

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	November 23, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-15-39 & PM-15-09	Applicant:	Joe Kaneko / Windmill Investment LLC
Site Address:	217 Cabrillo Street	Zone:	R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15303 New Construction
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Minor design review for the demolition of an existing 1300 SF single story residence and construction of two new 2-story condominium units in the R2-MD zone. The 4-bedroom units are proposed at 2,190 square feet, and include an attached two-car garage for each unit. In addition, the project includes a tentative parcel map, PM-15-09, to facilitate the subdivision of the property into a two-unit common interest development. The subdivision will allow the units to be sold independent of one another.

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: 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. 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.