

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

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting on **Tuesday, July 21, 2015, at 7:00 p.m.**, in the City Hall Council Chambers, 77 Fair Dr., to consider the following item:

DESCRIPTION: A REQUEST FOR AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF CASE NO. PA-15-10 AND TT-17870 – 2366 ORANGE AVENUE.

THE PROPOSED PROJECT IS OF:

1) DESIGN REVIEW TO CONSTRUCT A SIX-UNIT, TWO-STORY, SMALL LOT SUBDIVISION ON A 23,159 SQ. FT. LOT IN AN R2-MD ZONE. THE PROJECT WILL INCLUDE AN AUTOMATIC GATE OFF THE ORANGE AVENUE ENTRANCE. IN ADDITION, THE PROJECT REQUESTS THE FOLLOWING DEVIATIONS FROM THE R2-MD DEVELOPMENT STANDARDS:

- A. ADMINISTRATIVE ADJUSTMENT FROM FRONT YARD SETBACK FOR LOT 6/ PLAN C (20 FEET REQUIRED; 12 FEET PROPOSED OFF NORSE AVENUE).**
- B. MINOR MODIFICATION FOR FRONT YARD SETBACK FOR A FRONT PORCH ON LOT 1/ PLAN A (20 FEET REQUIRED; 16 FEET PROPOSED).**

THE PROPERTY IS A THROUGH LOT WITH ACCESS FROM ORANGE AVENUE AND NORSE. THE PROPERTY TWO-STORY DETACHED HOMES CONSIST OF 3 TO 4 BEDROOMS AND TWO-CAR GARAGE WITH A MINIMUM INTERIOR DIMENSION OF 20' X 20'.

2) TENTATIVE TRACT MAP TT-17870: A RESIDENTIAL SMALL LOT SUBDIVISION CONSISTING OF SIX FEE SIMPLE LOTS.

ENVIRONMENTAL DETERMINATION: THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15332 (CLASS 32) FOR IN-FILL DEVELOPMENT PROJECTS. THIS EXEMPTION IS INTENDED TO PROMOTE INFILL DEVELOPMENT WITHIN URBANIZED AREAS. THE CLASS CONSISTS OF ENVIRONMENTALLY BENIGN IN-FILL PROJECTS WHICH ARE CONSISTENT WITH LOCAL GENERAL PLAN AND ZONING REQUIREMENTS. THIS CLASS IS NOT INTENDED TO BE APPLIED TO PROJECTS WHICH WOULD RESULT IN ANY SIGNIFICANT TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY EFFECTS.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for copying and distribution to the City Council must be received by the City Clerk (1st floor) **no later than 3:00 p.m.** on the day of the hearing, **July 21, 2015**. 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, telephone (714) 754-5245, 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. 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.

Brenda Green, City Clerk, City of Costa Mesa

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