

# NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold 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-17-23	<b>Applicant/Agent:</b>	Phillip Schwartze
<b>Site Address:</b>	2944-2948 Randolph Avenue	<b>Zone:</b>	MG
<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:** A conditional use permit for a microbrewery with a tasting room and outdoor patio area (Salty Bear). The microbrewery proposes to occupy a 3,192-square-foot lease area at 2948 Randolph Avenue. The proposed business involves:

- Alcohol sales for onsite and offsite consumption
- The microbrewery will **not** sell food
- The proposed hours of operation are: 4 a.m. to 4 p.m. for production and 11:00 a.m. to 12:00 midnight for the tasting room
- Pedestrian access from Randolph Avenue and pedestrian access from The Camp (2937 Bristol St.)
- Deviation from parking requirements due to unusual operation characteristics. Multiple tenant's spaces at 2944 and one tenant space at 2948 shall remain unoccupied for site to meet its parking requirements

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (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 p.m.** on the day of the hearing. 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 staff report can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) 72 hours prior to the hearing date.