




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: May 15, 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 if you have any questions or would like further details. The decision will become final at 5:00 p.m. on May 22, 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-24-0002

1909 Harbor Boulevard

Description: Minor Conditional Use Permit (MCUP) to deviate from the Costa Mesa Municipal Code (CMMC) parking requirements due to unique operating characteristics for a new fitness studio. Fitness classes are proposed from 6:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m. Monday through Friday, and from 8:00 a.m. to 4:00 p.m. on Saturdays. The classes are primarily one-on-one sessions with one small group class (maximum of three students) proposed at 8:00 a.m. each day the business is operating. 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 15301 (Class 1), Existing Facilities.

Zoning Administrator Decision: Approved, subject to conditions.

Comments: None

[ZA-22-44](#)

2750 Bristol Street

Description: Zoning Application 22-44 is a request for a Minor Conditional Use Permit (MCUP) to establish a planned signing program for No. 1 Collision Group located at 2750 Bristol Street. The application proposes one new wall sign that extends above the first floor of a two-story building and one new freestanding monument sign that would exceed the maximum sign height permitted by right in a commercial zone.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (Accessory Structures).

Zoning Administrator Decision: Approved, subject to conditions.

Comments: [One](#)