

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

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at the Costa Mesa Senior Center, 695 W. 19<sup>th</sup> Street, Costa Mesa, California at 6:00 p.m. on **Monday, January 28, 2019** to consider the following item:

**Application No.:** PA-18-45

**Applicant:** Randy Teteak

**Site Address:** 466 East 18<sup>th</sup> Street

**Zone:** R1, Single Family Residential

**Description:** Planning Application 18-45 is a request for a Conditional Use Permit (CUP) to allow a full bathroom in a new detached accessory structure located at 466 East 18th Street. The property is zoned R-1 and is developed with a 1,262-square-foot single-story residence. The proposed accessory structure would contain a 440-square-foot two-car garage and 395 square feet of living area including one bedroom, one bathroom, an office/family room and a wine storage room (no kitchen is 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 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.**