



# 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 19, 2022  
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in black ink, appearing to be "S. Drapkin", written over the "FROM" line.

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 26, 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-21-49](#)

3185 Pullman Street

**Description:** Zoning Application 21-49 is a request for a Minor Conditional Use Permit (MCUP) to deviate from shared parking requirements due to unusual operating characteristics of a church. The church will be located within a one-story industrial multi-tenant building and will occupy a tenant space consisting of 6,008 square feet. The proposed hours of operation are Monday through Friday, from 9:00 AM to 5:00 PM for administrative office purposes only. Church services will occur every Wednesday from 6:00 PM to 9:00 PM and every Sunday from 10:00 AM to 11:00 AM.

**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:** [one](#).

**Description:** Zoning Application 22-03 is a request for a Minor Conditional Use Permit (MCUP) to approve a Commercial Photography facility for Vans in the MP Zone at 1570 Sunland Lane. The proposed use will occupy a 12,054-square-foot total tenant space that includes 2,683 square feet office space, a 3,385 square feet photography facility and 5,986 square feet warehouse space. The proposed hours of operation are Mondays through Fridays 8:00 AM to 5:00 PM. The Vans Commercial Photography facility will be occupied by Vans employees only and will not be open to the public.

**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.