



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: June 9, 2022
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to be "S. Drapkin", written over the word "DEVELOPMENT" in 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 if you have any questions or would like further details. The decision will become final at 5:00 p.m. on June 16, 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-22-09](#)

3188 Airway Avenue, Unit J

Description: Zoning Application 22-09 is a request for a Minor Conditional Use Permit (MCUP) to allow a group counseling use with individual and family counseling in the MP zone and to deviate from shared parking requirements due to unusual operating characteristics of a group counseling use. The group counseling use will occupy a tenant space consisting of 4,800 square feet. Clients will be shuttled onto the site by company owned passenger vans at 9:00 AM and will be shuttled out of the site at 12:00 PM and 3:00 PM. The proposed hours of operation are Monday through Friday, from 9:00 AM to 4:00 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.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: none.

Description: Zoning Application 22-10 is a request for a Minor Conditional Use Permit (MCUP) to deviate from studio parking requirements due to unique operating characteristics of an appointment-only tumbling studio for children and teens. The proposed use will occupy a 900-square-foot suite in a shopping center. The proposed use would include one-on-one and small group (up to three students) tumbling training by appointment. The proposed use would operate Monday through Friday, 9 AM to 11 AM and 2:30 PM to 6:30 PM or 7:30 PM, depending on demand. On Saturdays and Sundays, the proposed business would be open for one-on-one appointments only and based on demand.

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](#).