

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	June 13, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-16-24	Applicant:	Clarence Turner, Trico Realty
Site Address:	201-235 Paularino Ave./ 3159-3169 Red Hill Ave.	Zone:	MP, Industrial Park
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Conditional Use Permit PA-16-24 for shared parking between the properties at 201-225 Paularino Avenue (APN 427-011-03) and 3159-3169 Red Hill Avenue (APN 427-011-04). The building at 235 Paularino Avenue (APN 427-011-03) will be removed for additional parking. A total of 86,790 square feet of office/industrial uses are proposed to remain between the two properties. Required parking is 267 spaces, including 101 spaces for office uses (25,157 sq. ft.), and 166 spaces for industrial uses (61,633 sq. ft.); 298 spaces are proposed. A conditional use permit is required to allow for the 298 on-site parking spaces to be shared between the two properties.

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: All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to **3:00 pm** on the day of the hearing. No copies will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission **after 3:00 pm on the day of the hearing**, 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. See reverse for more information. For more information, call (714) 754-5245, or visit the Planning Division on the 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, except specified holidays. 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.