



## OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

<b>MEETING DATE:</b>	March 23, 2015	<b>City Hall Address:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-14-33	<b>Applicant:</b>	Rosanna Inc.
<b>Site Address:</b>	3350 Avenue of the Arts	<b>Zone:</b>	PDR-HD
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Addendum to EIR No. 1054
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** The proposed project at 3350 Avenue of the Arts in the PDR-HD zone involves the following:

- 1) **Final Master Plan PA-14-33** is an amendment to Master Plan PA-06-75, originally approved for development of a 23-story, 120-unit condominium development and a 7-level parking structure at the site of Wyndham Hotel's existing parking structure. The proposed project involves:
  - a) Amend the proposed hotel room count from a 200-room to a 238-room hotel to reflect retention of all of the rooms of the existing Wyndham hotel.
  - b) Reduce the originally approved density of the high-rise condominium building from 120 units (44 dwelling units per acre) to 100 dwelling units (34 dwelling units per acre).
  - c) Variance from North Costa Mesa Specific Plan to allow overall mix of 238 hotel rooms and 100 residential units. Approval of the requested variance shall be subject to conformance with Specific Plan findings.
  - d) Variance from open space perimeter setback requirement (20 feet originally approved, 6 feet proposed for outdoor seating and 4 feet for perimeter walls and pilasters). Note: The proposed building is located at a 26-foot setback.
  - e) Variance from minimum private open space requirement for two, two-bedroom units on Level Two (minimum 100 sq. ft. required; no balconies proposed for these units);

Note: The proposed parking requirement is adjusted to 422 parking spaces due to the change in the proposed residential density and hotel room count. The proposed project is consistent with the required parking rate for tenant parking (1.5 for one-bedroom and 2.0 for two-bedroom) and guest parking (0.5 for first 50 units and 0.25 for units over 50 units) per the Specific Plan.

**Environmental Determination:** Addendum to the Final Program EIR No. 1054/Previously Certified on November 20, 2007 by City Council

**Public Comments:** A copy of the application can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing (see date above). If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. Please note that no copies of written communication will be made after 5:00 PM. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. 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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