



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: LORI ANN FARRELL HARRISON AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: May 6, 2021
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Will Bouwens-Killeen".

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details. The decision will become final at 5:00 p.m. on May 13, 2021, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

[ZA-21-06](#)

3176 Pullman Street, Suite 114 and 118

Description: Zoning Application 21-06 is a request for a Minor Conditional Use Permit (MCUP) to allow for an ambulance service use to operate 24 hours a day/365 days of the year out of two existing suites. Suite 114 would serve as the ambulance operations station and would include an operations area, warehouse for equipment and supplies, crew staging area, and a crew resting and break area. Suite 118 would serve as the dispatch and administration office. The business would have no direct access for the public.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: One received

ROSENDALE, IRENE

From: YEAGER, CHRISTOPHER
Sent: Tuesday, April 27, 2021 3:25 PM
To: ROSENDALE, IRENE
Subject: FW: ZA-21-06



Chris Yeager

Assistant Planner

Development Services Department

77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-4883

Please consider the environment before printing this email. Thank you!

Development Services staff are available to assist you Monday through Thursday, 8AM to 5PM. Until further notice, Costa Mesa City Hall is closed to the public in keeping with Governor Newsom's direction regarding COVID-19. The City is committed to continuing to provide essential services and will be providing services to the public online, via telephone, and via email in order to follow the Governor's guidance and reduce the potential spread of COVID-19.

We are experiencing a high volume of customer requests. Please allow 48 hours for a response.

From: Jim Binford [mailto:jim@b2xglobal.com]
Sent: Tuesday, April 27, 2021 3:23 PM
To: YEAGER, CHRISTOPHER <CHRISTOPHER.YEAGER@costamesaca.gov>
Cc: BOUWENS-KILLEEN, WILLA <WILLA.BOUWENS-KILLEEN@costamesaca.gov>
Subject: Re: ZA-21-06

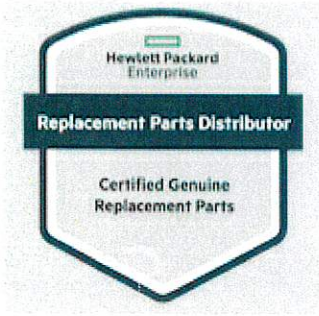
Hi Mr. Yeager,

Thank you for your response and explanations. If the noise impacts are mitigated as stated below then I would have no other objections.

Jim Binford,
CEO



Office: 949.464.5900
Direct: 949.464.5902
Cell: 949.683.1775
Email: jim@b2xglobal.com
Web: <https://b2xglobal.com>



On Apr 27, 2021, at 2:50 PM, YEAGER, CHRISTOPHER
<CHRISTOPHER.YEAGER@costamesaca.gov> wrote:

Hello Mr. Binford,

Thank you for your comment. In reviewing the application for the ambulance service, staff considered many potential impacts that the service could have on surrounding businesses and neighbors. In doing so, staff determined that the proposed ambulance service is a non-emergency service and most of their calls are for routine transfers of patients from nursing homes to hospitals or vice versa. On these non-emergency calls, lights and sirens are not activated. In the event that the ambulance need to respond to an emergency call, staff has placed conditions on the operation that sirens not be active until arriving at a primary or major arterial road or intersection or until necessary for safety reasons. In addition, to further limit any impacts on neighbors, there are additional conditions being placed on the operation that the two ambulances be maintained off site. Essentially no maintenance or washing of the vehicles will take place on the property.

Please let me know if I can further clarify anything else.

Thank you,

<image002.png>

Chris Yeager

Assistant Planner

Development Services Department

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From: Jim Binford <jim@b2xglobal.com>

Sent: Tuesday, April 27, 2021 2:27 PM

To: ZA Public Comments <ZAPublicComments@costamesaca.gov>

Subject: ZA-21-06

Hi,

Regarding the Zoning application, my concerns are the noise that an ambulance business will bring to the surrounding area. We have a business that requires us to be on the telephone with our customers and vendors, loud intermittent sirens will be a distraction and hurt our prospects.

Jim Binford,
CEO

<image003.jpg>

Office: 949.464.5900
Direct: 949.464.5902
Cell: 949.683.1775
Email: jim@b2xglobal.com
Web: <https://b2xglobal.com>

<image004.png>