



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	September 28, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	Second Amendment to DA-00-02 (DA-15-02) and North Costa Mesa Specific Plan Amendment SP-15-01	Applicant:	Segerstroms and Sons
Site Address:	3400 and 3420 Bristol Street	Zone:	TC
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15061 (b) (3) (general rule)
Website:	www.costamesaca.gov	Email:	PlanningCommission@ costamesaca.gov

Description:

1) Second amendment to Development Agreement DA-00-02 (Seegerstrom Town Center):

- Extending the term of the development agreement (originally executed in 2001) for additional 20 years until 2035.
- Provide consistency between the development agreement and the entitlements approved on January 16, 2007 by General Plan Amendment (GP-06-02) as included in North Costa Mesa Specific Plan that allowed development of a maximum non-residential FAR of 1.88 with maximum 275 high-rise units or a maximum of non-residential FAR of 1.98 with a decrease in the maximum allowable high-rise residential units.

2) The proposed project also includes a SP-15-01 North Costa Mesa Specific Plan Amendment. The NCMSA was adopted in July 1994. The proposed amendment will be provide clarifying language related to, but not limited to, the following:

- General description of the purpose, policy, and regulations set forth in the North Costa Mesa Specific Plan.
- Expanded description of the preliminary and final master plan process required for development in the Specific Plan areas.
- New clarifying language regarding approved and available entitlements in the Seegerstrom Town Center area of the Specific Plan.
- Add new map exhibits and related exhibits for Area 4, South Coast Plaza Town Center.
- NO CHANGES to existing trip budgets are proposed as part of this Specific Plan amendment.

Environmental Determination: The project is categorically exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act) Guidelines.

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). Please note that no copies of written communication will be made after **3:00 PM**. 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. 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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