

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at the regular meeting on **Tuesday, November 7, 2017 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., to request for review of Conditional Use Permit (CUP) PA-17-23.

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.

The site address is 2944-2948 Randolph Avenue; MG Zone. The applicant/Agent is Phillip Schwartze.

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: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 3:00 P.M.** on the day of the hearing, **November 7, 2017**. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING**. Materials may also be e-mailed to cityclerk@costamesaca.gov. If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

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