

**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. 19th Street, Costa Mesa, California at 6:00 p.m. on **Monday, April 22, 2019** to consider the following item:

Application No.: PA-19-02 & TPM 2018-193

Applicant: Walt Bushman on behalf of Jeff Cefalia

Site Address: 172 East Wilson Street

Zone: R2-MD (Multi-Family Residential, Medium Density)

Description: Planning Application 19-02 is a request for Design Review for a proposed Residential Common Interest Development (RCID) consisting of two, two-story, attached condominium units on a 7,451-square-foot parcel. The proposed units would each be 2,559 square feet in area with four bedrooms, five bathrooms, and an attached two-car garage. Tentative Parcel Map 2018-193 is a request to establish a two-unit condominium map on the property.

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 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 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. 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.**