

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 project including 7 live/work units at 511 Hamilton Street, and 2089, 2095 and 2099 Harbor Boulevard

The Costa Mesa Planning Commission will hold a public hearing for consideration of a master plan for development of a 28 unit residential and live/work townhomes project by South Coast Communities LLC (APNs: 42209109, 42209108, 42209107, 42209101, 42209102) on 5 parcels (1.53-acre in area) located at the southwest corner of Hamilton Street and Harbor Boulevard. The site takes access from Charle Street on the west and Hamilton Street on the north.

PROPOSED PROJECT:

- Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- **Planning Application PA-13-29** – Master Plan for a 28-unit detached three-story townhouse development including seven live/work units with ground floor workspace. The project site is located in Planned Development Commercial Zoning district where ancillary residential use of up to 20du/acre is permitted by approval of a master plan. The three story units take access from a main drive that connects the site to Charle Street and Hamilton Street. Entrance to the site is provided from Charle Street and the Hamilton Street access is an exit only and emergency access. The proposal includes detached three-story townhome units with seven of these units (abutting southerly property line) providing a workspace on the ground floor. A total of 55 garage parking spaces and 58 open parking spaces are proposed (four spaces per unit, except one two bedroom unit which requires 3 spaces). The project requests approval of the following deviations:
 - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
 - A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
- **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

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/Mitigated Negative Declaration 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 **April 9, 2014 through May 9, 2014**. The Initial Study/Mitigated Negative Declaration is available on the City's website, Development Services Department webpage, at 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.

For questions regarding the proposed Mitigated Negative Declaration contact: Minoo Ashabi, Principal Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel, 714.754.5610 and Email minoo.ashabi@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 May 9, 2014, 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: Minoo Ashabi, Principal Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5610, Fax 714.754.4856, Email minoo.ashabi@costamesaca.gov.

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

DATE: Tuesday, May 27, 2014
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 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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