



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 8, 2015

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-14-41: CONDITIONAL USE PERMIT FOR OPERATION OF AN OUTDOOR FARMERS MARKET AT ST. JOHN THE DIVINE EPISCOPAL CHURCH 183 E. BAY STREET

DATE: MAY 29, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692
antonio.gardea@costamesaca.gov

PROJECT DESCRIPTION

A Conditional Use Permit (CUP) for the operation of a farmers market at an existing church (St. John the Divine Episcopal Church) from 9:00 a.m. to 3:00 p.m. on Saturday mornings. The parking lot area would be reconfigured and enlarged into the front lawn area, which is approximately 17,000 square feet, to add 34 more parking spaces. On farmers market days, 15 vendor stalls would be located in the new parking area. The existing mature trees and landscaping would be removed and replaced.

APPLICANT

The applicant is the Reverend Philip DeVaul, Rector, representing the Bishop of the Episcopal Church of Los Angeles for the Saint John the Divine Episcopal Church located at 183 E. Bay Street.

RECOMMENDATION

Adopt Planning Commission resolution approving the project, subject to conditions.

BACKGROUND

Project Site / Environs

The property is located at the southwest corner of Orange Avenue and East Bay Street. The property also abuts Laurie Lane. The site is zoned PDR-HD (Planned Development Residential - High Density) and is designated as High Density Residential in the General Plan Land Use Element. The St. John's Manor senior housing complex that consists of 36 one bedroom units is immediately to the south. The properties to the north and east are zoned R1 and developed with single-family residences. The properties across Laurie Lane are zoned as R2-MD and developed with multiple-family residences.

The property is approximately 1.1 acres (48,736 SF) in size and is presently developed with a church comprised of the chapel and ancillary facilities including the guild room with a kitchen, classrooms, offices, and the surface parking lot. A total of 46 parking spaces are provided. The Church has a large lawn (approx. 16,500 SF) that faces Orange Avenue. The church and the senior housing complex are currently connected via a pedestrian walkway and driveway between the parking lots. A minimum of 20 parking spaces are required for the housing complex. An emergency preparedness storage container is kept on the premises at the request of the City's Fire Department.

Previous Entitlements

Zoning Exception Permit ZE-78-188

On October 14, 1985, a conditional use permit was reactivated for operation of a daycare center at the existing church. The daycare center was limited to a maximum of 50 children. The hours of operation were from 7:00 a.m. to 6:00 p.m. on weekdays. The daycare center had originally been established in 1972. The daycare center use is no longer in operation, but the Church would like to retain the use permit at this time.

Variance #134/ Zoning Exception Permit ZE-82-88

The City Council approved Variance Application #134 to allow construction of the church in 1955. At the time, a 50 foot setback from the centerline of Orange Avenue was required for the parking area. The dedication of a 30 foot right of way from the center line of the street results in a 20 foot front yard setback from Orange Avenue. A 40 foot setback was required from the north property line in anticipation of the Bay Street dedicated.

Future Long-Term Church Expansion

St. John the Divine Episcopal Church is planning two improvement phases. The first phase is a parking lot expansion and establishment of the farmers market. The second phase involves building improvements. The parking lot expansion on its own would not entail

discretionary review but is subject to the City's development standards and code requirements.

Parking Lot Improvements

The applicant intends to expand the existing parking lot into the front lawn area. The parking lot would be reconfigured to add 34 more spaces for an overall total of 80 parking spaces. Six existing trees on the front lawn would be removed. As part of the improvements, the freestanding wood sign would also be removed and replaced. The replacement sign will be submitted under a separate permit and is subject to a specific sign provisions in residential zones. The vehicular connection to the St. John's Manor parking lot would be closed but pedestrian access would remain.

The parking lot improvements are subject to the City Zoning requirements and development standards. The PDR-HD zone requires a 20-foot minimum, perimeter landscaped setback. As mentioned above, a variance was granted to the church allowing a five-foot setback along Bay Street; the proposal is consistent with the approved setback along that frontage. The emergency preparedness bin would be relocated further to the east and along the south side of the expanded parking area. The container would be screened from view from Orange Avenue by landscaping but would be directly accessible from the parking lot. A new trash enclosure would be constructed near the southeast corner of the property and would also be accessible from the expanded parking lot area.

The parking lot expansion will need to meet the minimum landscape requirements; six trees per each parking space are required, with at least half of the trees required to be evergreen. Because of the number of new parking spaces and impervious surface area, a water quality management plan has been submitted for review and approval by the Public Services Department.

ANALYSIS

Farmers Market

The applicant proposes to establish an outdoor farmers market in conjunction with the parking lot expansion. The farmers market would take place on Saturdays from 9:00 a.m. to 3:00 p.m. on a weekly basis. A maximum of 15 vendors would be accommodated on the proposed parking lot expansion area. According to the applicant, the farmers market would support local, independent, and small-scale farmers and artisans selling high quality fruits, vegetables and other products. The Episcopal Church is looking to bring the community and farmers together to promote the value of locally sourced products. Although proceeds will support Costa Mesa based charitable organizations, social services, in terms of providing food or social services for the homeless, will not be provided at the site as part of the farmers market activities.

The proposal is a typical outdoor farmers market open to the public and operated by a nonprofit organization. The majority of the goods are farm products, sourced within a specific distance of the site. As a condition of approval, the majority of the booths would

have to be dedicated to providing farm products from local sources. The other booths can provide flowers and value added farm products such as baked goods, jams, and jellies. The Episcopal Church of St. John the Divine would provide a venue for local farmers to provide healthy and affordable goods while encouraging community building. As proposed, the farmers market would not conflict with other Church activities, which take place during evening hours and Sundays. Since the farmers market would take place during regular daytime hours; no additional lighting, amplified noise or live music is requested. The new trash bin would be located within close proximity to the vendor area and would be accessible for efficient trash disposal. Church facilities (restrooms) would be available for vendors and patrons.

Circulation & Parking

The farmers market would be self-contained in terms of parking and circulation. As previously noted, the parking lot would be reconfigured and expanded into the existing front lawn area. Four attendants would be present to direct traffic to the parking lot. An attendant would be posted on site at each point of ingress/egress and one would be assigned to handle parking lot management. Vehicles would be directed to enter on the west driveway and exit from the east driveway. In an effort to be respectful of the neighboring residents, the fourth attendant would direct farmers market customers to the parking lot and encourage people not park on the north side of Bay Street. The vendors would be visible from the intersection of Orange Avenue and East Bay Street. The Church would encourage the neighboring residents to walk, bike or use other alternative methods to get to the farmers market.

The vendor area would be located on the easterly portion of the expanded parking lot. A ratio of two parking spaces per booth can be applied: A parking space would be required for each vendor and one additional customer parking space. Two parking spaces per vendor would be more stringent than applying the retail ratio of four spaces per 1,000 square feet of vendor area. The 15 vendor booths will each consist of a 10 foot by 20 foot space (200 square feet) for a total vendor area of 3,000 square feet. Each vendor would have a parking space immediately adjacent to their designated booth. A minimum of 30 customer parking spaces would be required. A total of 46 customer parking spaces would be available on the existing parking lot.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution as noted below:

- The proposed farmers market is a use that would be beneficial for surrounding residents and would not adversely affect local businesses.

The proposed farmers market provides a venue for small and local farmers to provide locally grown and affordable foods. The farmers market encourages community-building and supports local agriculture and allows a venue for the small and independent farmers. The proposed venue is relatively small in scale, and as conditioned, would not allow sales of retail items or second hand merchandise. The farmers market would be located in a residential neighborhood and would not compete or adversely affect the businesses located on Newport Boulevard.

- Direct impacts of the farmers market on St. John's Manor are minimized through conditions of approval.

To limit the scale of the proposed farmers market as a neighborhood venue, vendors are required to set-up no earlier than 8:00 a.m., amplified sound is prohibited, and motor vehicle engines are not allowed to idle to minimize noise. If the farmers market expands the hours or days of operation, any temporary lighting is required to be shielded and directed away from St. John's Manor to prevent light and glare impacts. Limited weekday operations may be allowed as a minor amendment to the Conditional Use Permit. Operational changes, such as adjustment to market days times and the number of vendors, are required to be reviewed and approved by the Development Services Director.

- The proposed farmers market is a compatible and supportive use for the Church.

The farmers market would be hosted on Church property that is located in a residential area characterized by variety of single-family and multiple-family residential uses. Complementary uses are permitted in the PRD-HD zone provided that adequate parking exists to support the use and there are no land use compatibility issues. The proposed farmers market is a use that can operate in harmony with the existing Church and is compatible with the surrounding residential uses. The location of the farmers market would be along a visible collector street with ample parking but also readily accessible via alternate modes of transportation, including walking, biking and a transit line. Conditions are included to ensure that access, parking circulation and signage is controlled within private property and not impact adjacent communities.

