

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	August 8, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-07-18 & VT-17207; PA-07-29 (time extensions)	Applicant/Agent:	Wilson Meany
Site Address:	585, 595 and 531 Anton Blvd.	Zone:	PDC
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: A one-year time extension is requested for the following entitlements:

- Final Master Plan (PA-07-18) and Vesting Tentative Tract Map VT-17207: (a) demolition of 17,529 square feet of existing restaurant buildings, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise buildings, two, six-level parking structures containing a total of 1040 parking spaces, and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard; and
- Final Master Plan (PA-07-29) for three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone with a Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements (34 permitted; 37 approved).

Environmental Determination: Final Program EIR No. 1052 previously certified on November 21, 2016 by City Council.

Additional Information: 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). 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.