

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 PM on **Monday, May 11, 2020** to consider the following item:

Application No.: EIR (SCH No. 2019050014), GP-20-01, R-20-01, SP-20-01, PA-19-19, T-19-01, DA-20-02

Applicant/Agent: Rose Equities/Brent Stoll

Site Address: 1683 Sunflower Avenue

Zone: MP (Industrial Park)

Description: The subject application is a request to allow for the One Metro West project, proposed at 1683 Sunflower Avenue on a 15.23-acre property. The project is proposed to include up to 1,057 residential dwelling units (anticipated to be rental units with a minimum of 105 affordable units), 25,000 square feet of commercial office, 6,000 square feet of specialty retail, and 1.5-acres of open space. The project would also include off-site improvements to Sunflower Avenue and a bicycle trail connection to the existing Santa Ana River Trail. All existing buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished. The proposed project requires City approval of: an Environmental Impact Report (State Clearinghouse (SCH) No. 2019050014), General Plan Amendment (GP-20-01), Zone Change (R-20-01), Specific Plan (SP-20-01), Master Plan (PA-19-19), Tentative Tract Map (T-19-01), and Development Agreement (DA-20-02). The proposed General Plan Amendment would change the General Plan land use designation of the site from Industrial Park to High Density Residential and allow for a site-specific density of 80 dwelling units per acre. The proposed Zone Change would change the site's zoning designation from Industrial Park (MP) to Planned Development Residential – High Density (PDR-HD). The proposed project includes the establishment of a Specific Plan with site-specific development standards and design guidelines and a Master Plan including plans and details on architecture and site design, landscaping and off-site improvements. The proposed Tentative Tract Map would subdivide the property, including establishing the right to a future airspace subdivision for condominium purposes. The proposed Development Agreement defines the terms, conditions and specific requirements for development of the site between the project applicant and the City. The Planning Commission held the first public hearing on the project on April 13, 2020 and continued the item to the next regular meeting scheduled for April 27, 2020. The April 27, 2020 Planning Commission meeting was cancelled. The project will be agendaized for the next regular Planning Commission meeting on May 11, 2020. For additional information, please visit <https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/one-metro-west>.

Environmental Determination: An Environmental Impact Report (EIR, SCH No. 2019050014) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines. Pursuant to CEQA Guidelines Section 15073, the Draft EIR was made available for a public review period from February 7, 2020 through March 23, 2020. The City extended the public review period through March 30, 2020 due to

circumstances surrounding COVID-19. The Planning Commission will consider the EIR including the response to comments at the public hearing.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Friday, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Due to circumstances surrounding COVID-19, City Hall and the Council Chambers are closed to the general public. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting during COVID-19. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2020-agendas-and-minutes>. Members of the public are encouraged to observe the Planning Commission meeting live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) AND ONLINE AT [youtube.com/costamesatv](https://www.youtube.com/costamesatv). Members of the public may email written comments to PCPublicComments@costamesaca.gov. Members of the public may also leave a comment via voice message up to three minutes by calling (714) 754-5327, prior to 5:00 p.m. Voice message comments will be transcribed. Hardcopy comment letters may be submitted in person to the City Clerk's Office at City Hall Monday through Thursday 8 AM to 5 PM. Please call the City Clerk's Office at (714) 754-5225 to make arrangements. Each comment received prior to the agenda being posted online will be distributed to the Planning Commission in advance of the meeting. Each comment received after the Planning Commission agenda is posted online will be read into the record during the hearing up to the time limit of three minutes. Any portion of the comment not read aloud due to time restrictions will still be included in the record. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City as described above **NO LATER THAN 12:00 PM** on the day of the hearing. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.