



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – November 25, 2019  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/~~strikeout~~ format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**The City Clerk administered the oath of office to Council-appointed Planning Commissioner Marc Perkins.**

**PUBLIC HEARINGS:**

**1. PLANNING APPLICATION 19-15 FOR EF EDUCATION FIRST, AN INTERNATIONAL ENGLISH LANGUAGE SCHOOL, AT 3150 BEAR STREET**

**Project Description:** Planning Application 19-15 is a request for a:

- Conditional Use Permit to allow a post-secondary school, EF Education First international language school, including classrooms and student dormitories at 3150 Bear Street;
- Minor Conditional Use Permits for outdoor recreational uses and to deviate from parking requirements due to unique operating characteristics;
- Variances from height, front setback, and landscape setback requirements; and
- A Minor Modification for a reduced rear setback.

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration (IS/MND) was 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.

Planning Commission adopted a Resolution adopting the Initial Study/Mitigated Negative Declaration including the Mitigation Monitoring and Reporting Program and approved Planning Application 19-15 subject to conditions of approval with the following modifications.

Condition of Approval No. 7: Prior to issuance of the first building permit final/certificate of occupancy, the applicant shall provide to the City copies of materials provided to host families ~~strongly discouraging~~ prohibiting them from driving their guest students to campus with only exceptions for health and safety reasons being permitted.

Condition of Approval No. 9: As a condition precedent to each and every Discretionary Approval granted to the Project by this resolution, an agreement between EF and the City of Costa Mesa (the "Parties") in a form acceptable to the City Attorney shall first be executed by the Parties. This agreement shall include, but shall not be limited to, the following substantive provisions:

- A. Prior to issuance of the first building or grading permit, whichever comes first, for buildings work on the project site, EF Education First shall provide \$300,000 to the City of Costa Mesa for infrastructure and services improvements and enhancements in the vicinity of the project site including, but not limited to, a High-Intensity Activated crosswalk beacon (HAWK) at the pedestrian crossing point on Bear Street between 3150 Bear Street and Shiffer Park;
- B. Following the issuance of the first building permit final/certificate of occupancy, EF shall provide an additional \$100,000 to the City of Costa Mesa every year for 15 years for infrastructure and services improvements and enhancements in the vicinity of the project site; and

The obligations of the agreement shall be secured by a promissory note and deed of trust in favor of the City against the real property located at 3150 Bear Street, or by such other form of security sufficient to secure the obligations thereof as agreed to by the parties thereto.

Condition of Approval No. 15: Activities not occurring underroof shall be limited to the areas identified on the plans as pedestrian concrete paving, decomposed granite surfacing, lawn, volleyball court, basketball court, pool, and pool deck paving. Areas within the landscaping setbacks or used for parking, and vehicular circulation shall not be used for outdoor activities. No outdoor activities will occur after 10 PM.

Condition of Approval No. 34: The applicant shall provide an annual report, upon request from the Planning Division, to the Director of Development Services, which shall include but not limited to information on minimum, maximum and average student enrollment, number of onsite

student residents; number of students living off-site with host families; confirmation that all host families are located within 45-minutes of the campus using public transit, walking, or biking; and a self-certification that all operational conditions of approval are being adhered to. Prior to building permit final/certificate of occupancy, the applicant and the Director of Development Services shall agree to a template for the annual report. No more than one report will be requested annually.

New conditions added by the Planning Commission are as follows.

Condition of Approval No. 38: Third-party competitive sports or league programs are prohibited onsite.

Condition of Approval No. 39: No motorized scooters will be permitted onsite.

Condition of Approval No. 40: No student vehicle parking is allowed on residential streets. All parking for this use shall be onsite.

Condition of Approval No. 41: The project shall provide at least 70 bike racks onsite.

Condition of Approval No. 42: Prior to issuance of the first new building permit, the applicant shall coordinate with the Planning Division and obtain approval of a Bicycle and Pedestrian Access Plan from the Development Service Director, or designee. The applicant shall ensure that bicycle parking onsite is sufficient for the number of bicycle users. The Plan shall provide a sufficient number of bike racks or other bicycle parking facilities for the proposed number of student commuters and ensure that there is a safe path of travel onto and around the site.

Approved, 7-0

2. **A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE (CODE AMENDMENT CO-19-04) AMENDING TITLE 19 OF THE COSTA MESA MUNICIPAL CODE RELATING TO WIRELESS TELECOMMUNICATIONS FACILITIES AND RELATED INFRASTRUCTURE WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY**

**Project Description:** Code Amendment CO-19-04 would amend Title 19 of the Costa Mesa Municipal Code to modify procedures and requirements for wireless telecommunications facilities within the City's public right-of-way.

**Environmental Determination:** The ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule).

**Planning Commission continued Code Amendment CO-19-04 to the December 9, 2019 meeting without discussion.**

**Approved, 7-0**

Next Meeting: Planning Commission regular meeting, December 9, 2019, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.