

The Costa Mesa Planning Commission will make a decision as follows to consider:

<b>HEARING DATE:</b>	October 13, 2014 November 18, 2014	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-14-11 and DA-14-03	<b>Applicant:</b>	Wilson Meany
<b>Site Address:</b>	585 and 595 Anton Blvd.	<b>Zone:</b>	PDC
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Addendum to EIR No. 1052
<b>Email:</b>	PlanningCommission@ costamesaca.gov	<b>Website:</b>	www.costamesaca.gov

**Description:** The proposed project at 595 Anton Boulevard in the PDC zone involves the following:

1) Final Master Plan PA-14-11 for development of a 393-unit mid-rise residential development including:

- Demolition of two restaurant buildings (17,529 square feet) and 373 surface parking spaces and conversion of a 300-room hotel entitlement;
- Construction of two midrise residential buildings connected with a pedestrian bridge consisting of 393 apartment units, six stories high above grade (75 feet max) with one subterranean level parking. A total of 731 parking spaces (699 standard, 15 tandem and 17 compact spaces) will be provided to accommodate the residential units and the 4,104 square feet of retail space at ground level (722 spaces required). The project includes multiple on-site amenities such as three outdoor decks, two pools and spas, and fitness rooms;
- Deviation from the perimeter open space requirement along Anton Boulevard (20 feet required, 7 feet provided) and Avenue of the Arts (20 feet required, 8'6") proposed for patios and stoops;
- Administrative Adjustment to allow encroachment of upper levels of buildings and balconies (Level 3 and above) in the perimeter open space (20 feet required, 12 feet proposed);
- Encroachment into 25-foot Landscape and Sidewalk Easement along Anton Boulevard frontage (7 feet landscaped setback proposed, 20 feet setback provided to building on the ground floor containing stoops and landscape walls); this is subject to a separate action by the City Council.

2) Development Agreement DA-14-03.

Environmental Determination: Addendum to the Final Program EIR No. 1052/Previously Certified on November 21, 2006 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 5:00 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 5:00 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.