

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

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing via Zoom webinar on **Monday, September 28, 2020** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

**Application No.:** PA-20-02 / TPM 2019-120

**Applicant/Agent:** Dan Vy Ngoc Nguyen / John Nguyen

**Site Address:** 2156 Myran Drive

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

**Description:** Planning Application 20-02 is a request for a Design Review to allow a residential small lot subdivision project with a total of two, two-story, single-family dwelling units each 3,048 square feet in size. Each new dwelling unit would include three bedrooms, one powder room, three full bathrooms, and an attached two-car garage. Tentative Parcel Map (TPM) 2019-120 is a request to subdivide the 10,316-square-foot subject property into two separate parcels each 5,158 square feet in size with one dwelling unit on each parcel intended for individual ownership. The property previously contained a single-family dwelling which has since been demolished; the property is currently vacant.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development and Section 15303 (Class 3), New Construction or Conversion of Small Structures.

**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Due to circumstances surrounding COVID-19, City Hall and the Council Chambers are closed to the general public. Planning Commission meetings will be held remotely until further notice. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting remotely during COVID-19. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2020-agendas-and-minutes>. While the City does not expect there to be any changes to the process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. Members of the public who wish to make a comment may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City as described above **NO LATER THAN 12:00 PM** on the day of the hearing. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.