

NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold a **SPECIAL MEETING**/public hearing as follows to consider:

HEARING DATE:	March 5, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-17-28	Applicant/Agent:	Jim Trammell
Site Address:	765-767 Baker Street, and 2972 Century Place	Zone:	C2 (General Business) and MG (General Industrial)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application PA-17-28 is a:

- 1) Request for 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 20,340 square feet (sq. ft.) for retail, restaurant, and food stall uses surrounding a central courtyard area. The proposed new buildings consist of a 540 sq. ft. greenhouse structure and a 4-story mixed use building with 48 residential units, 6 live/work units, and 5,500 sq. ft. of workshop/maker office space above a two-level parking structure containing 180 parking spaces. Thirty on-site surface parking spaces and an additional 32 parking spaces off of Century Place are also proposed, for a total of 242 onsite parking spaces.
- 2) Request to rescind Conditional Use Permit PA-98-18 as it pertains to a Reciprocal Parking and Access Agreement with Mansion Nightclub (formerly Shark Club) allowing offsite employee and valet parking at 841 Baker Street. The Applicant is requesting to rescind the CUP because the nightclub no longer uses the subject site for parking. No code deviations are being requested for this project.

The project was originally considered by the Planning Commission at their December 11, 2017 hearing.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill 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 72 hours prior to the hearing date.