

**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, November 4, 2025, at 7:00 P.M.**, or as soon as possible thereafter, to consider:

Application No.: PCTY-25-0004

Applicant/Agent: City of Costa Mesa

Site Address: Multiple

Zone: Multiple

Description: The Costa Mesa City Council will consider Planning Commission recommendations for amendments to the Land Use Element of the City's General Plan to provide consistency with the 6th Cycle (2021-2029) Housing Element, adopted by City Council on November 15, 2022, with revisions dated March 1, 2023. The proposed amendments should have accompanied the Housing Element adoptions in 2022 and 2023 for General Plan consistency purposes. State law mandates that General Plan elements, and parts thereof, be integrated, internally consistent, and include a compatible statement of policies for the adopting agency. On October 13, 2025, the Planning Commission recommended City Council approval of the draft amendments to the Land Use Element with minor updates to Figure LU-4 and Figure LU-6 to replace "reductions" with "modifications" in the proposed text amendments.

Environmental Determination: Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the 6th Cycle Housing Element and determined that a subsequent Environmental Impact Report (EIR) or a Negative Declaration (ND) is not required for the update to the City of Costa Mesa Land Use Element in that the circumstances to which the Housing Element was adopted have not changed, and no new information of substantial importance or new impacts have arisen since the prior environmental documents have been certified. The updates to the Land Use Element are for internal consistency with the Housing Element. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites on 352 acres for the 6th Cycle (2021-2029) Housing Element.

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, **November 4, 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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