- Limited weekday operations may be allowed as a minor amendment to the Conditional Use Permit.

At this time, the success of the Farmer's Market as a Saturday event is unknown, and the applicant has requested some flexibility to allow potential market events on a weekday. A condition of approval is included to allow a minor amendment to allow one additional week day event if requested.

- The Farmer's Market will be limited to locally-sourced products and artisanal goods to promote commerce of specialty items versus second-hand goods.

Vendors will be limited to those specialty providers and retailers of home grown products, organic produce, and artisanal wares. To ensure that the farmers market does not serve as a flea market of second-hand goods, a condition of approval requires that the sale of used or second-hand items such as old bicycles, lawn & garden equipment, electronics, and furniture shall be limited to no more than 5 of the 15 vendors (about 33 percent). Additionally, as conditioned, alcoholic beverage sales shall be limited to artisanal type of beverages (i.e. craft beers) subject to the approval of an ABC license.

- Adequate parking will be provided to accommodate the farmers market based on off-set hours of operation and availability of on-site parking.

The farmers market would take place on Saturdays when no other church activities are being held. Based on a parking ratio of two parking spaces per vendor booth, 30 parking spaces are required. A minimum of 46 on-site customer parking spaces would be provided. In addition, a manager would be present to prevent spill over parking onto the adjacent streets. Attendants would be present to direct and guide patrons onto the site. Conditions are included that would require adjustment to number of vendors or timing, if parking impacts are experienced.

- The expansion of the parking lot will be subject to landscape requirements.

Even though a portion of the landscaping will be replaced with the expansion of the parking lot, the improvements will meet landscape requirements for parking lots. The reconfigured parking lot is required to incorporate planting of native and drought tolerant landscaping. A minimum of 14 new large trees shall be planted within the expanded area of the parking lot and along the landscaped perimeter, half of which will be evergreens.

GENERAL PLAN CONFORMANCE

The farmers market is in conformance with the following goals, objectives and policies of the General Plan:

- Objective LU-1A.1: Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.
 - LU-1A.1: Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the businesses and residential segments of the community.

- LU-1A.5: Provide housing and employment opportunities within planned development areas to the extent feasible.

Since the primary use of the site is a church and no additional facilities are proposed at this time, the existing total building area remains unchanged. With the recommended conditions of approval, the farmers market will be consistent with surrounding residential uses and provides an imaginative use for the expanded parking lot. The farmers market would be a complementary use to the church and housing complex and provides opportunities for learning about the benefits of purchasing locally sourced and organic produce.

ENVIRONMENTAL DETERMINATION

The project has 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 under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. *Mailed notice.* A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. *On-site posting.* A public notice was posted on each street frontage of the project site.
3. *Newspaper publication.* A public notice was published once in the Daily Pilot newspaper.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. *Approve the project with modifications.* The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. *Deny the project.* If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support to be included in the draft resolution for denial. If the project were denied, the applicant could not submit the same type of application for six months.

CONCLUSION

Staff supports approval of the CUP for the establishment of a farmers market, given that the venue will be subject to conditions of approval to minimize impacts to surrounding uses. Based on the project description, the proposed use will not negatively impact uses in the area.


ANTONIO GARDEA
Senior Planner


CLAIRE FLYNN, AICP
Asst. Director of Development Services

- Attachments:
1. Draft Planning Commission Resolutions
 2. Applicant's Project Description and Justification
 3. Location Map
 4. Site Photos
 5. Plans
 6. Radius Notification Map

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

St. John the Divine Episcopal Church
Attn: Father Philip DeVaul, Rector
183 E. Bay Street
Costa Mesa, CA 92627

Bishop the Episcopal Church of Los Angeles
Cathedral Center of St. Paul
840 Echo Park Avenue
Los Angeles, CA 90026

Yenny Ng Designs, Inc. Architects
Attn: Ada Rose
1524 Brookhollow Drive, Ste. 6
Santa Ana, CA 92705

ST. JOHN THE DIVINE EPISCOPAL CHURCH

183 E. Bay Street
Costa Mesa Ca. , 92627
949-548-2237
rector@stjohncm.org

May 19, 2015

**City of Costa Mesa Planning Department
& Planning Commission Board Members**

Re.: Farmers Market CUP application for 183 E Bay Street

Planning Dept. Staff and Board members:

St John the Divine Episcopal Church is planning two phases of improvements. Phase I is a parking lot expansion (& landscape design) to accompany the proposed Farmers Market CUP application. The larger parking lot will accommodate the growing size of the congregation and allow the church to serve the community through programs such as the farmers market. The goal of the farmers market is to provide locally sourced produce and goods to the neighborhood St. Johns serves in a way that is affordable and convenient.

Phase II will be the building improvements to the church campus. The current facility is not adequate for the congregation and its weekly activities. For example there is no room for youth groups or study groups to meet concurrently on Sunday mornings. Office space is inadequate as well. Phase II will replace the current one story office and classroom complex with a two story building in the same footprint. The new building will provide increased classroom and office space as well as updated and adequate restroom facilities. The current Guild room will be demolished and in its place a new Guild/Public Meeting Room/Kitchen constructed in the current courtyard location. The Chapel will be remodeled, adding approximately 300 -500 SF. The building improvements will provide more room for our current congregation and allow for future growth.

Details of the Farmers Market operations are as follows: Market day will be Saturdays from 9am- 3 pm. This will be a weekly event throughout the year. We are planning on having (15) 10' X 20' vendor booths. The vendors will park adjacent to their booths. On market day there will be 46 parking spaces available for customers. Four security and parking attendants are planned. Two will be assigned to the driveways, one at the entrance and one at the exit. There will be one attendant assigned to monitoring compliance for the "No Parking Zone" on the North side of E. Bay St. The remaining attendant will be assigned to the parking lot management and vendor needs.

Proposed signage is as follows: Banners will be located on the West end of the classroom building and on the corner at E. Bay St. and Orange Ave. Banners will state the dates and times for Market day along with the contact number for further information. Signs will be placed at the entrance and exit to the customer parking area. The West driveway will be "Entrance Only"; the East driveway will be "Exit Only". Also "No Farmers Market Parking" signs will be located on the North side of E. Bay St. directly across from the church. The signs will be spaced every 50' for 200', East and West of our parking center line for a total 400' of "No Market Parking" on the North side of E. Bay St. These are temporary signs to be put out and removed on Market days only. (Typical "A-frame" reflective traffic control barricade.)

In a previous meeting with the planning staff the parking needs of the church were discussed and it was determined that the 80 proposed parking spaces would accommodate the congregation. (The current number of parking spaces is 46.)

There is no conflict in schedule between Church activities and the Farmers Market on Saturdays. Therefore there is no additional demand for parking, other than the vendors and customers.

Sincerely,

**Father Phillip DeVaul
Rector, St. John the Divine Episcopal Church**

ST. JOHN THE DIVINE
EPISCOPAL CHURCH

183 E. Bay Street
Costa Mesa Ca. , 92627
949-548-2237
rector@stjohncm.org

May 18, 2015

Antonio Gardea
Claire Flyn
Minoo Ashabi
City of Costa Mesa Planning Department

Re.: Signage and Traffic Control for proposed Framers Market

Dear Antonio, Claire and Minoo:

We had been asked to outline our plans for signage and traffic control on market days (Saturdays, 9am-3pm).
Following are our proposals:

Signage:

1. Banners to be located on the West end of classroom building and on the corner at E. Bay St. and Orange Ave. Banners will declare dates and times for market activity along with contact number for further information.
2. "No Farmers Market Parking" signs to be located on North side of E. Bay Street directly across from the church. Signs will be spaced every 50' for 200', East and West of our parking drive center line. Total 400' of "No Market Parking" on North side of E. Bay St. These are temporary signs to be put out and removed on Market days only. Typical "A" frame reflective traffic control traffic barricade. An example can be found at :

<http://www.speedbumpsandhumps.com/traffic-control-and-safety/barriers-and-barricades/econocade-type-1-barricade>

3. Signs to be placed at entrance and exit to customer parking areas. West drive to be "Entrance Only". East drive to be "Exit Only"

Market day parking and crowd attendants are planned as well. We are proposing four attendants. Two will be assigned to the drives, one at entrance and one at exit. There will be one attendant assigned to monitoring compliance for No Parking zone on North side of E. Bay Street as well. The remaining attendant will be assigned to interior parking management and vendor needs.

This should get us started. If any problems arise as we get going or if issues arise with our surrounding community, we will of course adjust to needs as they evolve.

