



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	May 11, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-12-02 A3	Applicant:	Diamond Star Associates, Inc.
Site Address:	1870 Harbor Blvd. and 1875 Newport Blvd.	Zone:	PDC
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Third amendment to Master Plan PA-12-02 for the Triangle for the following:

1. Relocate Sutra Lounge from Suite L2-200 (current location) to Suite L1-245 (former Niketown space). This includes an increase for the nightclub from 8,580 square feet in the current space to 11,804 square feet in the new space, or a net increase of 3,224 square feet. Sutra currently operates from 9:00 pm to 2:00 am, three days a week;
2. Conversion of 8,580 square feet of retail square footage to a restaurant use. The Master Plan requires an amendment to allow this square footage to be converted from retail to restaurant to reconfigure the existing Sutra space.
3. Conversion of the 7,000 square feet of approved wine storage use to a retail use;
4. Update and amendment to the shared parking study and valet parking plan reflecting the above changes.
5. Variance from perimeter open space requirements for an outdoor patio area along W. 19th Street frontage for Sutra Lounge (20-foot setback required; 6-feet proposed).

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 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 **3:00 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 **3:00 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.

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