

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	January 22, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-17-37 / PM 2017-163	Applicant/Agent:	Bryan Price
Site Address:	1593 Riverside Place	Zone:	R2-MD (Multi-Family, Medium Density)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application PA-17-37 is a request for:

1. **Design Review** to construct a two-unit small lot subdivision on a 7,910-square-foot parcel in the R2-MD zone. Two two-story detached single-family residences are proposed. The front residence is proposed at approximately 2,700 square feet with four bedrooms; the rear unit is proposed at approximately 2,300 square feet with three bedrooms. Each residence includes an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2017-163** for the subdivision of a 7,910-square-foot parcel 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 CEQA Guidelines Section 15303 (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.