

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	May 8, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA
Application No.	PA-17-01 & TPM-2017-124	Applicant/Agent:	Ryan Oldham
Site Address:	245 Knox Place	Zone:	R2-MD; Multiple Family Residential, Medium Density
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Categorically exempt under Section 15303, Class 3 (New Construction)
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: PA-17-01 and TPM-2017-124 includes the following:

1. **Planning Application (Design Review) PA-17-01** for the construction of two, two-story detached single-family residences. The existing single-story front residence will be demolished for a new, 4 bed / 3.5 bath approximately 2,982 square-foot residence; and the detached garage in the rear will be demolished for a new, 3 bed / 3.5 bath approximately 2,688 square-foot residence. Both residences will provide attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map 2017-124** for the subdivision of a 7,800 square-foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

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.

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.