

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

The Costa Mesa Zoning Administrator will make a decision regarding the following application:

DECISION DATE:	September 10, 2015	City Hall Address: <i>(No meeting required.)</i>	City Hall 77 Fair Drive Costa Mesa, CA
Application No.	ZA-15-06	Applicant:	Phim Masone
Site Address:	2968 Randolph Ave	Zone:	MG
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Minor conditional use permit to deviate from the shared parking requirements for a 3,600-square foot physical fitness facility (96 on-site spaces required; 48 on-site spaces provided). The 48-space parking lot is shared with the Commissary Lounge, which is only open in the evenings, and the Grand Prix machine shop. The hours of operation do not overlap with The Commissary. The business (5 Elements MMA) occupies the rear portion of the building and the proposed hours of operation are 6 a.m. to 8 p.m. (Monday – Friday) and 9 a.m. to 1 p.m. (Saturday & Sunday). Based on operating characteristics of the fitness studio, a minimum of eleven parking spaces are required on weekdays and a minimum of 22 parking spaces on evenings and Saturdays.

Environmental Determination: The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Public Comments: There will be **no public hearing** on this request. Oral or written comments must be received by the Planning Division prior to the decision date (see above). The decision letter (and any related conceptual plans, as applicable) can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date. For more information, call (714) 754-5245, or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays.