



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	March 28, 2016	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.</b>	PA-15-45 & TT-17958	<b>Applicant/ Authorized Agent:</b>	Nick Louis
<b>Site Address:</b>	592 Hamilton Street	<b>Zone:</b>	R2-MD
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt – Section 15332 In-Fill Development
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** The proposed project involves:

- Planning Application PA-15-45:** Urban master plan to construct a 6-unit, two-story, detached small lot development on a lot size of 19,635 sq. ft. in an R2-MD zone. The project is also within the Mesa West Residential Ownership Urban Plan. The project also includes the following:
  - Deviation from minimum required open parking spaces (12 open spaces required; the 12 required open spaces are proposed as 6 open spaces and 6 garage spaces). Overall number of parking spaces for the project meets code requirements (21 spaces required; 21 spaces proposed).
  - Minor modification to deviate from front building setback (20 feet required; 16 feet proposed).
- Tentative Tract Map TT-17958:** 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 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](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading 72 hours prior to the hearing date.

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