

**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 at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California on **Tuesday, July 15, 2025 at 7:00 P.M.**, or as soon as possible thereafter, to introduce:

ORDINANCE NO. 2025-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PGPA-23-0002 TO REZONE A 14.25-ACRE SITE TO PLANNED DEVELOPMENT COMMERCIAL (PDC) AND PLANNED DEVELOPMENT RESIDENTIAL – NORTH COSTA MESA (PDR-NCM) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 62 DWELLING UNITS PER ACRE AND MAXIMUM 1,050 UNITS FOR THE PROPERTY LOCATED AT 3333 SUSAN STREET

ORDINANCE NO. 2025-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PGPA-23-0002 TO AMEND THE NORTH COSTA MESA SPECIFIC PLAN APPLYING ZONING STANDARDS TO A 14.25-ACRE PROPERTY REZONED TO PLANNED DEVELOPMENT COMMERCIAL (PDC) AND PLANNED DEVELOPMENT RESIDENTIAL-NORTH COSTA MESA (PDR-NCM) WITH A SITE-SPECIFIC DENSITY OF 62 DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT 3333 SUSAN STREET

ORDINANCE NO. 2025-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FOR THE HIVE LIVE PROJECT BETWEEN THE CITY OF COSTA MESA AND LEGACY PARTNERS LLC.

The City's Planning Commission recommended the City Council give first reading to these ordinances at its June 9, 2025 meeting on a 6-1 vote and also recommend the City Council to certify the project EIR (SCH. NO. 2024060115), approve the General Plan Amendment, Master Plan, Tentative Parcel Map, Density Bonus Agreement for the three-phased, 1,050-unit residential development (including 105 low income units) on the 14.25-acre site with a 3,692 square feet of commercial component, and 335,958 square feet of open space including private balconies.

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda and may also submit written comments via email to the City Clerk at 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 emailed to 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, **July 15, 2025**. 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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