




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: March 9, 2023
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator. 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 March 16, 2023, 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-20-26 A1 \(ZA-22-33\)](#)

565 & 585 Anton Boulevard

Description Zoning Application 20-26 A1 (ZA-22-33) is a request for an amendment to the previously approved Planned Signing Program for Halcyon House. Specifically, the proposal will revise Sign Type D – to increase the allowable sign square footage to 25 square feet and to affix the sign onto an existing canopy.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: none.

[ZA-22-34](#)

2987 Mesa Verde Dr E

Description: Zoning Application 22-34 is a request for a Planned Signing Program (PSP) to construct a new freestanding monument sign identifying Pacific Academy and located at the northwest corner of the intersection of Mesa Verde Drive East and Baker Street. The sign is proposed to have a 30-square-foot sign area and a maximum height

of 6-feet, 6 inches. A Planned Signing Program is required to allow the proposed freestanding sign to exceed the 15-square-foot sign area limit within the I&R zone.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

Comments received: [One](#)

ZA-22-36

329 E 17th Street

Description: Zoning Application 22-36 is a request for a Development Review to demolish an existing 3,020-square-foot restaurant and 290-square-foot outdoor patio to construct a new 2,200-square-foot restaurant (Shake Shack) with an 800-square-foot outdoor patio and 259-square-foot trash enclosure. Also requested is a finding of public convenience or necessity for the issuance of a Type 41 (On-Sale Beer and Wine – Eating Place) license through the California Department of Alcoholic Beverage Control (ABC). The project will comply with all other development standards and operating hours will conclude by 11:00 p.m.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), New Construction.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: none.