



OFFICIAL PUBLIC NOTICE

GENERAL PLAN AMENDMENT GP-18-03 TO AMEND THE CITY'S GENERAL PLAN LAND USE ELEMENT TO REMOVE THE RESIDENTIAL OVERLAY LAND USE AREAS AND CODE AMENDMENT CO-18-04 AMENDING THE ZONING CODE TO REMOVE ALL REFERENCES TO THE RESIDENTIAL INCENTIVE OVERLAYS INCLUDED IN TITLE 13, CHAPTER V, ARTICLE 12, OF THE COSTA MESA MUNICIPAL CODE

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

- General Plan Amendment GP-18-03 - An amendment to the City's 2015-2035 General Plan Land Use Element to modify the following:
 - a) Table LU-6 – remove Residential Incentive Overlay and related density and Floor Area Ratios (Page LU-27)
 - b) Figure LU-9 – remove Residential Incentive Overlay nodes and map key reference (Page LU-58)
 - c) Table LU-15 – remove 40 du/acre density related to Commercial Residential and General Commercial Land Uses (Page LU- 59)
 - d) Remove subsection “Residential Incentive Overlay” including Table LU-16 in its entirety (Page LU-60)
 - e) Figure LU-10 – remove entire exhibit (Pages LU-61 and LU-62)
 - f) Remove Residential Incentive Overlay District (RI) from the list of zoning districts consistent with General Plan (Page LU-69)
- Code Amendment CO-18-04 - An amendment to the Zoning Code removing Article 12 of Chapter V of Title 13 of the Costa Mesa Municipal Code, removing all references to the Residential Incentive Overlay Zone Overlay District as adopted under the 2015-2035 Costa Mesa General Plan.

Environmental Determination:

On June 21, 2016, the City Council certified a Final Program Environmental Impact Report (PEIR, State Clearinghouse #2015111053), adopted findings pursuant to CEQA, adopted a Statement of Overriding Considerations for air quality and greenhouse gas emissions impacts (both direct and cumulative), and adopted a Mitigation Monitoring and Reporting Program for the adoption of the 2015 - 2035 City of Costa Mesa General Plan. Because the subject General Plan Amendment will result in the removal of an optional residential incentive overlay program from the General Plan, allowable land uses will revert back to those allowed by the underlying Neighborhood Commercial and General Commercial land use designations. The impacts of potential development under both the residential incentive overlays and the underlying General Plan land use designations were previously analyzed and considered as part of the General Plan and the certified PEIR, approved in 2015. Therefore, the subject General Plan Amendment was adequately described for the purposes of CEQA and is within the scope of the previously-approved PEIR (CEQA Guidelines Section 15168). No new impacts would result; therefore, no further environmental review is required (CEQA Guidelines Section 15162).

The public hearing will be held as follows:

DATE: Monday, August 27, 2018

TIME: 6:00 p.m. or as soon as possible thereafter

PLACE: City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California

Additional Information: For more information, call (714) 754-5245, or email PlanningCommission@costamesaca.gov 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 draft amendment can be viewed on the City's webpage www.costamesaca.gov 72 hours prior to the hearing date. 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.

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