

Summary of Conditions of Approval for Trinity Christian Center Affecting Surrounding Properties
• The TV studio and its support uses shall not operate at the same time as the administrative offices. Furthermore, other than the offices, no uses shall be conducted after 10 p.m.
• The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
• Holiday-related light displays and driving tours shall not extend beyond 10:00 p.m. in the evening and shall be limited to the period between the Monday before Thanksgiving and January 15. Holiday-related signage shall be turned off and/or removed no later than January 15. Holiday-related lights shall be prohibited in the trees planted along the residential walls east and south of the Trinity property.
• The southerly and easterly walls shall be posted with signs prohibiting the parking or staging of buses, RV's, maintenance vehicles and any vehicles other than passenger cars along the residential walls. Additionally, the applicant shall ensure that buses shall be parked as far from residential property as possible (e.g., in the northwest portion of the parking lot) and engines shall be turned off when parked.
• Outdoor use of heavy equipment (such as lifts) shall not occur before 9 a.m. or after 5 p.m., Monday through Saturday, and shall not be allowed on Sunday or federal holidays (emergency activities excluded).
• Applicant shall employ a parking attendant during public parking activities to direct traffic and make sure that no one is parking along the back wall in the evenings from 6 p.m. until closing.
• Landscape maintenance equipment is prohibited from being started before 8 a.m.

By: Mel
11/5/03

RESOLUTION NO. PC-03-24

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA MODIFYING CONDITIONAL USE
PERMITS PA-96-19 AND PA-98-24**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Trinity Christian Center of Santa Ana Inc., with respect to the real property located at 3150 Bear Street, requesting approval of a conditional use permit for an administrative office complex including TV production facilities, screening and meeting areas, incidental retail and meditation areas, and amendment to the conditional use permit to allow the use of an existing kitchen to serve the general public, as well as employees, and to allow an outside mobile lunch truck to serve both employees and the general public; and

WHEREAS, Planning Commission requested that Planning Applications PA-96-19 and PA-98-24 be returned to Planning Commission for review and/or modification due to neighbor complaints; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 24, 2003, and continued to March 24, 2003.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **MODIFIES** Conditional Use Permits PA-96-19 and PA-98-24 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report Conditional Use Permits PA-96-19 and PA-98-24 and upon applicant's compliance with each and all of the conditions contained in

Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the Conditions of Approval.

PASSED AND ADOPTED this 24th day of March, 2003.


Chair, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The existing use, subject to the additional recommended conditions of approval, complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The existing use, subject to the additional recommended conditions of approval, will be compatible and harmonious with uses that exist in the general neighborhood.
 - Safety and compatibility of the design of the existing building, parking area, and other existing site features including automobile and pedestrian circulation will remain unchanged.
 - The existing use, subject to the additional recommended conditions of approval, complies with applicable performance standards as prescribed in the Zoning Code.
 - The existing use is consistent with the General Plan.
 - The original planning applications were for a project-specific case and do not establish a precedent for future development.
 - The cumulative effects of all planning applications (original conditional use permits and pending minor conditional use permit ZA-02-75) have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the existing use, subject to the additional recommended conditions of approval, is substantially compatible with developments in the same general area. With the additional recommended conditions of approval, the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the applicant will be required to comply with the additional recommended conditions of approval to ensure that the use is not disruptive to adjacent uses or properties.
- C. The existing use and the additional recommended conditions of approval have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The existing use is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

ADDITIONAL CONDITIONS OF APPROVAL FOR PA-96-19

All applicable conditions of approval for PA-96-19 shall continue to be complied with. In addition, the following conditions of approval shall be complied with:

16. Outdoor activity shall be subject to the conditions of approval for minor conditional use permit ZA-02-75.
17. ~~The southerly and easterly walls shall be posted with signs prohibiting the parking or staging of buses.~~
18. Exterior lighting, either for the parking lot, to illuminate the building, or for television production, shall be designed and/or adjusted to prevent spillover light or glare onto adjacent properties. Shielding or other methods necessary to prevent light or glare spillover shall be incorporated.
19. Holiday-related light displays and driving tours shall not extend beyond 10:00 p.m. in the evening and shall be limited to the period between the Monday before Thanksgiving holiday and January 15. Holiday-related signage shall be turned off and/or removed no later than January 15. Holiday-related lights shall be prohibited in the trees planted along the residential walls east and south of the Trinity property.
20. The southerly and easterly boundaries of the site shall be posted with signs prohibiting the parking or staging of buses, RV's, maintenance vehicles and any vehicles other than passenger cars along the residential walls. Additionally, the applicant shall ensure that buses shall be parked as far from residential property as possible (e.g., in the northwest portion of the parking lot) and engines shall be turned off when parked.
21. Outdoor use of heavy equipment (such as lifts) shall not occur before 9 a.m. or after 5 p.m., except during outside taping in which the use of heavy equipment shall not occur after 6:00 p.m., Monday through Saturday, and shall not be allowed on Sunday or federal holidays (emergency activities excluded).
22. Any proposed operational change that increases or intensifies the approved use shall require approval of an amendment to this conditional use permit by the Planning Commission.
23. The facility shall operate, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood.
24. Complaints regarding the violation of any of the above operating conditions and restrictions shall be immediately remedied by the applicant.
25. Applicant shall employ a parking attendant during public parking

activities to direct traffic and make sure that no one is parking along the back wall in the evenings from 6 p.m. until closing.

26. Landscape maintenance equipment is prohibited from being started before 8 a.m.
27. Applicant shall prepare an operations management plan to coordinate and address the issues related to landscape maintenance operations; holiday operating procedures with regard to traffic, parking, lighting and sound; maintenance equipment, etc., and the plan shall be approved by staff within 60 days from the date of this hearing, March 24, 2003.

ADDITIONAL CONDITION OF APPROVAL FOR PA-98-24

All applicable conditions of approval for PA-98-24 shall continue to be complied with. In addition, the following condition of approval shall be complied with:

10. The applicant is reminded that all applicable conditions, code requirements, and special district requirements of Planning Applications PA-96-19 (as modified) shall apply.