



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	January 25, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-02-50 A2	Applicant:	Tim Johnson
Site Address:	512, 516, and 540 West 19 th Street, and 1913 Harbor Boulevard	Zone:	C2
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@ costamesaca.gov

Description: Second amendment to Conditional Use Permit PA-02-50 to provide additional valet parking spaces in conjunction with an expansion of an existing restaurant (Social Costa Mesa). The valet plan previously approved under the first amendment to PA-02-50 (ZA-14-40) included 9 on-site valet spaces at 512 W. 19th Street and 12 off-site valet spaces at 540 W. 19th Street (21 spaces total). The existing square footage of Social (512 W. 19th Street) is 3,200 square feet; the proposed expansion (516 W. 19th Street) is 1,600 square feet (4,800 square feet total); 52 parking spaces are required with the proposed restaurant expansion. The updated parking plan includes 17 on-site valet spaces at 512 and 516 W. 19th Street, 20 off-site valet spaces at 540 W. 19th Street, and 15 off-site valet spaces at 1913 Harbor Boulevard (52 spaces total proposed). Hours of operation will continue to be 5:00 pm to 12:00 midnight, Tuesday through Saturday (no change proposed).

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

Public Comments: 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). Please note that no copies of written communication will be made after **3:00 PM**. 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. 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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