



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: NOVEMBER 18, 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 if you have any questions or would like further details. The decision will become final at 5:00 p.m. on November 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 City Council.

ZA-21-25

435 East 17th Street, Unit 7

Description: Zoning Application 21-25 is a request for a Minor Conditional Use Permit to deviate from parking requirements due to the unique operating characteristics of an appointment-only student tutoring center that would be open on Monday, Tuesday, and Thursday between 3 and 7 PM, on Wednesday between 2 and 6 PM, and on Sunday between 1 and 4 PM. There would be limited occupancy and a 15-minute gap between appointments. The business would be closed Friday and Saturday.

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.