

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	April 27, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.:	PA-15-04 and VT-17848	Applicant:	John Thomas/Shea Homes
Site Address:	650 Hamilton	Zone:	R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15332 In-Fill Development Projects
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves the following:

1. **Planning Application PA-15-04:** Design Review for the development of a 24-unit, two-story, residential common interest development (12 dwelling units per acre proposed) with the following deviations from the R2-MD development standards:
 - Administrative adjustment from rear yard setback for two-story buildings (20 feet required; 13 feet proposed).
2. **Vesting Tentative Tract Map T-17848:** The subdivision of the 2-acre property for ownership units in accordance with the common interest development subdivision standards.

Environmental Determination: The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development Projects).

Additional Information: A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing (see date above). If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. Please note that no copies of written communication will be made after 5:00 PM. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

