

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	December 21, 2017	City Hall Address:	City Hall <i>(No meeting required.)</i>
Application No.	ZA-17-46	Applicant:	Laura Leonard
Site Address:	401 East 17 th Street	Zone:	C1, Local Business
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov
Website:	www.costamesaca.gov		

Description: A request to operate a bakery, with less than 300 square feet of public area, in a multi-tenant center where 30 percent or more of the tenants are similar businesses (i.e., establishments where food or beverages are sold with less than 300 square feet of public area). The proposed use is located within 200 feet of residentially zoned property. Proposed hours of operation for customer service is seven days a week, 7 AM to 8 PM; food preparation will begin at 4 AM daily.

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

Public Comments: There will be **no public hearing** on this request. Any written correspondence 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.