



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 2, 2023
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in black ink, appearing to be "S. Drapkin", written over the "FROM:" line.

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 August 12, 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-23-11

3151 Airway Ave. Suite 13

Description: Zoning Application 23-11 is a request for a Minor Conditional Use Permit to allow a parking deviation for the operation of individual and group counseling center within an existing 4,856-square-foot office space. Individual counseling will occur during business hours, from 9:00 am to 4:00 pm. Group counseling would occur only in the evening, from 6:30 pm to 9:30 pm, Mondays, Wednesdays and Fridays. Individual counseling will be limited to two clients at a time, and group counseling will be limited to ten clients at a time. Both individual and group counseling clients will be transported to the business via a company shuttle bus. No clients will be permitted to park on-site at any time.

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: [Yes](#)