



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	October 12, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-14-27	Applicant:	Diamond Star Associates, Inc.
Site Address:	2277 Harbor Boulevard	Zone:	C1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Initial Study/Mitigated Negative Declaration (IS/MND)
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

1) Description: Adoption of an *Initial Study/Mitigated Negative Declaration (IS/MND)*;

2) Proposed Project: The 4.15-acre project site is currently occupied by the 236-room (94,500 square foot) Costa Mesa Motor Inn motel at 2277 Harbor Boulevard in the General Commercial land use designation and C1 zone (Local Business District). The proposal involves demolition of the existing motel and the construction of a four-story, 224-unit luxury apartment project, inclusive of twenty affordable units for moderate-income households. Parking onsite would be accommodated within a proposed five level parking structure containing 503 parking spaces. The proposed project consists of the following discretionary requests:

- a. **General Plan Amendment GP-14-04** to change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) Provision of 20 affordable units for moderate-income households and (b) Complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
- b. **Rezone R-14-04** from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
- c. **Zoning Code Amendment CO-14-02** to make specific reference to the parcel, where appropriate, and the site-specific height and density for the development site in the PDR-HD zone in Title 13 (Zoning Code) of the Costa Mesa Municipal Code, as well as any other related changes.
- d. **Planning Application PA-14-27**, a Master Plan for the 224-unit apartment project with specified deviations from the PDR-HD development standards, including the following:
 - i. Variance to allow deviation from required Open Space and Private Open Space requirements;
 - ii. Variance from building height to allow a five level parking structure (maximum 4 levels allowed; 5 levels proposed);

Environmental Determination: The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Negative Declaration is available for review and comment from September 11, 2015 to October 10, 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.

Additional Information: All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to **3:00 pm** on the day of the hearing. No copies will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission **after 3:00 pm on the day of the hearing**, 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. For more information, call (714) 754-5245, or visit the Planning Division on the 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, except specified holidays. 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.

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