




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: August 12, 2022
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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 August 19, 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-21-51 \(PA-19-10 A1\)](#)

1275 Bristol Street

Description: Zoning Application 21-51 is a request for a Minor Conditional Use Permit (MCUP) to amend the previously approved Conditional Use Permit PA-19-10, for an auto dealership (Fletcher Jones Audi). The proposed amendment is a request to allow additional service bays and retail display areas within a new two-story building addition totaling approx. 20,000 square feet. The project also includes Development Review 21-09 for construction of the proposed building addition in the C2 "General Business" zoning district.

Environmental Determination: An addendum to the previously approved Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City in accordance with the California Environmental Quality Act (CEQA) for the proposed project.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: none.

PCN FINDING

2948 Randolph Avenue, Unit B

On April 20, 2022, the applicant requested the City make a finding of Public Convenience or Necessity (PCN) for, Type 48 license (On-Sale General-Public Premises) for the Campout Bar, a 1,120 square foot bar located at 2948 Randolph Avenue. A minor conditional use permit (MCUP) was approved by the Zoning Administrator on August 19, 2021 under ZA-21-19. The MCUP approval was for a deviation from the Zoning Code's parking requirements based on unique operating characteristics of the proposed bar use. A bar use is permitted in the General Industrial (MG) zone.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: none.