Sincerely,

Father Philip DeVaul
Rector, St. John the Divine Episcopal Church

The Eastside Farmer's Market
A proposal to the City of Costa Mesa
from St. John the Divine Episcopal Church
183 East Bay Street, Costa Mesa, CA 92627-2145
(949) 548-2237

Father Philip DeVaul, Rector (rector@stjohncm.org)
Jim Gatewood, PhD, Farmer's Market Committee Chair
(jvgatewood@yahoo.com)

Mission Statement

The mission of the Eastside Farmers Market is to celebrate and support the activities of local, independent and small-scale farmers and artisans selling the highest quality of affordable fruits, vegetables and other products to neighbors and friends living in our community. As an organization with deep roots in Costa Mesa, St. John the Divine seeks to enhance the quality of life for our local community by promoting meaningful relationships with the people who grow and make our food, to foster dialogue and promote education about the value of locally sourced products, and to use proceeds from the Eastside Farmer's Market to support a wide range of charitable activities that promote the social good.

Overview

As part of its ongoing mission to serve the greater community of Costa Mesa, St. John the Divine Episcopal Church proposes the development of a farmer's market to be held on our church property at 183 East Bay Street, Costa Mesa, on Monday afternoons from 3:00 p.m. until 7:00 p.m. throughout the calendar year. The Eastside Farmer's Market would serve multiple purposes: it would provide a venue for farmers and vendors of locally sourced goods to sell the highest quality of fruits, vegetables and artisan foods to customers living and working in our surrounding neighborhoods, thus supporting local businesses and promoting commerce within Costa Mesa; it would serve as an important gathering point for our community, fostering a spirit of friendship, cooperation and civic engagement among the men, women and children of Costa Mesa, providing educational opportunities on the benefits of fruits and vegetables to the American diet while also promoting relationships between consumers and the farmers who grow their foods; and, most importantly, the revenue generated by St. John the Divine from the Eastside Farmer's Market would be used solely for operational expenses of the market and to support the work of several nonprofit organizations with whom we are affiliated whose mission is to enhance the quality of life for Orange County's homeless and working poor populations. In short, the Eastside Farmer's Market would serve as a driving force for social good while also providing a valuable service to our neighbors in Costa Mesa.

ST. JOHN THE DIVINE
EPISCOPAL CHURCH

183 E. Bay Street
Costa Mesa Ca. , 92627
949-548-2237
rector@stjohncm.org

April 9, 2015

Claire Flynn
Minoo Ashabi
City of Costa Mesa Planning Department
Re. : Farmers Market CUP application for 183 E Bay Street

Dear Claire and Minoo:

Several questions regarding scope of work and scheduling have come up as we move forward with the planning and permitting of our proposed Farmers Market and Building Improvements at St John The Divine Episcopal Church. Below are our responses to those most recent questions asked by the City of Costa Mesa Planning Department :

1. Will Phases One (Parking Improvements/Farmers Market) and Two (Building construction) be submitted at the same time?

At this time we would like to consider only the CUP for the Farmers Market. As requested ,we are however providing a project description for both phases .

2. There is currently an approved CUP for Pre school activity at St. Johns. What is its status ?

There has not been a preschool operating at any time in the past and there are no plans for a preschool facility at St. Johns at this time. We would like to see this as an option in the future. The classrooms are currently utilized only for Sunday School activity and during worship. During the week there are daily recovery group meetings taking place as well.

3. What is the Church activity schedule as it relates to the operation of the Farmers Market?

Scheduling conflicts with Church activity and Farmers Market are minimal. The market is set to run on Tuesdays from 3-7 PM. The only use of church facilities on that day and during those hours is the Tuesday evening Alcoholics Anonymous meeting held in the guild room. The meeting starts at 7:00PM. Meeting will be moved to 7:30 PM.

4. What are the details of the Farmers Market operations.

- A.) We are planning on having (15) 10' X 20 ' vendor booths. This is well within the 4,000sf allotted.
- B.) Market day will be Tuesday; hours are from 3 - 7 PM. This will be a weekly event , expected to be active throughout the year
- C.) Vendor parking spaces will be added to the site plan.
- D.) The goal is to provide locally sourced produce and goods to the neighborhood St. Johns serves in a way that is affordable and convenient.

5.) What are the details for the Phase Two building project :

A.) Why are more classrooms being added?

Current facility is not adequate for the congregation and its weekly activity as it stands. For example there is no room for youth groups or study groups to meet concurrently on Sunday mornings. Office space is inadequate as well. The addition of classrooms will give us some room for our current congregation and allow for some growth as well.

6.) Is the seating in the chapel fixed or loose?

The seating will not be fixed. This will allow greater flexibility as we envision this space as multipurpose not just worship space. Loose seating gives us many options for offering this space to the community for its use as well.

7.) On Sundays -outside of the Chapel, what other spaces are used?

We currently have three classrooms and the Guild room which are utilized on Sundays, along with the chapel. Child care and K-6 Sunday school take place in the classrooms. The Guild hall is utilized for coffee etc. between services.

8.) An overall project description?

The Phase two project, when completed, will result in the replacement of the current one story office and classroom complex with a two story building in the same footprint. The new building will provide increased classroom and office space as well as updated and adequate restroom facilities. The current Guild room will be demolished and in its place a new Guild/Public Meeting Room/Kitchen constructed in the current courtyard location. The Chapel will be remodeled , adding approximately 300 -500 SF.

Sincerely,
Father Philip DeVaul
Rector, St . John the Divine Episcopal Church

Signature



"The mission of the Eastside Farmers Market is to celebrate and support the activities of local, independent and small-scale farmers and artisans selling the highest quality of affordable fruits, vegetables and other products to neighbors and friends living in our community. As an organization with deep roots in Costa Mesa, St. John the Divine seeks to enhance the quality of life for our local community by promoting meaningful relationships with the people who grow and make our food, to foster dialogue and promote education about the value of locally sourced products, and to use proceeds from the Eastside Farmer's Market to support a wide range of charitable activities that promote the social good."

Costa Mesa was incorporated in 1953. St. John the Divine began its ministry to Costa Mesa just two years later. Over the last 60 years, the fortunes of both the church and the city have waxed and waned. At the present moment, both are experiencing an exciting resurgence. As the housing market continues to rebound in Costa Mesa, and younger families move in, and we see areas like 17th Street, West 19th St., and Bristol & Baker, become centers of a new culture, in the meantime, the Episcopal church of St. John the Divine has grown in attendance by over 50% in the last two years, and is entering a new, vibrant chapter of its life and ministry to this city.

We find ourselves situated on the East Side - a neighborhood at the forefront of Costa Mesa's cultural and economic ascent. We see statistics that show people desiring less mobility and more stable community structures. In short, people want to have a neighborhood to call their own. They don't just want to live somewhere - they want where they live to be their community. Meanwhile, we feel a deep calling based on our Christian foundation to foster real community, friendship, neighborliness. It's in our DNA as the Church to figure out positive and practical ways to transform the neighborhood around us into a more loving, life-giving place to live. And we have a very obvious resource to aid us in our mission: We have open space where people can gather.

Our desire is to create a farmer's market that will utilize our space for the purpose of bringing people together, to support local small businesses (with a particular emphasis on Costa Mesa), to promote healthy and sustainable food purchasing and eating, and to foster the kind of friendly, neighborly community the East Side deserves.

In a recent study, Costa Mesa was listed as the 4th most economically diverse city in the country. This means that we have people with great resources, people with few resources, and everyone in between all living together. The Church has a very explicit call to care for and work with the poor of this world. But how we do that can oftentimes fluctuate between ineffectual and alienating to neighbors. The East Side Farmer's Market will donate 25% of all sales to Costa Mesa based community outreach and development organizations. Essentially we will be providing well-resourced people with a product that is beneficial to them, while using a large portion of the money they spend to help fund organizations that work effectively to alleviate homelessness and poverty in Costa Mesa, all the while supporting local small businesses. In this way, the Farmer's Market will be a boon to people of every income level, whether they shop with us or not. It will recognize and facilitate the need for community on the East Side, highlight some of the great up-and-coming entrepreneurs of the city, and address the issue of homelessness in a thoughtful, pragmatic way. This market has the potential to be a great marriage of the life of the city and the life of our church.

St. John the Divine – A Church Rooted in Community

St. John the Divine Episcopal Church broke ground in 1955, only two years after the incorporation of Costa Mesa as a city. From its earliest inception when the congregation worshipped, held Sunday School and celebrated parish activities in a modest one-story building that now serves as our guild room, St. John the Divine has been actively involved in the life of our city and its myriad community-based organizations, working to fulfill our mandate "to serve the needs of our community as an expression of God's love through purposeful prayer, education, worship and service." We have a longstanding history of service to our community, with a focus on providing assistance to the working poor and homeless through programs and organizations such as Laundry Love, Share Our Selves our Girls Friendly Society and the Daughters of the King. We envision the Eastside Farmer's Market as another step forward in our church's history of service: we want to bring healthy foods to our neighbors while at the same time generating revenue that will support the endeavors of nonprofits working to address the challenges of homelessness and hunger within Orange County.

Why a Farmer's Market?

