



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	September 26, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application Nos.	PA-16-45	Applicant:	Alex Arie, Robinson Hill Architects
Site Address:	330 East 17 th Street	Zone:	C1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application PA-16-45 for the expansion/renovation/conversion of an existing one-story bar (Pierce Street Annex) to a full menu restaurant (The Country Club) located within 200 feet of a residential zone. The existing hours of operation for Pierce Street Annex are 12PM to 2AM, seven days a week. The proposed hours of operation for The Country Club are 6AM to 2AM, seven days a week. This request includes the following:

1. A minor conditional use permit to deviate from shared parking requirements (56 spaces required; 44 spaces existing + 1 space credit for bicycle parking; 58 spaces proposed with valet);
2. A conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A variance to allow patio posts to encroach in the required front setback (20-foot front setback required; 9.5 inches proposed);
4. A variance to allow a maximum 6-foot high, decorative wall with partial openings along the front property line (20-foot setback required); and
5. A minor conditional use permit to increase the size of the outdoor dining patio, located within the required front setback area (patio is currently 970 square feet in area; 979 square feet proposed).

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). 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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