



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	September 10, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	GP-18-02, R-18-01, PA-18-05, & VTT-18156	Applicant:	The Olson Company 3010 Old Ranch Pkwy, Suite 100 Seal Beach, CA 90740
Site Address:	1957 and 1963 Newport Blvd. and 390 Ford Road	Zone:	C-2 (General Business)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Project Description: The proposed project involves the following: (1) Adoption of an Initial Study/Mitigated Negative Declaration (IS/MND); (2) General Plan Amendment to change the land use designation from General Commercial (GC) to High Density Residential (HDR) with a site-specific density of 20.4 dwelling units per acre (du/acre); (3) Rezone to change the zoning from General Business District (C-2) to Planned Development Residential High Density (PDR-HD) with a site specific density of 20.4 du/acre; (4) Master Plan for site and building design for 38 attached townhome units including a deviation from the minimum open space requirement (42% required, 40% proposed); (5) Vesting Tentative Tract Map for Condominium Purposes to subdivide the 1.86-acre site into a 38-unit condominium development; and (6) Abandonment of Ford Road (a public street) from the existing residential uses to the west to Newport Boulevard on the east and replacing it with a one-way 16-foot wide private access from Newport Boulevard.

Environmental Determination: An IS/MND was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). 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 the Code requirements and mitigation measures related to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise and Tribal Cultural Resources. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5. The IS/MND is being circulated for public review and comment for a period of 30 days. The review period ends on September 7, 2018 5:00 P.M. Any person may submit written comments regarding the IS/MND to the City's Development Services Department before the end of the review period. Comments may be sent to Minoo Ashabi, Principal Planner via email (minoo.ashabi@costamesaca.gov) or FAX (714) 754-4913

Planning Commission Hearing/Public Comments: The Planning Commission will consider this item, including adoption of the IS/MND, at its regular meeting scheduled for September 10, 2018 at 6:00 PM or soon thereafter at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, CA. A copy of the staff report 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. 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 PM** 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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