




# City of Costa Mesa

## Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION  
CC: LORI ANN FARRELL HARRISON AND JENNIFER LE  
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR   
DATE: OCTOBER 8, 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@costamesa.gov](mailto:willa.bouwens-killeen@costamesa.gov) if you have any questions or would like further details. The decision will become final at 5:00 p.m. on October 15, 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-20-04](#)

### **3333 Bristol Street**

Zoning Application 20-04 is a request for a Minor Conditional Use Permit (MCUP) to allow the operation of food uses after 11 PM, with the sale of alcoholic beverages and live entertainment, for a 16,000-square-foot, two-story, multi-operator food hall in Bloomingdales at South Coast Plaza. The proposed food hall would replace vacant lower level storage area and a 9,900-square-foot tenant space formerly occupied by Charlie Palmer/Holsteins. The proposed food hall would accommodate between seven and eleven restaurant operators split between two levels; the anticipated staffing is 188 part-time employees. Live entertainment would consist of small scale live or recorded entertainment, such as piano or a solo violin, during Bloomingdale's regular store hours and a live band, musician, or DJ performance after hours. Proposed hours of operation are 7 AM to 2 AM. The property is not located within 200 feet of residentially zoned property.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None.