

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	May 26, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-15-14 (ZA-12-01 A)	Applicant:	Kim Jorgenson
Site Address:	369 E. 17 th St., # 8	Zone:	C1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves the following:

1. Conditional Use Permit for valet parking service for Plum's Restaurant during peak hours on Saturday from 8:00 a.m. to 2:00 p.m.
2. An amendment to Zoning Application ZA-12-01 approved on August 21, 2014 that allowed deviation from the City's Shared Parking Requirements for expansion of the restaurant into an adjacent 870 square-foot tenant space (Suite #11) and a 240 square foot expansion of the patio area with conditions of approval limiting use of the tenant space for private functions only with hours of operation from 8:00 a.m. to 3:00 p.m. The applicant is requesting an amendment to ZA-12-01 to use the 870 square-foot expansion area as part of the restaurant's main dining area and amending hours of operation to 8:00 a.m. to 11:00 p.m.

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.