



**OFFICIAL PUBLIC NOTICE**  
**2015-2035 GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT**  
**SCH# 2015111068**

The Costa Mesa Planning Commission will hold a public hearing to consider 2015-2035 General Plan and Draft Environmental Impact Report (DEIR).

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. 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 former LA Times site

The public hearing will be held as follows:

**DATE:** Monday, April 25, 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 General Plan, EIR and Technical Appendices are available for public review 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](http://www.costamesaca.gov)

The 45-day public review and comment period ends on April 18, 2016 at 5:00 pm.

A copy of the draft agenda and report can be viewed on the City's webpage [www.costamesaca.gov](http://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). 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.

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