

# NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold a public hearing as follows to consider:

<b>HEARING DATE:</b>	April 27, 2015	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-15-11	<b>Applicant:</b>	First Element Fueling
<b>Site Address:</b>	2050 Harbor Blvd	<b>Zone:</b>	C1
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt- Section 15301 Existing Facilities
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** The proposed project involves the following:

1. A Conditional Use Permit to allow for the construction of a hydrogen fuel cell dispensing station on a lot with an existing gas station. The Conditional Use Permit also involves the consolidation of an existing CUP under Planning Application PA-98-95 for the gas station, smog check, and convenience store ; with
2. Variance to allow deviation for compact parking spaces (6 standard spaces required; 8 spaces proposed inclusive of 3 compact stalls).

**Environmental Determination:** The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**Additional Information:** A copy of the application can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing (see date above). If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. Please note that no copies of written communication will be made after 5:00 PM. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, 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.

