




City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: DANIEL A. STEFANO, ACTING CITY MANAGER AND JENNIFER LE
FROM: SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT
SERVICES / ZONING ADMINISTRATOR 
DATE: September 13, 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 September 20, 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-22-19](#)

3333 Avenue of the Arts

Description: Zoning Application 22-19 (PA-18-28 A1) is a request for a Master Plan Major Amendment to allow:

1. Change in operation intensity from one free admission day a week to no admission fees for 10 years (2022 – 2032);
2. The addition of a restaurant use on the second floor with an ABC Type 47 license to sell alcohol; and
3. The change in museum operating hours as follows:
 - a) Museum Hours: 10 AM to 8 PM (previously approved hours 11 AM to 8 PM)
 - b) Restaurant Hours: 8 AM to 10 PM (Outdoor seating area will be closed after 8 PM) (previously approved hours 11 AM to 8 PM)
 - c) Special Event Hours: 6 AM to 11:00 PM (previously approved hours 6 AM to Midnight)

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](#).