



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 17, 2022
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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

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 24, 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-21-24](#)

3080 Airway Avenue

Description: Zoning Application 21-24 (PA-19-07 A1) is a request for a Minor Conditional Use Permit (MCUP) to modify the previously approved Conditional Use Permit to allow for the construction of two new buildings on the subject site. The buildings would include approximately 19,746 square feet spread over nine new industrial condominiums to be used as luxury auto storage units and a new, approximately 1,442-square-foot roof top deck on the south building. In addition, the project proposes to modify site features including parking and landscaping. There are no modifications to the use of the facility, which would result in an intensification of the use.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: [one](#)