



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	July 11, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application Nos.	PA-09-15 A1	Applicant:	Rob Eres, Nexus Development
Site Address:	1640 Monrovia	Zone:	MG – Mixed-Use Overlay
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Mitigated Negative Declaration Addendum
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed Vivante Phase II includes a request to amend the Master Plan PA-09-15 to allow the replacement of the previously approved 42,000 square feet of office building with a proposed 111-unit independent and assisted living facility including a 1,700 square-foot Club Fitness Center, and a 3,900 square-foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 15 studio units, 77 one-bedroom units, and 19 two-bedroom units. The project also would contain a surface parking lot, underground parking on the easterly portion of the property, and amenities such as a kitchen/restaurant style dining room, dance studio, café, bar/lounge, activity rooms, library/computer room, art room, outdoor plaza park, and some ancillary office space for management services. The proposed project will serve as an expansion of the existing Vivante Assisted Living Facility.

Environmental Determination: There are no changes to the original environmental impact conclusions of the Initial Study/Mitigated Negative Declaration. The addendum to the previously adopted Mitigated Negative Declaration will be included in the staff report.

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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