

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	December 14, 2015	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	TT-17972	Applicant:	Bob Smith
Site Address:	410 Walnut Place	Zone:	R1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15332 In-Fill Development Projects
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Tentative Tract Map TT-17972 for the subdivision of a 0.746-acre lot into 5 (five) R1 zoned lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes are as follows:

- Lot 1: 58.58 FT x 102.43 FT (6,000 SF)
- Lot 2: 58.58 FT x 102.43 FT (6,000 SF)
- Lot 3: 58.58 FT x 102.43 FT (6,000 SF)
- Lot 4: 82.57 FT x 87.87 FT (7,255 SF)
- Lot 5: 82.57 FT x 87.87 FT (7,255 SF)

This application involves the subdivision of the property; a residential development is not being proposed at this time.

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: 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.