Payment Ref.	Date	Remittance to:	Remittance ID:	Payment Amount	Explanation of payment
0190111	7/17/15	CDW Government	5402	$3,008.94	**What was this for and where?** **The monitor is for the Network Operations to display all network activity from one monitor for the entire room. Operations will be able to monitor network traffic, threats to the network and troubleshoot network flow issues for the City, the display will also be used for remote IT training within the department.**
0190127	7/17/15	Enterprise FM Trust	23151	$4,274.03	**What is this? Do we pay to a trust for this lease?** **Police Dept. Police vehicles - Enterprise FM Trust is the name/owner of the vehicles.**
0190129	7/17/15	Express Pipe & Supply Co.	10920	$11,877.93	**What is an Acorn Silk? Where is it located?** **Stainless steel toilets and sinks for Lion's Park restrooms.**
0190239	7/24/15	Animal Pest Mgmt. Services	1049	$3,648.00	**Do we have a problem or is this routine? Are their methods safe?** **We manage the populations of damaging rodents and a quarterly basis in parks or as needed if populations cause damage. It is routine maintenance. The materials used and the application methods are performed by State Licensed applicators in strict compliance with State and Federal regulations with oversight by the County Agricultural Commissioner's Office and direct supervision by City staff with similar licenses. The entire program and methods are reviewed by the Division Manager, who is also licensed Pest Control Advisor and Certified Applicator. It is safe for the applicators and the public. There is no risk to non-target pests, such as dogs, coyotes, raptors or other birds.**
0190259	7/24/15	Brown & Bigelow	23552	$271.14	**What were these t-shirts for?** **Recreation Neighborhood Homeless Solutions Task Force work shirts.**
0190391	7/24/15	National Data & Surveying Services	21249	$225.00	**What was this for? What is it?** **Public Services Transportation Traffic Data (Counts) Collection intersection of Labrador Dr., Samoa Place, and Monte Vista Ave. This is for traffic data collection conducted in order to respond to resident complaints on the above streets.**

PH – 1

PARK FEES

ADDITIONAL DOCUMENTS

California Apartment Association

Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Park in-lieu Impact Fee

Dear Mayor Mensinger,

On behalf of the Orange County Division of the California Apartment Association (CAA), I am writing regarding a newly proposed park-in-lieu fee for apartment communities. It is my understanding that this proposed fee will be considered at your August 4th Council meeting.

The California Apartment Association is a non-profit association whose membership owns and manages more than 100,000 residential rental units in Orange County, many of which are located in the City of Costa Mesa. We are the definitive voice of the multifamily housing industry in Orange County.

As the voice for the rental housing industry in Costa Mesa we feel that the proposed park fee of $10,598 per unit is excessive, considering the numerous amenities which come with newly constructed apartment communities in Costa Mesa. We fully understand the desire of the City to have new apartment communities help mitigate their impacts on city facilities. However, future apartment communities will be amenity rich which will help satisfy the demand for recreational parks by future apartment residents.

Additionally, with housing affordability nearing unattainable levels, we are concerned of adding any new cost or regulation to residential development. Adding additional costs would be extremely problematic to future residents as apartment owners would inevitably pass on this cost to residents, further exacerbating the

affordability crisis. We encourage you to find ways to encourage development of new housing in your city without increasing the cost of doing business.

For the reasons listed above, I respectfully request that you recognize the minor impact future apartment residents will have on the park system. If you have any questions related to this request, please do not hesitate to contact me.

Sincerely,

Tommy Thompson

Executive Director

Cc: City Council

PH – 2

1872 NEWPORT BLVD

ADDITIONAL DOCUMENTS

CITY OF COSTA MESA
NOTICE OF A 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, August 4, 2015**, **at 7:00 p.m.**, in the City Hall Council Chambers, 77 Fair Dr., to consider the following item:

Description: A REQUEST FOR AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF CASE NO. PA-08-27 A1 – 1827 NEWPORT BLVD. THE PROPOSED PROJECT IS TO AMEND CONDITIONAL USE PERMIT PA-08-27 ALLOWING A JEWELRY STORE TO OPERATE WITH A PAWNBROKER LICENSE (JACK'S JEWELRY AND LOAN), TO REMOVE THE CONDITIONS OF APPROVAL REQUIRING THAT PAWNBROKER SERVICES BE LIMITED TO WATCHES AND JEWELRY ONLY, AND PROHIBITING LOANS FOR LESS THAN $2,500.00.

Environmental Determination: THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 OF THE STATE CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) GUIDELINES – CLASS 1 (EXISTING FACILITIES).

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for copying and distribution to the City Council must be received by the City Clerk (1st floor) **no later than 3:00 p.m.** on the day of the hearing, **August 4, 2015**.

If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday. 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.

Brenda Green, City Clerk, City of Costa Mesa

Published on: July 24, 2015

HOW ABOUT - NO!
425 452-06
WOODCO INVCO INC

Madison Lewis

RECEIVED
JUL 24 2015
By

CITY OF COSTA MESA
NOTICE OF A PUBLIC HEARING

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Brenda Green, City Clerk, City of Costa Mesa

Published on: July 24, 2015

7/24/15

PARCEL # 425-452-07

NO ON ABOVE —

Brenda Lewis

PH – 3

183 E BAY STREET

ADDITIONAL DOCUMENTS

RECEIVED
CITY CLERK
15 JUL 30 AM 9:38
CITY OF COSTA MESA
BY mtraylor

JUL 28 '15 AM 8:55

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

Dear City Council Members:

I am writing to express my enthusiastic support for the proposed Eastside Farmer's Market to be held each Saturday on the campus of St. John the Divine Episcopal Church located at 183 Bay Street, Costa Mesa, CA 92627. Farmer's markets benefit local communities by bringing healthy, high quality, and locally sourced fruits and vegetables from farm to table. Money spent at the Eastside Farmers Market will go directly to farmers, men and women who are important members of our local community. From 1992 to 2007, nearly 21% of mid-sized farms were forced to cease operations; farmers markets provide the men and women who grow our food with additional opportunities for financial stability and economic opportunity. Farmers markets are about community: they are gathering places where men, women and children of all ages can share information, exchange ideas, nurture friendships, and learn about healthy foods. We value the contributions that the Eastside Farmer's Market will make to our community and encourage you to support the Planning Commission's decision to grant St. John the Divine a conditional use permit for the operation of a farmer's market on its property. Please vote yes on August 4th when this agenda item is addressed by the Costa Mesa City Council at your monthly meeting. Thank you for your support.

Sincerely,

Name: Jane Hyde

Address: [redacted]
CM Ca 92627

Telephone: [redacted]

Email: [redacted]

PH - 3 ADDITIONAL DOCUMENTS

JUL 28 '15 AM 8:55

St. John the Divine Parking Lot

Thank You

My name is Jane Hyde

I have lived in Costa Mesa for approximately 37 years.

My husband and I were married at St. John the Divine. Our children were baptized there.

I have been a member of St. John the Divine for most of the time I have lived in Costa Mesa. I Did leave St. Johns' for a period of time as we wanted our children to participate in Sunday school activities.

With my children grown I came back to St. John's. I am thrilled that we have many children in the church school. With the growth of the church we need a larger parking lot to have parking for our increased membership.

I support the request of Fr. Phil and our Vestry to enlarge our parking lot to accommodate our members.

I also support the request to have a Farmers Market in our parking lot on Saturdays. If successful this will provide the neighborhood with locally grown food as well as provide revenue for organizations in Costa Mesa.

Our seniors who live in the manor are supportive of the market as many of them are unable to travel distances to obtain healthy food.

Thank you for your consideration and support.

Jane Hyde
[redacted]
Costa Mesa, Ca 92627

RECEIVED
CITY CLERK
15 JUL 30 AM 9:38
CITY OF COSTA MESA
BY mhayden

PH - 3 ADDITIONAL DOCUMENTS

RECEIVED
CITY CLERK

15 JUL 30 AM 9:38

CITY OF COSTA MESA
BY Mtaylor

JUL 28 '15 AM 8:55

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

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Sincerely,

Name: Marie Greatorex

Address: [redacted]
Costa Mesa CA 92626

Telephone: [redacted]

Email: [redacted]

PH - 3 ADDITIONAL DOCUMENTS

RECEIVED
CITY CLERK

JUL 28 '15 AM 8:55

15 JUL 30 AM 9:38

CITY OF COSTA MESA
BY mtaylor

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
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Sincerely,

Name: Michael Babcock

Address: [redacted]
Costa Mesa
92627

Telephone: [redacted]

Email: [redacted]

PH - 3 ADDITIONAL DOCUMENTS

RECEIV
CITY CLERK

JUL 28 '15 AM 8:55

15 JUL 30 AM 9:38

CITY OF COSTA MESA
BY MTraylor

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

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Sincerely,

Name: Lisa Burke

Address: [redacted]

Newport Beach, CA 92663

Telephone: [redacted]

Email: [redacted]

RECI
CITY

PH - 3 ADDITIONAL DOCUMENTS

4

July 27, 2015

15 JUL 30 AM 9:39

CITY OF COSTA MESA
BY mtaylor

Costa Mesa City Council
c/o Mayor Stephen Mensinger
Costa Mesa City Hall
77 Fair Drive
Costa mesa, CA 92626

RE: Proposed Eastside Farmer's Market

Dear City Council Members:

As a member of St. John the Divine Episcopal Church for nearly 25 years, I am unqualified, enthusiastic supporter of the proposed Eastside Farmer's Market to be held each Saturday on the grounds of the St. John the Divine Episcopal Church located at 183 Bay St. in Costa Mesa. As a family member of small farmers who are an endangered species, I support Farmers Markets for the benefits they provide to our local community by offering fresh, high quality fruits and vegetables which are locally sourced. In addition, they provide a ready commercial outlet for the farmers and support the farm to table movement which benefits our community not just by offering healthy food alternatives, but also our environment as well.

Money spent at the Eastside Farmer's Market will go directly to farmers, local men and women who are important members of our community. It's important to remember that from 1992 to 2007 nearly 21% of mid-sized farms were forced to close and/or cease operations. Farmers markets provide the men and women who run these farms an opportunity for increased financial stability as well as increasing their economic opportunity.

I value the contributions that the Eastside Farmer's Market will make to our community and encourage you to support the Planning Commission's decision to grant St. John the Divine a conditional use permit for the operation of a farmer's market on our property.

Please vote yes on August 4th when this agenda item is addressed by the Costa Mesa City Council at your monthly meeting.

Thank you for supporting the families, both from the farms and the neighborhood, that will benefit from your affirmative action.

Sincerely,

Cheryl Hyon

[redacted]

PH - 3 ADDITIONAL DOCUMENTS

CITY CLERK
JUL 28 '15 AM 8:54
15 JUL 30 AM 9:39
CITY OF COSTA MESA
BY

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

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Sincerely,

Name: Jean Carbrane

Address: [redacted]
Costa Mesa, CA 92627

Telephone: [redacted]

Email:

RECEIVED
CITY CLERK
JUL 28 '15 AM 8:54
15 JUL 30 AM 9:39
CITY OF COSTA MESA
BY

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
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77 Fair Drive
Costa Mesa, CA 92627

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Sincerely, Josh Wenzel

Name: Josh Wenzel

Address: [redacted]

Telephone: X

Email: X

PH - 3 ADDITIONAL DOCUMENTS

RECEIV
CITY CLERK

JUL 28 '15 AM 8:54

15 JUL 30 AM 9: 39

CITY OF COSTA MESA
BY MTaylor

July 18, 2015

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c/o Mayor Stephen Mensinger
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77 Fair Drive
Costa Mesa, CA 92627

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Sincerely,

Michelle Stute

Name: Michael and Michelle Stute

Address: [redacted]

Telephone: X

Email: X

PH - 3 ADDITIONAL DOCUMENTS

RECEIVE
CITY CLERK

15 JUL 30 AM 9: 39

CITY OF COSTA MESA
BY mtaylor

JUL 28 '15 AM 8:54

July 18, 2015

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c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
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Sincerely,

Marcia Scott

Name: MARCIA SCOTT FARNER

Address: [redacted]

Telephone: [redacted]

Email:

MEJIA, JESSICA

Subject: FW: St. John's Episcopal Church: Proposed Farmer's Market at 1833 Bay Street (Please don't approve)

From: Matt Christenser[redacted]
Sent: Wednesday, July 29, 2015 9:41 AM
To: [redacted] Tim Sesler [redacted]>; ARMSTRONG, GARY <GARY.ARMSTRONG@costamesaca.gov>
Subject: Fwd: St. John's Episcopal Church: Proposed Farmer's Market at 1833 Bay Street (Please don't approve)

---------- Forwarded message ----------
From: **Matt Christensen** <[redacted]
Date: Wed, Jul 29, 2015 at 9:40 AM
Subject: Fwd: St. John's Episcopal Church: Proposed Farmer's Market at 1833 Bay Street (Please don't approve)
To: stephen.mensinger@costamesca.gov, jim.righeimer@costamesca.gov, katrina.foley@costamesaca.gov, sandra.genis@costamesaca.gov, gary.monahan@costamesaca.gov

Dear Council Members,

I am writing once again in OPPOSITION to the proposed farmer's market at 183 Bay Street, Costa Mesa, 92627. I've included my original letter below for reference.

I'd like to start by providing a little background on myself and my neighborhood. I am a commercial real estate broker who works the Costa Mesa / Airport Area market. I am typically pro-development both because of my career and I believe our cities need to adjust to the changing landscape and population that is Southern California. I believe Costa Mesa must upgrade its housing, infrastructure (sidewalks/bike lanes) and image in order to attract the type of quality residents that city officials seek for tax dollars. This immediate neighborhood is comprised of long-term, multi-generational residents and new home owners such as myself. As new homeowners we pay approximately three quarters of a million dollars for starter, fixer-upper homes ($900K in today's market). Buoy Street and a few neighboring homes have five corporate attorneys, a doctor, fire fighter, real estate broker and several sales managers. There a five new babies just in 2015!! Is this not the type of demographics you seek for Costa Mesa?

I am opposed to the farmer's market for the following reasons:

1. Traffic/Speeding: I welcome the city council to appoint a motorcycle cop on the corner of Buoy/Bay and Orange Street. The speeding down this street is absolutely incredible. I have never seen a police office monitoring this thoroughfare of a street. As residents we want to bike to 17th Street or the beach but it is very dangerous. Adding Saturday congestion will not do this neighborhood any favors.
2. Grower's Ranch Market: The same exact service is provided two block away. This business is a Costa Mesa staple and has supported the community for nearly 60 years. They work within the existing zoning laws and exist on a two land thoroughfare street. The city should support tax generating businesses. It would be shameful to cannibalize such a service to community.
3. Zoning adjustments: Within one block of the church their exists three sober living homes (2 on Bay St.). I understand the need but it does not add value to our neighborhood. I digress but there are already three zoning variances right here. Maybe I can start a bed and breakfast or hostel?

4. Traffic Study: The CUP process should require a traffic study. I know many businesses struggle to get CUP's through the city and I think the church should not be granted any special favors. Come to this intersection on a Saturday and see the flow for yourself. Try biking past or walker your stroller across the street...it harrowing.
5. Location: It's a terrible, hidden location...bottom line. How about 17th Street. Look at Santa Monica as model for a Class A farmer's market.
6. **Per the City Land Use Document: "High-Density areas should be located in proximity to transportation routes, especially those served by public transit, and also within convenient distances to shopping and employment centers. Although proximity to the above uses and transportation routes often results in a residential development being subject to adverse impacts." The city already know this fact...please don't burden us further because we cannot afford to spend $1.2M dollars on a 1,300 Sf home on Flower Street.**
7. Loss of Landscape: I have never seen the church parking lot full. The proposed plan would eliminate a green buffer space between the street and a parking lot. Per the same Land Use Document noted in point 6., it discusses the need for screening high-density locations in low-density neighborhood. Removing the greenery will simply provide more area for people to park during the day, litter, sleep in cars.

I urge the city council to revoke your approval for this project.

Respectfully,
Matt Christensen

I like the idea of a Costa Mesa farmer's market but I cannot logically see how this location could ever be a logical

---------- Forwarded message ----------
From: **Matt Christensen** <[redacted]
Date: Mon, Jun 1, 2015 at 10:54 PM
Subject: St. John's Episcopal Church: Proposed Farmer's Market at 1833 Bay Street (Please don't approve)
To: [redacted]
gary.armstrong@costamesaca.gov

Dear Costa Mesa Planning Commission,

I am writing in OPPOSITION to the proposed farmer's market at 183 Bay Street, Costa Mesa, 92627. As a home owner of 197 Buoy Street, my house is located two parcels from the proposed market. My points of my opposition are the following:

- Zoning: The current zoning is not for commercial enterprises. Within one block of this church there are already several property owners who operate businesses our their homes for the use of substance abuse rehabilitation. This is a neighborhood for me to raise my four month old daughter and the residents of this community are very close knit. A church site should be used to bring the community together but not a profit center. If the church would like to partner with a local property owner in a commercially zoned parcel, I would support these efforts 100%.

-Existing Competition: Please take note that there is an existing local "farmer's market" located within two blocks of this church. Grower's Ranch, recently renovated on Newport Blvd., has been serving this community with fresh produce since the 1960's. It is located within a five minute walk from the church site. This is a well established business that pays property taxes, sales tax and provides the same healthy food at competitive prices. Costa Mesa must remain a pro-business environment and to expect a business with tax overhead to compete with a church who has no tax burden is simply unfair. If the argue for a farmer's market is to provide

fresh, affordable and locally grown produce to our city, this service already exists and I would be appalled to allow the city to have the church cannibalize this business. If there were a commercial strip mall, a pious owner would never permit competing interests in the same center.

-Traffic: The parking lot can accommodate a farmer's market but not the parking required to make it successful. This will require people to park on Buoy Street, Bay Street and Orange Ave. Currently Orange Avenue has one of the highest speeding ticket numbers on the east side of Costa Mesa. It has become a thoroughfare through a residential neighborhood. On a personal note, I just brought my entire garden/parkway up to drought tolerant standards and cannot stop the foot traffic and litter from infecting the time and money I have spent to be a real example of what the city's planners are hoping for.

On a personal note, I purchase my house 18 months ago. I love the neighborhood and my neighbors. I have a beautiful new baby girl and I think the fabric of our neighborhoods need to stay in tact. I 100% support a Costa Mesa farmer's market, my hometown of Santa Monica has one of the best in the country. What makes it great is its accessibility, full community support and the fact that it is held in an area where no residences are affected. I would hope the planning commission drives down 17th Street and sees the potential to provide this service somewhere in this area. It would link Eastside Costa Mesa and Newport Heights including West Costa Mesa. Nobody knows Bay St & Orange Avenue and I believe the City should promote such a great service to the community in a more appropriate venue.

Adamantly opposed,
Matt Christensen
[redacted]

RECEIVED
CITY CLERK
15 JUL 31 AM 9:56
CITY OF COSTA MESA
BY mtraylor

JUL 30 '15 AM 8:31

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

Dear City Council Members:

I am writing to express my enthusiastic support for the proposed Eastside Farmer's Market to be held each Saturday on the campus of St. John the Divine Episcopal Church located at 183 Bay Street, Costa Mesa, CA 92627. Farmer's markets benefit local communities by bringing healthy, high quality, and locally sourced fruits and vegetables from farm to table. Money spent at the Eastside Farmers Market will go directly to farmers, men and women who are important members of our local community. From 1992 to 2007, nearly 21% of mid-sized farms were forced to cease operations; farmers markets provide the men and women who grow our food with additional opportunities for financial stability and economic opportunity. Farmers markets are about community: they are gathering places where men, women and children of all ages can share information, exchange ideas, nurture friendships, and learn about healthy foods. We value the contributions that the Eastside Farmer's Market will make to our community and encourage you to support the Planning Commission's decision to grant St. John the Divine a conditional use permit for the operation of a farmer's market on its property. Please vote yes on August 4th when this agenda item is addressed by the Costa Mesa City Council at your monthly meeting. Thank you for your support.

Sincerely, Deborah Fleshman

Name: Deborah Fleshman

Address: [redacted]

Telephone: [redacted]

Email:

RECEIVED
CITY CLERK

JUL 30 '15 AM 8:31

15 JUL 31 AM 9:56

CITY OF COSTA MESA
BY mtraylor

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

Dear City Council Members:

I am writing to express my enthusiastic support for the proposed Eastside Farmer's Market to be held each Saturday on the campus of St. John the Divine Episcopal Church located at 183 Bay Street, Costa Mesa, CA 92627. Farmer's markets benefit local communities by bringing healthy, high quality, and locally sourced fruits and vegetables from farm to table. Money spent at the Eastside Farmers Market will go directly to farmers, men and women who are important members of our local community. From 1992 to 2007, nearly 21% of mid-sized farms were forced to cease operations; farmers markets provide the men and women who grow our food with additional opportunities for financial stability and economic opportunity. Farmers markets are about community: they are gathering places where men, women and children of all ages can share information, exchange ideas, nurture friendships, and learn about healthy foods. We value the contributions that the Eastside Farmer's Market will make to our community and encourage you to support the Planning Commission's decision to grant St. John the Divine a conditional use permit for the operation of a farmer's market on its property. Please vote yes on August 4th when this agenda item is addressed by the Costa Mesa City Council at your monthly meeting. Thank you for your support.

Sincerely,

Name: Aaron Rawson

Address: [redacted]

Telephone: [redacted]

Email:

RECEIVED
CITY CLERK

JUL 31 '15 AM 8:24

15 JUL 31 PM 2:46

CITY OF COSTA MESA
BY mtraylor

August 28, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

Dear City Council Members:

I am writing to express my enthusiastic support for the proposed Eastside Farmer's Market to be held each Saturday on the campus of St. John the Divine Episcopal Church located at 183 Bay Street, Costa Mesa, CA 92627. Farmer's markets benefit local communities by bringing healthy, high quality, and locally sourced fruits and vegetables from farm to table. Money spent at the Eastside Farmers Market will go directly to farmers, men and women who are important members of our local community. From 1992 to 2007, nearly 21% of mid-sized farms were forced to cease operations; farmers markets provide the men and women who grow our food with additional opportunities for financial stability and economic opportunity. Farmers markets are about community: they are gathering places where men, women and children of all ages can share information, exchange ideas, nurture friendships, and learn about healthy foods. We value the contributions that the Eastside Farmer's Market will make to our community and encourage you to support the Planning Commission's decision to grant St. John the Divine a conditional use permit for the operation of a farmer's market on its property. Please vote yes on August 4th when this agenda item is addressed by the Costa Mesa City Council at your monthly meeting. Thank you for your support.