The farmer's market is a natural outgrowth of our history of service in Costa Mesa. Farmer's markets have enjoyed incredible popularity over the last several decades because of their ability to bring products directly from the farm to the consumers' tables, often providing fruits and vegetables that were picked only hours earlier. According to the USDA's agricultural marketing service, there are currently over 8,100 farmers markets listed in its National Farmers Market Directory. This number reflects a dramatic increase from just a decade ago when there were only 1,744 farmers markets operating in the United States. Renewed interest in farmer's markets reflects a shift in American attitudes toward the food we consume and a desire to make fruits and vegetables a substantial part of our diets. "Farmer markets are a critical ingredient to our nation's food system," says former USDA Deputy Secretary and current director of the George Washington University Sustainability Institute, Kathleen Merrigan. "These outlets provide benefits not only to the farmer looking for important income opportunities but also to the communities looking for fresh, healthy foods."¹ As a church community, we see it as part of our mission to educate our community about the benefits of fresh fruits and vegetables while also promoting the invaluable but sometimes overlooked contributions made by the men and women who grow our foods.

Farmer's markets benefit the communities they serve by strengthening social ties and providing opportunities for men, women and children from diverse social backgrounds

¹ Tracie Cone, "Number of Farmers Markets in the United States Surges," *Huffington Post* http://www.huffingtonpost.com/2012/08/03/number-of-us-farmers-mark_n_1738449.html accessed on August 3, 2014 at 3:00 pm

to come together in a spirit of friendship and cooperation. While farmer's markets exist to sell goods and services to would-be consumers, they have the added benefit of providing a space where friends can socialize, where people can discuss pressing neighborhood issues, or where community-based organizations or local politicians may come to speak with constituents. Farmer's markets play a role once occupied by public squares in small towns and communities throughout our country. According to one report authored by a coalition of farmer's markets in New York, customers frequently cite the "experience" of visiting a farmer's market as their primary reason for shopping in them. Farmer's markets are often venues of civic engagement; it is not unusual for politicians or nonprofit organizations to visit farmer's markets and to raise awareness about issues directly impacting our local government. The Eastside Farmer's Market would serve as a viable community resource; we hope to utilize the experience and expertise of individuals such as Jenny Ross, a member of our organizing committee and proprietor/chef of Costa Mesa restaurant 118° Degrees, and others to provide educational programming at our market to enhance individual understanding about the added benefits of fruits and vegetables as part of our everyday diets.

While there are many excellent options from which to purchase fruits and vegetables in Costa Mesa, few offer customers the opportunity to source all of their foods locally. Larger retailers are often required to ship in fruits and vegetables from other states and from other countries in order to provide their customers with a wide variety of produce; food in the United States travels an average of 1,500 miles to get to consumers' plates. Shipping foods from such long distances has a net negative environmental impact, promoting the excessive use of fossil fuels, the use of pesticides and other preservatives that ensure "freshness" and extra packaging necessary to sustain freshness. Farmer's markets source entirely from farmers and vendors located within a relatively short distance from the market. It is our intention at the Eastside Farmer's Market to source from vendors within a 60-mile radius, covering the greater Southern California area, and to – whenever possible – use vendors who only sell organic goods free from pesticides.

Ultimately, and perhaps most importantly, the Eastside Farmer's Market would generate revenue that would be allocated to organizations working to address the challenges of homelessness in Orange County. We see a farmer's market as a win-win issue for our community. We are able to provide our neighbors with a valuable service – fresh fruits and vegetables and other locally produced goods – while at the same time raising money for charities that are helping men, women and children in our county. This is no small task: Orange County, the third largest county in California, is one of the least affordable in the nation, with a general cost of living 63% above the national average. Estimates of the homeless population vary from 12,000 to just over 18,000 adults and some 28,000 school-age children, approximately 3.5% of all children attending schools

in Orange County.² We are already partnering with organizations whose mission is to alleviate some of these problems (including the need for clean, low-income housing) through individual parishioner contributions of food, clothing and money, but the revenue generated from vendors' use fees and a percentage of their total profits from goods sold at the Eastside Farmer's Market would provide a reliable, monthly source of income to organizations such as Share Our Selves, Laundry Love, and the Project Hope Alliance. It is not our intention to use the market as a venue for feeding or clothing the homeless; instead, we would use money raised from the sale of produce and goods to our neighbors to offer financial support to our partners. We see this as an important aspect of our institutional mission and the farmer's market is a logical way for us to support these efforts with sustained financial contributions.

How it Would Work – The Logistics of the Eastside Farmer's Market Days and Hours of Operation

Of the 38 farmer's markets currently operating in Orange County, only two are located in Costa Mesa: the farmer's market on the SOCO campus located at 3303-3323 Hyland Avenue (operating on Saturdays) and the other located on the Orange County Fairgrounds at 88 Fair Drive (operating on Thursday afternoons). The proposed Eastside Farmer's Market would operate on Monday afternoons from 3:00 pm until 7:00 pm. Vendors would be able to set up their stalls at 2:00 pm and be required to vacate the property at 8:00 pm.

Sourcing our Vendors

We would require that all vendor farms and businesses would be located within a 60-mile radius of Costa Mesa with vendors outside of this radius being considered by the administrator of the Eastside Farmer's Market on a case-by-case basis. Our purpose in limiting the radius in which our food is sourced is to ensure that we are indeed providing "locally sourced" food grown in the larger Southern California region and to especially promote goods produced in and around the Orange County region. Jenny Ross is serving as our point person to contract vendors for the market should we receive approval for a conditional use permit from the City of Costa Mesa. Her expertise and extensive range of contacts will be an extraordinary asset as we move forward in this endeavor.

The Kinds of Goods to be Sold at the Eastside Farmer's Market

Each vendor's application would clearly define the types/kinds of goods they would sell at the market and at the time of application would provide current copies of any

² Source: <http://www.familypromiseorangecounty.org/#!/homeless-statistics/c19oy> accessed on August 8, 2014 at 11:19 a.m. See also David Montero, "More than 12,700 homeless in O.C., nonprofit's analysis says," *Orange County Register*, September 24, 2013 accessed online at <http://www.ocregister.com/articles/homeless-527830-county-people.html> on August 8, 2014 at 11:21 a.m.

permits insurance and licenses applicable to the sale of their products. Any vendor selling prepared foods and baked goods would require current Orange County Health Department Food Worker Cards and applicable operating permits issued by the Orange County Health Department and be required to display these permits at their stall during the period of operation.

Products sold at the Eastside Farmer's Market would be limited to three categories, listed below as A through C.

A. Fresh Farm Products:

Includes fresh fruit and vegetables, herbs, nuts, honey, dairy products, eggs, poultry, mushrooms, meats and fish. Also included in this category are fresh grown flowers, nursery stock and plants. All fresh farm products must be grown or produced by the seller.

B. Value added Farm Products:

Includes preserves, jams and jellies, syrups, salsas, smoked or canned meats or fish, dried fruit, flours, salad dressings and limited on-site processed farm food such as roasted peppers and roasted peanuts, nursery stock and plants. All value added farm foods must be made from raw products/ingredients, a majority of which are grown and produced by the seller. Nursery stock and plants must have value added from original state.

C. Processed Foods:

Includes juices, preserved foods, salad dressings, jams, pastries, pasta, granola, cookies, muffins, breads, pies and related take home desserts. Vendor must be an active owner/operator of the business and may not be operating under a franchise agreement. Processed foods must be produced by the vendor from raw ingredients. Vendors in this category are those who have cooked, baked or otherwise treated the product they sell. No commercially prepared dough mixes, crusts, shells or fillings are allowed. All processed foods must have the proper permits and must carry product liability insurances. Copies of proof of insurance must be provided to market manager.

Operational Procedures

All vendors would need to be set up and ready to sell by the market's start time. Vendors with vehicles would need to arrive at least 30 minutes to market opening, and as early as one hour before market start time. Vendors with vehicles who arrive less than 30 minutes before the Market opens run the risk of having to load off from the parking area and transport items to the assigned stall. Vendors who offload onto their stall must remove their vehicle from the Market area within 30 minutes of start time.

Additionally, vendors would be asked to park their vehicles out of the customer parking area to maximize the number of spots available to customers and neighbors living

within the area (see subsequent section on parking).

All vendors would be required to post a sign identifying the name of the farm/business represented and where it is located. Signs would not be smaller than 24-inches by 8-inches high. All goods for sale would be clearly marked with their prices. This can be done individually or on a larger sign that is clearly readable. This is a critical component of providing a reputable farmers market, allowing customers to refer to growers and businesses by name and allowing us to handle any consumer complaints in a timely and orderly fashion.

Vendors would be required to clean up after themselves and to provide receptacles for garbage from consumers. Vendor space must be maintained in a clean, safe and sanitary manner. Vendors are responsible for taking away any trash or garbage that is generated in or around their booths and sweeping up any product debris left on the ground. Farmers would not be permitted to dispose of produce waste, overripe or leftover produce or boxes in any onsite garbage cans or dumpsters.

