



# 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 25, 2023  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)



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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](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 September 1, 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-23-15

**2750 Harbor Blvd, Suite B-2**

**Description:** Zoning Application 23-15 is a request for a Minor Conditional Use Permit (MCUP) to allow a parking deviation for the operation for fitness/nutrition/health studio within an existing 4,500-square-foot commercial tenant space based on unique operating characteristics. Requested hours of operation are Mondays through Fridays: 5 AM – 10AM and 4 PM – 8PM; and Saturdays & Sundays: 7 AM – 9 AM.

**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

## ZA-23-07

**3130 Airway Avenue**

**Description:** Zoning Application 23-07 is a request for a Minor Conditional Use Permit (MCUP) to provide three compact parking spaces and eight indoor garage spaces to

meet parking requirements for the development of an industrial warehouse expansion for indoor vehicle storage. The proposed addition will expand the square footage of an existing 1,853-square-foot warehouse unit by 2,031 square feet and will include the addition of a 390-square-foot mezzanine area. The expanded warehouse unit and the adjacent 3,746-square-foot garage/building will be used for indoor storage of motor vehicles for private use.

**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