

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

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at the regular meeting on **Tuesday, March 21, 2017 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., to request for review of the following:

Description: The proposed request is a one-year time extension for PA-15-08, a master plan and PM-2015-108, a parcel map approved by the Planning Commission on May 26, 2015 for development of four 3-story detached residential units within the Mesa West Residential Ownership Urban Plan with the following deviations: 1. Minimum lot size (one acre required, 0.235-acre proposed); 2. Minimum front landscape setback (20 feet required, 10 feet proposed) and; 3. Open parking spaces provided in garages - The project meets the overall parking requirement; (a total of 13 spaces are required including 8 open parking spaces and five garage spaces, 8 garage spaces and 5 open parking spaces proposed).

Application No. PA-15-08 and PM-2015-108 (time extension); Applicant is Mohammad Gharavi Ghouchani Trust; Site Address: 2068 Maple Ave. and Zone: R2MD.

Environmental Determination: The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-fill Development).

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 3:00 P.M.** on the day of the hearing, **March 21, 2017**. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING**. Materials may also be e-mailed to cityclerk@costamesaca.gov. If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225.

The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date.

IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa
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