Vendors who do not clean up at the end of the Market may receive a \$25 fine and/or termination of their contract with the Eastside Farmer's Market.

Parking

We are dedicated to being considerate neighbors who are mindful of any impacts that our proposed farmer's market would have upon the surrounding community. As part of the process of creating a farmer's market, we want to take seriously the need to provide ample parking for our vendors/customers while at the same time not displacing our neighbors who park in the immediate vicinity of the church. We will require all of our vendors to park on Newport Boulevard, a large industrial road that parallels the 55 Freeway. There is always ample parking along this corridor from 20th Street (to the west of Bay) and 21st Street (to the east of Bay). While there is extensive street parking in the neighborhoods surrounding St. John the Divine Episcopal Church (along E 21st Street toward Tustin Park; along E 20th Street toward Woodland Park; along Orange Avenue from Bay all the way toward 17th Street; and along Fullerton Avenue from Bay to 17th Street), we are actively pursuing additional options for overflow parking in the immediate vicinity and plan to approach St. Joachim's Catholic Church and School (located at 1964 Orange Avenue, Costa Mesa, CA 92627) among others to inquire about the use of their parking lot during the period of our farmer's market.

We also plan to create a marketing campaign that will encourage people to walk/bike to the market to reduce the flow of car traffic coming into the area. We will purchase additional racks for bike parking and will adopt plans that will reward customers who come by bike or on foot to the market (giveaways, raffle tickets, coupons, etc.)

Compatibility with the General Uses of the Surrounding Neighborhood

We hope it is clear from the information above that our proposed farmer's market intends to offer a valuable service to our surrounding neighbors and would not be "materially detrimental to other properties in the same area." If anything, as a church community, we want to foster collaboration, mutual respect, and fellowship with our neighbors and will work closely with them to make this farmer's market a success. The size, scope, date and time of the farmer's market, and desire to promote this as a "neighborhood" endeavor generated by people within the surrounding community for people within the surrounding community reflects our heartfelt wish to make this a positive experience for everyone involved. To that end, we plan to meet with our neighbors to discuss our farmer's market, to receive feedback and incorporate suggestions/concerns into the actual week-to-week operation of the market.

Conclusion

We are excited to work with the City of Costa Mesa to secure a conditional use permit for the development of the Eastside Farmer's Market. We believe this is an important project that will be well received by our neighbors and by those who support the causes this will ultimately go to support. We thank you in advance for your consideration and look forward to speaking with you in greater depth about our proposed market.



FRESH FOOD. GOOD PEOPLE.

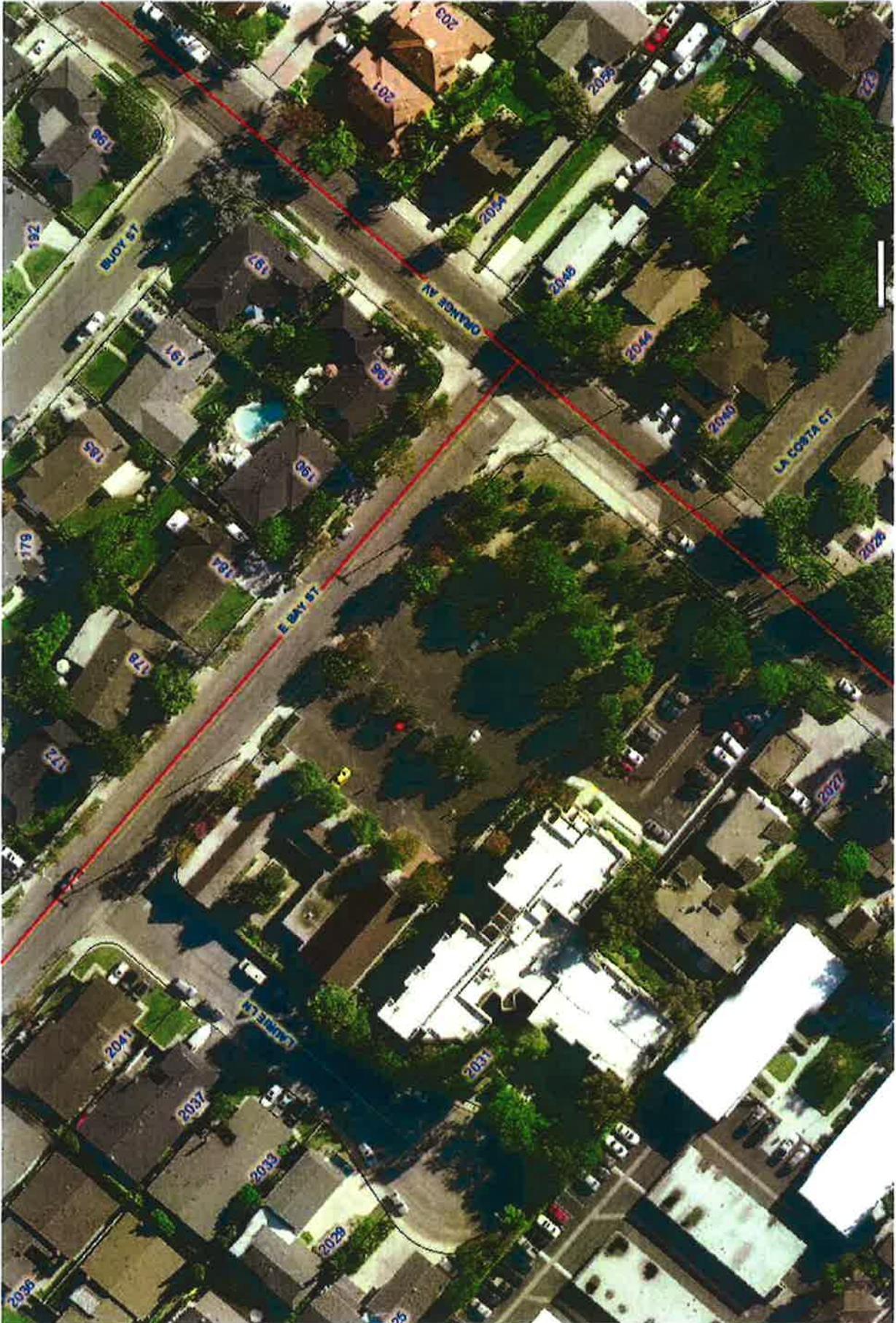
“The mission of the Eastside Farmers Market is to celebrate and support the activities of local, independent, and small-scale farmers and artisans selling the highest quality of affordable fruits, vegetables and other products to neighbors and friends living in our community. As an organization with deep roots in Costa Mesa, the Episcopal Church of St. John the Divine seeks to enhance the quality of life for our local community by bringing our neighborhood together with the people who grow and make our food, promoting education about the value of locally sourced products, and supporting Costa Mesa based community development organizations.”

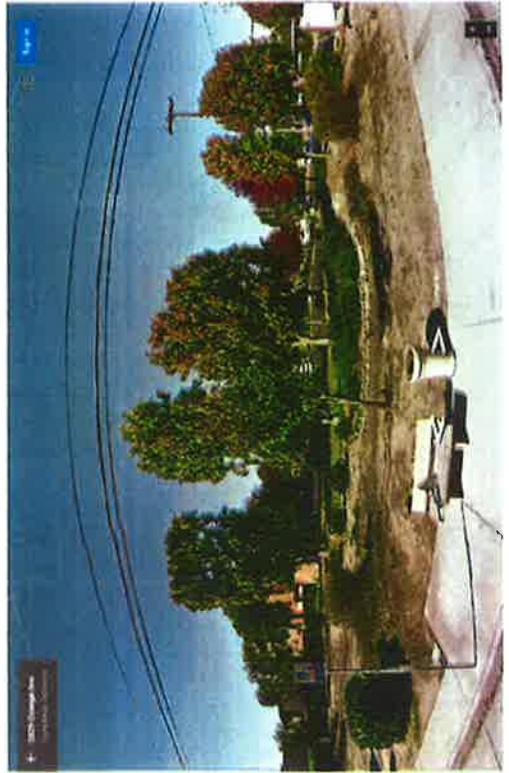
Costa Mesa was incorporated in 1953. St. John the Divine began its ministry to Costa Mesa just two years later. Over the last 60 years, the fortunes of both the church and the city have waxed and waned. At the present moment, both are experiencing an exciting resurgence. As the housing market continues to rebound in Costa Mesa, and younger families move in, and we see areas like 17th Street, West 19th St., and Bristol & Baker, become centers of a new culture, in the meantime, the Episcopal church of St. John the Divine has grown in attendance by over 50% in the last two years, and is entering a new, vibrant chapter of its life and ministry to this city.

