

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-14-50 and PM-2015-109 (time extension)	Applicant:	Stephen A. Brahs, Urban Viking Properties
Site Address:	162 E. 18 th Street	Zone:	R2-HD
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 request is a one-year time extension for Design Review Application PA-14-50 and Tentative Parcel Map 2015-109, which includes the development of two, 2-story detached single-family residential units and subdivision of a 6,263 square-foot parcel into two parcels. The project is consistent with Residential Design Guidelines, Residential Small Lot Subdivision Ordinance, and meets the overall parking requirement (a total of 8 spaces are required, including four open parking spaces and four garage spaces; four garage spaces and four open parking spaces proposed). The project was originally approved by the Planning Commission on April 27, 2015, and approval of the time extension would extend approvals to June 12, 2018.

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 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.