

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	March 26, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-17-32, TTM 18127	Applicant/Agent:	Carter Larson
Site Address:	631 Victoria Street	Zone:	R2-MD (Multi-Family, Medium Density)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application 17-32 is a request for Design Review to allow the construction of a new five-unit, two-story detached single-family residential development located in the R2-MD zone. The proposed development includes two units with 2 bedrooms/ 2.5 baths and three units with 3 bedrooms / 2.5 baths. The request includes a Tentative Tract Map to subdivide the existing 19,173-square-foot parcel into five separate parcels with one unit on each parcel, consistent with the Small Lot Subdivision Ordinance. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.

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

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.