



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	September 26, 2016	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application Nos.</b>	GP-16-05 and R-16-05	<b>Applicant:</b>	Pinnacle Residential
<b>Site Address:</b>	2850 Mesa Verde Drive East	<b>Zone:</b>	(Existing): C1 (Local Business District) (Proposed): R1 (Single Family Residential)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Initial Study/Negative Declaration
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** The proposed project involves:

1. Adoption of an **Initial Study/Negative Declaration**;
2. **General Plan Amendment GP-16-05.** General Plan Amendment to change the land use designation of a 2-acre site from GC (General Commercial) to LDR (Low Density Residential); and
3. **Rezone R-16-05.** Rezone of a 2-acre site from C1 (Local Business District) to R-1 (Low Density Residential - eight (8) dwelling units per acre maximum density allowed). The General Plan Amendment and Rezone is to accommodate an 11-unit, two-story, single family residential development which will be submitted to the City for a separate public hearing at a future date.

**Environmental Determination:** An Initial Study/Negative Declaration (IS/ND) was prepared in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements. The IS/ND is available for review and comment from September 6, 2016 to September 26, 2016. The Initial Study, Negative Declaration, and supporting documents are available for review during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue. The document can also be viewed at <http://www.costamesaca.gov/>.

**Additional Information:** A copy of the application can be viewed on the City's webpage [www.costamesaca.gov](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). 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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