



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, KHANH NGUYEN, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: FEBRUARY 23, 2012
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on March 1, 2012. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

[ZA-11-41 2183 Fairview Road, #101](#)

Minor conditional use permit to deviate from shared parking requirements for a counseling and tutoring center (College Living Experience) due to unique operating characteristics, including limited number of people within the suite at any one time.

Approved, subject to conditions.

Comments received: None.

[ZA-11-44 440 Fair Drive](#)

Planned signing program for all building wall signs, including wall signs for tenants without street frontage and exceeding the maximum allowable building wall sign area per lineal foot of building frontage for Suite A (45 sq. ft. max. allowed; 60 sq. ft. proposed).

Approved with modifications, subject to conditions.

Comments received: Two.

ZA-12-02 2980 Red Hill Avenue

Minor conditional use permit to allow exterior washing of vehicles and detailing under a canopy on the north side of the building for a car dealership (Ferrari Masserati of Newport Beach). Car washing activity to be limited to on-site inventory and not open to the public.

Approved, subject to conditions.

Comments received: None.

ZA-12-03 179 E. 17th Street, Suite E

Minor conditional use permit to deviate from shared parking requirements for a 1,187 square-foot personal training studio (Precision Fitness) with unique operating characteristics (one-on-one training with a maximum of 5 people in the suite at any one time).

Approved, subject to conditions.

Comments received: None.

ZA-12-04 1545 Newport Boulevard

Minor conditional use permit to deviate from Code-required parking for a mental health diagnosis and addiction treatment center (Morningside Recovery) because shuttle service will be provided to clients who attend group sessions/counseling on-site.

Approved, subject to conditions.

Comments received: None.