



CITY OF TUSTIN

OFFICIAL NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Tustin, California, continued the public hearing on the following project **from February 26, 2019 to March 12, 2019** at 7:00 p.m. in the City Council Chamber, 300 Centennial Way, Tustin, California.

The City of Tustin encourages the public to participate in the decision-making process. The following notice is being provided so that you can ask questions, make comments and stay informed about projects that might be important to you. We encourage you to contact us prior to the public hearing if you have any questions.

The Planning Commission will consider the following:

- Residential Allocation Reservation (RAR) 2019-00001 (Allocation of Residential Units)
- Lot Line Adjustment (LLA) 2017-00002 (Adjustment of Lot Lines between Parcels)
- Design Review (DR) 2017-00016 (Site Design)
- Conditional Use Permit (CUP) 2017-00025 (Shared Parking)

Applicant: Irvine Asset Group LLC/Craig Swanson

Project Address: 13751 & 13841 Red Hill Avenue

Project Description

A request to construct a 249-unit apartment (238 market rate units and 11 affordable dwelling units) on two lots located within the Red Hill Avenue Specific Plan area. The project consists of a five (5)-story apartment building, 7,000 square feet of retail commercial space and a 6-level parking structure with 427 parking spaces. The application includes the following requests:

- A Residential Reservation Allocation (RAR) request for 249 units of the 500 units approved for the entire Red Hill Avenue Specific Plan (RHASP)
- A Lot Line Adjustment (LLA) to combine the two existing lots into one (1) parcel
- A Design Review (DR) approval for building design and site layout
- A Conditional Use Permit (CUP) for shared parking between the apartment units and retail commercial space on ground floor
- A twenty (20) percent density bonus with one (1) incentive to waive the parkland dedication in-lieu fee and two (2) waivers to exceed the maximum building height and required open space
- A Variance for common and private open space requirements
- A Variance to exceed the allowable building height from the four (4) story maximum to five (5) stories on the apartment building and six (6) stories for the parking structure and to exceed a maximum of fifty (50) feet in overall height
- A dual use of emergency fire access lane and recreational open space

Environmental Review

Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project identified above is Statutorily Exempt from CEQA requirements. CEQA Section 15270 states that "CEQA does not apply to projects which a public agency rejects or disapproves." Staff is recommending disapproval of the project and therefore CEQA Section 15270 applies.

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**If you require special accommodations, please contact the
Community Development Department at (714) 573-3106.**



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If you challenge the subject item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Tustin, at, or prior to the public hearing.

If you require special accommodations, please contact the Community Development Department at (714) 573-3106. Information relative to this item is on file in the Community Development Department and is available for public inspection at City Hall. Anyone interested in the information above may call the Community Development Department at (714) 573-3127.

Erica N. Yasuda
City Clerk

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