



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 19, 2021
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Willi", is written over the "FROM" line of the memorandum.

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 26, 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.

PA-17-03 A2

**1375 Sunflower Avenue, 1376 South Coast Drive
and 3370 Harbor Blvd.**

Description: The second master plan amendment is requesting approval for a change of land use back to commercial office consistent with a corporate campus comprising of 356,333 SF of office space in Phase 1, 79,261 SF of office space in Phase 2, a new 185,000 SF office and industrial building in Phase 3 and a five level parking structure containing 1,163 parking stalls. In comparison with the original approved project, the amendment includes a reduction of 33,459 SF in office space.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None

[PA-17-38 A4](#)
[\(ZA-21-07\)](#)

3590 Cadillac Avenue

Description: Zoning Application 21-07 is a request for the fourth amendment to the previously approved Conditional Use Permit (PA-17-38); specifically, the applicant requests to add a State distribution license to the operation of the facility (currently approved with a State manufacturing license). The project also includes adding 4,695 SF to the existing manufacturing use. No cultivation or dispensing of marijuana is authorized by the approved CUP, nor with the proposed modifications.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None

[ZA-21-19](#)

2948 Randolph Avenue Unit B

Description: Zoning Application 21-19 is a request for a Minor Conditional Use Permit (MCUP) to deviate from shared parking standards based on unique operating characteristics for a proposed bar with under 300-square-feet of public seating area. The proposed use will occupy 1,120 square feet of an existing 6,800-square-foot multi-tenant industrial building on the Camp/Campout property. The proposed bar will operate from Tuesday 5:30 PM to 11:00 PM, Thursday 5:00 PM to 11:00 PM, Friday and Saturday from 3:00 PM to 1:00 AM, and Sunday from 3:00 PM to 12:00 AM. The proposed space will have 290 square feet of customer area and 830 square feet of back bar and storage area with public restrooms.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

[Comments received: One](#)

[ZA-21-20](#)

1111 Baker Street

Description: Zoning Application 21-20 is a request for a Minor Conditional Use Permit (MCUP) to deviate from the parking requirements due to unusual operating characteristics for a fitness studio. The proposed use will occupy a 6,500 square-foot stand alone industrial building with a maximum of eight people in the facility at any one time (inclusive of clients and trainers) and offers small group fitness training on an appointment only basis. The proposed hours of operation are Monday through Sunday from 6:00 AM to 10:00 PM. Each group fitness class is one to two hours with a 15-minute gap between each appointment for a maximum of 48 sessions in a given day. The building will be used solely for workout equipment and training, with no outdoor training to occur.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None