

**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, November 1, 2016 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., to introduce Ordinance 16-xx:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA TO REZONE AN APPROXIMATELY 24-ACRE PROPERTY LOCATED AT 1375 SUNFLOWER AVE. AND 3370 HARBOR BLVD. (FORMERLY LA TIMES) FROM INDUSTRIAL PARK (MP) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) TO ALLOW OFFICE AND RETAIL DEVELOPMENT CONSISTENT WITH THE ALLOWABLE FLOOR AREAS ADOPTED WITH 2015-2035 GENERAL PLAN AND TO AMEND TITLE 13, CHAPTERS IV AND V RELATED TO LAND USE MATRIX AND DEVELOPMENT STANDARDS

- Rezone R-16-02 to change the zoning of the 24-acre property consisting of three parcels (APNs: 140-041-24, 140-041-40, 140-041-62) from Industrial Park (MP) to Planned Development Commercial (PDC) to allow office development at 0.64 FAR and commercial/retail development at 0.54 FAR.
- Code Amendment CO-16-05 to amend Title 13, Chapter VI (Citywide Land Use Matrix) and Chapter V, Article 6 (Planned Development), and Chapter V, Article 8 (Floor Area Ratio) related to development standards pertaining to office and commercial development at 1375 Sunflower Ave. and 3370 Harbor Blvd.

Environmental Determination: Exempt per Section 15061(b)(3) General Rule.

A certified copy of the full text of Ordinance No. 16-xx is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on **November 15, 2016 at 5:45 p.m.**

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 **NO LATER THAN 3:00 P.M.** on the day of the hearing, **November 1, 2016** and can also be emailed to cityclerk@costamesaca.gov. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. 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 10/21/16