



OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

HEARING DATE:	April 27, 2020	HEARING TIME & LOCATION:	6:00 PM or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
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)
Contact:	Planning Division (714) 754-5245	Email:	PCPublicComments@costamesaca.gov

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 including plans and details on architecture and site design, landscaping and off-site improvements. The proposed Tentative Tract Map would subdivide the property 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. 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 Final EIR including the response to comments at the public hearing.

See reverse side

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. A copy of the agenda and staff report can be viewed on the City's website: www.costamesaca.gov 72 hours prior to the hearing date. All interested parties may submit comments to the Planning Commission in regard to this application. 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. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and e-mailed to PCPublicComments@costamesaca.gov **NO LATER THAN 12:00 PM** on the day of the hearing.

Due to circumstances surrounding COVID-19, City Hall and the Council Chambers are closed to the general public. 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. Members of the public desiring to comment during the Public Comments portion of the hearing must email their written comment to PCPublicComments@costamesaca.gov. Members of the public may also leave their comment via voice message up to three minutes by calling (714) 754-5327. Hardcopy comment letters may be submitted in person to the City Clerk's Office at City Hall Monday through Thursday 8AM to 5PM. 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.

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Governor's Office of Planning & Research

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STATE CLEARINGHOUSE