

**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 its regular meeting on **Tuesday, April 6, 2021 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, via Zoom Webinar, regarding Council review of the Planning Commission's decision to approve Application No. PA-20-10 and Tentative Tract Map 19120:

**Description:** Planning Application 20-10 and Tentative Tract Map 19120 is a request for a Master Plan for the development of an eight-unit attached residential common interest development intended for individual ownership under the Mesa West Residential Ownership Urban Plan. The proposed residences include two and three-bedroom unit types ranging from approximately 1,500 square feet to 2,000 square feet as well as two-car garages for each unit. The proposed maximum building height is 44 feet at four-stories including a roof deck level. The proposed tentative tract map would establish one lot with eight airspace condominiums for individual home ownership.

The Planning Commission adopted Resolution No. PC-2021-01 on February 22, 2021 on a 6-1 vote to approve Planning Application 20-10 and Tentative Tract Map 19120, subject to conditions of approval as modified.

**Site address:** 1978 Meyer Place and 1979 Anaheim Avenue

**Applicant:** Equimex Holdings, LLC

**Application Number:** PA-20-10 and Tentative Tract Map 19120

**Zone:** R2-HD, Multiple-Family Residential District, High Density

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

**Public Comments:**

Zoom Webinar: Information to sign in will be provided on the agenda. Members of the public who wish to make a comment may submit your public comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **April 6, 2021**. 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. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, 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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