No. 2002-246; is currently vacant (pending the completion of this proposed planning action. The building is owned by 2 young physicians who were advised by a consultant that the intended medical use for the building was entitled (previously)

1122 Bristol-Parcel 2 of Parcel Map No. 2002-246; is currently primarily medical use, with some ancillary office and employee areas. The current medical use includes:

- Outpatient orthopedic medicine, physical therapy rehabilitation, biometric training, and wellness practice.
- Outpatient Pain management-treatment practice.
- Outpatient medical hydration-infusion practice.
- Outpatient child psychology practice.

1124 Bristol-Parcel 3 of Parcel Map No. 2002-246; is currently a professional corporate office.

Total Parking Required – 169 Spaces, Total Parking provided – 151 Spaces (Deficiency 18 spaces)

Parking Study analysis based on existing medical use at peak parking demand for the 3 buildings combined is 82 parked cars.

Obtain planning department modification of entitlement to add Outpatient Medical use to the existing entitled uses of the existing professional business complex with existing parking , and change of the complex name from "Bristol Street Promenade," to "Bristol Street Medical and Professional Center"

The complex is made up of three building parcels. The Bristol Street Promenade association recently unanimously passed an amendment to the bylaws which includes a perpetual reciprocal parking easement including the proposed name change of the Complex. From "Bristol Street Promenade," to "Bristol Street Medical and Professional Center."

This amendment has been adopted by the association board in support of and in anticipation of the proposed medical use.

Plans and parking study supporting this request have been submitted to the city through TESSA. The parking study clearly supports our position that the Complex has adequate + parking to support the proposed medical use of the 2 remaining properties which are not currently entitled for medical use. The parking study encompassed the entire complex. As the medical building use (1122 Bristol) is the only current medical building in the complex, the various study results of this property are proportionally applied to 1120 and 1124

Summary
The attached exhibits and studies clearly show that the complex current parking is adequate to support the intended medical use. Additionally, it demonstrates that traffic impact of the intended use is nominal and well within the initial development parameters and well within the capacity of Bristol Street currently serving the complex to include the additional load that is currently anticipated based on city data which includes new approved developments that utilize Bristol Street