

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	February 22, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-15-59 & PM-15-189	Applicant/Agent:	Warren Caves
Site Address:	165 to 171 22 nd Street	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:

- 1) Design Review to construct a 4-unit, two-story, detached small lot subdivision development on a lot size of 13,505 sq. ft. in an R2-MD zone.
- 2) Variance from front building setback due to required dedications for right-of-way and a bike lane (20 feet required; 9 feet proposed).
- 3) Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.

Environmental Determination: The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development). The project is proposing the construction of 4 detached residences in an urbanized area and therefore is categorically exempt under this provision.

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.



City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628-1200

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