

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	May 8, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA
Application No.	DA-00-04 (DA-17-01)	Applicant/Agent:	Irvine Company, LLC
Site Address:	3201 Park Center Drive	Zone:	TC
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt from CEQA
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Two-year review of the development agreement originally executed between the City of Costa Mesa and Irvine Company (as successor to FSP Two Town Center/Fifth Street Properties). The Agreement was approved in conjunction with a Preliminary Master Plan for South Coast Plaza Town Center and Final Environmental Impact Report No. 1047 for construction of an 18-story high-rise (400,000 sq. ft.) and a five-level parking structure (770 new spaces) in addition to the demolition of the South Coast Cinema Building (12,000 sq. ft.) and two-level parking structure. On January 16, 2007, Council approved General Plan Amendment GP-06-02 that allowed transfer of building area within the Pacific Arts Plaza subarea. Proposed new development within this subarea includes: One high-rise tower with 180 residential units at the southeastern corner of Anton Boulevard and Park Center Drive and demolition of the existing 5-story, 67,450 square-foot bank building.

Environmental Determination: The two-year review is not subject to CEQA.

Additional Information: All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to **3:00 pm** on the day of the hearing. For more information, call (714) 754-5245, or visit the Planning Division on the 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, except specified holidays. A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date.