



OFFICIAL PUBLIC NOTICE

Notice of Availability and Notice of Intent to
Adopt an Initial Study/Mitigated Negative Declaration; and **Notice of Public Hearing** for
36-unit live/ work project at 2023, 2025 and 2027 Placentia Avenue

The Costa Mesa Planning Commission will hold a public hearing for consideration of a 36-unit live/work development project by City Ventures at 2023, 2025 and 2027 Placentia Avenue (APNs: 422-291-10 and 422-291-09). The site shares a common access and drive with the property located to the south (2013 Placentia Avenue).

PROPOSED PROJECT:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **Planning Application PA-13-21** – Urban Master Plan for development of a 36-unit live/work project at the site of existing boat storage and repair uses within the Mesa West Bluffs Urban Plan area. The Project consists of the development of 36 units (30 lofts and live/work units and six residential units) with a Floor Area Ratio (FAR) of 0.92. The buildings are designed in duplex, four-plex, and six-plex clusters. The proposal includes attached three-story and two-story townhome style development and a three-story attached six-unit building facing Placentia Avenue. A total of 69 garage parking spaces and 39 open parking spaces are proposed (three spaces per unit). The project requests approval of the following deviations:
 - Live/work standards - Deviation to allow development of six residential units with no workspace;
 - Workspace minimum size standards - Deviation from minimum size requirement for 24 units (250 SF required: 335 SF and 265 SF proposed for six units, 118 SF proposed for 24 units); and,
 - Rear Setback – Deviation from required setback abutting residential zone to allow a 10-foot setback for first floors.
- 3) **Vesting Tentative Tract Map 17658** – Subdivision of a 1.88-acre property for condominium purposes to allow private sale and ownership of the 36 live/work and residential 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 **December 24, 2013 through January 23, 2014**. 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: Mino Ashabi, Principal Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5692, Fax 714.754.5610, 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 January 23, 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: Mino Ashabi, Principal Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5692, Fax 714.754.4856, Email minoo.ashabi@costamesaca.gov.

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

DATE: Monday, February 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 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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