



# City of Costa Mesa

## Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION  
CC: TAMARA LETOURNEAU, JENNIFER LE, AND BARRY CURTIS  
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
DATE: MAY 9, 2019  
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

*WBR*

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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](mailto: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 16, 2019, 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.

The following two minor conditional use permits are for the same type of request and, therefore, are discussed within the same staff report:

**ZA-18-65**                      **2490 FAIRVIEW ROAD**

**ZA-18-66**                      **2775 PLACENTIA AVENUE**

Minor conditional use permit to install a small cell network on top of a Southern California Edison streetlight pole within 500 feet of a residential zone. The facility meets the small cell design guidelines and is not in direct view of living areas per CMMC 19(c)(2). Additionally, the facility is proposed on an arterial street and is not located within 50 feet of a residence in a residential zone. It will require the removal and replacement of the existing pole and installation of an underground utility pull box for fiber and power to the new pole.

Approved, subject to conditions.

Comments received: None.

**ZA-19-05**

**1260 LOGAN AVENUE**

Zoning Application 19-05 is a request for a minor conditional use permit to install a small cell network on top of a Southern California Edison streetlight pole within 500 feet of a residential zone. The facility is proposed on a local street and is not located within 75 feet of a residence in a residential zone. The facility meets the small cell design guidelines per CMMC 19(c)(2). It will require the removal and replacement of the existing pole and installation of an underground utility pull box for fiber and power to the new pole.

Approved, subject to conditions.

Comments received: None.

**ZA-19-11**

**2790 HARBOR BOULEVARD, SUITES 104B, 107, 109, 115, AND 118**

Zoning Application 19-11 is a request for a minor conditional use permit to deviate from shared parking requirements due to unique operating characteristics for a medical office (Western Dental). The proposed use would operate Monday through Friday 10AM to 7PM and Saturday 8AM to 4:30PM, by appointment only, with no more than 19 occupants in the suite, including staff and patients.

Approved, subject to conditions.

Comments received: [1 in opposition.](#)