

**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 on **Tuesday, December 17, 2019**, at 7:00 p.m. or soon thereafter at Costa Mesa City Hall, 77 Fair Drive, Council Chambers, Costa Mesa, CA, regarding an appeal of the Planning Commission's decision of Application No. PA-19-15:

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 Planning Commission approved unanimously (7-0) with new and modified conditions on November 25, 2019. The decision has been appealed to the City Council.

Site address: 3150 Bear Street

Applicant: EF Education First/Alliance South Coast Properties LLC

Application Number: PA-19-15 **Zone:** (AP) Administrative Professional

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 City Council will review and consider adoption of the IS/MND concurrently with the project.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 12:00 p.m.** on the day of the hearing, **December 17, 2019**. Materials can be e-mailed to cityclerk@costamesaca.gov or provided on a flash drive. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 12:00 p.m.**, 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.** 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. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 30 MINUTES PRIOR TO THE START OF THE MEETING**. If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. 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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