

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	April 25, 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>	PM-2016-109	<b>Applicant:</b>	Steve Scarborough
<b>Site Address:</b>	410 Walnut Place	<b>Zone:</b>	R1
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt – Section 15315 Minor Land Divisions
<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:** Tentative Parcel Map 2016-109 for the subdivision of a 0.746-acre lot into 4 (four) R1 zoned fee simple lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes for all four subdivisions are 87.87 x 92.50 = 8,128 square feet. This application involves the subdivision of the property only; a residential development is not being proposed at this time.

**Environmental Determination:** The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act Guidelines – Class 15 (Minor Land Divisions)).

**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.