Sincerely,

Name: Mary Cullen

Address: [redacted]

Telephone: [redacted]

Email: [redacted]

RECEIVED
CITY CLERK

15 JUL 31 PM 2:46

CITY OF COSTA MESA
BY [illegible]

JUL 31 '15 AM 8:24

August 28, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

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Sincerely,

Name: RAY CULLE

Address: [redacted]

Telephone: [redacted]

Email:

MEJIA, JESSICA

From:	Mike Lingle [redacted]
Sent:	Friday, July 31, 2015 4:45 PM
To:	CITY CLERK
Cc:	RIGHEIMER, JIM; GENIS, SANDRA; MONAHAN, GARY; FOLEY, KATRINA; MENSINGER, STEPHEN
Subject:	Public Comment: Appeal of Approved PA-14-41 CUP for Farmer's Market

I'd like to reiterate my strong support for the proposed Farmer's Market at St. John the Divine Episcopal Church.

I live in East Side Costa Mesa. In my view, the Farmer's Market would be an asset for our neighborhood. It would provide a new option for fresh produce and other farm goods, it would benefit local charities, it would provide a regular neighborhood gathering place on Saturdays, and it would improve the walkability of our neighborhood by providing another destination to walk to. These are just the kinds of attributes that make East Side Costa Mesa a desirable place to live. Please uphold the Planning Commission's decision.

Thank you for your consideration.

Michael Lingle
[redacted]

MEJIA, JESSICA

Subject: FW: August 4th City council meeting- farmers market appeal comments

-----Original Message-----
From: Laurene Keane [redacted]
Sent: Sunday, August 02, 2015 5:56 PM
To: GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: August 4th City council meeting- farmers market appeal comments

To City Council members

I am an Eastside Costa Mesa resident and I DO NOT support a Farmers Market at this location. I believe the residents in the immediate area SHOULD NOT have their quality of life invaded by a weekly commercial event in a residential neighborhood.

Sincerely,
Laurene Keane
Eastside Costa Mesa resident

Sent from my iPad

MEJIA, JESSICA

Subject: FW: Farmer's Market, Aug. 4 agenda item

From: Mary Spadoni [redacted]
Sent: Sunday, August 02, 2015 9:31 AM
To: GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Farmer's Market, Aug. 4 agenda item

The idea of a Farmer's Market, on the face, appears to be a "good thing" until you consider the quality of life for all the neighbors within several square blocks and the community as a whole, who utilize Orange and Bay streets.
This church is not the right location but one of the larger churches on Newport Blvd. seems to be a more appropriate choice, with available parking access and similar goals to establish a partnership. This event will. be EVERY Saturday, one half of your weekend disturbed, EVERY week. The need is great BUT not at this location.

M.M. Spadoni

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

MEJIA, JESSICA

Subject: FW: My appeal of Farmers Market

From: carrie.renfro@att.net [redacted]
Sent: Saturday, August 01, 2015 9:30 AM
To: MENSINGER, STEPHEN <STEPHEN.MENSINGER@costamesaca.gov>
Subject: My appeal of Farmers Market

Hi Mr. Mayor. This is Carrie Renfro and I am appealing the Planning Commission's approval of PA-14-41, CUP for a Farmers Market. The appeal will be heard this Tuesday, Aug 4 and I will present to you the reasons why this commercial venture in our residential area is detrimental . I am writing to ask you to please visit the location and premises of St. John's Church and St. John's Manor, which are both located at the Corner of Orange and Bay, prior to the hearing, in order to be familiar with the layout and connectivity of the two joined parcels. This project includes paving over the green space park area which was created when the Manor subsidized housing project was built. If you enter the Manor via the 2031 Orange driveway, pass through the parking lot into the Church's parking lot (183 E. Bay) you will have a better idea of the layout. Please go into the Manor lobby and view the inside common area to see what little open space area will remain after the park space is paved over. I appreciate you taking the time to check the property out and look forward to presenting my case to you.

Two years ago, you came to my house for a neighborhood meeting, with then Mayor Righeimer . I am located on the corner of Orange and Buoy, two doors away from the proposed project. I don't know if you recall, but the traffic was so busy during that meeting, that it was hard for people to hear the speakers due to the noise of the traffic and congestion along Orange. And they were using a microphone! I am pointing this out just to illustrate how busy this intersection is now, without the added traffic a commercial farmers market will bring to us. Over the years, the lack of street parking has been exasperated due to the numerous sober living businesses on and around Bay Street that take up so much of the available parking, especially on the weekends. The increase in traffic due to this proposed commercial activity will only more negatively impact this location. Thanks very much.

Carrie Renfro
[redacted]

RECEIVED
CITY CLERK

AUG 3 '15 AM 8:47

15 AUG -3 AM 11: 15

CITY OF COSTA MESA
BY mtraylor

August 28, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

Dear City Council Members:

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Sincerely,

Name: ANETTE JOHNSON

Address: 6021 SIERRA BRAVO
IRVINE

Telephone: 949 854 7246

Email: ANETTE.JOHNSON@COX.NET

RECEIVED
CITY CLERK

15 AUG -3 AM 11: 15

CITY OF COSTA MESA
BY mtaylor

AUG 3 '15 AM 8:47

July 18, 2015

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c/o Mayor Stephen Mensinger
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Sincerely,

Name: Windy Ruffini

Address: 256 Santo Tomas
Costa Mesa, CA 92627

Telephone: 949 650 5481

Email:

RECEIVED
CITY CLERK

AUG 3 '15 AM 8:44

15 AUG -3 AM 11:15

CITY OF COSTA MESA
BY Mtraylor

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

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Sincerely, André J Ouellette

Name: ANDRÉ J. OUELLETTE

Address: 32 HARVEY COURT
IRVINE, CA 92617

Telephone: 949-725-3031

Email: AOUELLET@USC.EDU

I live in Irvine, but I have attended St. John the Divine for 10 years because of its social and neighborhood responsibility.
thank you. André J Ouellette

AUG 3 '15 AM 8:44

RECEIVED
CITY CLERK

15 AUG -3 AM 11: 15

CITY OF COSTA MESA
BY Mtraylor

July 18, 2015

Costa Mesa City Council
c/o Mayor Stephen Mensinger
City of Costa Mesa
77 Fair Drive
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Sincerely,

Ann Van Sant

Name: Ann Van Sant

Address: 32 Harvey Ct.
Irvine, CA 92617

Telephone: (949) 275-5518

Email: ajvansan@uci.edu

I live in Irvine but have attended St. John the Divine for about 10 years. I think the Farmer's Market would be a contribution to the neighborhood in Costa Mesa, and I know that

the people at St. John's are completely responsible in their neighborhood relations.

Thank you,

Ann Van Sant

City of Costa Mesa
Inter Office Memorandum

TO: CLAIRE FLYNN, AICP, ASST. DEV. SVS. DIRECTOR

FROM: ANTONIO GARDEA, SENIOR PLANNER

DATE: JUNE 30, 2015

SUBJECT: ST. JOHN THE DIVINE (183 E. BAY STREET) & ST. JOHN MANOR (2031 ORANGE AVENUE) ENTITLEMENTS

The purpose of this memo is provide a summary of the entitlements related to the St. John the Divine Episcopal Church and St. John Manor Senior Housing Development, highlighting the conditions of approval.

1. ***Variance Application #134:*** On July 18, 1955, the City Council approved the construction of the church. The approval was granted subject to conditions of approval as recommended by the Planning Commission at the July 11, 1955 public hearing. The conditions of approval required the following:

    a. Adequate parking, blacktopped and marked. (78 parking spaces provided)
    b. A 50-foot setback from the centerline of Orange Avenue – 20-foot building setback from the property line.
    c. A 40-foot setback from the north property line for proposed street purposes (Bay Street) – 10-foot building setback from property line after street dedication.

2. ***Zoning Exception ZE-78-188:*** On October 14, 1985, the Planning Commission approved a reactivation of the permit allowing the day-care center. The conditions of approval limited the number of children (50 max.) and hours of operation (7 a.m. to 6 p.m.).

3. ***General Plan Amendment GP-79-3A / Rezone R-79-15:*** On November 5, 1979, the City Council approved an amendment of the General Plan designation for the properties at 183 E. Bay Street and 2043 Orange Avenue from Low Density Residential to Planned Development Residential High Density. On July 19, 1982, the City Council changed the zoning of the subject property from R1 (Single Family Residential District) to PDR-HD (Planned Development Residential High Density). These changes were granted in conjunction with consideration of the Planning Application for the 36-unit senior housing project. Although a maximum density of 30 dwelling units per acre was allowed, the overall density of the project is 18 dwelling units per acre.

Zoning Exception ZE-82-88: On July 19, 1982, the City Council approved the Planned Development Review for the 36-unit senior housing project and the correlated parking variances. The staff report outlined the PDR-HD development standards applicable at the time, including the requirement for a minimum of 42 percent of the site area to be provided as open space. The report notes that the senior residents could use the social and recreational facilities at the Church including the parish hall and other ancillary rooms to avoid having these built as part of the senior housing project. The conditions of approval required the following:

a. Submittal of detailed floor plans for the church. (Cond. #1)
b. Future development on the church parcel is considered only conceptual at this time. A separate final development plan must be approved prior to any additional development or construction on that portion of the property.' (Cond. #4)
c. Review of parking plan and provision of parking on the church parcel if necessary. (Cond. #9)
d. Provision of consistent landscaping for both the church and senior housing parcels. (Cond. #25)

The approved conceptual site plan shows a new complex of buildings on the front portion of the site abutting Orange Avenue. The new sanctuary with 134 seats, chapel and administrative offices as well as a new 'education' building. No dimension is provided, but the buildings appear to be setback 20 feet from the property line along Orange Avenue. The applicant did not proceed with the development of the new church buildings. Instead, a decision was made to design and landscape the entire front portion of the property until expansion plans would be brought back to the Planning Commission for consideration.

The City Council meeting minutes describe a suggestion by Mr. Bob Yoder that the housing project site be dedicated as a park and in return that the housing project be constructed on City property across from Lions Park. Vice Mayor Hall addressed the recommendation stating that the site would be too costly to develop for park use.

On January 18, 1984, Rev. Nordquist requested a waiver of the park fees, which was denied.

4. ***Zoning Exception ZE-84-122:*** On June 25, 1984, the Planning Commission approved abandonment of six inches of public right-of-way along Laurie Lane and a variance to setback requirements to legalize an existing block wall. The conditions of approval required the following:

   a. Planting of trees and vines along the inside of the wall.
   b. Revision of the landscape plans for the housing project.

City records indicate that none of the entitlements included any condition of approval requiring the front lawn area to be preserved as open space in perpetuity.

Attachments: Email from J. Reeves RE: St. John's Manor

CD of Microfiche Files:

1. Variance Application #134
2. Zoning Exception ZE-78-188
3. General Plan Amendment GP-79-3A
4. Zoning Exception ZE-82-88
5. Zoning Exception ZE-84-122

GARDEA, ANTONIO

Subject: FW: Senior Seating Area on the property of St. John the Divine Episcopal Church

From: REEVES, JACQUIE
Sent: Thursday, June 18, 2015 9:30 AM
To: FLYNN, CLAIRE
Cc: BOUWENS-KILLEEN, WILLA
Subject: Senior Seating Area on the property of St. John the Divine Episcopal Church

Good Morning,

A review of HCD records revealed that **neither** the Regulatory or the Affordable Housing and Home Investment Partnership Agreements between the City and St John Manor have any requirement related to maintaining a grassy knoll seating area for seniors on the property of St. John the Divine Episcopal Church, Costa Mesa, CA.

