



## OFFICIAL PUBLIC NOTICE

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

<b>HEARING DATE:</b>	August 8, 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-16-20 & TT-18034	<b>Applicant/Agent:</b>	Umbrella Capital Group, c/o Michael Alladawi
<b>Site Address:</b>	752 & 756 West 19 <sup>th</sup> St.	<b>Zone:</b>	C1
<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 includes the following:

- 1) Planning Application PA-16-20:** Urban Master Plan for a five-unit, three-story detached (two units side by side) residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Live/Work Development Standards (reference Mesa West Bluffs Urban Plan):
  - Deviation from required distance between main buildings (10 feet required; 7 feet-8 inches proposed between Units 2 and 3; 9 feet- 6 inches proposed between Unit 4 and 5).
  - Deviation from front build-to-line abutting a public street (15 feet required; 14.5 feet proposed).
  - Deviation from one-acre minimum project site (0.27 acre proposed).
  - Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
  - Deviation from required street side setback (10 feet required; 5 feet- 2 inches proposed).
  - Deviation from required open guest parking (8 spaces required; 5 proposed). The project, however, includes 10 garage parking spaces and meets overall parking requirements (15 spaces required; 15 proposed).
- 2) Vesting Tentative Tract Map 18034:** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential Small Lot Ordinance 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).

**Public Comments:** 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. 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). Please note that no copies of written communication will be made after **3:00 PM**. 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. 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.

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