

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

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Costa Mesa City Council at its regular meeting on Tuesday, **July 21, 2015** at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of City Hall, 77 Fair Drive, to consider the following item:

Meeting Date:	July 21, 2015	City Hall Address:	7:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.:	R-14-05, PA-14-48, TT-17824	Applicant:	Pinnacle Residential
Site Address:	2880 Mesa Verde Drive East	Zone:	I&R (Existing); R1 (Proposed)
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Initial Study/Negative Declaration (IS/ND)
Website:	www.costamesaca.gov	Email:	cityclerk@costamesaca.gov

Description: The proposed project at 2880 Mesa Verde Drive East involves the following:

- 1) Adoption of an **Initial Study/Negative Declaration (IS/ND)**;
- 2) **Rezone R-14-05** - A Rezone (or change) of the zoning classification of 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District) (8 dwelling units per acre maximum allowed);
- 3) **Planning Application PA-14-48** – A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 8,712 sq. ft. to 6,902 sq. ft., excluding the private street (minimum 6,000 sq. ft. required);
- 4) **Tentative Tract Map TT-17824** – Subdivision of the property into 10 fee simple lots for homeownership.

Environmental Determination: The City of Costa Mesa proposes to adopt a Negative Declaration for the Project. The Initial Study/Negative Declaration was available for review and comment from March 27, 2015 to April 25, 2015. It was extended for public review and comment for a period of 20 days from June 11, 2015, to July 1, 2015 due to the amended project description which did not change the mitigation measures (none) environmental conclusions of the analysis. The Negative Declaration is based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for copying and distribution to the City Council must be received by the City Clerk (1st floor) **no later than 3:00 p.m.** on the day of the hearing, **July 21, 2015**. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, 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. 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.

Brenda Green, City Clerk, City of Costa Mesa

Published on: July 10, 2015