

**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 at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Tuesday, November 15, 2022 at 7:00 P.M.**, or as soon as possible thereafter as the matter shall be heard, to consider:

**Application No.:** PA-21-07 & ZA-19-50 (ZA-17-16 A1)

**Applicant/Agent:** Marco Palazzo (with Trenta Pizza)/126 Properties LLC & 1645 Superior Ave LLC

**Site Address:** 1661 Superior Avenue, Unit C & D and 1645 Superior Avenue

**Zone:** MG (General Industrial)

**Description:** The proposed project involves the following:

1. Planning Application 21-07 is a request for a Conditional Use Permit to permanently allow outdoor seating for the Trenta Pizza Cucina restaurant located at 1661 Superior Avenue and to allow off-site valet parking at 1645 Superior Avenue for the restaurant, and
2. Zoning Application 19-50 (ZA-17-16 A1) is a request to amend the previously-approved Minor Conditional Use Permit for the restaurant.

The Planning Commission approved the project at its September 12, 2022 meeting on a 6-1 vote. Subsequent to the Planning Commission's approval, the decision was appealed by an owner/occupant of a property located within 500 feet of the project site.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**Public Comments:** Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **November 15, 2022**. 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. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, 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

Published November 4, 2022