



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	September 25, 2017	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-17-29	<b>Applicant/Agent:</b>	Ron Lewis
<b>Site Address:</b>	330 and 350 E. 17 <sup>th</sup> Street	<b>Zone:</b>	C1 (Local Business District)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Categorically exempt under Section 15301, Class 1 (Existing Facilities)
<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:** Conditional Use Permit to allow shared vehicle access and parking for two separate parcels, utilized as parking lots, for two commercial buildings across a publically-dedicated alley as well as a minor conditional use permit to allow compact parking. The parking lot for 330 E. 17<sup>th</sup> Street was originally approved to be used in conjunction with a new restaurant/bar (Country Club, formerly Pierce Street Annex) by the Planning Commission under Planning Application PA-16-45. The parking lot for 350 E. 17<sup>th</sup> Street was originally approved to be used in conjunction with a new multi-tenant retail/restaurant building at 350 E. 17<sup>th</sup> Street by the Planning Commission under Planning Application PA-15-27. Both parking lots will be combined into one for use by the two buildings. The combined parking lots will contain 94 standard parking spaces; 6 handicap parking spaces; 10 compact parking spaces; and at least 20 valet parking spaces (116 spaces required; 109 spaces provided without valet parking; at least 129 spaces provided with valet parking).

**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 staff report 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. 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 p.m.** 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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