



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: JANUARY 20, 2022
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to be 'A' or a similar stylized letter.

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 January 27, 2022, 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-19-55, ZA-21-29 & ZA-21-30](#)
[\(ZA-19-83 A 1\)](#)

2790 Harbor Boulevard, Suite 300

Description: The proposed projects include the following applications (ZA-19-55, ZA-21-29 & ZA-21-30):

1. Zoning Application 19-55, a request for a Minor Conditional Use Permit (MCUP) to deviate from shared parking requirements for a medical office (Suite 300, Costa Mesa Physical Therapy), with unique operating characteristics, proposed to occupy a 1,691-square-foot tenant space in the approximately 22,000-square-foot building. Proposed hours of operation are Mondays through Thursdays 7AM–7PM & Fridays 7AM-6PM;
2. Zoning Application 21-29, a request for a Minor Conditional Use Permit (MCUP) to allow small car (compact) parking spaces (5 parking spaces of the 66 spaces proposed to be compact); and
3. Zoning Application 21-30 (ZA-19-83 A1), a request for the first amendment to approved MCUP (ZA-19-83) to allow a new suite (Suite 312) to be added to the approved group counseling use (currently operating out of Suites 307, 309 & 310). The new suite would be utilized as a computer lab for existing clients on-site (no increase in number of clients is proposed).

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-20-24

245 Fischer Ave. Ste. A2

Description: Zoning Application 20-24 is a request for a Minor Conditional Use Permit (MCUP) to operate a clinical laboratory. No onsite testing will be conducted. The lab will be located within a two-story industrial multi-tenant building and will occupy a tenant space consisting of 8,400 square feet. The lab specializes in urine, drug and clinical chemistry medical testing servicing for physicians' offices, drug addiction treatment facilities and sober living facilities. Specimens will be delivered to the laboratory daily via courier. The proposed hours of operation are Monday through Friday, from 9:30 AM to 7:30 PM.

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](#)