

**CITY OF COSTA MESA  
NOTICE OF A 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, November 1, 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 item:

**Description:** The project involves City-initiated Urban Plan Amendment to amend maximum density and development capacity related to residential development in the SoBECA overlay zone. The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).

***Amendment Description (SP-05-06 A2)***

The Urban Plan amendment relates to the following consistent with the adopted 2015-2035 General Plan:

- (1) Amend SoBECA Urban Plan to allow residential use in addition to mixed use development;
- (2) Allow maximum 40 du/acre density for individual residential developments; and
- (3) Allow maximum development capacity of 450 dwelling units for the SoBECA Urban Plan overlay area.

The site address is SoBECA Urban Plan Area. The Applicant is City of Costa Mesa and Application No. SP-05-06 A2, in Mixed Use Overlay Zone.

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

**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 on **November 1, 2016** and can also be emailed to [cyclerk@costamesaca.gov](mailto:cyclerk@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

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