

**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, April 3, 2018 at 7:00 P.M.**, or soon thereafter, as the matter shall be heard in the City Hall Council Chambers, 77 Fair Drive for:

Description: Council Member's request to review the Planning Commission's approval of Planning Application PA-17-28, 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. **Site address:** 765-767 Baker Street and 2972 Century Place; **Zone:** C2 (General Business) and MG (General Industrial) and **Applicant/Agent:** Jim Trammell.

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.

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, **April 3, 2018**. 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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