

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	December 12, 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-16-29/PM-2016-118	<b>Applicant:</b>	Sue Rabin
<b>Site Address:</b>	2053 Tustin Avenue	<b>Zone:</b>	R2-MD
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Categorically exempt under Section 15303, Class 3 (New Construction)
<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:

1. **Design Review PA-16-29** application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviation from code requirements:
  - a. Variance from landscape parkway requirement along sides of the common driveway (Combined width of 10 feet, but not less than three feet on one side required; 0 feet proposed).
2. **Tentative Parcel Map PM-2016-118** for the subdivision of a 0.22-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.

**Environmental Determination:** The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

**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. **Ten copies** of submitted materials are required for distribution. No copies will be made after **3:00 PM**. 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.