



# 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:** NOVEMBER 7, 2019  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Willie", is written over the "FROM:" line of the memorandum.

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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 November 14, 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.

### [ZA-11-37 A2](#)

#### **3200 Park Center Drive**

Zoning Application 11-37 A2 is a request for an amendment to previously approved planned signing program ZA-11-37 to allow a new freeway-oriented freestanding sign at the Pacific Arts Plaza.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

Approved, subject to conditions.

Comments received: None.

### [ZA-19-73](#)

#### **2214 Newport Boulevard**

Zoning Application 19-73 is a request to deviate from shared parking requirements due to unusual operating characteristics for a boutique yoga studio (LXRYOGA). The studio is a vacant 680-square-foot suite located at 2214 Newport Boulevard. The

proposed hours of operation are before 8 AM and after 4 PM on a weekday and all day during the weekends.

**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-19-86**  
**(PA-96-50A1)**

**3333 Harbor Boulevard**

Zoning Application 19-86 is a request for a minor conditional use permit to amend a previously-approved conditional use permit PA-96-50 for a university in a MP zone. The proposal would modify the prior conditions of approval to allow onsite parking spaces to be utilized for third-party outdoor vehicle storage, with adequate parking capacity remaining for a university use with a reduced operating capacity.

**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-19-87**  
**(PA-16-50 A1)**

**3350 Avenue of the Arts**

Zoning Application 19-87 is a request for an amendment to Master Plan PA-16-50 to modify the design for a previously-approved hotel expansion project. The proposed amendment would modify the previously-approved 15-story hotel plus a 5-story parking garage to a ten-story mid-rise hotel plus two below-grade parking levels. The modified design would result in the same number of hotel rooms and a similar overall square footage but with a reconstructed restaurant, lobby, and elevated entry. Consistent with the previously-approved project, 335 parking spaces would be provided. Tiered landscape planters/retaining walls and an elevated walkway are proposed

within the perimeter landscaped setback along Avenue of the Arts.

**Environmental Determination:** An addendum to previously-approved Final Program EIR No. 1054 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Costa Mesa Environmental Guidelines. The City Council adopted the original Final Program EIR on November 20, 2007 by Resolution No. 07-89. An addendum to Final Program EIR No. 1054 was adopted on November 28, 2016 for a modified project under PA-16-50 (SCH#2007011125). The proposed modifications to the project under ZA-19-87 have been evaluated and no new environmental impacts or mitigation measures were identified. Therefore an Addendum to the previously-approved EIR and addenda was prepared in accordance with CEQA Guidelines Section 15162. The addendum will be reviewed and considered by the Zoning Administrator along with the project on November 7, 2019.

Approved, subject to conditions.

Comments received: [One](#).