

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	November 19, 2015	City Hall Address:	City Hall 77 Fair Drive Costa Mesa, CA
		<i>(No meeting required.)</i>	
Application No.	ZE-81-132 A4 and PA-89-34 A1	Applicant:	Alex Arie
Site Address:	3300 Bristol Street	Zone:	TC
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The following are being requested for an expansion of a proposed restaurant (Water Grill Restaurant, currently Scott's Seafood):

1. Fourth amendment to Master Plan ZE-81-132, which originally allowed a 15,163 sq. ft. restaurant with two dining patios (one indoor and one outdoor) totaling 1,780 sq. ft., to add an additional, 2,000 sq. ft. outdoor dining patio; and
2. First amendment to Conditional Use Permit PA-89-34, which originally allowed a deviation from shared parking requirements based on unusual operating characteristics (i.e., provision of valet parking), to allow 30 valet parking spaces between the hours of 11:00 am and 11:00 pm, Monday through Sunday, on an as-needed basis based on parking demand, to accommodate the proposed patio expansion.

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.