



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	July 25, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application Nos.	PA-15-58 & VTT-17980	Applicant:	C & V Consulting
Site Address:	929 Baker Street	Zone:	R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	IS/MND
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.
2. **Planning Application PA-15-58:** Design Review to allow for the consolidation and subdivision of a 4.71 acre (205,168 square foot) lot located at 929 Baker Street into a residential development with 56-units of two-story, detached, common interest residential development including a 0.10- acre private park. The project site provides the required 224 parking spaces and 13 surplus guest parking spaces for a total of 237 spaces. The following deviations are requested:
 - a. **Administrative Adjustment** to reduce the rear building setback along the Paularino Channel (20 feet required; 12 feet proposed), and reduce the distance between the buildings within the development (10 feet required; 6 feet proposed).
 - b. **Variance from Open Space due to Proposed Surplus Guest Parking:** The Applicant is proposing 13 surplus guest parking spaces to exceed the minimum required parking for an overall total of 237 spaces. The surplus guest parking would reduce the size of on-site park from 0.11 acre to 0.10 acre in size. The surplus guest parking requires a variance to deviate from the open space requirement (40 percent open space required; 39.5% open space proposed). **NOTE:** Code does not require the 13 surplus guest parking spaces. If these surplus spaces are not approved as part of the proposed project, a variance from open space would not be required. For CEQA purposes, the IS/MND also evaluated an alternative plan with 5 guest parking spaces and code compliant 40% open space.
3. **Vesting Tentative Tract Map VTT-17980:** to subdivide the property for condominium purposes for home ownership.

Environmental Determination: The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

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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