

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at the regular meeting on **Tuesday, September 6, 2016 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., to consider the following:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO AMEND NORTH COSTA MESA SPECIFIC PLAN RELATED TO HOME RANCH, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2.

This is an Amendment to North Costa Mesa Specific Plan (NCMSP), Area 1 (Home Ranch); Area 5, Wyndham Hotel site; and, Area 8 (Sakioka Lot 2) for consistency with the recently adopted 2015-2035 General Plan to include the following developments intensities and trip budgets:

*Segerstrom Home Ranch – Maximum Floor Area Ratio 0.64, trip budget of 1,860 A.M. and 1,788 P.M. and maximum building area of 1,200,000 SF and updates to exhibits depicting the current ownership, freeway improvements and parcel boundaries.

*3350 Avenue of the Arts – Development flexibility to allow Option 2 for hotel expansion with 150 additional rooms and no residential units.

*Sakioka Lot 2 – Maximum Non-Residential 1,437,480 SF (1.0 FAR) and Residential units of up to 660 units and a maximum density of 80 du/acre. The trip budget for this area is 1,062 A.M. and 1,407 P.M. maximum height of 120 feet/8 stories as required by Airport Land Use Commission's determination on May 26, 2016.

Environmental Determination: Addendum to Final Impact Report EIR No. 200711125 adopted in 2007 for Wyndham Hotel and EIR No. 2015111053 adopted in June 2016 for 2015-2035 General Plan.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 3:00 P.M.** on the day of the hearing, **September 6, 2016** and can also be emailed to cityclerk@costamesaca.gov. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Council Meeting must be submitted to the City Clerk **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225.

The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date.

IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

Published August 27, 2016