

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	July 10, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA
Application No.	PA-09-15 A1	Applicant/Agent:	Rob Eres, Nexus Development
Site Address:	1640 Monrovia	Zone:	MG – Mixed-Use Overlay
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Mitigated Negative Declaration & Addendum
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: A time extension of one-year for PA-09-15 A1. An amendment to the original master plan was approved on July 11, 2016 and the extension would set a new expiration date of July 11, 2018. The amendment approved in 2016, allowed the replacement of the previously approved 42,000 square feet of office building with a proposed 111-unit independent and assisted living facility, 1700 square-foot Club Fitness Center, and a 3,900 square-foot Community Event Center. The assisted living facility will be housed within a four-story structure and accommodate 15 studio units, 77 one-bedroom units, and 19 two-bedroom units.

Environmental Determination: A mitigated negative declaration and addendum was prepared and previously adopted in accordance with the California Environmental Quality Act (CEQA) and the City of Costa Mesa Environmental Guidelines.

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 p.m.** 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 staff report can be viewed on the City's webpage www.costamesaca.gov 72 hours prior to the hearing date.