

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

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Costa Mesa City Council at its regular meeting on **Tuesday, September 3, 2019**, at 7:00 p.m. or soon thereafter at Costa Mesa City Hall, 77 Fair Drive, Council Chambers, Costa Mesa, CA, regarding Council review of the Planning Commission's decision to approve Application No. PA-19-05:

**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 requested hours of operation were 7AM to 2AM seven days per week (hours of operation approved by the Planning Commission were 7 AM to 11 PM, Sunday through Wednesday; and 7 AM until 2 AM, Thursday, Friday, Saturday, and New Year's Eve). 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).

The Planning Commission adopted Resolution No. PC-19-38 on July 22, 2019 on a 4-2-1 vote (Commissioner Zich absent), to approve Planning Application PA-19-05, subject to conditions of approval as modified.

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

**Applicant:** Garrett Green/Joseph Martelli

**Application Number:** PA-19-05 **Zone:** C2 (General Business District)

**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.

**Public Comments:** Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 12:00 p.m.** on the day of the hearing, **September 3, 2019**. Materials can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) or provided on a flash drive. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 12:00 p.m.**, 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.** All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 30 MINUTES PRIOR TO THE START OF THE MEETING**. If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

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