



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 30, 2022
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to be "S. Drapkin".

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 July 7, 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-21-47 (PA-21-06)

261 Briggs Avenue

Description: Zoning Application 21-47 is a request for approval of a Minor Conditional Use Permit (MCUP) to modify the previously approved Conditional Use Permit (PA-21-06) to deviate from the shared parking requirements to allow for additional on-site vehicle storage and an onsite display vehicle to allow the facility to process online vehicle sales. Tenant improvements are proposed to modify an existing interior storage space into an additional vehicle service area.

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.