



# 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 28, 2024  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

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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 June 4, 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.

**[PODA-24-0001 & PMCP-24-0008](#)**

**814 West 19<sup>th</sup> Street**

**Description:** Zoning Applications PODA-24-0001 and PMCP-24-0008 request Minor Conditional Use Permit and Outdoor Dining Permit approvals to expand the existing Westend Restaurant's public service area outdoors within the front of the building and parking lot area. The project requires a Minor Conditional Use Permit (MCUP) for the following aspects of the proposed project:

- Establishing an outdoor dining area within an existing parking area that results in more than a 50-percent increase of public indoor area [CMMC Table 13-47(b)].
- The removal of more than 25% of existing required parking [CMMC Table 13-47(b)];
- For an outdoor dining area cover/structure to encroach into a setback area [CMMC Section 13-48(a)(1)(k)];
- For sale of alcoholic beverages for on-site consumption after 11 p.m. located more than 200 feet from a residential zone [CMMC Table 13-47(b)]; and
- To provide live entertainment after 11 p.m. located more than 200 feet from a residential zone [CMMC Table 13-47(b)].

**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.

**Zoning Administrator Decision:** Approved, subject to conditions.

**Comments:** [Two](#)