




# 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   
DATE: APRIL 9, 2020  
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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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 April 16, 2020, 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-19-94](#)  
[\(ZA-04-37 A1\)](#)

424 East 17<sup>th</sup> Street

Minor Conditional Use Permit ZA-19-94 (ZA-04-37 A1) to deviate from shared parking requirements to allow the expansion of the outdoor dining patio into the required front landscape setback and an opening time of 5AM for PEET's coffee.

**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.