

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Monday, November 25, 2019** to consider the following item:

Application No.: PA-19-15

Applicant/Agent: EF Education First/Alliance South Coast Properties LLC

Site Address: 3150 Bear Street

Zone: AP (Administrative Professional)

Description: Planning Application 19-15 is a request for a Conditional Use Permit, Minor Conditional Use Permit, Minor Modification, and Variances to allow for the development of the EF Education First International Language Campus (“EF”) on a 6.19-acre site located at 3150 Bear Street zoned Administrative Professional. The proposed project would include: 1) renovation of the existing three-story building modified from 68,000 to 57,700 square feet in area, to accommodate 50 classrooms, a student services area, cafeteria, and faculty/staff offices; 2) development of a three-story, 49,800-square-foot dormitory to the north of the existing building; 3) development of two two-story 23,000-square-foot dormitories to the south of the existing building; 4) surface parking areas providing 102 spaces; 5) outdoor recreational facilities including a pool with a pool house; and 6) landscaping. The project would add 87,000 square feet of new buildings for a total of 155,000 square feet on the site. The proposed school could serve up to 1,374 students and would have approximately 70 employees. The request includes:

- Conditional Use Permit (CUP) for a college/university/post-secondary school;
- Minor Conditional Use Permit (MCUP) to allow for outdoor recreational uses;
- Minor Conditional Use Permit (MCUP) to deviate from parking requirements based on unique operating characteristics (1,550 required; 102 provided);
- Variance from building height requirement (30 feet required, 42 feet proposed);
- Variance from the front setback requirement (20 feet required, 0 feet proposed);
- Variance from the requirement for perimeter landscaping along Bear Street and the I-405 (20 feet required, 0 along Bear Street and 7 feet along I-405 proposed);
- and
- Minor Modification to allow for the proposed three-story dormitory to encroach into the rear-yard setback (84 feet required, 78 feet proposed).

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was made available for a 20-day public comment period beginning on October 15, 2019 and ending on November 5, 2019. The IS/MND evaluates the potential environmental effects of the proposed project and concludes that impacts would be reduced to a less-than-significant level with the incorporation of mitigation measures in the areas of biological resources, cultural resources, geology, and tribal cultural resources. The Planning Commission will review and consider adoption of the IS/MND concurrently with the project.

Additional Information: For more information, call (714) 754-5245, or email PlanningCommission@costamesaca.gov or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays. A copy of the staff report can be viewed on the City's website: www.costamesaca.gov 72 hours prior to the hearing date. All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m.