



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	October 10, 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>	R-15-01 and PA-15-30	<b>Applicant:</b>	Annette Wiley
<b>Site Address:</b>	375 Bristol Street	<b>Zone:</b>	Existing: PDC (Planned Development Commercial) Proposed: C2 (General Business District)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Initial Study/Mitigated 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 the following:

1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**);
2. **Rezone R-15-01** for the rezoning of a 3.2-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
3. **Conditional Use Permit PA-15-30** for the demolition of a portion of the existing automotive strip mall (Bristol Autoplex) and the development of a two-story, 719-unit mini-storage facility and 12,500 square foot retail building. The existing 3 buildings on the site total 38,430 sq. ft.; 2 buildings and a portion of one building totaling 25,930 sq. ft. will be demolished and the remaining 12,500 sq. ft. retail and tenants will be retained with minor renovations. No code deviations are requested.

**Environmental Determination:** An IS/MND was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND is available for public review and comment from May 14, 2016 to June 12, 2016. The IS/MND 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, and can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading for environmental documents. The IS/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. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5

**Public Comments:** 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.

OFFICIAL PUBLIC NOTICE