

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	May 14, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-17-53	Applicant/Agent:	Warmington Properties
Site Address:	1975, 1977, 1981 and 1985 Placentia Avenue	Zone:	MG (General industrial)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application 17-53 is a request for a Conditional Use Permit to allow a coffee house, ancillary coffee roasting, compact parking and shared and valet parking on a 1.89-acre parcel, located on the west side of Placentia Avenue north of 19th Street. The parcel contains four buildings and a common access and parking lot. The request includes the following:

- A coffee house with greater than 300 square feet of publicly accessible area in an industrial zone.
- On-site ancillary coffee roasting in an industrial zone.
- Shared parking that serves multiple uses including storage/warehouse, office uses and food establishments.
- Valet parking from 9:00 a.m. to 5:00 p.m. to accommodate the coffee house operating from 6:30 a.m. to 12:00 a.m. Sunday through Thursday and 6:30 a.m. to 2:00 a.m. Friday and Saturday.
- Compact parking stalls (up to 10% of required parking).
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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.