

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	December 11, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-15-22	Applicant/Agent:	Alleylujah LLC
Site Address:	2955 and 2991 Randolph Avenue and 765 Saint Clair Street	Zone:	MG (General Industrial)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application PA-15-22 for a conditional use permit for the conversion of an existing industrial building to a banquet facility at 2955 Randolph Avenue Suite B and on-site and off-site valet parking. The request also includes a minor conditional use permit for outdoor activity area and deviation from parking requirements allowing for off-site shared parking at 2991 Randolph Avenue and 765 Saint Clair Street.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines 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 72 hours prior to the hearing date.