

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	March 8, 2018	City Hall Address:	City Hall <i>(No meeting required.)</i>	City Hall 77 Fair Drive Costa Mesa, CA 92626
Application No.	ZA-17-48; DR-17-08	Applicant:		Dmitriy Kazakov
Site Address:	2205 & 2209 Fairview Ave.	Zone:		C1 – Local Business District
Contact:	Planning Division (714) 754-5245	Email:		PlanningCommission@costamesaca.gov
Website:	www.costamesaca.gov			

Description: A request for a shared driveway access between two properties with the same owner. The properties located at 2205 and 2209 Fairview Avenue contain a 1,968-square-foot building and an underutilized parking lot, respectively. The site is proposed to accommodate construction of a new single story 1,170-square-foot boutique retail store at a Floor Area Ratio of 0.17 (0.30 permitted). Retail uses are permitted in the C1 zoning district. The proposed infill project will support the surrounding residential community and will be designed with appropriate mass, form and architectural details consistent with the neighboring buildings.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction of Small Structures.

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