

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**



To: \_\_\_\_\_  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

X  
County Clerk  
County of Orange  
P. O. Box 22013  
Santa Ana, CA 92702

From:  
City of Costa Mesa  
Development Services  
77 Fair Drive  
Costa Mesa, CA 92626

Date: October 3, 2016

TO: Interested Agencies, Organizations, and Individuals

**NOTICE IS HEREBY GIVEN** that pursuant to Section 15072 of the State CEQA Guidelines, the City of Costa Mesa hereby gives notice that a Draft Mitigated Negative Declaration (MND) for a General Plan Amendment, Rezone, Master Plan, and Tentative Tract Map by Sheldon Development for a 1.67-acre property at 440 Fair Drive is available for review and comment.

**PROJECT TITLE:** General Plan Amendment GP-16-01, Rezone R-16-01, Planning Application PA-16-46 and Tentative Tract Map 18064.

**PROJECT LOCATION:** The project site is located at 440 Fair Drive in the City of Costa Mesa, County of Orange, on the north side of Fair Drive, approximately 200 feet east of the intersection of Harbor Boulevard and Fair Drive, County Assessor's Parcel Number 141-421-23. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The project involves the demolition of the existing two-story retail/office center, and the construction of 8 new three-story detached single-family units and 20 four-story (includes rooftop deck) duplex units. The project also includes approximately 26,643 SF of private and communal open space. The proposed project involves the following discretionary requests:

- **General Plan Amendment GP-16-01** to change the land use designation from Neighborhood Commercial (NC) to High Density Residential (HDR).
- **Rezone 16-01** to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
- **Planning Application PA-16-46** to implement a Master Plan for the 28-unit residential project with specified deviations from the PDR-HD development standards, including the following:
  - i. Variance to allow deviation from required open space requirements (42% required; 36.8% proposed);
  - ii. Variance for encroachment of block walls into required perimeter open space area (20 feet required; 6 feet (Fair Drive) and 4.7 feet (Carnegie Ave) proposed);
  - iii. Variance to allow deviation from required landscaped parkway requirements (10 feet with no dimension less than 5 feet on house side of private street required; 10 feet/3.6 feet proposed);
  - iv. Administrative Adjustment for encroachment of building into required perimeter open space area along Fair Drive (20 feet required; 15 feet proposed).
  - v. Minor Modification for encroachment of building into required perimeter open space area along Carnegie (20 feet required; 18 feet proposed).
  - vi. Deviation from Residential Design Guidelines for multi-story to first floor ratio (100% multi-story to first floor ratio recommended; 150% for 4-story units and 114% for 3-story units proposed).
- **Tentative Tract Map 18064** for a single lot subdivision for condominium purposes.

**PROJECT IMPACTS:** The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements.

**PUBLIC REVIEW PERIOD: BEGINS: OCTOBER 4, 2016; ENDS: OCTOBER 24, 2016**

**POSTED**

**OCT 03 2016**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HB DEPUTY

**PUBLIC HEARING:** A public hearing will be held before the Costa Mesa Planning Commission on **MONDAY, OCTOBER 24, 2016, at 6:00 P.M.** in the City Council Chambers at Costa Mesa City Hall at 77 Fair Drive, Costa Mesa, California.

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

Ryan Loomis, AICP, Associate Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

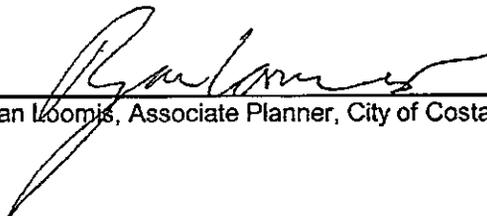
Phone: (714) 754-5608  
FAX: (714) 754-4913  
[ryan.loomis@costamesaca.gov](mailto:ryan.loomis@costamesaca.gov)

**LOCATION WHERE DOCUMENT CAN BE REVIEWED:** 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/Environmental Notices and Reports. 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.

The Initial Study, Draft MND and supporting documents are also available for review and comment during normal business hours at the following locations:

- (a) Mesa Verde Library, 2969 Mesa Verde Drive, East;
- (b) Costa Mesa/Donald Dungan Library, 1855 Park Avenue;
- (c) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA.

10/3/16  
Date: \_\_\_\_\_

  
Ryan Loomis, Associate Planner, City of Costa Mesa

**POSTED**

**OCT 03 2016**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HR DEPUTY