

**CITY OF COSTA MESA
PUBLICATION**

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on **Thursday, September 5, 2019**, or as soon as possible thereafter, on the following item:

Application No.: ZA-19-52

Applicant: Thiago Pierre Mota De Alencar

Site Address: 1125 Victoria St., Ste. T

Zone: C1 (Local Business)

Description: Zoning Application 19-52 is a request for a Minor Conditional Use Permit to deviate from shared parking requirements due to unusual operating characteristics for a martial arts studio. The proposed use will occupy a 1,680-square-foot tenant space within a multi-tenant commercial building. The maximum number of students and instructors proposed in the studio at any time is 7 people. The proposed hours of operation are Monday through Friday, 6 AM to 8:15 PM and occasional Saturday classes, 6 AM to 8:15 PM. Classes are offered during specified times only with a 15-minute gap included between classes.

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.

Additional Information: For more information, call (714) 754-5245, or email PlanningCommission@costamesaca.gov 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. There will be **no public hearing** on this request. Any written correspondence must be received by the Planning Division prior to **12:00 p.m.** on the day of the decision date (see above). The decision letter 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.