



# 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: FEBRUARY 4, 2021  
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 February 11, 2021, 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-20-19](#)

1514 Newport Boulevard

**Description:** A request for a Minor Conditional Use Permit (ZA-20-19) to deviate from parking requirements due to unusual operating characteristics for a fitness studio. The proposed use will occupy a 3,150-square-foot standalone commercial building with a maximum number of four people in the facility at any one time (inclusive of clients and trainers). The proposed use offers yoga/fitness classes and one-on-one fitness training on an appointment only basis. The proposed hours of operation are Monday through Friday, from 5 AM to 8 PM and Saturday from 8 AM to 12 PM. A 15-minute gap will be included between classes.

**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: [Two comments in opposition.](#)

**Description:** A request for a Minor Conditional Use Permit (ZA-20-23) to amend Conditional Use Permit PA-18-26 to expand the existing animal hospital located in Suite 200 with veterinary services and ancillary pet boarding into the adjacent suite 202. The proposed expanded animal hospital would continue to occupy the 3,100-square-foot tenant space within Suite 200 with the additional 1,150-square-feet of Suite 202. The expanded space would allow for four additional exam rooms and a treatment area. The space is not proposed to include any additional boarding. Adequate parking exists to support the proposed expansion. The hospital is operated by a private entity and is not associated with the City's animal shelter programs.

**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.