

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	September 22, 2016	City Hall Address:	City Hall - 77 Fair Drive <i>(No meeting required.)</i>	City Hall - 77 Fair Drive Costa Mesa, CA
Application No.	ZA-16-25	Applicant:		Jon Udoff
Site Address:	328 Cabrillo St.	Zone:		R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:		Exempt – Section 15303 New Construction
Website:	www.costamesaca.gov	Email:		PlanningCommission@costamesaca.gov

Description: Minor Design Review for a new 2-bedroom second unit above a new 2-car garage and 2-car carport; included is a minor modification to the side setback for the first floor (5 feet required; 4 feet proposed). Project requires a Minor Design Review because the first floor to second floor ratio is great than 100%. Existing single-story, single family dwelling unit at the front of the property to remain unchanged.

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

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.