

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

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing via Zoom webinar on **Monday, October 12, 2020** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-20-11

Applicant/Agent: FirstElement Fuel, Inc./Jackie Muhich

Site Address: 2995 Bristol Street

Zone: C1 (Local Business District)

Description: Planning Application 20-11 is a request for a Conditional Use Permit for the replacement of one gasoline fuel dispenser with two hydrogen fuel dispensers and related equipment at an existing fueling station with a convenience market located within 200 feet of a residentially zoned property and a variance to allow a 40-foot-tall, six-inch in diameter vent stack on the property (the maximum height permitted by right is 30 feet). The proposed vent stack would serve the proposed hydrogen fuel dispensers at the existing gas station.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City 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 September 8, 2020. The public comment period closed on September 28, 2020. The IS/MND finds that the environmental effects of the proposed project would be less than significant with the incorporation of a mitigation measure in the area of Tribal Cultural Resources, standard conditions of approval, and code compliance. The project site is on a list pursuant to Government Code Section 65962.5 pertaining to hazardous waste sites. The Planning Commission will consider adoption of the IS/MND at this hearing.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Due to circumstances surrounding COVID-19, City Hall and the Council Chambers are closed to the general public. Planning Commission meetings will be held remotely until further notice. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting remotely during COVID-19. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2020-agendas-and-minutes>.

While the City does not expect there to be any changes to the process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. Members of the public who wish to make a comment may submit

comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City as described above **NO LATER THAN 12:00 PM** on the day of the hearing. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.