We find ourselves situated on the East Side – a neighborhood at the forefront of Costa Mesa’s cultural and economic ascent. We see statistics that show people desiring less mobility and more stable community structures. In short, people want to have a neighborhood to call their own. They don’t just want to live somewhere – they want where they live to be their community. Meanwhile, we feel a deep calling based on our Christian foundation to foster real community, friendship, neighborliness. It’s in our DNA as the Church to figure out positive and practical ways to transform the neighborhood around us into a more loving, life-giving place to live. And we have a very obvious resource to aid us in our mission: We have open space where people can gather.

Our desire is to create a farmer’s market that will utilize our space for the purpose of bringing people together, to promote and support local small businesses (with a particular emphasis on Costa Mesa), and develop a fuller sense of neighborhood on the East Side. We do this with good food, sourced or made responsibly and creatively. And we do all of this conscientiously.

A recent article in the OC Weekly stated that Costa Mesa is the 4th most economically diverse city in the country. This means that we have people of great means and people with little to no resources living in the same city – along with everyone in between. One of the core priorities of the Church is to care for the poorer members of our community. We seek to do this entrepreneurially through our Farmer’s Market. So 25% of all sales will go directly to local community development organizations – well established non-profits focused on working with people on the margins to help bring them out of poverty and work alongside them in order to get their lives back on track. So every vendor with which we work is helping. Every customer is lending a hand. This will be a Farmer’s Market not only with a conscience, but with a heart for this city and the people who live in it. Good food, good people, good for all involved.







ST. JOHN THE DIVINE
 EPISCOPAL CHURCH
 183 E. BAY STREET
 COSTA MESA, CA 92627
 COPYRIGHT © 2014 BY [FIRM NAME]

