

NOTICE OF PUBLIC HEARING

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

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| HEARING DATE: | October 23, 2017 | HEARING TIME & LOCATION: | 6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive Costa Mesa, CA |
| Application No. | PA-17-09 & PM-2016-172 | Applicant/Agent: | James J. Brennan |
| Site Address: | 134 Santa Isabel Avenue | 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: The proposed project involves the following requests for:

1. **Planning Application (Design Review) PA-17-09** for the construction of three, two-story detached single-family residences. The front residence is proposed to be 1,939 square feet in area, including 3-bedrooms and 2.5 bathrooms; the middle residence is a proposed to be 2,721 square feet, including 4 bedrooms and 3.5 bathrooms; and the rear residence is proposed to be 2,826 square feet in area, including 4 bedrooms and 3.5 bathrooms. All residences will provide attached two-car garages and two open parking spaces leading to each garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map PM-2016-172** for the subdivision of a 11,176 square-foot lot into three separate parcels consistent with 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. 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.