Jacqueline Y. Reeves
Management Analyst
Housing and Community Development
714-754-4870 (Phone)
714-754-4913 (Fax)
Jacquie.reeves@costamesaca.gov

July 18, 1956

Mr. William C. Fisher
Chairman, Building Committee
2603 Newport Boulevard
Newport Beach, California

RE: Plot Plan for St. John the Divine Protestant Episcopal Church

Dear Sir:

At a regular meeting of the City Council, City of Costa Mesa, held on July 16, 1956, the above Plot Plan submitted in accordance with Variance Application No. 134 and approved July 18, 1955, for the construction of a church edifice on property located between 20th Street and 21st Street on Orange Avenue, a R1 zone, was approved.

You were granted a delay in paving the parking area until six months after completion of the first unit, provided the driveway leading from Orange Avenue to the parking area is paved; however, in the event that bona fide complaints are received within the six month period, it will be required that you pave and mark said parking area.

Very truly yours,

A. C. Smarts
City Clerk

ACS:jd

cc: Planning Department
Building Department

July 19, 1955

The Bishop of the Protestant Episcopal
Church in Los Angeles
615 South Figueroa Street
Los Angeles 17, California

Re Variance Application #134

Gentlemen:

At a meeting of the City Council held last night, July 18, 1955, the Council approved your variance application No. 134 for the construction of a church on property located between 20th and 21st Street on Orange Avenue, in Costa Mesa.

The Council's approval was given subject to the recommendations of the Planning Commission, i.e., on the condition that in the forthcoming plot plan to be submitted to the Planning Commission that you provide adequate parking space - blacktopped and striped - and that allowance be made for a 50' setback from the centerline of Orange Avenue and a 40' setback from the north property line for proposed street purposes.

Very truly yours,

A. C. Smarte
City Clerk

ACS:el
cc: Building Dept.
Planning Commission

Orig - given to Frank Robbins

July 14, 1955

The Honorable City Council
City of South Gate
South Gate, California

Re Variance Application No. 134
Episcopal Church

Gentlemen:

It is recommended that the City Council approve the above application for the construction of a church on property located between 20th and 21st Street on Orange Avenue, on the condition that in the forthcoming plot plan to be submitted by the applicant, adequate parking space, blacktopped and marked, be provided and that allowance be made for a 50' setback from the centerline of Orange Avenue and a 40' setback from the north property line for proposed street purposes.

Respectfully submitted,

SOUTH GATE PLANNING COMMISSION
Walter Wehner, Chairman

Cyril Lewis, Secretary

cc
cc: Building Dept.

NOTICE OF PUBLIC HEARING

A public hearing will be at 8:00 P.M., July 11, 1955, before the City Planning Commission of the City of Costa Mesa, at the Justice Court of Newport Beach Judicial District, 567 West 18th Street, Costa Mesa, ~~xx~~ concerning the application of Protestant Episcopal Church of Los Angeles to construct a church on property located between 20th and 21st Street on Orange Avenue. Portion of Lot 222 of Newport Heights)

For further information call LIberty 8-1441.

Costa Mesa Planning Commission
Walter Weimer, Chairman
By Sybil Lewis, Secretary

APPLICATION FOR VARIANCE
UNDER ORDINANCE NO. X
SECTION NO.
THE ZONING ORDINANCE OF
THE CITY OF COSTA MESA

PAID
JUN 24 1955
Vd -25.00
CITY OF COSTA MESA

NO. 134

DATE June 22,1955.

FEE: $25.00

Application must be submitted in quadruplicate.

TO THE CITY PLANNING COMMISSION
COSTA MESA, CALIFORNIA:

THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH
IN LOS ANGELES (A CORPORATION SOLE)
INCUMBENT

~~EPISCOPAL DIOCESE OF LOS ANGELES, CALIFORNIA., a cor-poration sole,~~ 615 So.Figueroa St. Los Angeles 17,Calif.

Applicant (property owner only) Mailing Address Phone Number

Authorized Agent Mailing Address Phone Number

TO PERMIT:

To erect Church ~~property and/or church school or residence.~~

183 E. BAY ST.

ATTACH three (3) plans (which become a part hereof) on the subject property.
Give legal description of property: (If too lengthy, please attach.)

Give street address of premises or describe location clearly to enable property to be readily identified in the field: Lot 222 of Newport Heights, MM 4/83 Or.County,Calif.excepting therefrom Swly 135 ft of Sely 180 ft.Also excepting a one-half int.in irrigation pipe line along Swly in grad land as reserved by Charles Prinslow and wife in dd recd.May 5,1923 Bk 468 Pg 231 Deeds.

State whether any adjoining property is owned or leased by applicant: no

Present use of property: vacant

Property classified (zoned) as: R-4

State hereunder in what respects, as to this property, practical difficulty, unnecessary hardships, or results inconsistent with the general purpose and intent of the Land Use Ordinance occur through strict application of its regulations:

-- [illegible]
Permit Release [illegible]
Planning Commission [illegible]

THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH
IN LOS ANGELES (A CORPORATION SOLE)
INCUMBENT
[illegible]
[illegible]

ATTACH three (3) plans (which become a part hereof) on the subject property.
Give legal description of property: (If too lengthy, please attach.)

Give street address of premises or describe location clearly to enable property to be readily identified in the field: Lot 222 of Newport Heights, MM 4/83 Or.County,Calif.excepting therefrom Swly 135 ft of Sely 180 ft.Also excepting a one-half int.in irrigation pipe line along Swly ln of said land as reserved by Charles Prinslow and wife in dd recd.May 5,1923 Bk.4cs pg 231 Deeds.

State whether any adjoining property is owned or leased by applicant: no

Present use of property: vacant

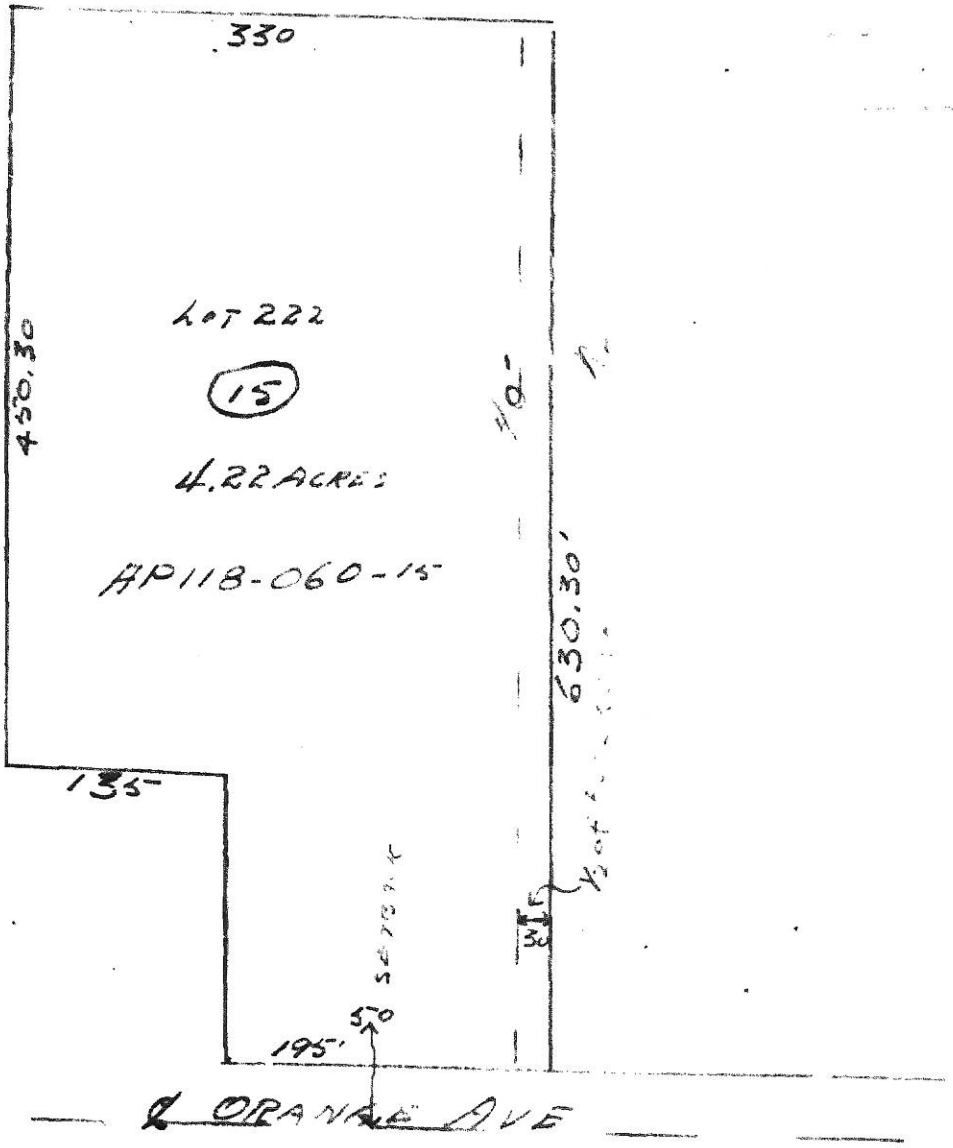
Property classified (zoned): R-4

State hereunder in what respects, as to this property, practical difficulty, unnecessary hardships, or results inconsistent with the general purpose and intent of the Land Use Ordinance occur through strict application of its regulations:

-- [illegible]
[illegible] Relief [illegible]
Planning Commission [illegible]

THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH IN LOS ANGELES (A CORPORATION SOLE)
NOMINEE: [illegible]
by W. Clinton Billy

Signature of applicant (property owner) or his Authorized Agent
his attorney in fact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℄ ORANGE AVE

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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For further information call LIberty 8-1441.

Costa Mesa Planning Commission

Walter Weimer, Chairman

By Sybil Lewis, Secretary

Published Costa Mesa Globe Herald June 30, 1955, Costa Mesa, California.

STATE OF CALIFORNIA
County of Orange } ss.

I, Paul Nissen, being first duly sworn, and on oath depose and say that I am the manager of the Costa Mesa Globe-Herald, a weekly newspaper printed and published in the City of Costa Mesa, County of Orange, State of California, and that a Notice of Public Hearing Protestant Episcopal Church, of which copy attached hereto is a true and complete copy, was printed and published in the regular issue(s) of said newspaper for 1 consecutive weeks: to-wit the issue(s) of

_____, 195_

June 30, 195 5

_____, 195_

_____, 195_

_____, 195_

(signed) Paul Nissen

Subscribed and sworn to before me this 7 day of July, 1955.

Lucy T. Anderson
Notary Public in and for the
County of Orange, State of California

FROM THE OFFICE OF THE
PLANNING COMMISSION

P. O. BOX 317

CITY OF COSTA MESA
CALIFORNIA

July 14, 1955

The Honorable City Council
City of Costa Mesa
Costa Mesa, California

Re Variance Application No. 134
Episcopal Church

Gentlemen:

It is recommended that the City Council approve the above application for the construction of a church on property located between 20th and 21st Street on Orange Avenue, on the condition that in the forthcoming plot plan to be submitted by the applicant, adequate parking space, blacktopped and marked, be provided and that allowance be made for a 50' setback from the centerline of Orange Avenue and a 40' setback from the north property line for proposed street purposes.

