

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-88-40 A1 (PA-17-24)	Applicant/Agent:	Diamond Star Associates
Site Address:	Terminus of W. 18 th Street, West of Whittier Avenue	Zone:	PDR-MD (Planned Development Residential – Medium Density)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application 17-24 is a request to amend previously-approved Master Plan PA-88-40 to allow the following modifications to an existing two-story, 92-unit detached residential development (California Seabreeze):

1. Modify the approved standard plans to allow the construction of 792-square-foot 3rd floor bonus room additions for each unit (2 stories/28-foot height allowed per the approved plan; 3 stories/36-foot height proposed);
2. Allow the construction of roof decks on the 3rd floor bonus room additions to increase private open space;
3. Allow minor encroachments (no more than 1 foot) into side and rear building setbacks to provide structural support posts for the 3rd floor bonus room and roof deck additions;
4. Allow residents to be able to construct the 3rd floor bonus room and roof deck additions without the need for discretionary approval, as long as the addition complies with the proposed standard plans.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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.