

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at the Costa Mesa Senior Center, 695 W. 19th Street, Costa Mesa, California at 6:00 p.m. on **Monday, January 14, 2019** to consider the following item:

Application No.: PA-18-23

Applicant: Burnham Ward Properties, LLC/Alex Polen

Site Address: 234 East 17th Street

Zone: C1 – Local Business District

Description: A request for variances from street setback landscape requirements and site interior landscaping requirements to allow the relocation of a privately-owned block wall and the extension of a parking lot into the public right-of-way and the required street-facing setback. The request also includes a minor conditional use permit to add one additional compact parking space (10 were previously approved for the site under Minor Conditional Use Permit ZA-11-11) for a total of 11 compact parking spaces. The proposed modification to the parking lot would add 16 parking spaces to the site. No building expansions are proposed. An encroachment permit is also required and will be processed concurrently.

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: For more information, call (714) 754-5245, or email PlanningCommission@costamesaca.gov 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 website: www.costamesaca.gov 72 hours prior to the hearing date. 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 communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this meeting.**