




# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL, PLANNING COMMISSION  
**CC:** LORI ANN FARRELL HARRISON AND JENNIFER LE  
**FROM:** SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT  
SERVICES / ZONING ADMINISTRATOR   
**DATE:** OCTOBER 7, 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 [scott.drapkin@costamesaca.gov](mailto:scott.drapkin@costamesaca.gov) if you have any questions or would like further details. The decision will become final at 5:00 p.m. on October 14, 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-21-28](#)**

**132 East 19<sup>th</sup> Street**

**Description:** Zoning Application 21-28 is a request for a Minor Conditional Use Permit to allow the encroachment of an approximately 180-square-foot outdoor dining patio into the front setback. The proposed Café and Bakery would have less than 300-square-feet of total customer area.

**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 received](#).