

**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 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 consider the following item:

Application Nos.	R-15-01 and PA-15-30	Applicant:	Annette Wiley
Site Address:	375 Bristol Street	Zone:	Existing: PDC (Planned Development Commercial) Proposed: C2 (General Business District)
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Initial Study/Mitigated Negative Declaration
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves the following:

1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**);
2. **Rezone R-15-01** for the rezone of a 3.2-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
3. **Conditional Use Permit PA-15-30** for the demolition of a portion of the existing automotive strip mall (Bristol Autoplex) and the development of a two-story, 719-unit mini-storage facility and 12,500 square foot retail building. The existing 3 buildings on the site total 38,430 sq. ft.; 2 buildings and a portion of one building totaling 25,930 sq. ft. will be demolished and the remaining 12,500 sq. ft. retail and tenants will be retained with minor renovations. No code deviations are requested.

Environmental Determination: An IS/MND was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND is available for public review and comment from May 14, 2016 to June 12, 2016. The IS/MND and supporting documents are available for review during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue, and can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading for environmental documents. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5

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 on **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 on: October 22, 2016

OFFICIAL PUBLIC NOTICE

