

**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, January 17, 2017 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:

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);
 - Variance to allow reduction in open guest parking spaces (14 guest spaces required; 5 guest spaces proposed); [NOTE: This variance was not reviewed by Planning Commission. Overall, the project provides surplus of parking spaces (107 required; 117 provided)]
 - 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.

At the November 21, 2016 Special Planning Commission meeting, the Planning Commission recommended denial of the project.

The Application Nos. are GP-16-01/R-16-01/PA-16-46/ TT-18064. Applicant is Sheldon Development, LLC. Site Address is 440 Fair Drive. Zone: C1 (Local Business District).

NOTE: At the City Council meeting, the applicant will present a revised site plan. Total dwelling units has not changed.

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: 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, **January 17, 2017** 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 January 6, 2017