




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 22, 2020
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 October 29, 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-20-13, DR-20-04, and LL-20-05](#)

2750 and 2770 Bristol Street

Description: The following requests are proposed:

- Zoning Application 20-13 is a Minor Conditional Use Permit to deviate from parking requirements due to unique operating characteristics (130 spaces required; 38 spaces provided) to accommodate the proposed development as described in Development Review 20-04 below.
- Development Review 20-04 is a request to demolish the existing 9,494-square-foot automatic car wash building and a 2,628 square foot oil change building and construct a new two-story, 37,485-square-foot motor vehicle repair facility (No. 1 Collision).
- Lot Line Adjustment 20-05 is a request to remove an existing lot line between Parcels 1 and 2 of Parcel Map 91-116 to accommodate the proposed development as described in Development Review 20-04 above.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

Approved, subject to conditions.

Comments received: [3 comments in opposition](#).