

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	July 5, 2018	City Hall Address:	City Hall <i>(No meeting required.)</i>
Application No.	ZA-18-31	Applicant:	Howard Denghausen
Site Address:	2125 Orange Avenue	Zone:	R2-MD (Multi-Family Residential)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov
Website:	www.costamesaca.gov		

Description: Minor Conditional Use Permit (MCUP) to construct an 898-square-foot garage (a 700-square-foot maximum is allowed without an MCUP) in conjunction with a Development Review for the construction of a new two-story single family residence in the R2-MD zoning district. The existing one-story residence with detached garage will be demolished. The proposed two-story residence will be 2,590 square feet with two bedrooms, two bathrooms, an office and a detached 444-square-foot workshop.

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 or Conversion 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.