

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	May 14, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	One-year time extension for PA-13-29 & TTM 17668	Applicant/Agent:	Red Mountain Asset Fund II, LLC
Site Address:	2089, 2095 and 2099 Harbor Blvd. and 511 Hamilton Street	Zone:	PDC (Planned Development Commercial)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Request for a one-year time extension for Planning Application 13-29 for a Master Plan and Tentative Tract Map No. 17668. The 28-unit, three-story common interest development project (including seven live/work units) on a 1.53-acre site in the PDC zone (Planned Development Commercial) was originally approved on May 27, 2014. A two-year time extension was granted in May 2016 and expires in May 2018; the applicant is requesting an additional one-year time extension to complete the onsite soils and water remediation work and to obtain building permits for construction of the project.

Environmental Determination: An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The Negative Declaration was 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.

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.