



# 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 *Will Bouwens-Killeen*  
DATE: APRIL 22, 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@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 April 29, 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-21-05**

**2900 Bristol Street, Suite D101-104**

**Description:** Zoning Application 21-05 is a request for a Minor Conditional Use Permit (MCUP) to deviate from parking requirements due to unique operating characteristics for an appointment-only dental/oral surgery use. The highly specialized dental practice would occupy suites D101-104. The proposed business will not exceed a total occupancy of 9 people at any time. The proposed business received approval from the Creekside Board.

**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

**PCN FINDING**

**289 E. 17<sup>TH</sup> STREET**

Beth Aboulafia, on behalf of Target Corporation, requests the City make a Public Convenience or Necessity (PCN) finding for Target, a 33,824-square-foot retail store, for a Type 21 (Off-Sale General) Alcoholic Beverage Control (ABC) license.