PROPOSED SITE PLAN

DATE	05/19/12
TITLE	SITE PLAN
OWNER	ST. JOHN THE DIVINE
SCALE	1" = 10'-0"
PROJECT	A1.2



DATE	DESCRIPTION

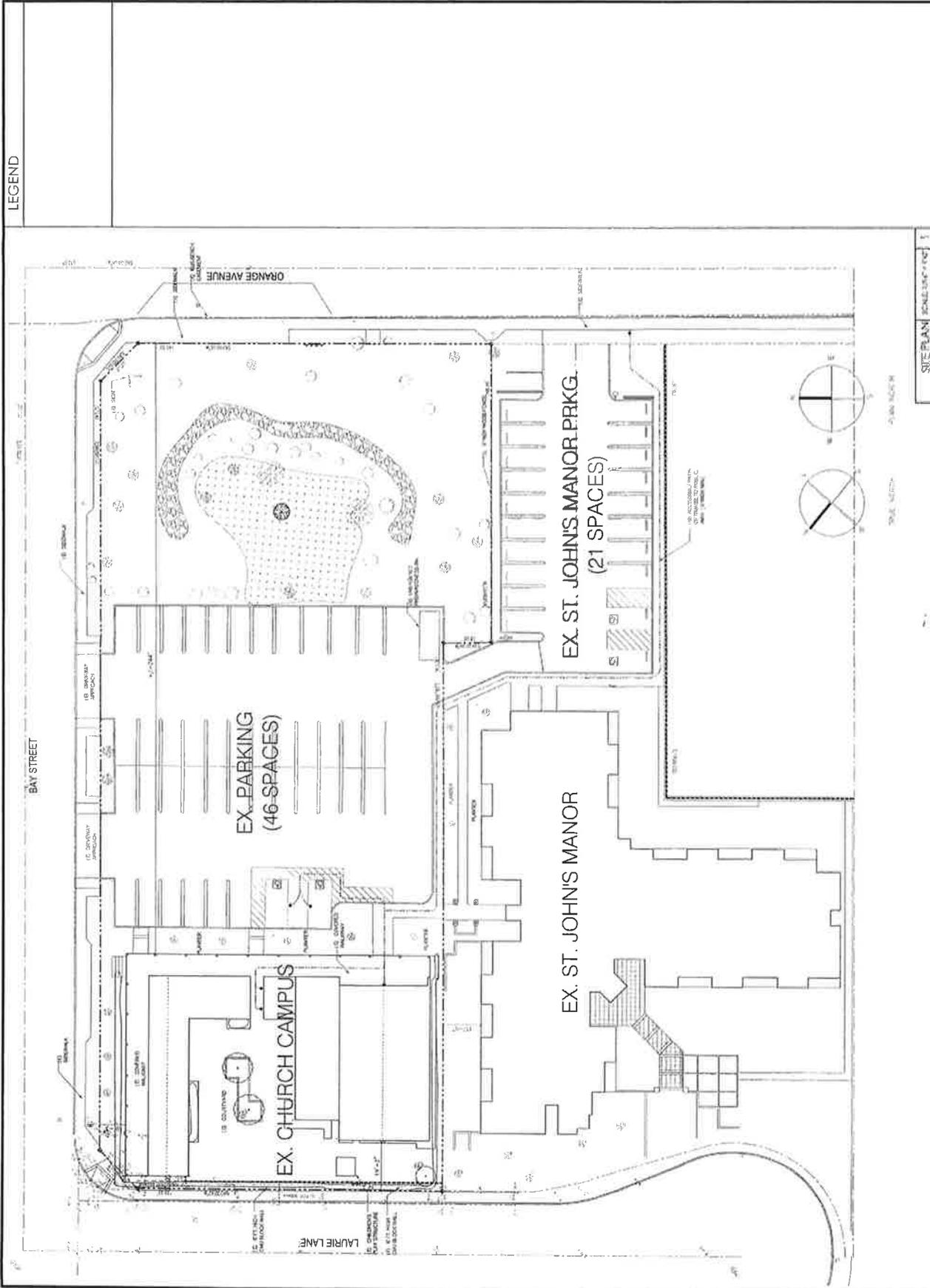


ST. JOHN THE DIVINE
 EPISCOPAL CHURCH
 183 E. BAY STREET
 COSTA MESA, CA 92627

EXISTING SITE PLAN

DATE	DESCRIPTION

X1.1



DATE	DESCRIPTION

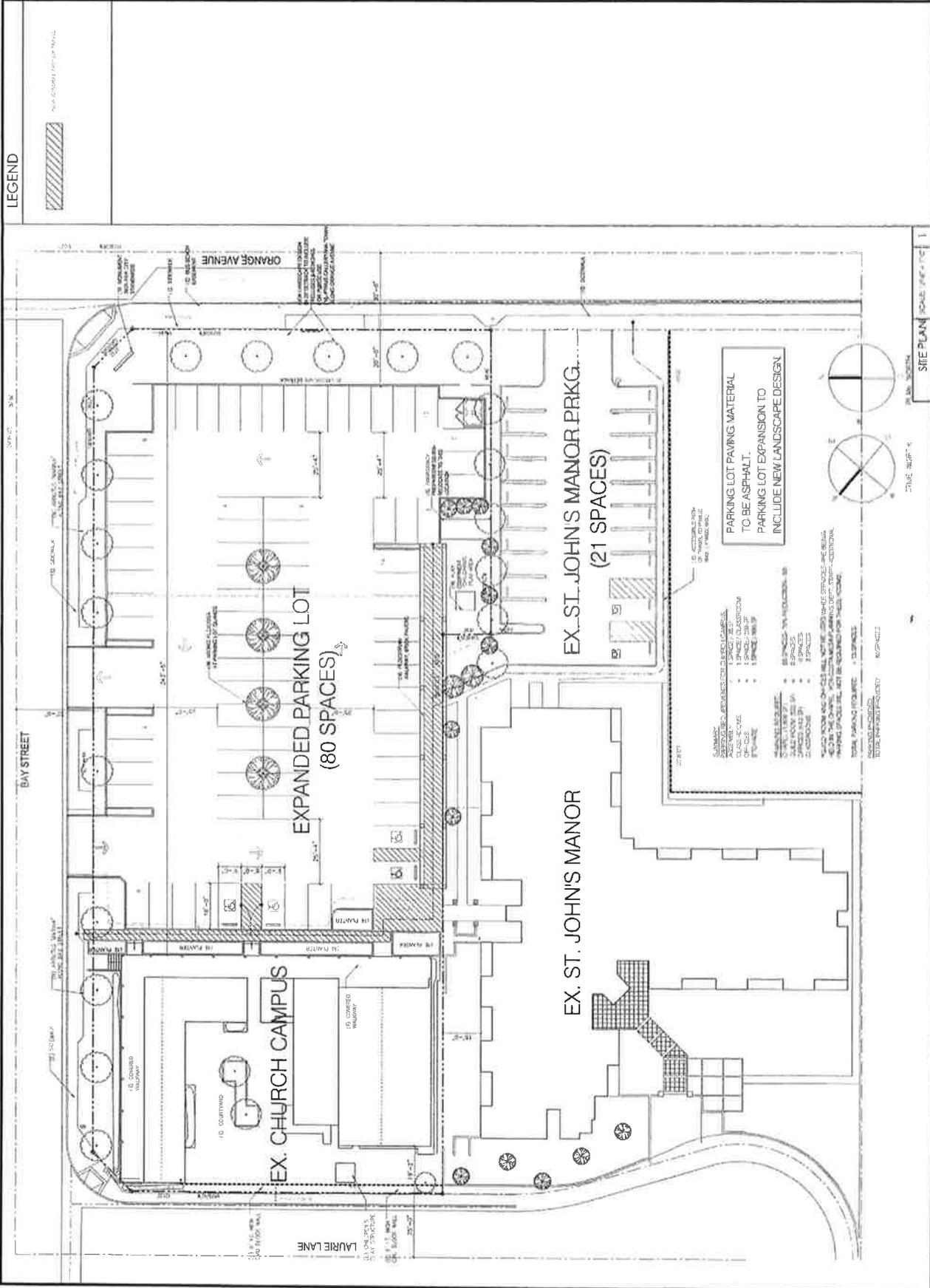


ST. JOHN THE DIVINE
EPISCOPAL CHURCH
183 E. BAY STREET
COSTA MESA, CA 92627

PROPOSED SITE PLAN

SCALE	AS SHOWN
DATE	08/14/2018
PROJECT	ST. JOHN THE DIVINE
DRWING	08/14/2018
SCALE	AS SHOWN

A1.1



10/10/2018 10:10:10 AM 10/10/2018 10:10:10 AM



PLANNING COMMISSION

SUPPLEMENTAL MEMO

MEETING DATE: JUNE 8, 2015

ITEM NUMBER **PH-4**

SUBJECT: PLANNING APPLICATION PA-14-41: CONDITIONAL USE PERMIT FOR OPERATION OF AN OUTDOOR FARMERS MARKET AT ST. JOHN THE DIVINE EPISCOPAL CHURCH 183 E. BAY STREET

DATE: JUNE 3, 2014

FROM: ANTONIO GARDEA, SENIOR PLANNER *AG*

**FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714)754-5692
antonio.gardea@costamesaca.gov**

The objectives of this memo are to:

- Highlight modifications to the original proposal based on public comments.
- Provide an update of public comments at a neighborhood meeting on Monday, June 2, 2015 and from correspondence received to date.
- Provide copies of all public comments.

Summary of Revised Proposal

Issue	Additional or Modified Conditions of Approval	Modified Operations
Hours of Operation	Hours of operation shall be during a window between 10:00 a.m. and 2:00 p.m. Commencement of market operations including but not limited to vendor set up, shall begin no earlier than 9:00 a.m. and take-down shall end no later than 3:00 p.m.	New Proposed Start-Time of 9AM for set-up and 10AM for Farmer's Market (formerly 8AM and 9AM respectively)
Stop Sign & Crosswalk on Orange Avenue	Applicant shall not commence operations of the Farmer's Market until the Transportation Division completes a study to determine if an all-way stop and addition of a new crosswalk across Orange Avenue are warranted. This study is anticipated to be completed in a four week time frame.	
Emergency Vehicle Access to St. John's Manor	Prior to opening of the Farmer's Market, applicant shall submit an emergency access plan approved by the Fire Chief to ensure that direct access for emergency fire response/paramedic vehicles to St. John's Manor remains unrestricted at all times.	
Parking	Applicant shall install bike racks on the church property prior to opening of the Farmer's Market for full operations. To ensure that street parking is minimized, the applicant shall also provide attendants to direct customers to the parking lot and shall post temporary signs to discourage customers from parking along the north side of Bay Street.	
Parking Lot (night hours)	Applicant shall install a low wall or hedge along Bay Street frontage to minimize light and glare to neighboring properties.	Applicant agreed to additional landscaping
Special Event Permit versus Conditional Use Permit		No Change. Applicant would like to proceed with a CUP rather than apply for a weekly Special Event Permit.

Issue	Additional or Modified Conditions of Approval	Modified Operations
Additional Weekday Farmers Market in the Future	Delete the following condition: The applicant may submit a request to the Development Services Director for the approval of minor changes to the hours of operation of the Farmer's Market. A minor amendment to the operations would involve: (1) Adjustments of the operational hours on Saturdays by no more than two hours; (2) Addition of one weekday market event while church assembly is not occurring; (3) Increase in the number of vendor booths by no more than five additional booths.	Applicant concurs with deletion.

Summary of Neighborhood Meeting

A town hall meeting was hosted at St. John Church on Monday, June 2, 2015. The Rev. Philip DeVaul discussed the Church's plans to expand the parking lot to accommodate the farmers market and future expansion plans. The meeting was attended by approximately 40 people; many of which were residents of St. John Manor and the rest included nearby community and City residents. The following issues were raised regarding the proposed market and the expansion of the parking lot:

Traffic and parking:

- **Issue:** The farmers market is a commercial venture that will add trips on Saturday mornings and increase traffic congestion on Orange Avenue, which already receives overflow traffic from the 55 Freeway. A traffic study should be conducted.
- **Response:** The farmers market is proposed to take place on Saturdays between the hours of 9:00 a.m. and 3:00 p.m. The proposed hours of operation are during off-peak hours. It is not anticipated that the farmers market will be adding substantial trips to Orange Avenue, which is a two-lane, collector street with a year 2020 average daily capacity of 12,500 vehicles. The current volume is approximately 6,000 vehicles. Typically, the average traffic volume on residential streets is lower on weekends (Saturday) as compared to the weekdays. The farmers market will add vehicles trips to the church site during a time period which typically has low traffic along adjacent residential streets. Additionally, during the proposed hours of operation of the farmers market (Saturday morning) the church does not have any scheduled services which will avoid any traffic and parking conflicts.
- **Issue:** Orange Avenue is heavily traveled and this stretch has more speeding violations than other sections of the street. There is too much cut through traffic on Bay St and Orange Avenue. The intersection needs a stop sign and a crosswalk should be painted to cross Orange Avenue.
- **Response:** The Transportation Services Department will conduct a traffic analysis to ascertain if the conversion of this intersection to an all-way stop and addition of a new crosswalk is warranted at this location. This analysis will be conducted in the next four weeks.
- **Issue:** There is insufficient street parking on Bay Street. No parking should be allowed off site.

- **Response:** The parking for patrons of the farmers market is required to be provided on-site and no parking should be allowed off-site. A minimum of two parking spaces are required per vendor booth; one space for the vendor's vehicle and one customer parking space. The expanded parking lot would provide a total of 80 parking spaces. A minimum of 30 parking spaces would be provided for the vendors and 46 for customers. In addition, the applicant will be providing bike racks to encourage customers to ride bicycles to the site.

To ensure that street parking is minimized, the applicant will provide attendants to direct customers to the parking lot and will post temporary signs to discourage customers from parking along the north side of Bay Street.

- **Issue:** The retirement facility generates a large number of emergency calls for service. Would the farmers market hamper responses and block Fire Dept. access to St. John's Manor?

Response: With the proposed site plan, adequate vehicular access, including emergency vehicles, would be provided during the proposed farmers market. As conditioned, attendants would be present to direct traffic within the parking area. St. John's Manor also has direct access for emergency vehicles from Orange Avenue. This access will not be restricted.

Operational Concerns:

- **Issue:** Vendors would set up early in the morning prior to the 9:00 a.m. start time. The neighborhood is quiet on Saturday mornings and people don't want to be disturbed.

Response: The applicant has agreed to modify hours of operation, or number of vendors as deemed necessary. As conditioned, the vendors will be restricted to arrive and start set up not earlier than 8:00 AM. The parking attendants will need to make sure that no vendors arrive earlier than the designated time.

- **Issue:** The farmers market will generate trash and the produce will bring mice and roaches.

Response: As conditioned, a manager will be required to ensure that the property is maintained and that adequate trash facilities are provided to ensure that trash is contained and collected in a timely manner.

Land Use / Compatibility:

- **Issue:** The area is residential, not commercially zoned. Allowing the farmers market at the Church sets a precedent to allow other commercial uses within residential areas. The Church is also compensated for having recovery meetings which is a business in the residential area.

Response: Pursuant to the Zoning Code, primary and incidental retail sales at churches and other places of religious assembly would be subject to a use permit in the PDR-HD zone. As a planned development zone, this zoning district allows the following comparable retail uses subject to a Minor CUP:

- Carts - outdoor retail sales in conjunction with an established business
 - Flower stands
 - Grocery stores
- [Table 13-30, Land Use Matrix]*

While the proposed Farmer's Market would involve incidental retail sales at St. John's Church and outdoor retail sales may be allowed in the PDR-HD zone subject to the approval of a MCUP, Code does not specify a "Farmer's Market" in the land use matrix; Therefore, a CUP is required prior to the establishment of the use. The PDR-HD zoning classification for the site encourages uses that complement the existing residential and senior citizen housing complex. The applicant intends to provide local and organic goods to neighboring residents. As conditioned and with the limited number of vendors, the proposed farmers market would be considered an ancillary and incidental retail use for the church.

