



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: November 8, 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 if you have any questions or would like further details. The decision will become final at 5:00 p.m. on November 15, 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-22-08

3350 Avenue of the Arts

Description: Zoning Application 22-08 is a request for a Major Amendment to the "Avenue of the Arts Hotel" Master Plan to reduce the previously approved hotel floor area, modify the previously approved parking configuration, increase the building height (approximately five feet), reconfigure the previously approved rooftop terrace amenities, and modify the proposed Hotel west elevation for the relocation of the rooftop "Club Lounge".

Environmental Determination: Final Program Environmental Impact Report No. 1054 (SCH#2007011125) - Pursuant to Government Code Section 15162(a), the City of Costa Mesa (lead agency) has reviewed the proposed site changes and determined that the proposed modifications on the basis of substantial evidence in the light of the whole record results in a minor alteration of an existing approved facility that involves no expansion of the entitled use and a de-intensification when compared to the previous approval. Further, the changes will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects in that the changes are limited to minor alterations of an entitled project at an existing disturbed site, the proposed changes remain consistent with the original master plan approval and the North Costa Mesa Specific Plan, and no environmental mitigation measures changes are required that will result in previous environmental compliance determinations. The proposed amendment to the previously approved

master plan falls within the scope of the previously-approved EIR and its addendum, and no further environmental analysis is necessary.

Zoning Administrator Decision: Approved, subject to conditions.

Comments received: [One](#).