

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

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing via Zoom webinar on **Monday, January 24, 2022** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: ZA-21-48

Applicant/Agent: Costa Mesa Village, Ltd./Brian D'Andrea, Century Housing Development, Inc.

Site Address: 2450 Newport Blvd.

Zone: C1 (Local Business District)

Description: Planning Application ZA-21-48 is a request for a Minor Conditional Use Permit (MCUP) to amend the original CUP (PA-91-102) to modify previously-approved conditions of approval for Costa Mesa Village (CMV) located at 2450 Newport Blvd. CMV is an existing 96-unit Single Room Occupancy/efficiency unit affordable housing development which is proposed to be sold to a new buyer, Century Affordable Development Inc. (CADI). In addition to the amended MCUP, the request includes approval of: (1) transfer of ownership from CMV to CADI and (2) Amended and Restated Regulatory Agreement. The project does not involve any physical changes or improvements to the property. The Planning Commission will consider the request and make a recommendation to the City Council/Housing Authority Board.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Due to recent City COVID protocol, the meeting will only be available to participate by Zoom. **This is not an in-person meeting.** Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting by Zoom webinar. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. 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. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.