



OFFICIAL PUBLIC NOTICE

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

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| HEARING DATE: | May 11, 2015 | HEARING TIME & LOCATION: | 6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA |
| Application No.: | PA-14-29/VT-17800 | Applicant: | Diamond Star Associates, Inc. |
| Site Address: | 671 W. 17 th Street | Zone: | MG |
| 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 involves the following:

1. Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
2. **Planning Application PA-14-29** – A Master Plan for development of a 177-unit development at the site of an existing industrial office complex (former Argo-tech). The project consists of demolition of the existing industrial buildings and construction of 177 units including 42 detached live/work units at 0.68 FAR, 89 attached live/work units at 1.14 FAR, and 46 residential lofts at 13 du/acre.
All units are three-story buildings with two-car garages and a top-story roof deck. The project includes a 0.61-acre private park; 11 percent open space for live/work units and 41 percent for loft units; with 354 garage parking spaces, and 154 open parking spaces for a total of 508 parking spaces. Compact parking is proposed at 4 percent of total parking supply or 14 percent of uncovered parking supply. The proposed project includes the following deviations:
 - **Interior Garage Dimensions.** Minimum 20 by 20 feet dimension required; 19 by 20 feet proposed.
 - **Minimum Building Separation.** Minimum 10 feet between buildings required; 6 feet proposed.
 - **Floor Area Ratio for Attached Live/Work Units.** Maximum 1.0 allowed and up to 1.25 FAR subject to specific findings; 1.14 FAR proposed.
 - **Guest Parking.** Minimum of 196 open guest parking required for live/work units. The total parking supply (508 spaces) complies with the overall parking requirement; however, 66 of the required 196 open parking spaces will be provided in garages.
3. **Vesting Tentative Tract Map VT-17800** – Subdivision of a 9.0-acre property for condominium purposes.

Environmental Determination: The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration has been available for review and comment from April 9, 2015 to May 8, 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.

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 **3:00 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 **3:00 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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