



# 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:** JULY 23, 2020  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

*Willa*

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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 July 30, 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-20-03**

**934 W 17<sup>th</sup> Street**

Zoning Application 20-03 is a request for 7 compact parking spaces and 200 square feet of patio space in the property's front setback for a coffee shop (Forever Coffee). With approval of a Minor Conditional Use Permit, the Municipal Code permits up to 7 compact parking spaces for this property and a dining patio in the front setback. The compact parking spaces are requested to replace the legal, nonconforming parking in the front setback where the patio and new landscaping will be installed. Sixty-nine parking spaces are required; 72 spaces and a bike rack, for a total of 73 spaces, are 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.