

**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, August 12, 2019** to consider the following item:

**Application No.:** Planning Application 19-10

**Applicant:** Fletcher Jones Motorcars, Inc.

**Site Address:** 1275 Bristol Street

**Zone:** C-2 (General Business District)

**Description:** Planning Application 19-10 is a request for a Conditional Use Permit and Variance to allow for the demolition of the former Ganahl Lumber retail and storage buildings and construction and operation of a new two-story 50,971-square-foot Audi Fletcher Jones automotive dealership and sales and service center. The proposed project would be located at 1275 Bristol Street on a 4.896-acre site zoned C-2 (General Business District). The request includes:

1. Conditional Use Permit (CUP) for an automobile dealership;
2. Variance for building height from 30 feet (required) to 39 to 44 feet (proposed); and
3. Variance for landscape street setbacks from 20 feet (required) to 10 feet (proposed).

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was made available for a 20-day public comment period beginning on June 25, 2019. The public comment period closed on July 15, 2019. The IS/MND evaluates the potential environmental effects of the proposed project and concludes that impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources would be reduced to a less-than-significant level with the incorporation of mitigation measures, standard conditions of approval, and code compliance.

**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.