

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

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, October 23, 2023** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

**Application No.:** PA-23-11 & PM-23-03

**Applicant/Agent:** 161 Cecil Place LLC./ Josh Martinez

**Site Address:** 161 Cecil Place

**Zone:** Multiple-Family Residential, Medium Density (R2-MD)

**Description:** Planning Application 23-11 & Tentative Parcel Map 23-03 is a request to allow for individual ownership (common interest Development approval) of two previously approved single-family dwelling units at 161 Cecil Place.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3, B) New Construction/ Small Conversion & 15332 (Class 32) – In-Fill Development Projects.

**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto: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. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. 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](mailto: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.