

**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, September 5, 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 appeal of the Planning Commission's decision on Planning Application PA-17-25 & TPM-2015-109:

Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-17-25** for the construction of two, two-story detached single-family residences. The front residence (Unit 2) is proposed as a 3 bed / 2.5 bath 1,963 square-foot dwelling unit and the rear residence (Unit 1) is proposed as a 3 bed / 3 bath 2,090 square-foot dwelling unit. Both residences will provide attached two-car garages, with the rear residence accessing the garage from the public alley. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.

2. **Tentative Parcel Map 2015-109** for the subdivision of a 6,263 square-foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

The Applicant/Agent is John Taylor. Site Address is 162 East 18th Street and R2-HD (Multiple-Family Residential, High Density) Zone.

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines (Class 3), New Construction.

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, **September 5, 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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