

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	December 12, 2016	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-16-65	<b>Applicant/Agent:</b>	Dave Ruffell
<b>Site Address:</b>	1912 through 1942 Harbor Boulevard	<b>Zone:</b>	C1, Local Business
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Categorically exempt under Section 15301 & 15303, Class 1 & Class 3 (Existing Facilities & Accessory 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:** PA-16-65 includes the following:

1. A conditional use permit request for shared parking between the properties at 1912 through 1942 Harbor Boulevard. A total of 15,612 square feet of building area exists on-site, no additional square footage is proposed. Required parking is 70 spaces; 59 spaces are existing.
2. A minor conditional use permit request to deviate from shared parking requirements to allow an existing massage establishment to be relocated within the center and occupy two suites (1932 & 1934 Harbor Boulevard).

**Environmental Determination:** The project is categorically exempt under Section 15301 & 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 & 3 (Existing Facilities & Accessory Structures).

**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. 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](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading 72 hours prior to the hearing date.