




# 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:** May 3, 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 May 10, 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-21-26](#)

2940 College Avenue, Unit B

**Description:** Zoning Application 21-26 is a request for a Minor Conditional Use Permit (MCUP) to allow the establishment of a fitness studio in the MG zone and to deviate from the shared parking requirements due to unusual operating characteristics. The proposed use will occupy a 3,600-square-foot space in a multi-tenant industrial building. The proposed business will operate by appointment only, providing one-on-one training and small group classes. The proposed hours of operation are Monday through Sunday from 6 AM to 8 PM. Each session will be separated by 15 minutes to allow for transitions between groups. The building will be used solely for workout equipment and training, with no outdoor training to occur.

**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.

[ZA-21-52](#)

**3505 Cadillac Ave, Building E**

**Description:** Zoning Application 21-52 is a request for a Minor Conditional Use Permit (MCUP) to amend Conditional Use Permit PA-18-06, for an existing cannabis manufacturing business. The proposed amendment would allow the existing cannabis business to distribute cannabis and/or cannabis products to other licensed retailers. No cannabis cultivation or storefront retail sales at the subject property will be authorized by the proposed amendment. Staff is recommending that the use be approved, subject to existing and proposed conditions of approval.

**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.