

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	May 22, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-16-68 & TPM-2016-205	Applicant/Agent:	Ryan Oldham
Site Address:	391 La Perle Place	Zone:	R2-MD
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: The proposed project involves the following:

1. **Planning Application (Design Review) PA-16-68** for a residential small lot subdivision consisting of two, two-story detached single-family residences. The detached 4-bedroom/3.5 bath units are both proposed at 2,672 square feet, and include an attached two-car garage. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2016-205** for a residential small lot subdivision to subdivide a 7,200 square-foot parcel into two 3,600 square-foot parcels consistent with the Residential Small Lot Subdivision standards.

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. 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.