



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	November 28, 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 No.</b>	PA-16-50	<b>Applicant:</b>	Wincome Group
<b>Site Address:</b>	3350 Avenue of the Arts	<b>Zone:</b>	PDR-HD
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Addendum to EIR No. 1054
<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: Final Master Plan PA-16-50** is an amendment to previously approved Master Plan (PA-14-33 approved in 2015) for development of a 23-story, 100-unit condominium development and a 6.5-level parking structure at the site of Wyndham Hotel's existing parking structure, and maintaining 238 hotel rooms. The proposed amendment involves:

- 1) Addendum to the Final Program EIR No. 1054.
- 2) Retaining the existing 238 rooms and demolition of an existing three-story parking structure and single story hotel lobby serving the existing Avenue of the Arts Hotel (former Wyndham Hotel)
- 3) Master Plan Amendment (PA-16-46) to allow development of a Boutique Hotel with 150 additional rooms (Avenue of the Arts Starwood Tribute Hotel) in a 15-story high rise building instead of condominiums and a 6-level parking structure with 335 parking spaces. The proposed amendment includes the following deviation:
  - a) Variance from perimeter open space setback requirement for encroachment of an outdoor patio area and a vehicular ramp into the landscape easement (20 feet required; 10'-5" proposed for outdoor patio and vehicular ramp).
  - b) Reduce parking for the existing hotel and the expansion from 364 spaces required per Zoning Code to 274 spaces per parking study approved in 2015 (335 provided).

**Environmental Determination:** Addendum to the Final Program EIR No. 1054 (Previously Certified on November 20, 2007 by City Council)

**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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