

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	January 25, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-15-47 & TT-17984	Applicant:	Jennifer Nguyen
Site Address:	548 Victoria St.	Zone:	R2-MD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15332 In-Fill Development
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves the following:

1. **Planning Application PA-15-47:** Design Review to construct a five-unit, two-story, small lot subdivision on an 18,500 sq. ft. lot in an R2-MD zone. The project complies with the residential small lot subdivision development standards and residential design guidelines. Each unit will have direct access from Miner Street with its own driveway and pedestrian approach. The two-story detached homes consist of 4 bedrooms, 3 bathrooms, and a two-car garage with a minimum interior dimension of 20 feet by 20 feet.
2. **Tentative Tract Map TT-17984:** A subdivision in accordance with small lot subdivision standards to create five fee simple lots.

Environmental Determination: The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

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.