



# City of Costa Mesa Inter Office Memorandum

**TO:** CITY COUNCIL, PLANNING COMMISSION  
**CC:** LORI ANN FARRELL HARRISON AND CECILIA GALLARDO-DALY  
**FROM:** SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES / ZONING ADMINISTRATOR  
**DATE:** FEBRUARY 27, 2024  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. 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 March 5, 2024, 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. If appealed or called up for review, the project would be reviewed by the Planning Commission.

**PMCP-23-0009**

**151 Kalmus Drive, Suite L-1**

**Description:** Zoning Application PMCP-23-0009 is a request for a Minor Conditional Use Permit (MCUP) for a new dance studio with a deviation from the Costa Mesa Municipal Code (CMMC) parking requirements due to unique operating characteristics. The dance classes are proposed Monday through Friday between 3:30PM to 8:00PM and 9:00AM to 1:00PM on Saturdays. A maximum of 20 students are proposed for the dance classes (ages ranging from 2 to 18) and a majority of students would be dropped off and picked up. No exterior or site improvements are proposed.

**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 and Conversion of Small Structures.

**Comments:** None