



City of Costa Mesa Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: LORI ANN FARRELL HARRISON, JENNIFER LE,
AND BARRY CURTIS
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR *Willa Bouwens-Killeen*
DATE: SEPTEMBER 5, 2019
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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 September 12, 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.

[PA-18-04 A2](#)

3505 CADILLAC AVENUE, UNIT L3

Planning Application 18-04 A2 is a request for a minor modification to previously-approved conditional use permit (CUP) for a marijuana manufacturing, processing, and distribution facility. This CUP was previously approved by the Planning Commission per the city ballot initiative referred to as Measure X, codified as Titles 9 and 13 of the Costa Mesa Municipal Code. The proposal would modify conditions including but not limited to: Clarifying the expiration date for approved CUP; prohibiting distribution from midnight to 5AM and removing other references to hours of operation; and applying standard conditions for security and loading when applicable. No cultivation or dispensing of marijuana is authorized by these proposed amendments.

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

Approved, subject to conditions.

Comments received: none.

[PA-18-30 A1](#)

3595 CADILLAC AVENUE, UNIT 101

Planning Application 18-30 A1 is a request for a minor modification to previously-approved conditional use permit (CUP) for a marijuana manufacturing, processing, and distribution facility. This CUP was previously approved by the Planning Commission per the city ballot initiative referred to as Measure X, codified as Titles 9 and 13 of the Costa Mesa Municipal Code. The proposal would modify conditions including but not limited to: Clarifying the expiration date for approved CUP; prohibiting distribution from midnight to 5AM and removing other references to hours of operation; and applying standard conditions for security and loading when applicable. No cultivation or dispensing of marijuana is authorized by these proposed amendments.

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

Approved, subject to conditions.

Comments received: None.

[ZA-19-51](#)

3186 PULLMAN STREET

Zoning Application 19-51 is a request for Minor Conditional Use Permits for a 980-square-foot coffee shop with more than 300 square feet of public area to locate within an existing church. The minor conditional use permits are to allow a deviation from shared parking requirements due to offset hours of operation and to allow coffee roasting. The church is located within a multi-tenant industrial building. Proposed hours of operation are 7 AM to 2 PM, Monday through Saturday. The coffee shop will be closed Sundays.

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

Approved, subject to conditions.

Comments received: None.

[ZA-19-52](#)

1125 VICTORIA STREET, SUITE T

Zoning Application 19-52 is a request for a Minor Conditional Use Permit to deviate from shared parking requirements due to unusual operating characteristics for a martial arts studio. The proposed use will occupy a 1,680-square-foot tenant space within a multi-tenant commercial building. The maximum number of students and instructors proposed in the studio at any time is 7 people. The proposed hours of operation are Monday through Friday, 6 AM to 8:15 PM and occasional Saturday classes, 6 AM to 8:15 PM. Classes are offered during specified times only with a 15-minute gap included between classes.

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

Approved, subject to conditions.

Comments received: None.

[ZA-19-53](#)

3151 AIRWAY AVENUE, SUITE K102

Zoning Application 19-53 is a request for a Minor Conditional Use Permit to deviate from shared parking requirements for massage/acupressure (Gardens Wellness Spa) operating from approximately 10:00 AM to 8:00 PM with six treatment rooms and a maximum of four employees on premises at any one time.

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

Approved, subject to conditions.

Comments received: None.