

# NOTICE OF PUBLIC HEARING

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

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|-------------------------|--|-------------------------------------|---|
| <b>HEARING DATE:</b>    | March 12, 2018                         | <b>HEARING TIME &amp; LOCATION:</b> | 6:00 P.M. or soon thereafter<br>City Hall Council Chambers<br>77 Fair Drive, Costa Mesa, CA |
| <b>Application No.:</b> | PA-16-20, TTM 18034                    | <b>Applicant/Agent:</b>             | Grant Keene   |
| <b>Site Address:</b>    | 752 and 756 W. 19 <sup>th</sup> Street | <b>Zone:</b>                        | C1 (Local Business), 19 West Urban Plan   |
| <b>Contact:</b>         | Planning Division (714) 754-5245       | <b>Email:</b>                       | PlanningCommission@costamesaca.gov  |

**Description:** Planning Application 16-20 is a request for approval of an Urban Master Plan to allow construction of a five-unit, three-story detached residential development located in the C1 zone and in the 19 West Urban Plan area. The units are proposed as live/work units. The request includes deviations from the Urban Plan standards as follows: 1) deviation to allow development on a less than one-acre lot (one acre development lot required; 0.27-acre proposed); 2) deviation from the standard for a required rear setback from residentially zoned property (20 feet required; 12 feet proposed for the lower level and 10'-7" proposed for the upper levels); 3) deviation from the standard for the front setback on 19<sup>th</sup> Street (15 feet required, 12'-6" proposed for upper levels); and, 4) deviation from the standard for required open guest parking spaces (a total of 15 parking spaces are proposed per the requirement; Eight of the 15 are required to be open parking spaces; 10 spaces are proposed within a garage and five are open parking spaces). The applicant is also requesting a waiver from the requirement to underground a utility pole on Wallace Avenue. This requirement applies to projects of five or more units and could be waived if deemed appropriate by the Planning Commission. The request also includes Tentative Tract Map 18034 to establish a five-unit condominium map for ownership purposes.

**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](http://www.costamesaca.gov) 72 hours prior to the hearing date.