



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
DATE: SEPTEMBER 19, 2019
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WBU

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 26, 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-18-35 A1

3595 Cadillac Avenue, Unit 103

Planning Application PA-18-35 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 an 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 modifications.

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-18-37 A1](#)

3520 Cadillac Avenue, Building E

Planning Application PA-18-37 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 an 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 modifications.

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-19-09](#)

3190 Pullman Street

Zoning Application 19-09 is a request for a minor conditional use permit to construct a 78,406-square-foot mini-warehouse building with 571 storage units behind two existing mini-warehousing buildings at Life Storage. Comparable infill projects were approved in 2008 and 2015; both expired without subsequent development.

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-19-42](#)
[\(ZA-98-03 A 1\)](#)

260 Bristol Street

Zoning Application 19-42 (ZA-98-03 A1) is a request to amend previously-approved Zoning Application 98-03 for a Minor Conditional Use Permit to re-establish the use of an existing drive-through lane for a new Chipotle restaurant at 260 Bristol Street. The proposed use would occupy an existing 2,056-square-foot building (formerly Inka Grill) and would include a 415-square-foot outdoor patio. The drive-through lane is less than 160 feet in length and would be used for pick-up of mobile orders only; no food ordering or sale of alcoholic beverages would occur in the drive-through lane. Proposed hours of operation are 11 AM to 10 PM, seven days per week.

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-19-62](#)

2940 College Avenue, Unit A

Zoning Application 19-62 is a request for a Minor Conditional Use Permit to deviate from parking requirements for a 4,320-square-foot self-service laundromat and 2,880-square-foot full-service private laundry plant due to off-set hours of operation and limited occupancy. The laundromat portion is proposed to operate daily from 6 AM to 11 PM, with the last wash at 10 PM. The proposed use would occupy an existing vacant tenant space.

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.