



OFFICIAL PUBLIC NOTICE

Notice of Availability and Notice of Intent To Adopt an Initial Study/Mitigated Negative Declaration

PROPOSED PROJECT:

1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;

2) **Proposed Project:** The 4.15-acre project site is currently occupied by the 236-room (94,500 square foot) Costa Mesa Motor Inn motel at 2277 Harbor Boulevard in the General Commercial land use designation and C1 zone (Local Business District). The proposal involves demolition of the existing motel and the construction of a four-story, 224-unit luxury apartment project, inclusive of twenty affordable units for moderate-income households. Parking onsite would be accommodated within a proposed five level parking structure containing 503 parking spaces. The proposed project consists of the following discretionary requests:

- **General Plan Amendment GP-14-04** to change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) Provision of 20 affordable units for moderate-income households and (b) Complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
- **Rezone R-14-04** from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
- **Zoning Code Amendment CO-14-02** to make specific reference to the parcel, where appropriate, and the site-specific height and density for the development site in the PDR-HD zone in Title 13 (Zoning Code) of the Costa Mesa Municipal Code, as well as any other related changes.
- **Planning Application PA-14-27**, a Master Plan for the 224-unit apartment project with specified deviations from the PDR-HD development standards, including the following:
 - i. Variance to allow deviation from required Open Space and Private Open Space requirements;
 - ii. Variance from building height to allow a five level parking structure (maximum 4 levels allowed; 5 levels proposed);
 - iii. Administrative Adjustment for encroachment of ground floor private patios into required perimeter open space area (20 feet required; 15 feet proposed).

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 active hazardous materials sites compiled pursuant to Government Code Section 65962.5. 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 11, 2015 through October 10, 2015. The Initial Study/Mitigated Negative Declaration may be viewed 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: Ryan Loomis, Associate Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. (714) 754-5608, Email ryan.loomis@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 October 10, 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: Ryan Loomis, Associate Planner, City of Costa Mesa, 77 Fair Drive, Post Office Box 1200, Costa Mesa, California 92628, Tel. 714.754.5608, Email ryan.loomis@costamesaca.gov.

PLANNING COMMISSION PUBLIC HEARING:

The Costa Mesa Planning Commission will hold a public hearing as follows:

- DATE:** Monday, October 12, 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 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, excluding State and Federal holidays.

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