

**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, June 6, 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 Application No. PA-16-67 and TPM-2017-106:

Description:

- 1. Planning Application (Design Review) PA-16-67** for the construction of two, two-story detached single-family residences. Each unit includes 3 bedrooms and 2.5 baths with attached two-car garages. The rear unit (Parcel 1) proposes 2,114 square feet of total living area, and the front unit (Parcel 2) proposes 1,878 square feet of total living area. The proposed project complies with the Small Lot Subdivision development standards and the Residential Design Guidelines.
- 2. Tentative Parcel Map 2017-106** for the subdivision of a 7,006 square-foot parcel into two parcels, including a 3,979 square-foot parcel (Parcel 1) and a 3,027 square-foot parcel (Parcel 2), consistent with the Small Lot Subdivision Ordinance.

The Applicant/Agent is Ryan Oldham; Site Address is 1933 Church Street, Zone R2-MD; Multiple Family Residential, Medium Density.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

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, **June 6, 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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