



OFFICIAL PUBLIC NOTICE

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

MEETING DATE:	March 23, 2015	City Hall Address:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	GP-14-03, R-14-03, PA-14-19, VT-17779	Applicant:	Eric Nelson
Site Address:	1239 Victoria Street	Zone:	AP (Existing); PDR-HD (Proposed)
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Initial Study/Mitigated Negative Declaration (IS/MND)
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project at 1239 Victoria Street in the AP (Existing); PDR-HD (Proposed) zone involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **General Plan Amendment GP-14-03** – General Plan amendment to change of Land Use Designation from Neighborhood Commercial to High Density Residential;
- 3) **Rezone R-14-03** - A Rezone (or change) of the zoning classification of the site from Administrative and Professional District (AP) to Planned Development Residential – High Density District (PDR-HD), up to 20 dwelling units per acre;
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of the development of 28 single-family, detached residences with a net density of 14 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 variances are requested: a) Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average of 20 feet is proposed); b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed; and c) Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed);
- 5) **Vesting Tentative Tract Map 17779** – Subdivision of a 2.04-acre property into fee simple lots for homeownership.

Environmental Determination: The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration is available for review and comment from February 25, 2015 to March 27, 2015. 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 Comments: A copy of the application can be viewed on the City's webpage 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.

OFFICIAL PUBLIC NOTICE