Respectfully submitted,

COSTA MESA PLANNING COMMISSION
Walter Weimer, Chairman

S. Lewis
Sybil Lewis, Secretary

sl
cc: Building Dept.

FROM THE OFFICE OF THE
PLANNING COMMISSION

P. O. BOX 317

CITY OF COSTA MESA

CALIFORNIA

12 July 1956

TO: HONORABLE CITY COUNCIL
CITY OF COSTA MESA
COSTA MESA, CALIFORNIA

FOR: Plot Plan for St. John the Divine Protestant Episcopal Church

FROM: William C. Fisher, Chairman, Building Committee
2603 Newport Blvd., Newport Beach, Calif.

LOCATION: Lot No. 222 on Orange Avenue, between 20th Street and 21 Street

ZONE: R4

REQUEST: Plot Plan for St. John the Divine Protestant Episcopal Church - Variance No. 134 approved July 19, 1956

18, 1955

COMMISSION ACTION: Recommended that the plot plan be accepted granting the applicant a delay in paving the parking area until 6-months after completion of the first unit provided the driveway leading from Orange Avenue to the parking area is paved; or, in the event that bonified complaints are received within the six months' period, that the applicant be required to pave and mark said parking area.

Done file

Respectfully submitted,

William L. Dunn
Planning Technician

WLD:am

cc - Bldg. Dept.

HOWARD L. FISHER
WILLIAM C. FISHER

Fisher & Co. REALTORS · INSURANCE
2603 NEWPORT BOULEVARD • NEWPORT BEACH, CALIFORNIA
PHONE HARBOR 4429

July 3, 1956

Planning Commission,
City of Costa Mesa,
Costa Mesa, Calif.

Gentlemen:

Re: Variance 159

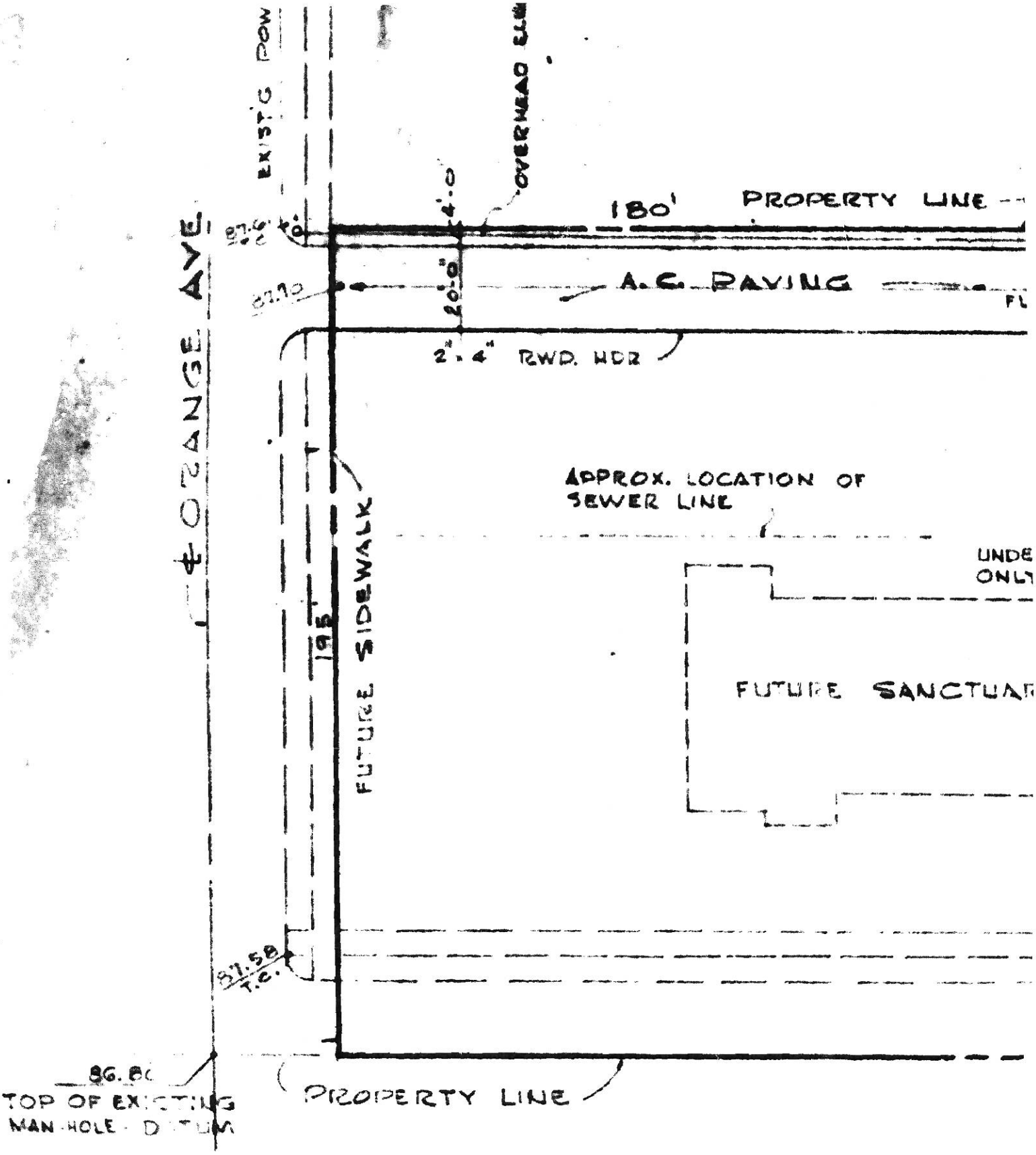
In accordance with the terms of the variance, for church purposes, on the property described on the attached sheet, as approved by the City Council July 18, 1955, we are submitting for your approval the plot plan of proposed construction showing compliance with set-back and parking requirements.

Yours truly,

William C. Fisher

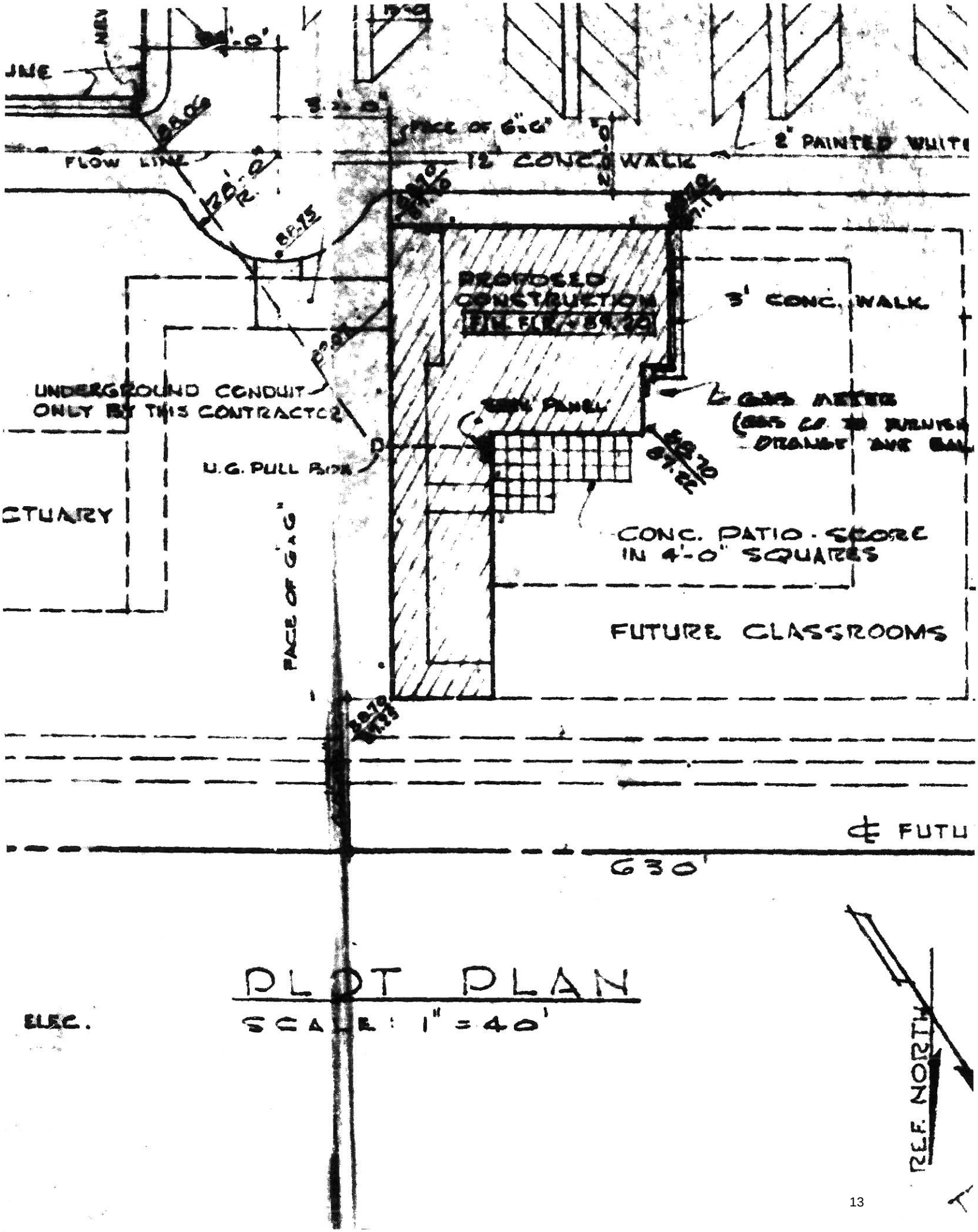
Chairman Building Committee
St. John the Divine Protestant
Episcopal Church

