

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

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Monday, February 10, 2020** to consider the following item:

Application No.: PA-17-03 A1, PA-19-30, and ZA-18-72

Applicant: Press, LLC/Johnathan Hastanan

Site Address: 1375 Sunflower Avenue, 1376 South Coast Drive, and 3370 Harbor Boulevard

Zone: PDC (Planned Development Commercial)

Description: The applicant is requesting to amend the previously approved Preliminary Master Plan for The Press development (formerly LA Times) as follows:

Approved Project:

Preliminary Master Plan 17-03, approved on August 14, 2017, allowed for the renovation of the former LA Times facility located on a 23.4-acre site into a one to-five-story office complex, not to exceed 655,000 square feet of gross floor area. The project was approved to be constructed in the following Phases:

Phase 1: Repurposing the existing building (former LA Times building) for a 339,063-square-foot, two-story open office space with two levels of tiered mezzanine space; a three-level parking structure with 1,277 parking spaces; and 87 surface parking spaces.

Phase 2: A new five-story building with 190,000 square feet of office space; a four-level parking structure with 697 parking spaces; and 220 surface parking spaces.

Phase 3: A new five-story building with 125,000 square feet of office space; a four-level parking structure with 423 parking spaces; and 84 surface parking spaces.

Proposed Amendments:

1. **Planning Application 17-03 A1** is an amendment to the previously-approved Preliminary Master Plan to replace the five-story, 190,000 square feet of office space previously approved for Phase 2 with an approximately 50,909-square-foot, two-story, indoor retail market hall within the southerly portion of the existing building (facing South Coast Drive). The proposed project remains within the previously approved total not to exceed gross floor area and trip budget for the original project. The retail market hall would consist of approximately 40 commercial tenant spaces, the majority of which would be occupied by food-related uses including, but not limited to, sit-down and take-out restaurants, microbreweries, covered and open dining patios, food stalls, cafes, bars and lounges, one multi-purpose event space (described below), and live entertainment. Of the 40 tenant spaces, the applicant is proposing that 29 would

operate as State Alcoholic Beverage Control (ABC)-licensed establishments for the sale of alcoholic beverages (beer, wine, and distilled spirits) for on-site consumption (closing times vary, but no later than 1AM, daily). A finding of Public Convenience or Necessity (PCN) is being requested for the ABC licenses.

Adjacent to the proposed retail market hall would be a 1.5-acre private park that would have areas for outdoor dining, recreation, and art installation exhibits, as well as two one-story freestanding buildings to be used for café/dining with outdoor seating, each approximately 2,100 square feet in size. Weekend farmer's markets, art and craft fairs, and weekend community and/or special events would also be provided within the 1.5-acre private park area, as well as live entertainment between the hours of 8AM to 10PM, daily.

The applicant is also requesting that compliance with Condition of Approval (COA) Number 42 of Preliminary Master Plan 17-03, which requires the removal of the railroad tracks and related equipment within Sunflower Avenue, be deferred until such time as the planned bikeway improvements on Sunflower Avenue are installed at a future date. Also proposed is an amendment to COA Number 43 with regard to the design of a previously-required on-site bike trail.

2. **Planning Application 19-30** is a request for a Conditional Use Permit to allow an 1,808-square-foot multi-purpose event space within the proposed indoor retail space/market hall for private events (parties, weddings, banquets, etc.) to operate under a State Alcoholic Beverage Control (ABC) License Type 48 (On-Sale General - Public Premise) with live entertainment and dancing after 11PM (1AM closing time, daily) not within 200 feet of residentially-zoned properties. A finding of Public Convenience or Necessity (PCN) is also being requested for the ABC license.
3. **Zoning Application 18-72** is a request for a Minor Conditional Use Permit to allow up to 10 percent of the 1,414 proposed on-site parking spaces to be for small car (compact) parking spaces (140 spaces maximum).

Environmental Determination: The City of Costa Mesa previously adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for Preliminary Master Plan 17-03 on August 14, 2017. The IS/MND found that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potentially significant adverse environmental impacts would be reduced to a less than significant level. The City proposes to adopt an Addendum to the previously-approved IS/MND for the revised project as described above based on the findings of California Code of Regulations Section 15162 and Section 15164. Per California Code of Regulations Section 15164, the City, as the Lead Agency, shall prepare an Addendum to an adopted IS/MND if changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent IS/MND have occurred. Also, per California Code of Regulations Section 15164, an Addendum need not

be circulated for public review, but can be included in or attached to the adopted IS/MND. The Addendum finds that the revised project would not result in new or substantially more severe environmental impacts, or the need for new mitigation measures, compared to the information disclosed in the previously-approved IS/MND. Therefore, an Addendum is appropriate and will be considered by the Planning Commission concurrently with the project.

Additional Information: For more information, call (714) 754-5245, or email PCPublicComments@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 PCPublicComments@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.