



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	September 28, 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-13-16, TT-17640	<b>Applicant:</b>	MDM Investment Group Holdings LLC
<b>Site Address:</b>	522 and 526 Bernard Street	<b>Zone:</b>	R2-HD
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt- Section 15332 In-fill Development Projects
<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:

Two-year time extension for a 10-unit, three story condominium development in the Mesa West Ownership Urban Plan area. The project includes a tentative tract map to subdivide a 0.53-acre parcel for condominium purposes. The Planning Commission approved the project on October 14, 2013 with the following deviations:

- Lot size (one acre required, 0.53-acre proposed);
- Garage size standard (20' x 20' required, 19'- 4" x 19' proposed);
- Open space requirement (40 percent required, 22.4 percent proposed);
- Front setback requirement (20 feet required, 10'- 5" proposed);
- Side yard setback for corner lots (10 feet required, 8' - 3" proposed);
- Interior side setback (10 feet required abutting residential, 6 feet proposed);
- Minimum distance between buildings (10 feet required, 7 feet proposed); and,
- Privacy wall setback on Charle Street (5 feet required, 3 feet proposed).

**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](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). 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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