



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: AUGUST 5, 2021
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 August 12, 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 City Council.

[ZA-21-21](#)

1835 Newport Boulevard, Suite B-129

Description: Zoning Application ZA-21-21 (PA-05-10 A1) is a request for a Minor Conditional Use Permit (MCUP) to modify the existing CUP (PA-05-10) to allow deliveries of goods (including beer, wine, ice cream, snacks, hand sanitizer, pet food, toilet paper, and diapers) to be delivered 24-hours a day with deliveries of alcohol stopping at 2:00 AM and resuming at 6:00 AM. In store sales would remain the same as the existing approval with the retail storefront closing at 9:00 PM on weekdays and 10:00 PM on weekends and holidays. The MCUP would result in tenant improvements including the construction of a dispatch/stockroom at the rear of the suite, and modifying shelving within the store.

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

[ZA-21-17](#)

369 East 17th Street, Unit 10

Description: Zoning Application 21-17 is a request for a Minor Conditional Use Permit (MCUP) to deviate from parking requirements due to unique operating characteristics of a personal training studio. The proposed use will occupy a 1,931-square-foot suite in a shopping center. The proposed use will offer one-on-one and small-group training sessions by appointment only. Suite capacity will be limited. Outdoor workouts and exterior music will be prohibited. The proposed hours of operation are 5 AM to 10 AM, noon to 1 PM, and 4 PM to 10 PM Monday through Friday and 8 AM to 11 AM on Saturday and Sunday.

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