

## PUBLICATION

The Costa Mesa Planning Commission will hold a public hearing at City Hall, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on Monday, October 22, 2018:

**1. Application No.:** PA-18-36; ZA-18-40

**Applicant:** Bill Mason/Chris McEvoy

**Site Address:** 898 Towne Street

**Zone:** R1, Single Family Residential

**Description:** Planning Application 18-36 and Zoning Application 18-40 are requests for a Minor Design Review and a Variance to allow a new two-story accessory structure that includes a 621-square-foot garage with a 400-square-foot accessory dwelling unit (ADU) located above. The project site contains an existing 1,057-square-foot single-story residence and a detached garage (the existing garage is proposed to be demolished). The request includes a Variance from the following standards: 1) minimum lot size for an ADU in an R1 zone (7,900-square-foot minimum lot size required; 7,820 square feet proposed) and 2) rear yard setback for a new two-story accessory structure (20-foot minimum required; five feet proposed).

**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 or Conversion of Small Structures.

**Additional Information:** For more information, call (714) 754-5245, or email [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov) 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 website: [www.costamesaca.gov](http://www.costamesaca.gov) 72 hours prior to the hearing date. 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.