



OFFICIAL PUBLIC NOTICE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND NORTH COSTA MESA SPECIFIC PLAN RELATED TO HOME RANCH, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2.

The Costa Mesa Planning Commission will hold a public hearing to consider an Amendment to North Costa Mesa Specific Plan (NCMSP), Area 1 (Home Ranch); Area 5, Wyndham Hotel site; and, Area 8 (Sakioka Lot 2) for consistency with the recently adopted 2015-2035 General Plan to include the following developments intensities and trip budgets:

- Segerstrom Home Ranch – Maximum Floor Area Ratio 0.64, trip budget of 1,860 A.M. and 1,788 P.M. and maximum building area of 1,200,000 SF and updates to exhibits depicting the current ownership, freeway improvements and parcel boundaries.
- 3350 Avenue of the Arts – Development flexibility to allow Option 2 for hotel expansion with 150 additional rooms and no residential units.
- Sakioka Lot 2 – Maximum Non-Residential 863,000 SF (0.50 retail FAR, 0.60 office FAR) and Residential units of up to 660 units and a maximum density of 80 du/acre. The trip budget for this area is 1,062 A.M. and 1,407 P.M. maximum height of 120 feet/8 stories as required by Airport Land Use Commission's determination on May 26, 2016.

Environmental Determination: Addendum to Final Impact Report EIR No. 200711125 adopted in 2007 for Wyndham Hotel and EIR No. 2015111053 adopted in June 2016 for 2015-2035 General Plan.

The public hearing will be held as follows:

DATE: Monday, August 22, 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
EMAIL: PlanningCommission@costamesaca.gov
WEBSITE: www.costamesaca.gov

A copy of the staff report can be viewed on the City's webpage: <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.

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