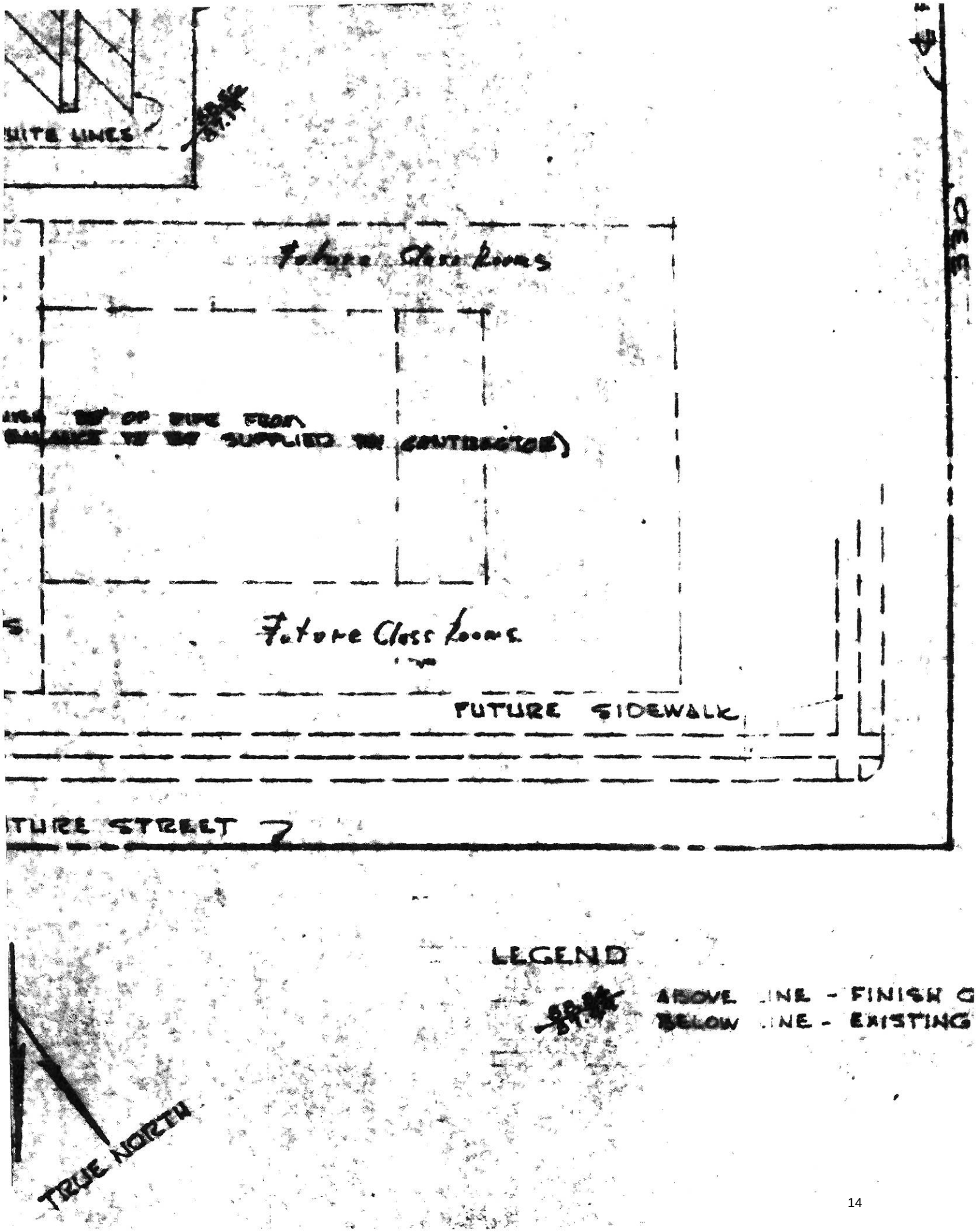
WCF/M

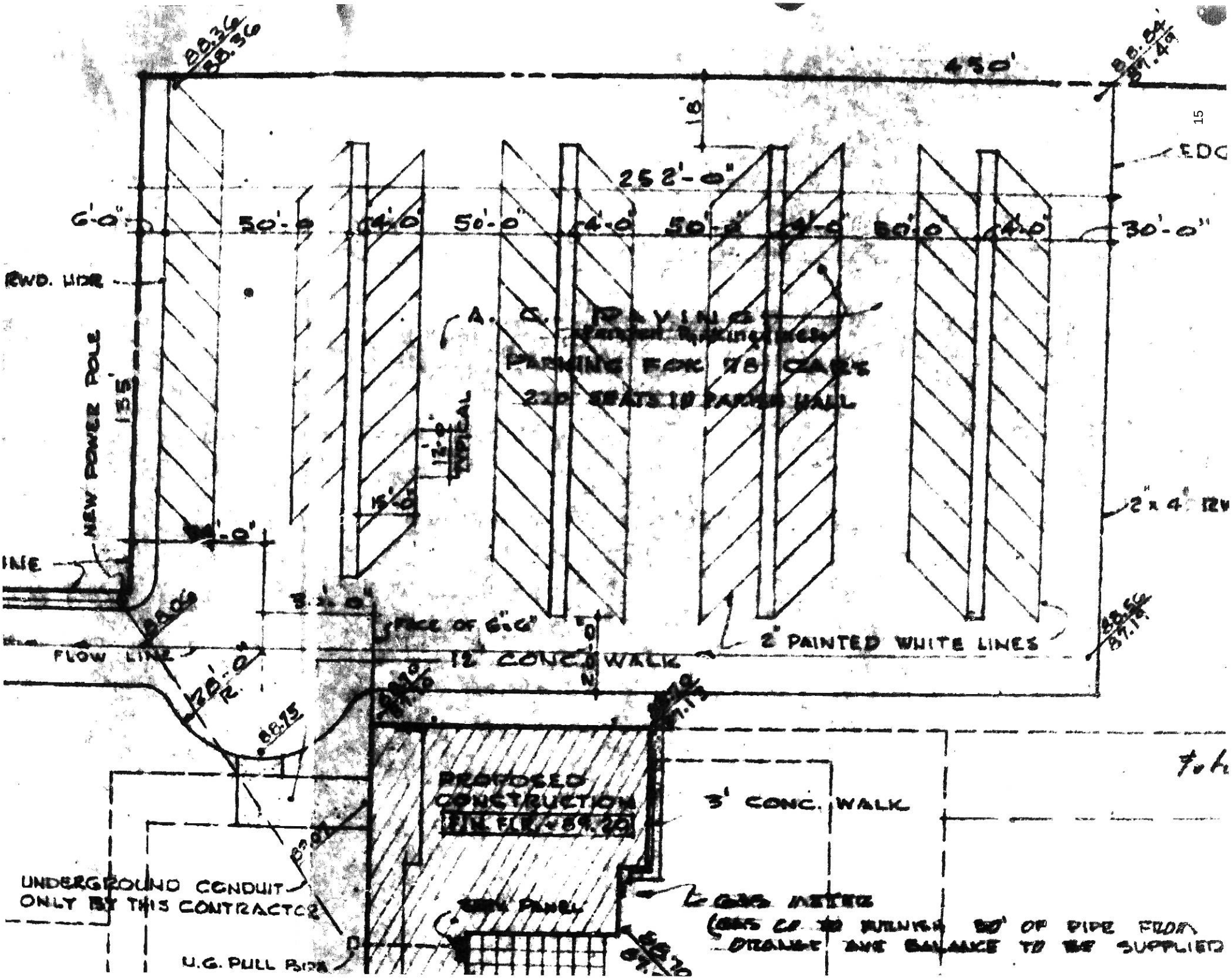


NOTE:

GAS, WATER & SEWER MAINS & ELEC. POWER LINES ARE LOCATED ALONG ORANGE AVE.


FLOW LINE
FACE OF G.G.
12' CONC. WALK
2" PAINTED WHITE
PROPOSED CONSTRUCTION
3' CONC. WALK
UNDERGROUND CONDUIT ONLY BY THIS CONTRACTOR
U.G. PULL BOX
CONC. PATIO - SCORE IN 4'-0" SQUARES
FUTURE CLASSROOMS
FACE OF G.G.
630'
PLOT PLAN
SCALE: 1" = 40'
ELEC.
NORTH


WHITE LINES
Future Class Rooms
Future Class Rooms
FUTURE SIDEWALK
FUTURE STREET
LEGEND
ABOVE LINE - FINISH G
BELOW LINE - EXISTING
TRUE NORTH


430'
18'
252'-0"
6'-0"
50'-0"
4'-0"
30'-0"
EDG
RWD. HDR
NEW POWER POLE
135'
A. C. PAVING
PARKING FOR 78 CARS
220 SEATS IN PARISH HALL
2" x 4" RW
FLOW LINE
FACE OF C.G.
12' CONC. WALK
2" PAINTED WHITE LINES
PROPOSED CONSTRUCTION
3' CONC. WALK
UNDERGROUND CONDUIT ONLY BY THIS CONTRACTOR
U.G. PULL BOX
GAS METER
DRAINAGE AND BALANCE TO BE SUPPLIED

LEGAL DESCRIPTION

LOT 222 of Newport Heights, MM4/83, Orange county, California, excepting therefrom Swly 135 ft. of Sely 180 ft. Also excepting a one-half int. in irrigation pipe line along Swly in ofsd land as reserved by Charles Prinslow and wife in dd recd. May 5, 1925, Bk468, pg 231 Deeds.

SITE PLAN

SAINT JOHN THE DIVINE CHURCH & FACILITIES
PLANNED BETWEEN 20TH & 21ST ST. COSTA MESA CALIF.

FREDERICK HODGDON A.I.A. ARCHITECT
400 WEST COAST HIGHWAY
NEWPORT BEACH CALIF.
PHONE LIBERTY 8-4533

CERT. 1560

SHEET # 1

DRAWN BY D.C.

December 30, 1986

Reverend Conrad Cornnuist
123 East Bay Street
Costa Mesa, CA 92627

Re: ZONE EXCEPTION PERMIT ZP-78-19
123 EAST BAY STREET

Dear Rev. Cornnuist:

As the above permit was due for review October 14, 1986, staff inspected the subject site. The property has been found to satisfy the Conditions of Approval of the subject permit, and is in compliance with applicable ordinance requirements. In addition, no complaints have been received regarding the property or use. The subject permit is extended for an additional two (2) years, and will expire October 14, 1988. At that time, a renewal of the permit will again be necessary.

If you have any questions or concerns, please feel free to call me at 754-5153 between 8 a.m. and 12:30 p.m.

Sincerely,

[illegible]
Associate Planner

[illegible]

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 6d

SITE LOCATION 183 East Bay Street

APPLICATION NO. ZE-78-188

AP # 426-191-29

MANDATORY ACTION DATE

APPLICANT The Bishop of Los Angeles, a Corporation Sole

AUTHORIZED AGENT The Rev. Conrad Nordquist

ADDRESS Post Office Box 2164

Los Angeles, CA 90051

ADDRESS 183 East Bay Street

Costa Mesa, CA 92627

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY WB:alm

REQUEST:

Reactivation of a Conditional Use Permit to allow a day-care center for no more than 50 children at an existing church.

FINAL COMMISSION ACTION: October 14, 1985

ZONE EXCEPTION PERMIT ZE-78-188 - Approved, based on Planning Staff analysis and findings, and subject to the conditions contained within the Planning Division Staff Report.

(5-0)

APPLICANT NOTIFIED be DATE 10/21/85

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

CMF 0360-30, rev. 1/82

I. DESCRIPTION

A. Subject Property

1. Location - 183 E. Bay Street
2. General Plan designation - High Density Residential
3. Zone - PDR-HD
4. Present development - Church and Senior Citizens Housing Project
5. Lot area - Approximately 1 acre
6. CEQA - Exempt, Class I - Existing Facilities

B. Surrounding Property

All surrounding properties are residentially zoned and developed.

C. Request

Reactivation of a Conditional Use Permit to allow a day care center for no more than 50 children at an existing church.

D. Background

This property recently underwent several public hearings to allow the construction of a senior citizens housing project on a portion of the church's property.

In 1972, Planning Commission approved a pre-school for 20 children at the church. Hours of operation were from 7:30 a.m. to 5:30 p.m. weekdays. In 1978, the church was approved to increase the number of children to 60 total: 30 in a morning session and 30 in an afternoon session. This permit was renewed several times but was allowed to lapse in mid 1984.

II. PROJECT DESCRIPTION

Applicant proposes a nursery school for no more than 50 children. Hours of operation would be 7 a.m. to 6 p.m. weekdays. This request is similar to the nursery school previously approved for this site.

III. PLANNING STAFF ANALYSIS

A. Forty-eight parking stalls are located adjacent to the church for the church's use. Forty-eight spaces appear to be more than adequate for the teachers and for parents picking up and dropping off the children. Access to this lot is from Bay Street, which should minimize traffic impacts on surrounding residences as Bay is already a relatively busy street. Additionally, most church activities would be conducted at other times than the nursery school. Consequently, no parking conflicts should occur because of the school.

B. The play yard is to be on the west side of the church. The play yard is surrounded on 3 sides by the building and there is an existing block wall on the westerly property line. The combination of the two should shield surrounding residences from any adverse noise impacts the use might generate.

