

NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

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

DECISION DATE:	August 23, 2018	City Hall Address:	City Hall <i>(No meeting required.)</i>
Application No.	ZA-18-39	Applicant:	Robinson Hill Architecture
Site Address:	428 E. 17 th Street	Zone:	C1 (Local Business District)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov
Website:	www.costamesaca.gov		

Description: Minor Conditional Use Permit to allow a 415-square-foot outdoor dining patio for Playa Mesa Mexican Kitchen (formerly Ruby's Diner) at the front of the building within the landscape building setback along East 17th Street.

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 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.