

**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.: PA-18-43

Applicant: Issac Tabar

Site Address: 2665 Harbor Boulevard and 1505 Mesa Verde Drive East

Zone: C1 (Local Business District)

Description: Planning Application 18-43 is a request to amend a previously-approved Conditional Use Permit (PA-03-04) in order to construct a 10,244-square-foot below-grade parking structure for an existing motor vehicle dealership (Nash Auto), located at 2665 Harbor Boulevard. The proposed parking structure would be used for the storage of surplus motor vehicle inventory for the dealership as well as to provide code-required parking spaces for an existing multi-tenant retail building located on the adjacent property at 1505 Mesa Verde Drive East. Both properties are under the same ownership. The below-grade parking structure would be accessed from the 1505 Mesa Verde Drive East property.

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.

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.**