

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-15-31 & TPM-2015-137	Applicant/Agent:	TAG Design Works- Shawn Chang
Site Address:	146 E. 18 th Street	Zone:	R2-HD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt- Section 15303 New Construction
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves the following:

- 1. Planning Application PA-15-31:** Design review to construct a two-unit, two-story, small lot subdivision on an 8,839 sq. ft. lot in the R2-HD zone. The two-story detached homes consist of 3 bedrooms, 3 and ½ bathrooms, and a two car garage with minimum interior dimensions of 20 feet by 20 feet. The two-story residential development will be developed per the residential small lot development standards with the following deviation from code requirements:
 - a. Minor modification for front yard setback distance along 18th Street (20 feet required; 16 feet proposed).
- 2. Tentative Parcel Map TPM 2015-137:** A subdivision in accordance with the small lot subdivision standards to create two fee simple lots.

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.