



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	May 22, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA
Application No.	PA-12-02 A3	Applicant/Agent:	Greenlaw Partners
Site Address:	1870 Harbor Blvd. and 1875 Newport Blvd.	Zone:	PDC (Planned Development Commercial)
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Categorically exempt under Section 15301, Class 1 (Existing Facilities)
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The following amendments to Master Plan PA-12-02 for the Triangle are proposed:

Amendment PA-12-02 A3 (Third Amendment):

1. Request to establish a live entertainment venue (Keys on Main) in the vacant 11,247 square-foot space formerly occupied by The Gap (Space L1-108). The live entertainment will consist of a "Dueling Piano" - style lounge with two performers (piano players) playing music from opposite pianos on a raised stage. The sale and service of alcoholic beverages for on-site consumption is proposed. A food menu will also be provided. Proposed hours of operation are 9:00 PM to 2:00 AM, Thursday through Sunday (closed Monday through Wednesday).
2. Amendment to the existing conditions of approval for eating and drinking establishments within the Triangle as they pertain to the following:
 - a. Designated passenger pick-up and drop-off areas on public streets;
 - b. Designate patron queuing/waiting areas for Time Nightclub (formerly Sutra Lounge/Era Lounge) in space L1-245; and
 - c. Modifications to the valet parking plan and on-site security plan as requested by the Costa Mesa Police Department.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (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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