



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-15-10 & TT-17870	Applicant:	Eric Trabert
Site Address:	2366 Orange Avenue	Zone:	R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15303 New Construction
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves:

1. **Design Review** to construct a six-unit, two-story, small lot subdivision on a 23,159 sq. ft. lot in an R2-MD zone. The project will include an automatic gate off the Orange Avenue entrance. In addition, the project requests the following deviations from the R2-MD development standards:
 - a. Administrative adjustment from front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off Norse Avenue).
 - b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).

The property is a through lot with access from Orange Avenue and Norse. The property two-story detached homes consist of 3 to 4 bedrooms and two-car garage with a minimum interior dimension of 20' x 20'.

2. **Tentative Tract Map** TT-17870: A Residential Small Lot Subdivision consisting of six fee simple lots.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

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.

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