



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	November 14, 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-16-01/R-16-01/ PA-16-46/ TT-18064	<b>Applicant:</b>	Sheldon Development, LLC
<b>Site Address:</b>	440 Fair Drive	<b>Zone:</b>	C1 (Local Business District)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Initial Study/Mitigated Negative Declaration (IS/MND)
<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 project involves the demolition of the existing two-story retail/office center, and the construction of 8 new three-story detached single-family units and 20 four-story (includes rooftop deck) duplex units. The project also includes approximately 26,643 SF of private and communal open space. The proposed project involves the following discretionary requests:

1. **General Plan Amendment GP-16-01** to change the land use designation from Neighborhood Commercial (NC) to High Density Residential (HDR).
2. **Rezone R-16-01** to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
3. **Planning Application PA-16-46** to implement a Master Plan for the 28-unit residential project with specified deviations from the PDR-HD development standards, including the following:
  - Variance to allow deviation from required open space requirements (42% required; 36.8% proposed);
  - Variance for encroachment of block walls into required perimeter open space area (20 feet required; 6 feet (Fair Drive) and 4.7 feet (Carnegie Ave) proposed);
  - Variance to allow deviation from required landscaped parkway requirements (10 feet with no dimension less than 5 feet on house side of private street required; 10 feet/3.6 feet proposed);
  - Administrative Adjustment for encroachment of building into required perimeter open space area along Fair Drive (20 feet required; 15 feet proposed);
  - Minor Modification for encroachment of building into required perimeter open space area along Carnegie (20 feet required; 18 feet proposed); and
  - Deviation from Residential Design Guidelines for multi-story to first floor ratio (100% multi-story to first floor ratio recommended; 150% for 4-story units and 114% for 3-story units proposed).
4. **Tentative Tract Map 18064** for a single lot subdivision for condominium purposes.

**Environmental Determination:** The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration was available for review and comment from October 4, 2016 to October 24, 2016. The Initial Study/Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant with mitigation. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

**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.

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