



## OFFICIAL PUBLIC NOTICE

**Notice of Availability and Notice of Intent to**  
Adopt an Initial Study/Mitigated Negative Declaration; and **Notice of Public Hearing** for the  
West 17th Street & Superior Avenue Live/Work Project at  
643-651 West 17<sup>th</sup> Street and 1677 Superior Avenue

The Costa Mesa Planning Commission will hold a public hearing for consideration of a 29-unit live/work development project by Intracorp Socal -1, LLC at 643-651 West 17<sup>th</sup> Street and 1677 Superior Avenue.

### **PROPOSED PROJECT:**

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **Planning Application PA-13-22** – Urban Master Plan for development of a 29-unit live/work Project at the site of existing commercial/light industrial uses within the 19th West Urban Plan area. The Project consists of the development of 29 live/work units with a total gross density of 19.03 units per acre and an Floor Area Ratio (FAR) of 0.85. The buildings are designed in duplex, three-plex, and four-plex clusters. The proposal includes an attached three-story development with roof decks, two-car garages and open parking areas, commercial "work" space on the ground floor, and living space and bedrooms on the upper levels. A total of 58 garage parking spaces and 29 open parking spaces are proposed (87 parking spaces or 3 spaces per unit). The Project requests approval of the following deviations: a) garage size standards - a minimum of 20 by 20 feet is required, 19 by 19 feet is proposed; and b) distance from the buffer zone from the JC Carter industrial property (671 West 17th Street) - a minimum 50-foot setback is required, 11 units are proposed within the setback area.

The IS/MND also provides environmental analysis of a modified project; see Appendix E. The modified project involves a total of 49 live/work units at 635 and 643-651 West 17th Street and 1677 and 1695 Superior Avenue (1.03 acres). The modified project involves expanding the development area to include the corner parcel at 17th Street and Superior Avenue. The modified project consists of a total gross density of 19.23 units per acre and an FAR of 0.85. A total of 147 parking spaces are proposed, including 98 garage spaces and 29 open spaces (or two resident garage spaces and one guest space per unit). The modified project includes a deviation from the garage size standard - a minimum of 20 by 20 feet is required, 19 by 19 feet is proposed. As noted in the project description above, a deviation from the buffer zone from the JC Carter industrial property (671 West 17th Street) is also required - a minimum 50-foot setback is required, 11 units are proposed within the setback area.

- 3) **Vesting Tentative Tract Map 17639** – Subdivision of a 1.52-acre property for condominium purposes to allow private sale and ownership of the 29 live/work units. The modified project involves subdivision of a 2.55-acre property for condominium purposes to allow private sale and ownership of the 49 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 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 **October 1 through October 30, 2013.** 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: Mr. Antonio Gardea, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5692, Fax 714.754.4856, Email [antonio.gardea@costamesaca.gov](mailto:antonio.gardea@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 30, 2013, 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: Mr. Antonio Gardea, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5692, Fax 714.754.4856, Email [Antonio.gardea@costamesaca.gov](mailto:Antonio.gardea@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. The Texaco Service Station facility (on the corner parcel at 1695 Superior Avenue), which is a regulatory site, is part of the modified project site. This facility was reported on the following databases: LUST; Orange County Industrial Site; UST; HIST CORTESE; CA FID UST; SWEEPS UST; and EDR US Hist Auto Stat.

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

- DATE:** Tuesday, November 12, 2013  
**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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