C. The nursery school, as it is to be located in a residential area, will be in close proximity to those who potentially need such a service.

D. Nursery schools are a use normally associated with churches. Additionally, many churches within the City have been permitted to conduct nursery schools on their grounds.

IV. PLANNING STAFF FINDINGS

A. Adequate parking exists for the nursery school use as the church and school will not have the same hours of operation.

B. Potential noise impacts should be snielded by the church building and block wall.

C. The proposed use is normally associated with churches, and has been permitted for other churches in the City.

D. The evidence presented substantially satisfies conditions set forth in Costa Mesa Municipal Code Section 13-347 as the proposed nursery school will not be detrimental to subject or surrounding properties and is consistent with the General Plan designation of the site.

V. PLANNING STAFF RECOMMENDATION

Approve, subject to conditions.

VI. CONDITIONS, IF APPROVED

Shall meet all the requirements of the various City Departments, copy attached hereto.

CONDITIONS OF APPROVAL

Plng. 1. There shall be no more than 50 children on the premises at any one time.

2. Hours of operation shall be limited from 7 a.m. to 6 p.m.

3. Approval shall be for a period of one (1) year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Development Services Director may extend the Planning Action for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable Ordinance requirements. Thereafter, the Development Services Director may extend the permit for successive two (2) year periods under the same terms.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CANNOT BE WAIVED OR MODIFIED:

4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.

Fire 5. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.

6. Provide approved smoke detectors of to be installed in accordance with the 1982 Edition of the Uniform Fire Code.

7. Provide address numerals which conform to fire Department standards with respect to size (12") and location.

8. The day care facility shall meet the requirements for Group E-3 occupancies from Title 19, California Administrative Code.

Bldg. 9. Provide plans to show compliance with U.B.C. provisions for E-3 occupancy.

10. Show handicap access and facilities in compliance with State law.

SOUTHCOAST RECREATION CENTER
183 E. Bay Street Costa Mesa, CA 92627
(714) 645-0382

The following is a daily program schedule:

7:00-8:00am Parent drop off.

8:00-8:30am Child drop off to school.

PROGRAM CLOSED

11:30-12:00 Kindergarten pick-up.

12:15-12:45 Kindergarten lunch---children bring lunch.

12:45-1:15 Children have a quiet rest time.

1:15-2:15 Children have free use of program activities such as arts and crafts.

2:00-2:30 Children are being picked up from school and dropped off at the center. Grades 1-3

2:30-3:00 Snack preparation

3:00-3:15 Snack served when grades 4 and up are dropped off here at the center.

3:30-4:30 Individual drop offs for special after school activities.

4:30-5:30 Individual academic help and review.

5:30-6:00 Quiet table time.

Program hours: 7:00-8:00

12:00-6:00

SHERYL HAWKINSON, DIRECTOR home phone: (714) 645-9706

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 14, 1985.

ZONE EXCEPTION PERMIT ZE-78-106 FOR THE REVEREND CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE DIOCESE OF LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH, LOCATED AT 103 EAST DAY STREET, COSTA MESA, IN A PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION WILL BE HEARD AT THIS TIME. FOR INFORMATION, CALL THE PLANNING DIVISION AT (714) 754-5245.

IF YOU CHALLENGE THIS ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION AT, OR PRIOR TO THE PUBLIC HEARING.

City of Costa Mesa
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATION OF PUBLICATION

This is to certify that ZE-78-188
(Rezone Petition or Zone Exception Permit)

for The Bishop of Los Angeles / The Rev. Richard Nordquist
(Applicant/Authorized Agent)

was published —— with 57 postcards
(Date) (Number)

being mailed to property owners of record as shown in our files on

10/4/85.
(Date)

Douglas K. Clark

DOUGLAS K. CLARK
Director

57

SEP. 30, 1985 R701005 PROOF LIST PLANNING DEPARTMENT

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 14, 1985.
REGARDING THE FOLLOWING APPLICATION

ZONE EXCEPTION PERMIT ZE-78-188 FOR THE REVEREND CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH, LOCATED AT 195 EAST BAY STREET, COSTA MESA, IN A PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

A.P. NO. 426-191-11
ALBERS, ILA JEAN
2012 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-191-12
ALBERS, ILA JEAN
2012 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-191-13
BRULOTTE, WILFRED
2017 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-191-14
BREN, MICHAEL D
1628 CALLE PLUMERIAS
ENCINITAS, CA 92024

A.P. NO. 426-191-15
PAO, WEN S
16012 STARMONT DR
HUNTINGTON BEACH, CA92649

A.P. NO. 426-191-17
LEENARD APARTMENTS LTD
17835 VENTURA BLVD #210
ENCINO, CA 91316

A.P. NO. 426-191-18
COSICK, MORRIS M TR
229 19TH ST
NEWPORT BEACH, CA 92663

A.P. NO. 426-191-19
TEULIE, DOUGLAS J
920 ALEPPO
NEWPORT BEACH, CAL 92663

A.P. NO. 426-191-20
EVANS, JULIUS V
4709 SEASHORE DR
NEWPORT BEACH, CA 92663

A.P. NO. 426-191-21
LEDIN, ROGER TR
2030 FULLERTON AVE
COSTA MESA, CA 92627

A.P. NO. 426-191-22
PICABEIA, STACY
2040 FULLERTON AVE #A
COSTA MESA, CAL 92627

A.P. NO. 426-191-23
SAUNDERS, EDWARD C TR
9225 S CALIFORNIA AVE
WHITTIER, CA 90606

A.P. NO. 426-191-24
GULAY, KEITH J
2037 LAURIE LN #A
COSTA MESA, CAL 92627

A.P. NO. 426-191-25
GORDON, DONALD S
18871 VIA MESSINA
IRVINE, CAL 92715

A.P. NO. 426-191-26
KABAN, WILLIAM
2029-A LAURIE LN
COSTA MESA, CAL 92627

A.P. NO. 426-191-27
UTTER, DONALD E
2025 LAURIE LN
COSTA MESA, CA 92627

A.P. NO. 426-192-01
YOUER, ROBERT F
155 BUDY ST
COSTA MES , CAL 92627

A.P. NO. 426-192-02
SAXTON, WILLIAM M
1118 BERKSHIRE LN
NEWPORT BEACH, CA 92660

A.P. NO. 426-192-03
BARZOLO, LEO F
167 BUDY ST
COSTA MESA, CA 92626

A.P. NO. 426-192-04
HECK, CHRISTINE S
173 BUDY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-05
JENNER, JAMES L
179 E BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-06
LUKEI, ALAN F
38 ASHWOOD
IRVINE, CA 92714

A.P. NO. 426-192-07
JACK, GEORGE P
191 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-08
GILBERT, SUSAN S
197 BUDY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-09
STEINHAUSER, MARILYN L ET AL
196 E BAY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-10
MURPHY, JAMES E
190 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-11
O'TILLEY, JAMES
194 BAY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-12
SKORO, VAL
16 BAYADERE TER
CORONA DEL MAR, CAL 92625

A.P. NO. 426-192-13
FENCHAK, VIRGINIA M
172 E BAY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-14
ROLFE, EDWIN H
2523 VISTA BAYA
NEWPORT BEACH, CAL 92663

A.P. NO. 426-192-15
ASHCROFT, WILLIAM T S
160 E BAY ST
COSTA MESA, CAL 92626

A.P. NO. 426-192-16
HILL, HARRY J
154 BAY ST
COSTA MESA, CA 92627

A.P. NO. 426-193-02
WIXTED, WILLIAM G ET AL
158 BUDY ST
COSTA MESA, CA 92627

A.P. NO. 426-193-03
D'AMATO, NICK
164 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 426-193-04
GREGOR, GARRETT S
174 BUDY ST
COSTA MESA, CA 92627

A.P. NO. 426-193-05
MURPHY, MARION E
180 E BUDY
COSTA MESA, CAL 92627

A.P. NO. 426-193-06
MYHRE, DAVID W
186 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 426-193-07
DURANDE, JUAN A
192 E BUDY ST
COSTA MESA, CA 92627

A.P. NO. 426-193-08
CANNING, SALLY M
198 BUDY ST
COSTA MESA, CA 92627

A.P. NO. 426-201-02
ALBERS, WALTER F
2312 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-201-03
ALBERS, WALTER F
2312 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-201-04
LEARE, KENNETH J
2320 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-201-05
FORBRAND, JACK P
213 SIERRA ST
COSTA MESA, CA 92627

A.P. NO. 426-201-06
KELLY, ROBERT M
219 SIERRA ST
COSTA MESA, CAL 92627

A.P. NO. 426-201-14
PETERKA, JOHN L
1554 MONROVIA AVE
SUITE 14
NEWPORT BEACH, CA 92663

A.P. NO. 426-202-03
FENTON, PETER J TR
KING, M E
2340 ORANGE AVE.
COSTA MESA, CA. 92627

[illegible]
WHITE [illegible]
2344 ORANGE AVE
COSTA MESA, CA 92627

[illegible]
SELLER, ARTHUR
910 TUSTIN AVE
NEWPORT BEACH, CA [illegible]

[illegible]
SPARKS, [illegible]
2334 ORANGE AVE
COSTA MESA, CA [illegible]

A.P. NO. 426-[illegible]
SPARKS, [illegible]
2334 ORANGE AVE.
COSTA MESA, CA 92627

[illegible]
[illegible]
[illegible]
[illegible]

[illegible]
[illegible]
[illegible]
[illegible]

[illegible]
[illegible]
721 [illegible]
COSTA MESA, CA [illegible]

A.P. NO. [illegible]
[illegible]
217 [illegible]
COSTA MESA, CA 92627

[illegible]
[illegible]
[illegible]
[illegible]

A.P. NO. [illegible]
[illegible]
[illegible]
[illegible]

[illegible]
[illegible]
[illegible]
[illegible]

[illegible]
[illegible]
[illegible]
[illegible]

Date 9-30-85

CERTIFIED FIRE DEPARTMENT RECOMMENDATIONS

(2E) PA 78-188
DR
RA

Address 113 E. Bay

Evaluation - Findings

1. (a) (b) (c) (d)
2.
3. _____(#)
4.

Requirements

5. _____(a), location _____

6. (a) (b) (c)
7.
8. _____ (#)

9. (a) _____

(b) (c)
10. (a) (b), _____(location)

11. _____(ft.)
(12.)
(13.) (a) (b) (c) (d)
14.
15. (a) (b)
16. _____
17.
18.
19.
20.
(21.) (a) (b) (c)

Fire Department Conditions

22. (a) (b)
23. (a) (b)

Additional Requirements

(24.) The day care facility shall meet the requirements for Group E-3 occupancies from Title 19, Cal. Administrative Code.

