



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 18, 2021
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Willa Bouwens-Killeen".

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 February 25, 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-18-35](#)

301 Victoria Street

Description: Zoning Application 18-35 is requesting to extend the approval of a previously approved minor conditional use permit ZA-18-35, to allow a temporary modular structure at College Hospital for urgent care with a maximum of 12 patients for a period of two years.

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: [One in opposition](#)

[ZA-21-01](#)

1725 Monrovia Ave., Suite B5

Description: Zoning Application 21-01 is a request for a Minor Conditional Use Permit (MCUP) to deviate from parking requirements based on operating characteristics unique to a physical fitness studio providing one-on-one personal training in an industrial zone.

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.