

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at the regular meeting on **Tuesday, November 13, 2018 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, at the Costa Mesa Senior Center, 695 W. 19th Street, Costa Mesa, California, to adopt the following General Plan Amendment and introduce the following ordinance, which were continued from the October 16, 2018 City Council meeting.

- 1) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING CODE AMENDMENT CO-18-04 AMENDING THE ZONING CODE TO MODIFY THE DEVELOPMENT STANDARDS OF THE RESIDENTIAL INCENTIVE OVERLAYS INCLUDED IN TITLE 13, CHAPTER V, ARTICLE 12, OF THE COSTA MESA MUNICIPAL CODE**

- 2) GENERAL PLAN AMENDMENT GP-18-03 – AN AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT TO MODIFY THE FOLLOWING:**
 - a) Update the Citywide Land Use Plan to show Overlay Nodes to only four areas
 - b) Table LU-6 – Modify the Residential Incentive Overlay and related density (Page LU-27) from 40 du/acre to 30 du/acre.
 - c) Revise the narrative on Page LU-30 to refer to the latest project approval for 2277 Harbor Blvd.
 - d) Figure LU-9 – Revise Residential Incentive Overlay Nodes to four nodes (Page LU-58)
 - e) Table LU-15 – Revise allowable density from maximum 40 to 30 du/acre density (Page LU- 59)
 - f) Table LU-16 – Revise allowable maximum density from maximum 40 to 30 du/acre (Page LU-60)
 - g) Figures LU-10 and LU-11 – Revise exhibits to show four nodes; three on Harbor Blvd. and one on Newport Blvd. (Pages LU-61 and LU-62)
 - h) Table LU-19 – Remove consistency references to the Residential Incentive Overlay from Medium Density land use designation

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. The subject General Plan Amendment will result in a significant reduction in the areas where an optional residential incentive overlay program could be applied; allowable land uses for the removed areas will revert to underlying Commercial Residential 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).

A certified copy of the full text of the ordinance is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on December 4, 2018 at 6:00 p.m. at the Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, CA 92627.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 12:00 p.m.** on the day of the hearing, **November 13, 2018**. Materials can be e-mailed to cityclerk@costamesaca.gov or provided on a flash drive. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 12:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 12:00 p.m.** All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 30 MINUTES PRIOR TO THE START OF THE MEETING**. Please note that there is not an overhead projector available for this meeting. If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa
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