



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	March 28, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-16-02 & TT-17640	Applicant/ Authorized Agent:	Patric Lynam, Planet Home Living
Site Address:	522 and 526 Bernard Street	Zone:	R2-HD
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. A Master Plan to construct a 10-unit, two-story and three-story, detached small lot subdivision development on a lot size of 23,142 sq. ft. in an R2-MD zone in the Mesa West Residential Overlay with the following Deviations:
 - Minimum lot size (one acre required, 0.53-acre proposed).
 - Front setback (20 feet required, 10'6" proposed on Bernard)
 - Side setback (10 feet required, 8'3" on Charle Street)
 - Side yard privacy wall setback (5 feet required, 3 feet proposed)
 - Front yard privacy wall setback (10 feet required, 3 feet proposed)
 - Parking (34 spaces total - 14 garage spaces and 20 open parking required, 20 garage spaces and 14 open parking proposed for a total of 34 spaces)
2. Tentative Tract Map for the subdivision of the property into 10 fee simple lots, in accordance with the small lot subdivision standards.

The project site was previously approved in 2013 for development of 10 attached three-story condominiums and a time extension was granted in 2015.

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 6 detached residences in an urbanized area and therefore is categorically exempt under this provision.

Additional Information: All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to **3:00 pm** on the day of the hearing. No copies will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission **after 3:00 pm on the day of the hearing**, 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. For more information, call (714) 754-5245, or visit the Planning Division on the 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, except specified holidays. 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.

OFFICIAL PUBLIC NOTICE

