



# 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:** April 14, 2022  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)



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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 April 21, 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-22-01**

**444 W. 19<sup>th</sup> Street**

**Description:** Zoning Application 22-01 is a request for a Minor Conditional Use Permit (MCUP) to approve a Juicery, at 444 W. 19<sup>th</sup> Street in the C1 zone. The proposed use will occupy a 598-square-foot tenant space within a multi-tenant commercial property that has two other restaurants. As proposed, the Juicery would include a 277 square feet of public space with limited seating.

**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.

**Zoning Administrator Decision:** Approved, subject to conditions.

**Comments received:** none.