

# NOTICE OF PUBLIC HEARING

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

|                        |  |                                     |  |
|------------------------|--|-------------------------------------|--|
| <b>HEARING DATE:</b>   | May 26, 2015   | <b>HEARING TIME &amp; LOCATION:</b> | 6:00 P.M. or soon thereafter<br>Council Chambers City Hall<br>77 Fair Drive Costa Mesa, CA |
| <b>Application No.</b> | PA-14-30   | <b>Applicant:</b>                   | Marice White   |
| <b>Site Address:</b>   | 1536 Newport Blvd.   | <b>Zone:</b>                        | C2   |
| <b>Contact:</b>        | Planning Division<br>(714) 754-5245                          | <b>Environmental Determination:</b> | Exempt- Section 15303<br>Construction of Small Structures                                  |
| <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 planning application involves the following:

1. A Conditional use permit for motorcycle sales, service and outdoor display within 200 feet of residentially-zoned properties.
2. A Minor Conditional Use Permit to legalize the use of three storage containers (160 square feet each) for storage and display of merchandise. The site is non-conforming with 0.41 FAR (maximum FAR is 0.30); the shipping containers will increase the FAR to 0.47. Two of the containers are stacked and located at the rear and all three containers are within the required 15-foot side yard setback.
3. A Planned Sign Program to exceed the maximum allowable sign area and allow for the location of a "Motto Guzzi" sign on a gate.

**Environmental Determination:** The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (construction of small structures).

**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 **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.