

**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 2, 2018 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., for:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING REZONE 18-01 TO REZONE A 1.86-ACRE SITE FROM GENERAL BUSINESS (C-2) TO PLANNED DEVELOPMENT RESIDENTIAL- HIGH DENSITY (PDR- HD) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 20.4 DWELLING UNITS PER ACRE FOR THE PROPERTIES LOCATED AT 1957 NEWPORT BOULEVARD AND 390 FORD ROAD (APNs 419-211-05, 419-212-05 AND 115-270-29).

The proposed project involves the following: (1) Adoption of an Initial Study/Mitigated Negative Declaration (IS/MND); (2) General Plan Amendment to change the land use designation of the project site from General Commercial (GC) to High Density Residential (HDR) with a site-specific density of 20.4 dwelling units per acre (du/acre); (3) Rezone to change the zoning of the project site from General Business District (C-2) to Planned Development Residential-High Density (PDR-HD) with a site-specific density of 20.4 du/acre; (4) Master Plan for site and building design for 38 attached townhome units including a deviation from the minimum open space requirement (42% required, 40% proposed including balconies) and a deviation related to providing a portion of open guest parking as carports; (5) Vesting Tentative Tract Map for Condominium Purposes to subdivide the 1.86-acre site into a 38-unit condominium development; and (6) Abandonment of Ford Road (a public street) from the existing residential uses to the west to Newport Boulevard on the east and replacing it with a one-way 16-foot-wide private access from Newport Boulevard. The Planning Commission recommended approval of the project by a vote of 2-1 (two commissioners absent) on September 10, 2018. **Application Nos.** GP-18-02, R-18-01, PA-18-05, & VTT-18156; **Applicant:** The Olson Company, 3010 Old Ranch Pkwy, Suite 100, Seal Beach, CA 90740; **Site Address:** 1957 and 1963 Newport Blvd. and 390 Ford Road.

Environmental Determination: An IS/MND was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). 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 Code requirements and mitigation measures related to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise and Tribal Cultural Resources. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

A certified copy of the full text of the ordinance 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 October 16, 2018 at 6:00 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, **October 2, 2018** and materials can be e-mailed 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. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT 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
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