




# 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:** December 12, 2022  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

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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](mailto: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, December 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-22-27**

**20044-20048 Santa Ana Avenue**

**Description:** Zoning Application 22-27 is a request for a Minor Conditional Use Permit to deviate from the shared parking requirements to allow for the expansion of the existing 640-square-foot restaurant use located at 20048 Santa Ana Avenue into the adjacent 640-square-foot unit at 20044 Santa Ana Avenue. A parking study has been conducted which identified that the commercial center can accommodate the expanded restaurant without exceeding the existing onsite parking.

**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.