

**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 18, 2021 at 7:00 P.M.**, or as soon as possible thereafter, via zoom webinar, to approved a two-year extension of the following development agreement:

- 1) Give first reading to Ordinance 2021-XX approving an amendment to Development Agreement 00-04 extending the term of the agreement for 24 to 36 months.

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. Development Agreement 19-02

Applicant/Agent: Jeff Davis, The Irvine Company

Site Address: Pacific Arts Plaza

Zone: North Costa Mesa Specific Plan

Description: The application is a request to amend Development Agreement 00-04 (DA 19-02) extending the term of the agreement for 24 to 36 months, up to August 15, 2024. The original agreement was executed for twenty years and will expire on August 15, 2021 unless extended. The original agreement was adopted in 2001 by Ordinance No. 01-06 in conjunction with a Preliminary Master Plan for South Coast Plaza Town Center and the Two Town Center Master Plan (subsequently approved in 2002). These approvals allowed construction of an 18-story high-rise building and a five-level parking structure (770 new parking spaces) in addition to the demolition of the South Coast Cinema Building (12,000 sq. ft.) and a two-level parking structure. Two Town Center (now referred to as Pacific Arts Plaza) is a 6.26-acre subarea of the South Coast Plaza Town Center and is bounded by Anton Boulevard, the I-405 Freeway, Bristol Street and Avenue of the Arts. The Planning Commission recommended approval to the City Council at its December 9, 2019 meeting on a 6-0 vote.

Environmental Determination: The South Coast Plaza Town Center/Two Town Center Project was previously evaluated under Environmental Impact Report No. 1047 (SCH No. 2000041100) certified in February 2001 and a Mitigated Negative Declaration for the high-rise building approved in October 2002. In addition, the proposed ordinance for the requested time extension is not a "project" under CEQA and further is exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

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 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, 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 18, 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

Published May 8, 2021