



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	September 26, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	SP-05-06 A2	Applicant:	City of Costa Mesa
Site Address:	SoBECA Urban Plan Area	Zone:	Mixed Use Overlay Zone
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt –per Section 15061(b) (3) General Rule
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The project involves City-initiated Urban Plan Amendment to amend maximum density and development capacity related to residential development in the SoBECA overlay zone. The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).

Amendment Description (SP-05-06 A2)

The Urban Plan amendment relates to the following consistent with the adopted 2015-2035 General Plan:

- (1) Amend SoBECA Urban Plan to allow residential use in addition to mixed use development;
- (2) Allow maximum 40 du/acre density for individual residential developments; and
- (3) Allow maximum development capacity of 450 dwelling units for the SoBECA Urban Plan overlay area.

Environmental Determination: Exempt per Section 15061(b) (3) General Rule.

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). 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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