

**CITY OF COSTA MESA
NOTICE OF FIRST 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, May 17, 2016 at 6:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., to consider the following item. At this meeting, the City Council will receive public testimony on the General Plan Amendment and the Environmental Impact Report. The City Council's final action on these items will be continued to a future date.

The 45-day public review period was completed on April 18, 2016 and a draft Response to Comments was reviewed by the Planning Commission on April 25, 2016. The Planning Commission held four public hearings and on April 25, 2016 recommended approval of the General Plan and certification of the Draft Environmental Impact Report.

Description: The 2015-2035 General Plan and Draft Environmental Impact Report (DEIR). The project consists of the adoption of updated Land Use, Circulation, Growth Management, Conservation, Noise, Safety, Historic & Cultural Resources, Community Design, and Open Space and Recreation Elements of the City of Costa Mesa General Plan. The General Plan Update will incorporate the Housing Element which was previously adopted in January 2014 and valid through 2021.

Focused amendments are proposed to the Land Use Element. These land use changes affect approximately four percent of the City's land area. The amended Land Use Plan includes, but is not limited to:

- A new land use designation (Multi-Use Center) that applies to the Fairview Development Center site
- Two new land use overlays (Residential Incentive Overlay Zone and Harbor Mixed Use) that apply to key locations along Harbor Boulevard and Newport Boulevard
- Site-specific FAR of 0.64 for the Segerstrom Home Ranch site
- Site-specific density of 80 dwelling units per acre for Sakioka Lot 2
- Amended General Plan designation of Commercial Center and site specific FAR of 0.54 to 0.64 for the former LA Times site

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk (including by email at **NO LATER THAN 3:00 P.M.** on the day of the hearing, **May 17, 2016**. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Council Meeting must be submitted to the City Clerk **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. 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.

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.

Brenda Green, City Clerk, City of Costa Mesa

Published on: May 6, 2016