

**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., to introduce an ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT GP-18-03 TO AMEND THE CITY'S GENERAL PLAN LAND USE ELEMENT TO REMOVE THE RESIDENTIAL OVERLAY LAND USE AREAS AND CODE AMENDMENT CO-18-04 AMENDING THE ZONING CODE TO REMOVE ALL REFERENCES TO THE RESIDENTIAL INCENTIVE OVERLAYS INCLUDED IN TITLE 13, CHAPTER V, ARTICLE 12, OF THE COSTA MESA MUNICIPAL CODE

General Plan Amendment GP-18-03 - An amendment to the City's 2015-2035 General Plan Land Use Element to modify the following:

- a) Table LU-6 – remove Residential Incentive Overlay and related density and Floor Area Ratios (Page LU-27)
- b) Figure LU-9 – remove Residential Incentive Overlay nodes and map key reference (Page LU-58)
- c) Table LU-15 – remove 40 du/acre density related to Commercial Residential and General Commercial Land Uses (Page LU- 59)
- d) Remove subsection “Residential Incentive Overlay” including Table LU-16 in its entirety (Page LU-60)
- e) Figure LU-10 – remove entire exhibit (Pages LU-61 and LU-62)
- f) Remove Residential Incentive Overlay District (RI) from the list of zoning districts consistent with General Plan (Page LU-69)

Code Amendment CO-18-04 - An amendment to the Zoning Code removing Article 12 of Chapter V of Title 13 of the Costa Mesa Municipal Code, removing all references to the Residential Incentive Overlay Zone Overlay District as adopted under the 2015-2035 Costa Mesa General Plan.

Environmental Determination: On June 21, 2016, the City Council certified a Final Program Environmental Impact Report (PEIR, State Clearinghouse #2015111053), adopted findings pursuant to CEQA, adopted a Statement of Overriding Considerations for air quality and greenhouse gas emissions impacts (both direct and cumulative), and adopted a Mitigation Monitoring and Reporting Program for the adoption of the 2015 - 2035 City of Costa Mesa General Plan. Because the subject General Plan Amendment will result in the removal of an optional residential incentive overlay program from the General Plan, allowable land uses will revert back to those allowed by the underlying Commercial Residential and General Commercial land use designations. The impacts of potential development under both the residential incentive overlays and the underlying General Plan land use designations were previously analyzed and considered as part of the General Plan and the certified PEIR, approved in 2015. Therefore, the subject General Plan Amendment was adequately described for the purposes of CEQA and is within the scope of the

previously-approved PEIR (CEQA Guidelines Section 15168). No new impacts would result; therefore, no further environmental review is required (CEQA Guidelines Section 15162).

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

Published September 21, 2018