

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	July 11, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PM-2015-185	Applicant:	Justin Henderson – Mastercraft Homes
Site Address:	1951 Tustin Ave.	Zone:	R1
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15315 Minor Land Divisions
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Parcel Map 2015-185 for the subdivision of a 0.29-acre lot into two 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 are: Parcel 1 - 6,051 sq. ft. and parcel 2 - 6,714 sq. ft. This application involves the subdivision of the property only. Any proposed single-family residence on the subdivided property will be submitted at a future date and subject to the appropriate review process at that time. Residential development will be submitted to the Building Safety Division for review if the proposed subdivision is approved.

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: 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.