



OFFICIAL PUBLIC NOTICE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO REZONE AN APPROXIMATELY 24-ACRE PROPERTY LOCATED AT 1375 SUNFLOWER AVE. AND 3370 HARBOR BLVD. (FORMERLY LA TIMES) FROM INDUSTRIAL PARK (MP) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) TO ALLOW OFFICE AND RETAIL DEVELOPMENT CONSISTENT WITH THE ALLOWABLE FLOOR AREAS ADOPTED WITH 2015-2035 GENERAL PLAN AND TO AMEND TITLE 13, CHAPTERS IV AND V RELATED TO LAND USE MATRIX AND DEVELOPMENT STANDARDS

The Costa Mesa Planning Commission will hold a public hearing to consider the following:

- Rezone R-16-02 to change the zoning of the 24-acre property consisting of three parcels (APNs: 140-041-24, 140-041-40, 140-041-62) from Industrial Park (MP) to Planned Development Commercial (PDC) to allow office development at 0.64 FAR and commercial/retail development at 0.54 FAR.
- Code Amendment CO-16-05 to amend Title 13, Chapter VI (Citywide Land Use Matrix) and Chapter V, Article 6 (Planned Development), and Chapter V, Article 8 (Floor Area Ratio) related to development standards pertaining to office and commercial development at 1375 Sunflower Ave. and 3370 Harbor Blvd.

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

The public hearing will be held as follows:

DATE: Monday, October 10, 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

A copy of the draft amendment 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.

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