

**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, October 20, 2015**, at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa, California, for the purpose of considering adoption of Proposed Ordinance for the Second Amendment to DA-00-02 (DA-15-02) and Resolution for the North Costa Mesa Specific Plan Amendment SP-15-01 located at 3400 and 3420 Bristol Street, and Applicant – Segerstroms and Sons.

**Description:**

- (1) The proposed Ordinance would adopt a Second Amendment to Development Agreement DA-00-02 (Segerstrom Town Center):
  - Extending the term of the development agreement (originally executed in 2001) for additional 20 years until 2035.
  - Provide consistency between the development agreement and the entitlements approved on January 16, 2007 by General Plan Amendment (GP-06-02) as included in North Costa Mesa Specific Plan that allowed development of a maximum non-residential FAR of 1.88 with maximum 275 high-rise units or a maximum of non-residential FAR of 1.98 with a decrease in the maximum allowable high-rise residential units; and
- (2) A Resolution of the Costa Mesa City Council for SP-15-01 North Costa Mesa Specific Plan Amendment. The NCMSP was adopted in July 1994. The proposed amendment will be provide clarifying language related to, but not limited to, the following:
  - General description of the purpose, policy, and regulations set forth in the North Costa Mesa Specific Plan.
  - Expanded description of the preliminary and final master plan process required for development in the Specific Plan areas.
  - New clarifying language regarding approved and available entitlements in the Segerstrom Town Center area of the Specific Plan.
  - Add new map exhibits and related exhibits for Area 4, South Coast Plaza Town Center.
  - NO CHANGES to existing trip budgets are proposed as part of this Specific Plan amendment.

**Environmental Determination:** The project is categorically exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act) Guidelines.

A copy of the draft Ordinance will be available on the City's homepage [www.cityofcostamesaca.gov](http://www.cityofcostamesaca.gov) under Agendas/Minutes seventy-two hours prior to the meeting. The draft Ordinance can also be viewed in-person at the 2<sup>nd</sup> Floor Planning Counter in City Hall (77 Fair Drive, Costa Mesa, CA 92626) from Monday to Friday between 8:00 a.m. and 5:00 p.m.

At said Public Hearing, all persons either favoring or opposing the proposed Ordinance will be heard.

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. Any written communication, photos or other materials for copying and distribution to the City Council must be received by the City Clerk (1<sup>st</sup> floor) **no later than 3:00 p.m.** on the day of the hearing, **October 20, 2015** and can be emailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225.

Brenda Green, City Clerk, City of Costa Mesa

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