

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	September 24, 2018	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
<b>Application No.</b>	PA-16-50	<b>Applicant/Agent:</b>	Rosanna Inc.
<b>Site Address:</b>	3350 Avenue of the Arts	<b>Zone:</b>	Planned Development Residential - High Density (PDR-HD)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Email:</b>	PlanningCommission@costamesaca.gov

**Description:** A request for a three-year time extension for entitlements granted under Planning Application 16-50, approved on November 28, 2016. The approved entitlements included a Master Plan Amendment for development of a Boutique Hotel with 150 additional rooms (Avenue of the Arts Hotel) in a 15-story high-rise building and a six-level parking structure with 335 parking spaces. The Master Plan Amendment included the following deviations:

- a) Deviation from the perimeter open space setback requirement to allow the encroachment of an outdoor patio area and a vehicular ramp into the landscape easement (20 feet required; 10 feet-5 inches proposed for outdoor patio and vehicular ramp).
- b) Deviation from required number of parking spaces (364 spaces required; 335 spaces provided).

**Environmental Determination:** An Addendum to the Final Program Environmental Impact Report (EIR) No. 1054 was previously adopted November 28, 2016 for California Environmental Quality Act (CEQA) compliance purposes.

**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.