

**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, March 11, 2019** to consider the following item:

**Application No.:** PA-18-47, TTM 18034

**Applicant:** KS Capital, Inc.

**Site Address:** 752 and 756 W. 19<sup>th</sup> Street

**Zone:** C1 (Local Business District) 19<sup>th</sup> West Urban Plan Overlay

**Description:** Urban Master Plan PA-18-47 and Tentative Tract Map 18034 is a request to allow for a mixed use development with two two-story offices and two three-story residential units integrated within a duplex structure. The site is located in the C1 zone and within the 19 West Urban Plan Overlay. The following deviations from the Urban Plan standards are being requested: 1) deviation to allow development on a less than one-acre lot (one acre development lot required; 0.27-acre proposed); and, 2) deviation from required open guest parking spaces (15 required, 10 proposed; however, the project meets the overall parking requirement of 19 spaces, proposing six garage spaces including two mechanical vehicle lifts, three carports and 10 open guest parking spaces). Tentative Tract Map 18034 is a request to allow for the subdivision of the 11,533 square-foot lot (0.27-acre) into one lot with two residential condominium units and two office condominium units for ownership purposes.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

**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.**