



## OFFICIAL PUBLIC NOTICE

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

|                        |  |                                     |  |
|------------------------|--|-------------------------------------|--|
| <b>HEARING DATE:</b>   | August 14, 2017  | <b>HEARING TIME &amp; LOCATION:</b> | 6:00 P.M. or soon thereafter<br>City Hall Council Chambers<br>77 Fair Drive Costa Mesa, CA |
| <b>Application No.</b> | PA-17-03   | <b>Applicant/Agent:</b>             | Hoonie Kang  |
| <b>Site Address:</b>   | 1375 Sunflower Ave.<br>and 3370 Harbor Blvd.                 | <b>Zone:</b>                        | PDC  |
| <b>Contact:</b>        | Planning Division<br>(714) 754-5245                          | <b>Environmental Determination:</b> | Initial Study/Mitigated<br>Negative Declaration  |
| <b>Website:</b>        | <a href="http://www.costamesaca.gov">www.costamesaca.gov</a> | <b>Email:</b>                       | <a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a> |

**Description:** The proposed project involves the following:

1. Initial Study/Mitigated Negative Declaration prepared for development of a 23.4-acre site with 655,000 square feet of office space, surface parking and three parking structures.
2. Preliminary Master Plan (PA-17-03) for development of maximum 655,000 square feet of office space with an average Floor Area Ratio (FAR) of 0.64 in three phases as follows:
  - Phase 1: Repurposing the existing building (former LA Times) for a 339,063-square-foot, two-story open office space with two levels of tiered mezzanine space; a three-level parking structure with 1,277 parking spaces; and 87 surface parking spaces.
  - Phase 2: A new five-story building with 190,000 square feet of office space; a four-level parking structure with 697 parking spaces and 220 surface parking spaces.
  - Phase 3: A new five-story building with 125,000 square feet of office space; a four-level parking structure with 423 parking spaces and 84 surface parking spaces.

**Environmental Determination:** An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements. The IS/MND was available for review and comment from June 23, 2017 to July 24, 2017. The Initial Study, Mitigated Negative Declaration, and supporting documents are available for review during normal business hours at the City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA. The document can also be viewed at [www.costamesaca.gov](http://www.costamesaca.gov).

**Public Comments:** A copy of the staff report can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 p.m.** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, 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.

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