

**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-19-12:

Description: Planning Application 19-12 is a request for a Master Plan to allow for the proposed renovation of three existing commercial buildings (formerly containing the Car Mart and the Plant Stand) totaling 19,100 square feet for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of a 540-square-foot greenhouse, a 700-square-foot structure containing food stall uses, and a four-story mixed use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space located above a two-level parking structure containing 170 parking spaces. Additionally, 39 on-site open parking spaces and 34 open parking spaces accessible from Century Place are proposed, for a total of 243 proposed parking spaces.

The Planning Commission adopted Resolution No. PC-19-36 on July 8, 2019 on a 6-1 vote to approve Planning Application 19-12, subject to conditions of approval.

Site address: 765-767 Baker Street and 2972 Century Place

Applicant: Chris Bennett/Lab Holdings LLC **Application Number:** PA-19-12 **Zone:** C2 (General Business District) and MG (General Industrial District)

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development Projects.

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 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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