



OFFICIAL PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Date: June 9, 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 Negative Declaration (ND) for the 10-unit residential development project by Pinnacle Residential at 2880 Mesa Verde Drive East is available for review and comment.

PROJECT TITLE: Pinnacle Residential Project (Rezone R-14-05, Planning Application No. PA-14-48, and Tentative Tract Map TT-17824).

PROJECT LOCATION: 2880 Mesa Verde Drive East in the City of Costa Mesa, on the east side of Mesa Verde Drive East, approximately 0.2 miles north of the intersection of Adams Avenue and Mesa Verde Drive East, County Assessor's Parcel Number 139-313-08. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: This is an amended project from the original 13-unit project, which was originally assigned SCH# 2015031099. The amended project involves the following: (1) Adoption of an Initial Study/Negative Declaration; (2) Rezone of a 2-acre site from I&R (Institutional and Recreational) to R1 (Single-Family Residential District) (7.26 dwelling units per acre maximum allowed); (3) Design Review for the development of a 10-unit, two-story, detached residential development (4.83 dwelling units per acre proposed). The Design Review also includes a Minor Modification to allow two units to project 20% or less into front yard setback, or 16 feet. (20 feet required; 16 feet proposed); and (4) Tentative Tract Map TT-17824 for subdivision of property for homeownership. The project consists of the development of 10 single-family, detached residences with a density of 4.83 dwelling units per acre, instead of original 13 units proposed. The amended project includes a rezone to R1 (Single-family Residential District) rather than PDR-LD zone (Planned Development Residential-Low Density). The project will provide 20 garage/covered parking spaces and 30 open parking spaces, for a total of 50 spaces (4 spaces per residential unit, and 10 additional spaces). Vehicle access to the 10 units will be provided from a private street off of Mesa Verde Drive East. No deviations from the City's Residential Design Guidelines are requested.

PROJECT IMPACTS: The Initial Study/ND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

PUBLIC REVIEW PERIOD: Begins: March 27, 2015 Ends: April 25, 2015 (extended to July 1, 2015 per revisions)

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on **June 22, 2015**, at 6 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

The Initial Study/Negative Declaration is being re-extended for public review and comment for a period of 20 days. An initial 30 day comment period commenced on March 27, 2015 to April 25, 2015. This 20 day extension is a courtesy for the public. 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
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LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft ND 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.

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