

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	March 22, 2018	City Hall Address:	City Hall <i>(No meeting required.)</i>
Application No.	ZA-18-01	Applicant:	Hilary Key
Site Address:	1525 Mesa Verde Drive East, Suite 119	Zone:	C1, Local Business
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov
Website:	www.costamesaca.gov		

Description: A deviation from shared parking requirements due to unusual operating characteristics for a fine art instruction studio for children under 18 years old. The maximum number of students and teachers in the 1,358-square-foot studio will be seventeen (17) per class; twelve children, three instructors, and two parents. This is a drop-off program only; parents may attend one introductory class only with a maximum of two parents per class. Office hours are Monday through Friday, 10 AM to 5 PM. Weekday classes are proposed, Monday through Friday, from 3:30 PM to 4:30 PM and 4:45 PM to 6:15 PM. Classes will be held on Saturdays from 9 AM to 10:30 AM, 11 AM to 12 PM, 1 PM to 2:30 PM, and 3 PM to 4 PM; no classes are proposed on Sundays.

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.