



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	February 22, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	Two-year time extension PA-13-29 and TT- 17668	Applicant:	Red Mountain Asset Fund II, LLC
Site Address:	2089, 2095 and 2099 Harbor Blvd., 511 Hamilton	Zone:	PDC
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Initial Study/Mitigated Negative Declaration
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Request for a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map 17668. The 28-unit, three-story common interest development project on a 1.53-acre site in PDC zone (Planned Development Commercial) was originally approved on May 27, 2014. The project included the following:

- 1) **PA-13-29** - Master Plan for a 28-unit detached three-story townhouse development including seven live/work units with ground floor workspace with the following deviation:
 - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
 - A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
 - Deviation from Residential Design Guidelines to allow 104% -110% second floor and third floor ratio to first floor (100% recommended)
- 2) **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

Environmental Determination: An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The Negative Declaration was based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. 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 **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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