



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: LORI ANN FARRELL HARRISON, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR *WBU*
DATE: DECEMBER 12, 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 December 19, 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-19-36](#)

1588 South Coast Drive

ZA-19-36 is a request for a Minor Conditional Use Permit and Development Review to implement the Vans Headquarters Expansion Project. This project involves the construction of a three-story, 91,032-square-foot office building on the Vans Campus. The project also includes the construction of a three-story parking structure to accommodate 358 parking spaces on the Vans Campus. Ancillary outdoor improvements, for Vans employees only, include a small amphitheater/seating area, and a half pipe skate ramp. The Proposed Project also includes installation of a traffic signal on Hyland Avenue at the northernmost Vans driveway.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was made available for a 20-day public comment period beginning on November 20, 2019 and ending on December 9, 2019. The IS/MND evaluates the potential environmental effects of the proposed project and concludes that impacts would be reduced to a less-than-significant level with the incorporation of mitigation measures in the areas of biological resources, cultural resources,

geology, and tribal cultural resources. The Zoning Administrator has reviewed and considered adoption of the IS/MND concurrently with the project.

Approved, subject to conditions.

Comments received: None.

[ZA-19-88](#)

413 East 20th Street

Zoning Application 19-88 is a request for a minor conditional use permit to allow a 965-square-foot garage for a new single-family residence, beyond the Costa Mesa Municipal Code maximum of 700 square feet. Building permits for the new single-family residence, including a 700-square-foot attached garage with an abutting, interior 265-square-foot storage area, were issued July 19, 2019. The applicant is requesting to alter the floor plan to incorporate the 265-square-foot space into the open garage area for additional vehicle storage. No alterations to the building façade or total square footage of the structure is proposed.

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.