



OFFICIAL PUBLIC NOTICE

CODE AMENDMENT CO-19-01 TO ALLOW AN EMERGENCY SHELTER TO BE LOCATED IN THE INDUSTRIAL PARK (MP) ZONE, TO ADD FOOTNOTE 10 TO THE CITYWIDE LAND USE MATRIX, AND TO AMEND THE EMERGENCY SHELTER DEVELOPMENT STANDARDS CONTAINED IN TITLE 13 OF THE COSTA MESA MUNICIPAL CODE

The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-19-01, a City-initiated request to modify and revise the Citywide Land Use Matrix and the Special Land Use Regulations for Emergency Shelters in Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code. The amendment to the Citywide Land Use Matrix would allow an emergency shelter to locate in the Industrial Park (MP) zone subject to approval of a conditional use permit. (Shelters are currently allowed only in the Planned Development Industrial/PDI zone.) Footnote 10 would be added to the Citywide Land Use Matrix stating that shelters located on sites owned, controlled, and/or operated by the City in the MP or the PDI zone would be a permitted use and not subject to certain Emergency Shelter standards. The proposed revisions to Special Land Use Regulations for Emergency Shelters include minor revisions to four existing standards to clarify intent and adding one new standard to require shelter operators to patrol the area within one-half mile of a shelter site. With approval of the Code Amendment, the City would pursue development of a Permanent Bridge Shelter with 50 beds (although the site has sufficient space to accommodate up to a maximum of 100 beds) on a City-owned parcel located at 3175 Airway Avenue.

Environmental Determination: An IS/MND was completed in accordance with the City's Guidelines for implementing 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 Code requirements and mitigation measures related to Biological Resources, Cultural Resources, Tribal Cultural Resources, and Hazards and Hazardous Materials. 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 August 11, 2019 at 5:00 PM. 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 Barry Curtis, Director, via email at barry.curtis@costamesaca.gov or fax at (714) 754-4913.

The public hearing will be held as follows:

DATE: Monday, August 12, 2019

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 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.

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