

# NOTICE OF PUBLIC HEARING

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

<b>HEARING DATE:</b>	June 11, 2018	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
<b>Application No.</b>	PA-17-35 / TPM 2017-185	<b>Applicant/Agent:</b>	David Bailey
<b>Site Address:</b>	2542 Elden Avenue	<b>Zone:</b>	R2-MD; Multi-Family Residential, Medium Density
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Email:</b>	PlanningCommission@costamesaca.gov

**Description:** Planning Application 17-35 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on an 8,679-square-foot lot in the R2-MD zone. The residence at the front of the property is proposed to be remodeled including a second story addition and will be approximately 2,699 square feet with three bedrooms; the new residence at the rear of the property is proposed to be approximately 1,876 square feet with three bedrooms. Both residences include attached two-car garages. The project satisfies all Small Lot Ordinance development standards and the Residential Design Guidelines.
2. Tentative Parcel Map No. 2017-185 for the subdivision of an 8,679-square-foot lot into two separate parcels, with one unit on each parcel, consistent with the Small Lot Ordinance.

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