

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

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Monday, July 22, 2019** to consider the following item:

**Application No.:** PA-19-05

**Applicant:** Garrett Green/Joseph Martelli

**Site Address:** 1749 and 1763 Newport Boulevard

**Zone:** C2 (General Business)

**Description:** Planning Application 19-05 is a request for a:

- Conditional Use Permit to allow the sale and service of alcoholic beverages for on-site consumption after 11:00 PM and the provision of live entertainment within 200 feet of a residential zone, in association with a restaurant. The proposed hours of operation are 7AM to 2AM seven days per week. The request also includes a proposal to increase the size of the existing 2,015-square-foot restaurant (formerly The Hub Restaurant) by expanding into the adjacent 1,200-square-foot retail tenant space (3,215 square feet total restaurant space is proposed). In addition, the proposal includes the expansion of the existing 1,309-square-foot outdoor dining patio by 128 square feet (1,437 square feet total outdoor dining patio area is proposed);
- Minor Conditional Use Permit to allow the expanded dining patio within the required front landscape setback;
- Variance from front setback requirements (20 feet required; 0 feet proposed) to allow construction of a structure (cover for the dining patio) within the front setback; and
- Variance from on-site parking requirements (27 on-site parking spaces required; 14 on-site parking spaces proposed).

**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 or Conversion of Small Structures.

**Additional Information:** For more information, call (714) 754-5245, or email [PlanningCommission@costamesaca.gov](mailto: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](http://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](mailto: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.