

**CITY OF COSTA MESA  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a **SPECIAL MEETING**/public hearing at the Costa Mesa Senior Center, 695 W. 19<sup>th</sup> Street, Costa Mesa, California at 6:00 p.m. on **Thursday, November 15, 2018** to consider the following item:

**1. Application No.:** PA-18-22 / TPM 2018-177

**Applicant:** Mark Rapparport

**Site Address:** 1592 Riverside Place

**Zone:** R2-MD; Multi-Family Residential, Medium Density

**Description:** Planning Application 18-22 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,909-square-foot lot in an R2-MD zone. The residence at the front of the property is proposed to be approximately 2,889 square feet in size with four bedrooms, and the residence at the rear of the property is proposed to be approximately 2,982 square feet in size with four bedrooms. Both residences would provide attached two-car garages. The project satisfies all Small Lot Ordinance development standards and the Residential Design Guidelines.
2. Tentative Parcel Map No. 2018-177 for the subdivision of a 7,909-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:** 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 communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov). If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this meeting.**