

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	June 12, 2017	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA
Application No.	PA-17-08 & TT-18109	Applicant/Agent:	Pinnacle Residential
Site Addresses:	2850 Mesa Verde Drive East	Zone:	R1 (Single Family Residential)
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Previously approved Mitigated Negative Declaration, originally prepared for Rezone R-16-05 and General Plan Amendment GP-16-05 for the subject property
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves:

- 1) Planning Application PA-17-08 – A Design Review for the development of an 11-unit, two-story, detached single-family residential development on a 2.05-acre lot. A density of 5.3 dwelling units per acre proposed (8 units per acre maximum density allowed). The units would take access from a 36-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 7,167 sq. ft. to 11,191 sq. ft., excluding the private street (minimum 6,000 sq. ft. required). No deviations from the zoning code are proposed for this project.
- 2) Tentative Tract Map TT-18109 – Subdivision of the property into 11 parcels for homeownership in accordance with the R1 (Single Family Residential) subdivision standards.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was previously prepared for the project for Rezone R-16-05 and General Plan Amendment GP-16-05, which was adopted by the City Council on September 26, 2016.

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 p.m.** 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 staff report can be viewed on the City's webpage www.costamesaca.gov 72 hours prior to the hearing date.