



OFFICIAL PUBLIC NOTICE
CITY OF COSTA MESA 2015 TO 2035 GENERAL PLAN

NOTICE IS HEREBY GIVEN that the City of Costa has prepared a Draft Environmental Impact Report (EIR) for the Year 2015-2035 General Plan, which is being distributed for public review.

Project Title: The City of Costa Mesa 2015 to 2035 General Plan

State Clearinghouse Number: SCH# 2015111068

Project Description

The project consists of the adoption of updated Land Use, Circulation, Growth Management, Conservation, Noise, Safety, Historic & Cultural Resources, Community Design, and Open Space and Recreation Elements of the City of Costa Mesa General Plan. The General Plan Update will incorporate the Housing Element which was previously adopted in January 2014 and valid through 2021.

Focused amendments are proposed to the Land Use Element that will provide new development opportunities in targeted areas and along specific corridors. These land use changes represent approximately four percent of the land area in the entire City. The amended Land Use Plan includes, but is not limited to:

- A new land use designation (Multi-Use Center) that applies to the Fairview Development Center
- Two new land use overlays (Residential Incentive Overlay Zone and Harbor Mixed Use)
- Site-specific FAR of 0.64 for the Segerstrom Home Ranch site
- Site-specific density of 80 dwelling units per acre for Sakioka Lot 2
- Amended General Plan designation of Commercial Center and site specific FAR of 0.54 to 0.64 for the LA Times site

The public hearing will be held by the Planning Commission as follows:

DATE: Monday, March 14, 2016
TIME: 6:00 p.m. or as soon as possible thereafter
PLACE: City Council Chambers at City Hall
77 Fair Drive, Costa Mesa, California

The Draft EIR and Technical Appendices will be available for review and comment for 45 days commencing March 4, 2016 at 8:00 am and ending on April 18, 2016 at 5:00 pm. Written comments on the Draft EIR must be submitted by April 18, 2016 by 5:00pm to the City of Costa Mesa, attention Minoo Ashabi, Principal Planner, at the address below. The Draft EIR and Technical Appendices are available at:

- 1) Costa Mesa City Hall, Development Services Department, 77 Fair Drive, Costa Mesa
- 2) Mesa Verde Library, 2969 Mesa Verde Drive East, Costa Mesa
- 3) Costa Mesa Library, 1855 Park Avenue, Costa Mesa.
- 4) City website: www.costamesaca.gov

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, excluding State and Federal holidays.

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