

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	June 8, 2017	City Hall Address:	City Hall <i>(No meeting required.)</i>
Application No.	ZA-17-06	Applicant:	Gus Orozco
Site Address:	130 Magnolia Street	Zone:	R2-HD; Multiple-Family Residential, High Density
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Categorically exempt under Section 15303, Class 3 (New Construction)
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Minor Design Review for the construction of a 2-story, 1,425 sq. ft. detached two-bedroom apartment unit over a new 1,326 sq. ft. 5-car garage that does not comply with the Residential Design Guidelines on a lot with an existing two-bedroom single-family residence (proposed to remain).

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.