

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	August 10, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-15-24 & PM-15-135	Applicant:	Ryan Oldham
Site Address:	215 Knox Place	Zone:	R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15303 New Construction or Conversion of Small Structures
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Design Review for the demolition of an existing one-story residence for a small lot subdivision consisting of two new 2-story residences of approximately 2,579 square feet with attached two-car garages and off-street open parking in the R2-MD zone. The proposal features four bedroom/3.5 bath two-story wood frame construction for both units. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. Tentative Parcel Map proposes PM-2015-135 to subdivide the lot into 2 fee simple lots per the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction or conversion of small structures).

Additional Information: All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to **3:00 pm** on the day of the hearing. No copies will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission **after 3:00 pm on the day of the hearing**, 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. For more information, call (714) 754-5245, or visit the Planning Division on the 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, except specified holidays. 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.