

COSTA MESA VILLAGE, LTD.

P.O. Box 279
Johns Island, SC 29457-1279

November 1, 2021

Katelyn Walsh
Planning Department
City of Costa Mesa
77 Fairview Drive
Costa Mesa, CA 92626

Re: Application for Amendment to CUP PA-91-102

Dear Ms. Walsh:

Costa Mesa Village, Ltd. ("CMV") is pleased to attach an application for an amendment to CUP PA-91-102 in connection with Costa Mesa Village, located at 2450 Newport Boulevard in the City of Costa Mesa (the "Property"). Costa Mesa Village is a 97-unit affordable housing community constructed in 1985. In 1992, the former Travelodge Motel was converted into a Single Room Occupancy ("SRO") apartment complex. The Property is approximately 69,300 SF in size and the assessor parcel number ("APN") for the Property is 439-281-48. The improvements have an approximate square footage of 34,420 SF. The Property is subject to existing CUP PA-91-102.

CMV has recently entered into a purchase and sale agreement to sell the Property to Century Affordable Development, Inc. ("CADI"). In connection with the prospective sale of the Property to CADI, we are seeking the City's assistance to modify and modernize the existing CUP, along with other elements of the regulatory regime applicable to the Property including the Regulatory Amendment and the Owner Participation Agreement ("Regulatory Amendments"). This modernization will be consistent with the City's recent SRO policy updates, including 500-05.

Pursuant to the purchase and sale agreement CMV has authorized CADI to act as CMV's agent for the sole and limited purposes of processing this application and attending hearings and meetings with the City of Costa Mesa for the modification of the CUP. However, CMV must approve in writing any changes to the CUP that may be applicable prior to CMV's sale of the Property. We request that CMV be copied on all communications between CADI and the City for this purpose.

Should you have any questions, please do not hesitate to contact me at (949) 244-7707 or williamfpavone@gmail.com.

Regards,



William F. Pavone, Jr.
Costa Mesa Village, Ltd.

cc: Brian D'Andrea
Robert Dyess