

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	May 26, 2015	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-15-08 and PM-15-108	<b>Applicant:</b>	Diamond Star Associates
<b>Site Address:</b>	2068 Maple Avenue	<b>Zone:</b>	R2-HD
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt- Section 15332 Infill Development
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** The proposed project involves the following:

- 1) Planning Application PA-15-08:** A master plan for development of four three-story detached residential units per the small lot subdivision standards within the Mesa West Residential Ownership Urban Plan with the following deviations:
  - Minimum lot size (one acre required; 0.235-acre proposed)
  - Minimum front landscape setback (20 feet required; 10 feet proposed)
  - Open parking spaces provided in garages – The project meets the overall parking requirement; (a total of 13 spaces are required including eight open parking spaces and five garage spaces, eight garage spaces and five open parking spaces proposed)
- 2) Tentative Parcel Map PM-15-108:** Subdivide the property into four fee simple lots for individual homeownership purposes in accordance with the small lot subdivision standards.

**Environmental Determination:** The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (Infill development).

**Additional Information:** A copy of the application can be viewed on the City's webpage [www.costamesaca.gov](http://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 **3:00 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 **3:00 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.