



OFFICIAL PUBLIC NOTICE

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

| | | | |
|------------------------|--|-------------------------------------|--|
| HEARING DATE: | June 22, 2015 | HEARING TIME & LOCATION: | 6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA |
| Application No. | PA-15-13 and T-17869 | Applicant: | Melia Homes/Chad Brown |
| Site Address: | 1672 Placentia Ave | Zone: | MG |
| 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-15-13:** Urban Master Plan development for 32 three-story live/work units located in the MG zone and Mesa West Bluffs Urban Plan with the following deviation from the Mesa West Bluffs Urban Plan standards:

- A deviation from main building separation standards (10 feet required; 8'-2" proposed for interior units and 8'-0" for exterior units proposed).

The proposed project consists of three-story units with a minimum 250 sq. ft. work space on the ground floor. Roof Decks are also proposed. The project exceeds the City's minimum parking requirement for live/work developments (96 spaces required, 98 spaces proposed). The overall FAR is 0.97.

2. **Tentative Tract Map T-17869:** The subdivision of the 1.8-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).

Public Comments: 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 **3:00 pm** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. 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. 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.

OFFICIAL PUBLIC NOTICE