

NOTICE OF PUBLIC HEARING

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

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| HEARING DATE: | September 28, 2015 | HEARING TIME & LOCATION: | 6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA |
| Application No.: | PA-15-05 and TT-17839 | Applicant: | Ray Dorame |
| Site Address: | 2333 Elden | 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: Design Review to construct a five-unit small lot subdivision on a 20,134 sq. ft. lot in an R2-MD zone. The project consists of two-story detached residences with two-car garages. The project requires the following deviations from R2-MD development standards:

- a. Minor Modification from the front yard setback requirement (20 feet required; 18 feet proposed).
- b. Minor Modification from the side yard setback requirement (5 feet required; 4 feet proposed for garage portion of 4 of the 5 residences).

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: 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.