

**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, May 4, 2021 at 7:00 P.M.**, or as soon as possible thereafter, via zoom webinar, to introduce Ordinance No. 2021-X1, Ordinance No. 2021-X2, and Ordinance No. 2021-X3 relating to:

**AN ORDINANCE OF THE CITY OF COSTA MESA APPROVING REZONE 20-01 TO REZONE A 15.23-ACRE SITE TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 80 DWELLING UNITS PER ACRE AND MAXIMUM 1,057 UNITS FOR THE PROPERTY GENERALLY LOCATED AT 1683 SUNFLOWER AVENUE;**

**AN ORDINANCE OF THE CITY OF COSTA MESA APPROVING SPECIFIC PLAN 20-01 TO APPLY ZONING STANDARDS TO A 15.23-ACRE PROPERTY REZONED TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) WITH A SITE-SPECIFIC DENSITY OF 80 DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT 1683 SUNFLOWER AVENUE;**

**AN ORDINANCE OF THE CITY OF COSTA MESA APPROVING DEVELOPMENT AGREEMENT DA-20-02 BETWEEN THE CITY OF COSTA MESA AND INTERNATIONAL ASSET MANAGEMENT HOLDING GROUP, LLC**

A copy of the full text of the proposed ordinances are posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa.

**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 application is a request to allow for the One Metro West project which is proposed with 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. 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 the building and site design. 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 recommended approval of the project to the City Council, subject to conditions of approval, at its May 11, 2020 meeting on a 6-1 vote.

**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 15087, 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 Final EIR will made available to the public prior to the meeting.

**Public Comments:**

Zoom Webinar: Information to sign in will be provided on the agenda. Members of the public who wish to make a comment may submit your public comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **May 4, 2021**. 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. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, 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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