

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

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Monday, March 23, 2020** to consider the following item:

Application No.: PA-19-34 / TPM-2020-103

Applicant/Agent: Ridgeway Real Estate Lp/Ryan Oldham

Site Address: 385-387 La Perle Place

Zone: R2-MD (Multiple-Family Residential – Medium Density)

Description: Planning Application 19-34 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,200-square-foot lot addressed 385-387 La Perle Place. Each proposed residence is between approximately 2,515 and 2,575 square feet in area and includes four bedrooms / three bathrooms and an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the City's Residential Design Guidelines.
2. Tentative Parcel Map No. 2020-103 for the subdivision of a 7,200-square-foot lot into two 3,600-square-foot lots, with one unit on each lot, 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 PCPublicComments@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 PCPublicComments@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.