



## OFFICIAL PUBLIC NOTICE

### **Notice of Availability and Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration; and Notice of Public Hearing** for a 28-unit residential development at 1239 Victoria Street

The Costa Mesa Planning Commission and City Council will hold public hearings for consideration of a 28-unit residential development project by Trumark Homes at 1239 Victoria Street.

#### **PROPOSED PROJECT:**

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **General Plan Amendment GPA 14-03** – General Plan amendment to change of Land Use Designation from General Commercial to High Density Residential.
- 3) **Rezone R 14-03** - A rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District.
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential Planned Development at the site of existing commercial/light industrial use. The Project consists of the development of 28 single-family, detached residences with a net density of 16 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit). The following deviations are requested: a) Perimeter Open Space - a minimum of 20 feet is required, average of 20 feet is proposed; and b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed. Fifty percent of the open space is required to be common open space, ten percent common open space proposed.
- 5) **Vesting Tentative Tract Map 17779** – Subdivision of a 2.04-acre property as a common interest development to allow private sale and ownership of the 28 dwelling units and four common interest lots.

**NOTICE IS HEREBY GIVEN THAT:** The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

**PUBLIC REVIEW PERIOD:** The Initial Study/Mitigated Negative Declaration is available for a 30-day review period from **February 25 through March 27, 2015**. The Initial Study/Mitigated Negative Declaration may be viewed on the City's website, Development Services Department webpage, at [www.costamesaca.gov](http://www.costamesaca.gov). Reference copies of the Initial Study/Mitigated Negative Declaration are also available for review at the following locations:

- City of Costa Mesa Planning Division, 77 Fair Drive, Costa Mesa;
- Mesa Verde Library, 2969 Mesa Verde Drive East, Costa Mesa; and
- Costa Mesa Library, 1855 Park Avenue, Costa Mesa.

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For questions regarding the proposed Mitigated Negative Declaration contact: Mel Lee, AICP, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5692, Fax 714.754.4856, Email mel.lee@costamesaca.gov.

In accordance with the State CEQA Guidelines, any comments concerning the findings of the Initial Study/Mitigated Negative Declaration must be submitted in writing and received by the City of Costa Mesa no later than 5:00 p.m. on March 23, 2015, in order to be considered prior to the City's final determination on the Project. Should you decide to challenge this Project, you may be limited to the issues raised during this public review period. Please mail or fax your written comments to: Mel Lee, AICP, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5611, Fax 714.754.4856, Email mel.lee@costamesaca.gov.

**HAZARDOUS MATERIALS:** The Project site is not listed on any hazardous materials or waste databases, pursuant to Section 65963.5 of the Government Code.

***PLANNING COMMISSION PUBLIC HEARING:*** The public hearing will be held as follows:

- DATE:** Monday, March 23, 2015
- TIME:** 6:00 p.m. or as soon as possible thereafter
- PLACE:** City Council Chambers at City Hall, 77 Fair Drive, Costa Mesa, California

The agenda report may be viewed on the City's web page: [www.costamesaca.gov](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading. Public comments in either oral or written form may be presented during the public hearings. For further information, telephone (714) 754-5245, or visit the Planning Division, 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.

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