

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	November 23, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-15-27	Applicant:	John Hill
Site Address:	350 E. 17 th Street	Zone:	C1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15302 Replacement or Reconstruction
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Design review to demolish an existing two-story, 15,185 square foot, multi-tenant medical office building and construct a new two-story, 9,835 square foot, multi-tenant building with restaurant uses and outdoor patios on the first floor and non-medical office uses on the second floor. This item was continued from the October 26, 2015, Planning Commission meeting. The project includes the following:

1. Deviation from maximum allowable Floor Area Ratio (FAR) (.30 FAR allowed; .33 FAR proposed);
2. Variance from front and street side setbacks (20 foot front setback required; 2.5 feet proposed based on required dedication along E. 17th Street for street widening purposes; 15 foot street side setback required; 4 feet proposed);
3. Minor conditional use permit to allow a reduction in shared parking requirements due to unique operational characteristics (63 spaces required; 60 spaces proposed); and to allow outdoor patios to encroach into required street setbacks (2.5 to 14 feet on E. 17th Street; 10 feet on Raymond Avenue); and
4. Valet parking program is included in the CUP on an as needed basis.

Environmental Determination: The project is categorically exempt under Section 15302 of the State CEQA (California Environmental Quality Act) Guidelines – Class 2 (Replacement or Reconstruction).

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.