- **Issue:** The farmers market would compete with Growers Ranch and other retailers in the area. Can a special event permit be issued to try it out first?

Response: The applicant would like to proceed with the CUP request due to the commitment of resources and pre-planning required to implement a Farmer's Market. As conditioned, the farmers market will be reevaluated in two months. Adjustments may need to be made to address any issues that may arise during this period such as adjustment to hours of operation and number of vendors.

Parking Lot / Landscape Design:

- **Issue:** Expanding the parking lot creates more impermeable surface area. The intersection floods. Where is the additional runoff going? The storm drain system is inadequate.

Response: A preliminary Water Quality Management Plan has been provided and is under review by Engineering Division Staff. The applicant is required to implement best practices to reduce runoff volume and may be required to install an on-site detention basin.

- **Issue:** If it is determined that the Farmer's Market is negatively impacting the community due to noncompliance with the CUP, parking impacts, noise impacts, lighting/glare issues, etc., what is the process/timing for CUP revocation compared to a Special Event Permit?

Response: A 60-day review of the operations is currently required pursuant to a condition of approval. Applicants are typically given 30 days to rectify violations. The CUP revocation process requires documentation of violations, including all consistent infractions and negative impacts, and the CUP revocation process may take 6 months to a year. This includes documentation of incidents, revocation hearings, and appeal periods.

A Special Event Permit is allowed for a single event. A subsequent permit may not be approved if negative impacts are occurring and not being addressed.

-66-

- **Issue:** California native plants should be used for the new landscaping.

Response: A landscape and irrigation plan is required for the parking lot improvements. The plans are required to comply with the landscape standards of the Costa Mesa Municipal Code Sections 13-101 through 13-108. The Streetscape and Median Development Standards require be *Arbutus marina* (Strawberry tree) and *Pyrus calleryana* (Ornamental Pear) trees to be planted along Bay Street and Orange Avenue, respectively. *Agonis flexuosa* (Peppermint tree) trees are recommended as shade trees for the parking lot.

Other Public Comments:

Eleven public correspondences (four in favor and seven opposed) have been received to date.

Staff has also received a verbal complaint from a neighbor concerned with the expansion of the parking lot along Bay Street and potential light / glare from the parked cars along that frontage. The applicant has agreed to installation of a low wall or hedge along that frontage to mitigate any light and glare that may be impacting the neighbors.

A response letter from Reverend Paul is also attached.

Attachments: Applicant's Response Letter
Correspondence received to date

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

St. John the Divine Episcopal Church
Attn: Rev. Philip DeVaul, Rector
183 E. Bay Street
Costa Mesa, CA 92627

Bishop the Episcopal Church of Los Angeles
Cathedral Center of St. Paul
840 Echo Park Avenue
Los Angeles, CA 90026

Yenny Ng Designs, Inc. Architects
Attn: Ada Rose
1524 Brookhollow Drive, Ste. 6
Santa Ana, CA 92705

**St. John the Divine
Episcopal Church**

183 E. Bay Street
Costa Mesa Ca. 92627
949-548-2237
rector@stjohncm.org

June 5, 2015

Antonio Gardea
Minoo Ashabi
City of Costa Mesa Planning Department
Re.: Farmers Market CUP application for 183 E Bay Street

Dear Antonio:

Several questions and concerns were raised by our neighbors surrounding St. Johns at the Town hall meeting held Monday night. During the discussion of our proposals for the Farmers Market and parking expansion plans, it became clear there are concerns over the scope and execution of both. We would like to respond to those concerns as follows:

- **Issue: The farmers market is a commercial venture that will add trips on Saturday mornings and increase traffic congestion on Orange Avenue, which already receives overflow traffic from the 55 Freeway. A traffic study should be conducted.**

Fair comment. The Market, however, has been limited to 15 vendor booths, so a small scale operation.. We envision this as a word of mouth, neighborhood market that primarily draws foot and bike traffic from the surrounding area.

Of course there will be cars. It would be unrealistic to say otherwise. We will contract with our Civil Engineer, Coast Engineering, for the Traffic Study.

- **Issue: Orange Avenue is heavily traveled and this stretch has more speeding violations than other sections of the street. There is too much cut through traffic on Bay St and Orange Avenue. The intersection needs a stop sign and a crosswalk should be painted to cross Orange Avenue.**

This is the current condition without added activity. We are willing to have this added to our Conditions of Approval. Construction of ADA curb ramps, signage, and striping per city standard.

- **Issue: There is insufficient street parking on Bay Street. No parking should be allowed off site.**

We addressed this issue originally to answer concerns voiced by planning staff as we developed the Site Plan and parking lot improvements. This was also discussed openly with residents at our Monday Town Hall meeting. The scope of the Market activity is bound by our ability to accommodate vendor and customer traffic onsite. As part of our submittal we have also provided a plan for managing traffic utilizing signage and attendants to insure compliance.

North side of Bay, 200 ft. either side of our drive to be posted "No Market Parking" and monitored by parking attendant. Attendants placed at entry and exit points that will coordinate with attendant roving parking area to facilitate flow and compliance.

- **Issue: The retirement facility generates a large number of emergency calls for service. Would the farmers market hamper responses and block Fire Dept. access to St. John's Manor?**

We spoke briefly with David Hollister, Fire Protection analyst for the City of Costa Mesa after this concern was raised. We have scheduled a plan review meeting with him on Tuesday June 4, 2015 to review our plans to ensure access compliance. Comments from this meeting will be incorporated into the plans. My experience is that this would have been a typical component of our plan check process as well.

- **Issue: Vendors would set up early in the morning prior to the 9:00 a.m. start time. The neighborhood is quiet on Saturday mornings and people don't want to be disturbed.**

Based on these concerns, the Market will set up at 9am and open at 10am. This would be more consistent with other noise abatement measures and start times. For example, those required for residential Construction.

- **Issue: The farmers market will generate trash and the produce will bring mice and roaches**

Why would we leave, or allow to be left, vermin attracting debris? This facility is our home as well. We worship here. We encourage community here. We are a part of this community and have a vested interest in promoting and caring for it. We will ensure proper clean up and disposal of trash.

- **Issue: The area is residential, not commercially zoned. Allowing the farmers market at the Church sets a precedent to allow other commercial uses within residential areas. Other churches could have ongoing rummage sales. The farmers market will be having a garage sale every Saturday morning. The Church is compensated for having recovery meetings which is a business in the residential area.**

The area already has commercial enterprise compatible with the nature of the neighborhood. The Preschool located on Orange Ave is a good example. The small scale of the market and emphasis on local farmers and artisans is compatible with that. This is not a swap meet. This is not a flea market. It is intended as a community gathering place. It is a resource. The expectation is that any other proposed activity by others would be subject to the same review and permit process that we are engaged in.

Hosting recovery groups as a business model? The use of our facility by recovery groups is not a business, again it is a service, and the donations to the church from the recovery groups account for less than 5% of our church's annual expected income. It is the same for any community center, park, or other church facilities. Compensation for use of facility is normal and expected.

- **Issue: The farmers market would compete with Growers Ranch and other retailers in the area. Can a special event permit be issued to try it out first**

Let's address these separately:

1) We see a grocery store and a Farmer's Market as services with different goals. While both provide produce, grocery stores are open daily and exist primarily to accommodate people running errands and shopping. A Farmer's Market is meant as a way to build community through gathering, meeting farmers & artisans face to face, and interacting with neighbors. Aside from this, if people decide that they would rather go to Grower's Direct or Mother's, and that they are not interested in our Market, then we won't succeed, and that will be that.

2) Our concern with a special event permit is twofold. In the first place, markets take time to build a customer base and develop relationships and a reputation. And we will have a trial and error process, tweaking things, working with vendors and neighbors, making sure we are creating a positive experience. Trying it out as a special event will not prove that it's viable or workable in the long run. Secondly, if we were to try to prove that it was workable and viable through a special event permit, we'd have to advertise it as just that: A special event. But this would create an atmosphere that would not reflect the regular reality of the market. We are seeking to create something that will be a low-key, long-term part of the rhythm of living on the East Side. We aren't trying to create events – we are trying to contribute to overall culture of this developing neighborhood.

- **Issue: Expanding the parking lot creates more impermeable surface area. The intersection floods. Where is the additional runoff going? The storm drain system is inadequate.**

Coast Engineering has completed our grading and parking construction plans. Our intent was to submit these for plan check after the Market CUP decision is made. I have attached the plan sheet showing drainage devices and detail. The plan as it stands now calls for the construction of a Stormceptor system that will retain run off onsite.

- **Issue: California native plants should be used for the new landscaping**

This is our desire as well. We are reviewing bids for Landscape Design from several local firms and will be contracting this design work within the next two weeks. Drought tolerance, sustainability and use of native plant materials will be key components of the design.