

**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, August 5, 2025, at 7:00 P.M.**, or as soon as possible thereafter, to consider PGPA-24-0002 for an application to construct a 142-unit (including 7 very low income units) ownership residential development on a 6.12-acre site, with 93,500 square feet of on-site open space including private balconies. The applicant is also requesting approval of a Rezone, Design Review, Tentative Tract Map No. 19334, and Density Bonus Agreement to facilitate the project. The project also includes a new traffic signal and associated improvements at the project entrance. To facilitate the project, the applicant is requesting approval of a General Plan Amendment to modify maps, figures, texts, and tables of the City's Land Use Element; and to introduce:

**ORDINANCE NO. 2025-xx**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PGPA-24-0002 TO REZONE A 6.12-ACRE SITE TO MULTIPLE FAMILY RESIDENTIAL (R3) FOR THE PROPERTY LOCATED AT 3150 BEAR STREET**

**Application No:** PGPA-24-0002

**Applicant/Agent/Appellant:** Meritage Homes/ Vanessa Scheidel

**Site Address:** 3150 Bear Street

**Zone:** AP – Administrative and Professional

**Description:** The Planning Commission recommended approval of the project (5-0 vote) at its July 14, 2025 meeting.

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA) per CEQA, a Mitigated Negative Declaration (MND) was prepared for the project to analyze potential impacts of the project and identify measures to mitigate the environmental effects. No areas of significant impact were determined from the construction or operation of the proposed project with the implementation of mitigation measures.

**Public Comments:** Members of the public wishing to participate in the meeting may find instructions on the agenda and may also submit written comments 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, **August 5, 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. For questions on the project contact the project Planner: Chris Yeager, Senior Planner at (714) 754-4883. 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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