




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 31, 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 September 7, 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-23-13

230 E 17th St., Suite 100

Description: Zoning Application 23-13 is a request for a Minor Conditional Use Permit to allow a parking deviation for the operation of a new fitness studio within an existing 1,292-square-foot commercial space. Hours of operation will be from 6:30 a.m. to 11:30 a.m. and 3:30 p.m. to 8:00 p.m., Monday through Friday and 8:00 a.m. to 12:00 p.m. on Saturdays. The fitness studio will offer 30-minute circuit training sessions for up to nine clients at a time with two employees onsite.

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