



## OFFICIAL PUBLIC NOTICE

**Notice of Availability and Notice of Intent to**  
Adopt an Initial Study/Mitigated Negative Declaration; and **Notice of Public Hearing** for  
49-unit residential and 40-unit live/work project at 1620-1644 Whittier Avenue

The Costa Mesa Planning Commission will hold a public hearing for consideration of a 49-unit residential and a 40-unit live/work development project by MW Bluffs Owner, LLC 1620-1644 Whittier Avenue (APNs: 424-391-09, 424-391-10 and 424-391-12).

### **PROPOSED PROJECT:**

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **Planning Application PA-14-06** – Urban Master Plan for development of a 89 units—49 residential units and a 40 live/work units—at the site of industrial land uses and a single residence within the Mesa West Bluffs Urban Plan area. The Project has a total gross density of 13 units per acre (residential component) and a Floor Area Ratio (FAR) of 0.87 (live/work component). The buildings are designed with 3-story residential units within the northern portion of the project, and 3-story live/work units within the southern portion. A total of 276 garage/covered parking spaces and 56 open parking spaces are proposed (at least four spaces per residential unit/three per live/work), as well as approximately 0.6 acre of open space. The project requests approval of the following deviations:
  - Side and Rear Setback – The Mesa West Bluffs Urban Plan identifies setbacks of 10 feet between multi-unit buildings. The project would deviate from the setback requirement by placing some units less than 10 feet apart (as few as 6 feet for some units).

**Tentative Tract Map 17747**– Subdivision of a 5.7-acre property to allow: private sale and ownership of 49 residential lots, 40 live/work lots; and to provide 1.9 acres of neighborhood streets, and 0.6 acres of open space 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.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however, the site contains potential contaminants of concern that are being remediated with the oversight of the California Department of Toxic Substance Control. The Initial Study provides further discussion of this subject.

**PUBLIC REVIEW PERIOD:** The Initial Study/Mitigated Negative Declaration is available for a 30-day review period from **September 12, 2014 through October 12, 2014**. 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.

For questions regarding the proposed Mitigated Negative Declaration contact: Melvin E. Lee, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5611, Fax 714.754.5610, Email [mel.lee@costamesaca.gov](mailto: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 October 13, 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: Melvin Lee, Senior Planner, City of Costa Mesa, 77 Fair Drive, Post Office Box 1200, Costa Mesa, California 92628, Tel. 714.754.5611, Fax 714.754.4856, Email [mel.lee@costamesaca.gov](mailto:mel.lee@costamesaca.gov).

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

**DATE:** Monday, November 10, 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](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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