



OFFICIAL PUBLIC NOTICE

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

HEARING DATE:	May 23, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-16-05 & TT-18006	Applicant/ Authorized Agent:	Melia Homes
Site Address:	326 22 nd Street, and 2212, 2216, and 2220 Santa Ana Avenue	Zone:	R1 (Single Family Residential)
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 the following:

1. **Planning Application PA-16-05:** Design Review to construct a 13-unit, two-story, detached single-family residential development on a lot size of 2.1 acres in an R1 zone. The proposed project consists of the following:
 - 13 single-family detached units (15 units maximum allowed);
 - 11 units will take access from a 28-foot wide private street from Santa Ana Avenue; one unit will take access directly from 22nd Street; one unit will take access from an existing private street from 22nd Street;
 - R1 lot sizes range from 6,006 square feet to 6,863 square feet, excluding the private street (6,000 square foot minimum lot size required);
 - 56 on-site parking spaces are required for the project; 64 on-site parking spaces are proposed; and
 - No zoning code deviations are being requested for this project.
2. **Tentative Tract Map TT-18006:** Tentative Tract Map for the subdivision of the property into fee simple lots for homeownership in accordance with the R1 (Single-Family Residential) 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 13 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.

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