

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-17-41 / PM 2017-174	Applicant/Agent:	Moises Villegas
Site Address:	2573 Elden Avenue	Zone:	R2-MD (Multi-Family, Medium Density)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application PA-17-41 is a request for:

1. **Design Review** to construct a four-unit small lot subdivision on a 20,141-square-foot parcel in the R2-MD zone. Four two-story detached single-family homes, each with an attached two-car garage, are proposed and range from 2,665 to 2,768-square-feet in size. The development meets all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map 2017-174** to subdivide a 20,141-square-foot parcel into four separate residential parcels and one common ownership parcel.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

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.