

## NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	November 23, 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>	VT-17800 A1	<b>Applicant:</b>	Dane McDougall
<b>Site Address:</b>	671 W. 17 <sup>th</sup> Street	<b>Zone:</b>	MG
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt – Section 15315 Minor Land Divisions
<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:** An amendment to previously approved Vesting Tentative Tract Map VT-17800 for a 177-unit, live/work and residential loft development originally approved by the Planning Commission on May 11, 2015, in conjunction with Master Plan PA-14-29. The purpose of the amendment is to revise the tentative tract map, originally approved as a subdivision of one lot into four condominium parcels. The four parcels contain each of the products (detached live/work, attached live/work townhomes and residential lofts) and the common areas. No other changes to the project as originally approved are proposed.

**Environmental Determination:** The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

**Additional Information:** 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). 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. Please note that no copies of written communication will be made after **3:00 PM**. 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.