

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	October 26, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PM-2015-166	Applicant:	Jeff Tsalyuk
Site Address:	1620 Orange Avenue	Zone:	R2-HD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15303 New Construction
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Tentative Parcel Map application for the subdivision of an existing lot into two residential small lots per the Residential Small Lot Subdivisions Standards. The subdivision is a requirement of a previously approved development project. Please reference PA-15-06, which approved the following:
Design review application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviations from code requirements:

- Minor modification for rear yard setback (10 feet required, 8 feet proposed).
- Minor modification for front yard setback distance (20 feet required; 16 feet proposed). The setback is measured from the front property line to the support posts of the front patio.

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

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.