

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: X
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: February 25, 2015
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 the 28-unit residential development project by Trumark Homes at 1239 Victoria Street is available for review and comment.

PROJECT TITLE: Trumark Homes Project (General Plan Amendment GPA-14-03, Rezone R-14-03, Planning Application No. PA-14-19, and Vesting Tentative Tract Map 17779).

PROJECT LOCATION: 1239 Victoria Street in the City of Costa Mesa, on the south side of Victoria Street 900 feet east of the City boundary with Huntington Beach and 450 feet west of Valley Road, County Assessor's Parcel Number 422-322-18. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: General Plan amendment to change of Land Use Designation from General Commercial to High Density Residential; rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Planned Development Residential – High Density (up to 20 dwelling units per acre) (PDR-HD) District; Master Plan for development of a 28-unit Residential Planned Development at the site of existing commercial/light industrial use. The Project consists of the development of 28 single-family, detached residences with a net density of 16 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, four spaces per unit). The following deviations are requested: a) Perimeter Open Space - a minimum of 20 feet is required, average of 20 feet is proposed; and b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed. Fifty percent of the open space is required to be common open space, ten percent common open space proposed; Subdivision of a 2.04-acre property as a common interest development to allow private sale and ownership of the 28 dwelling units and four common interest lots.

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 and mitigation measures.

PUBLIC REVIEW PERIOD: Begins: February 25, 2015 **Ends:** March 27, 2015

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on March 23, 2015, at 6 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 30 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:

Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Phone: (714) 754-5611
FAX: (714) 754-4856

mel.lee@costamesaca.gov

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft MND and supporting documents are available for review and comment during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue.

2/25/15
Date:

Mel Lee
Mel Lee, Senior Planner, City of Costa Mesa