

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

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at the Costa Mesa Senior Center, 695 W. 19th Street, Costa Mesa, California at 6:00 p.m. on **Monday, January 14, 2019** to consider the following item:

Application No.: PA-18-28

Applicant: Aaron Ragan, Morphis

Site Address: 655 Town Center Drive

Zone: TC – Town Center District

Description: A request for a Master Plan for the Orange County Museum of Art which includes the construction of a 56,750-square-foot art museum with a 10,000-square-foot expansion planned in a second phase for a total of 66,750 square feet. The museum will include a café and second-floor outdoor terrace. The vacant project site is on Avenue of the Arts located immediately north of Plaza Tower and south of Julianne and George Argyros Plaza. The proposed project also includes a bus drop-off area on the easterly side of the museum along Avenue of the Arts.

Environmental Determination: Development on the project site was previously analyzed under Final Program Environmental Impact Report (PEIR) No. 1047 (State Clearinghouse No. 200041100) for the South Coast Plaza Town Center Project. The PEIR concluded that significant environmental impacts would result from the previously-approved project, but were mitigated to less than significant levels except in the areas of Transportation and Circulation, Air Quality, Population, Employment and Housing. Findings and a Statement of Overriding Considerations were adopted at that time. The proposed museum is a smaller less intense development than was originally analyzed. Therefore, there are no changes to the conclusions of the previously-approved PEIR. Per CEQA Guidelines Section 15162, an addendum to the previously-approved PEIR has been prepared and will be provided to the Planning Commission for consideration.

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 staff report can be viewed on the City's website: 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 communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at

the meeting or AFTER 12:00 p.m. the day of the hearing, 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. **Please note that there is not an overhead projector available for this meeting.**