

**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, October 21, 2025, at 7:00 P.M.**, or as soon as possible thereafter, to consider:

Application No.: Fairview Developmental Center Specific Plan

Applicant/Agent: City of Costa Mesa

Site Address: 2501 Harbor Blvd.

Zone: Institutional and Recreational Multi-Use District (IR-MLT)

Description: The Costa Mesa City Council will consider Planning Commission recommendations for the Fairview Developmental Center (FDC) Specific Plan Preferred Land Use Concept, Project Description, Vision, and Guiding Principles, for the purpose of undertaking environmental review. On August 25, 2025, the Planning Commission recommended that the City study a residential development capacity of 2,300 units to a maximum of 4,000 units, 35,000 square feet of flexible commercial area, a minimum of 12 acres of open space, two access points from Harbor Boulevard, and partial golf course reconfiguration based on the financial feasibility analysis prepared for the 95-acre Fairview Developmental Center Specific Plan.

Environmental Determination: The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines because the action is not a "project" pursuant to Section 15378(b)(5). The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. Moreover, an Environmental Impact Report (EIR) will be prepared for the Specific Plan in accordance with the CEQA Guidelines. Direction on the preferred plan is used to help define the project description that will be studied under the EIR.

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public 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 e-mailed 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, **October 21, 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: Melinda Dacey, Principal Planner at (714) 754-5611. 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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