

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	December 11, 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-17-28	<b>Applicant/Agent:</b>	Jim Trammell
<b>Site Address:</b>	765-767 Baker Street, and 2972 Century Place	<b>Zone:</b>	C2 (General Business) and MG (General Industrial)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Email:</b>	PlanningCommission@costamesaca.gov

**Description:** Planning Application PA-17-28 is a Master Plan for a mixed-use development (The Plant). The project consists of renovating four existing commercial buildings (currently containing the Car Mart and the former Plant Stand) totaling 21,990 square feet (sq. ft.) for retail, restaurant, and food stall uses surrounding a central courtyard area. The proposed new buildings consist of a 520 sq. ft. greenhouse structure and a 4-story mixed use building with 48 residential units, 6 live/work units, and 4,486 sq. ft. of workshop/maker office space above a two-level parking structure containing 158 parking spaces. 24 on-site parking spaces and 27 on-street parking spaces on Century Place are also proposed, for a total of 209 parking spaces. No code deviations are being requested for this project.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

**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.