

## CITY OF COSTA MESA

### OFFICIAL PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Costa Mesa City Council at its regular meeting on Tuesday, July 15, 2014, at 7:00 p.m., in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa, to consider the following item:

<b>Application No.</b>	GP-14-01, R-14-01, LL-14-03	<b>Applicant:</b>	Susan McDowell
<b>Site Address:</b>	320 E. 18 <sup>th</sup> Street	<b>Zone:</b>	I&R (Existing); R2-MD (Proposed)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt-CEQA Sec. 15601(b)(3) General Rule
<b>Email:</b>	cityclerk@ costamesaca.gov	<b>Website:</b>	costamesaca.gov

**Description:** The proposed project involves moving a property line 16 feet to the north to enable the transfer of ownership and development of the residentially zoned lot. The project requires the following actions:

1. **General Plan Amendment GP-14-01.** Change the land use designation of a 16-foot by 63-foot strip of land within an existing church site from Public Institutional (PI) to Medium Density Residential (MDR).
2. **Rezone R-14-01.** Rezone a 16-foot by 63-foot strip of land within an existing church site from I&R (Institutional and Recreational) to R2-MD (Multiple Family Residential – Medium Density).
3. **Lot Line Adjustment LL-14-03.** Adjustment of the rear property line of 320 18<sup>th</sup> Street 16 feet to the north, to acquire a 1,008-square foot portion of the property at 301 Magnolia Street. The portion of land is adjacent to the church parking lot.

**Public Comments:** Oral or written comments must be received by the City Clerk prior to the hearing date (see above) or presented in-person at the hearing. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.

For further information, please contact Antonio Gardea, Senior Planner, at (714) 754-5692 or visit the Planning Division, 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. Copies of Staff Reports will be available to interested parties on Friday, July 11, 2014 after 4:00 p.m. or available on the City's website, [www.costamesaca.gov](http://www.costamesaca.gov).