

**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, April 8, 2019** to consider the following item:

Application No.: DR-19-02, PA-18-18, MM-19-02 & ZA-19-12

Applicant: Robinson Hill Architecture (Valeria Salazar)

Site Address: 792 Center Street

Zone: CL (Commercial Limited)

Description: The proposed project involves construction of a new, one-story, 1,917-square-foot building to accommodate a general contractor use at 792 Center Street. The site was previously used for auto sales and contains an existing 400-square-foot building. The applicant is requesting the following: (1) Development Review 19-02 is a request for the construction of a new building in the Commercial Limited (CL) zone; (2) Planning Application 18-18 is a request for approval of a Conditional Use Permit (CUP) for a general contractor use in the CL zone; (3) Minor Modification 19-02 is a request for a reduction in the required front landscaped setback (20 feet required, 16 feet proposed); and (4) Zoning Application 19-12 is a request for approval of a Minor Conditional Use Permit (MCUP) to provide required parking spaces in the form of enclosed garage spaces) and a request to deviate from parking requirements due to unique operating characteristics.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

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.**