

NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold a **SPECIAL MEETING**/public hearing as follows to consider:

HEARING DATE:	March 5, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-17-20	Applicant/Agent:	Ryan Oldham
Site Address:	360 and 362 La Perle Lane	Zone:	R2-MD (Multiple-Family Residential, Medium Density)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application PA-17-20 is a request for Design Review to construct a two-unit, two-story small lot subdivision on a 7,200-square-foot parcel in the R2-MD zone. One existing single-story detached single family residence is proposed to be demolished and two new detached single family residences would be constructed. The front unit is proposed to be approximately 2,253 square feet in size with three bedrooms and two and one-half bathrooms; the rear unit is a proposed to be approximately 2,505 square feet in size with four bedrooms and two and one-half bathrooms. Each residence will include an attached two-car garage. The project satisfies the Small Lot Subdivision development standards and Residential Design Guidelines. If approved, a parcel map will be processed separately.

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.