Development Services Department
RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF October 14, 1985

DUE BACK TO THE PLANNING DIVISION BY October 2, 1985

TO:	( ) Building Safety	(Lg. Site)	( ) Police Department	(8-1/2x11)
	( ) Engineering Div.	(Lg. Site)	( ) Sanitary Engineer (Rob Hamers)	(8-1/2x11)
	(✓) Fire Prevention	(Lg. Set)	( ) Transportation Svcs.	(Lg. Site)
	( ) Leisure Services	(8-1/2x11)	( ) Water Dist. - Inform.	(8-1/2x11)
			( ) Streets	(8-1/2x11)

A.P. NUMBER 426-191-29

COMPUTER INPUT:

170112 851014ZE1887821071

401 ZONE EXCEPTION PERMIT ZE-78-188 FOR THE REVEREND
402 CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF
403 LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF
404 A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER
405 FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH,
406 LOCATED AT 183 EAST BAY STREET, COSTA MESA, IN A
407 PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.
408
409
410 The Bishop of Los Angeles, A Corp. Sole
P.O. Box 2164
411 Los Angeles, CA 90051

The Rev. Conrad Nordquist
183 East Bay Street
Costa Mesa, CA 92627

Do Not Key Punch

412
413

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0997-30 (Rev. 3/85)

Development Services Department
RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF October 14, 1985

DUE BACK TO THE PLANNING DIVISION BY October 2, 1985

TO:	( ) Building Safety	(Lg. Site)	(✓) Police Department	(8-1/2x11)
	( ) Engineering Div.	(Lg. Site)	( ) Sanitary Engineer (Rob Hamers)	(8-1/2x11)
	( ) Fire Prevention	(Lg. Set)	( ) Transportation Svcs.	(Lg. Site)
	( ) Leisure Services	(8-1/2x11)	( ) Water Dist. - Inform.	(8-1/2x11)
			( ) Streets	(8-1/2x11)

A.P. NUMBER 426-191-29

COMPUTER INPUT:

170112 851014ZE1887821071

401 ZONE EXCEPTION PERMIT ZE-78-188 FOR THE REVEREND
402 CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF
403 LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF
404 A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER
405 FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH,
406 LOCATED AT 183 EAST BAY STREET, COSTA MESA, IN A
407 PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.
408
409
410 The Bishop of Los Angeles, A Corp. Sole
P.O. Box 2164
411 Los Angeles, CA 90051

The Rev. Conrad Nordquist
183 East Bay Street
Costa Mesa, CA 92627

Do Not Key Punch

PROBLEMS

R. E. Veth

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

City of Costa Mesa
Engineering Division

STANDARD DEVELOPMENT CONDITIONS

1. At the time of development submit for approval a Grading Plan, that shows Sewer, Water, Parkway/Street Improvements and the limits of work on the site, and hydrology calculations, both prepared by a Civil Engineer, to City of Costa Mesa Engineering Division. Rough grade approval must be obtained prior to Building or Engineering Permits being issued by City of Costa Mesa. The extent of topography on this plan shall be sufficient enough to determine drainage impacts to adjacent properties.
2. A permit and deposit will be required from City of Costa Mesa, Engineering Division, prior to any on or off-site work to insure the integrity of remaining and adjacent improvements due to construction ingress/egress.
3. Maintain the site in a "wet-down" condition to the degree necessary to prevent excessive dust. Periodically remove spillage from the public R/W by sweeping or sprinkling, however, watering that results in mud on public streets is not permitted as a substitute for other cleaning methods.
4. Haul routes must be approved by City of Costa Mesa, Engineering Division.
5. Obtain a permit from CALTRANS prior to performing any work in the State R/W.
6. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer, to fully improve _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards.
7. Submit required cash deposit to guarantee construction of _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards. Cash deposit to be determined by City Engineer.
8. Two copies of the Final Map and traverse closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
9. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential/Commercial sidewalk per City of Costa Mesa Standards as shown on the Grading Plan/Improvement Plan, including 4 feet clear around obstruction in the sidewalk.
10. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct/construct Type I/II P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Grading Plan/Improvement Plan, location and dimensions are subject to the approval of the Transportation Services Engineer.
11. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing drives and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expenses.
12. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct Wheelchair Ramp on the corner of _____ and _____.
13. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate all land _____ feet from the center line of _____.
14. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate all land _____ feet from the center line of _____.
15. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate a 3 foot public utility easement behind existing right of way line on _____.
16. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate a _____ foot diagonal corner cut-off at the corner of _____.

11. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing drives and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expenses.

12. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct Wheelchair Ramp on the corner of _____ and _____.

13. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate all land _____ feet from the center line of _____.

14. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate all land _____ feet from the center line of _____.

15. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate a 3 foot public utility easement behind existing right of way line on _____.

16. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate a _____ foot diagonal corner cut-off at the corner of _____.

17. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, dedicate all land _____ for right-hand turn pocket/bus bay.

18. Per requirements of Real Property, City of Costa Mesa, Engineering Division, and prior to issuance of Building Permits, submit updated Title Report.

19. Submit nine copies and one duplicate linen of recorded map to Engineering Division, City of Costa Mesa, prior to occupancy.

20. Furnish and install _____ H.P.S.V. street lights on marbelite poles. Pay advanced energy fee.

21. Construct facilities as per City of Costa Mesa Master Drainage Plan.

22. Fulfill Drainage Ordinance Fee requirements prior to: Issuance of Building Permit/approval of Final Map.

23. Comply with the requirements of the Department of Housing and Urban Development, Federal Insurance Administration, for Floor Hazard Insurance as directed by the Planning Division.

24. Submit a draft of Covenants, Conditions and Restrictions, Homeowners' Agreement or equivalent to the City of Costa Mesa, Engineering Division, at the time of map/plan submittal for checking. Private on-site drainage facilities will not be maintained by the City of Costa Mesa; they shall be maintained by the homeowners' association or equivalent.

No CONDITIONS

Development No. ZE 78-188

Date: 10/1/85 Verified by RS

OCT 2 1985

CML 0425 62, rev. 5 84

TRANSPORTATION SERVICES

INTER OFFICE MEMORANDUM

Sept 25 19 85

TO: Director of Development Services FROM: Transportation Services Engineer

SUBJECT: ZE-78-188

The following suggestions are for your consideration as checked:

- ☐ 1. Internal parking circulation is poor requiring backing into streets if spaces are occupied.
- ☐ 2. Parking stalls difficult for access and/or exiting - turn around inadequate.
- ☐ 3. Stall and aisle dimensions are inadequate.
- ☐ 4. Parking allows side of vehicle to be exposed to backing vehicles.
- ☒ 5. Other No parking plan

CONDITIONS:

The following conditions should be included with the final development plan:

- ☐ 1. Submit Development Plan for review and approval of driveways and internal circulation prior to issuance of permits.
- ☐ 2. Construct standard driveway entrance per CM Standard Plan 504 (Type II).
- ☐ 3. Submit driveway improvement plan for approval prior to issuance of permits.
- ☐ 4. Install _____ _____HPSV street lights on marbelite poles.
- ☐ 5. Other _____

RECOMMENDATIONS:

- ☒ 1. Approve with conditions as noted.
- ☐ 2. Approve with suggestions forwarded to developer.
- ☐ 3. Redesign plan to accommodate above comments.
- ☒ 4. Disapprove plan subject to submittal of additional information.
- ☐ 5. Deny.
- ☐ 6. See prior submittal for previous comments.
- ☐ 7. Other _____

CMF 0541-64, rev. 10/84 White-Development; Canary-Transportation Services

Development Services Department
RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF October 14, 1985

DUE BACK TO THE PLANNING DIVISION BY October 2, 1985

TO: ( )	Building Safety	(Lg. Site)	( )	Police Department	(8-1/2x11)
( )	Engineering Div.	(Lg. Site)	( )	Sanitary Engineer (Rob Hamers)	(8-1/2x11)
( )	Fire Prevention	(Lg. Set)	(✓)	Transportation Svcs.	(Lg. Site)
( )	Leisure Services	(8-1/2x11)	( )	Water Dist. - Inform.	(8-1/2x11)
			( )	Streets	(8-1/2x11)

A.P. NUMBER 426-191-29

COMPUTER INPUT:

170112 851014ZE1887821071

401 ZONE EXCEPTION PERMIT ZE-78-188 FOR THE REVEREND
402 CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF
403 LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF
404 A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER
405 FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH,
406 LOCATED AT 183 EAST BAY STREET, COSTA MESA, IN A
407 PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.
408
409
410 The Bishop of Los Angeles, A Corp. Sole
P.O. Box 2164
411 Los Angeles, CA 90051

The Rev. Conrad Nordquist
183 East Bay Street
Costa Mesa, CA 92627

Do Not Key Punch

412
413

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0997-30 (Rev. 3/85)

Development Services Department
RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF October 14, 1985

DUE BACK TO THE PLANNING DIVISION BY October 2, 1985

TO:	( )	Building Safety (Lg. Site)	( )	Police Department	(8-1/2x11)
	( )	Engineering Div. (Lg. Site)	( )	Sanitary Engineer (Rob Hamers)	(8-1/2x11)
	( )	Fire Prevention (Lg. Set)	( )	Transportation Svcs.	(Lg. Site)
	(✓)	Leisure Services (8-1/2x11)	( )	Water Dist. - Inform.	(8-1/2x11)
			( )	Streets	(8-1/2x11)

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407 PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.
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Conditions/Ordinance Requirements: (Comments other than standard conditions/Ordinances, should be addressed to the Planning Commission in memo form.

CMF 0997-30 (Rev. 3/85)

Development Services Department
RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF October 14, 1985

DUE BACK TO THE PLANNING DIVISION BY October 2, 1985

TO:	( )	Building Safety	(Lg. Site)	( ) Police Department	(8-1/2x11)
	( )	Engineering Div.	(Lg. Site)	(✓) Sanitary Engineer (Rob Hamers)	(8-1/2x11)
	( )	Fire Prevention	(Lg. Set)	( ) Transportation Svcs.	(Lg. Site)
	( )	Leisure Services	(8-1/2x11)	( ) Water Dist. - Inform.	(8-1/2x11)
				( ) Streets	(8-1/2x11)

A.P. NUMBER 426-191-29

COMPUTER INPUT:

170112 851014ZE1887821071

401 ZONE EXCEPTION PERMIT ZE-78-188 FOR THE REVEREND
402 CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF
403 LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF
404 A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER
405 FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH,
406 LOCATED AT 183 EAST BAY STREET, COSTA MESA, IN A
407 PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.
408 CMSD CONDITION NO. 54
409
410 The Bishop of Los Angeles, A Corp. Sole
P.O. Box 2164
411 Los Angeles, CA 90051

The Rev. Conrad Nordquist
183 East Bay Street
Costa Mesa, CA 92627

Do Not Key Punch

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413

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0997-30 (Rev. 3/85)

Development Services Department
RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF October 14, 1985

DUE BACK TO THE PLANNING DIVISION BY October 2, 1985

TO:	(✓) Building Safety	(Lg. Site)	( ) Police Department	(8-1/2x11)
	( ) Engineering Div.	(Lg. Site)	( ) Sanitary Engineer (Rob Hamers)	(8-1/2x11)
	( ) Fire Prevention	(Lg. Set)	( ) Transportation Svcs.	(Lg. Site)
	( ) Leisure Services	(8-1/2x11)	( ) Water Dist. - Inform.	(8-1/2x11)
			( ) Streets	(8-1/2x11)

A.P. NUMBER 426-191-29

COMPUTER INPUT:

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403 LOS ANGELES, A CORPORATION SOLE, FOR REACTIVATION OF
404 A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER
405 FOR NO MORE THAN 50 CHILDREN AT AN EXISTING CHURCH,
406 LOCATED AT 183 EAST BAY STREET, COSTA MESA, IN A
407 PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.
408 (1) [redacted] Provide plans to show co-stance
409 with U.B.C. provisions for E-3 occupancy
(2) Show handicap access and facilities

410 The Bishop of Los Angeles, A Corp. Sole
P.O. Box 2164
411 Los Angeles, CA 90051

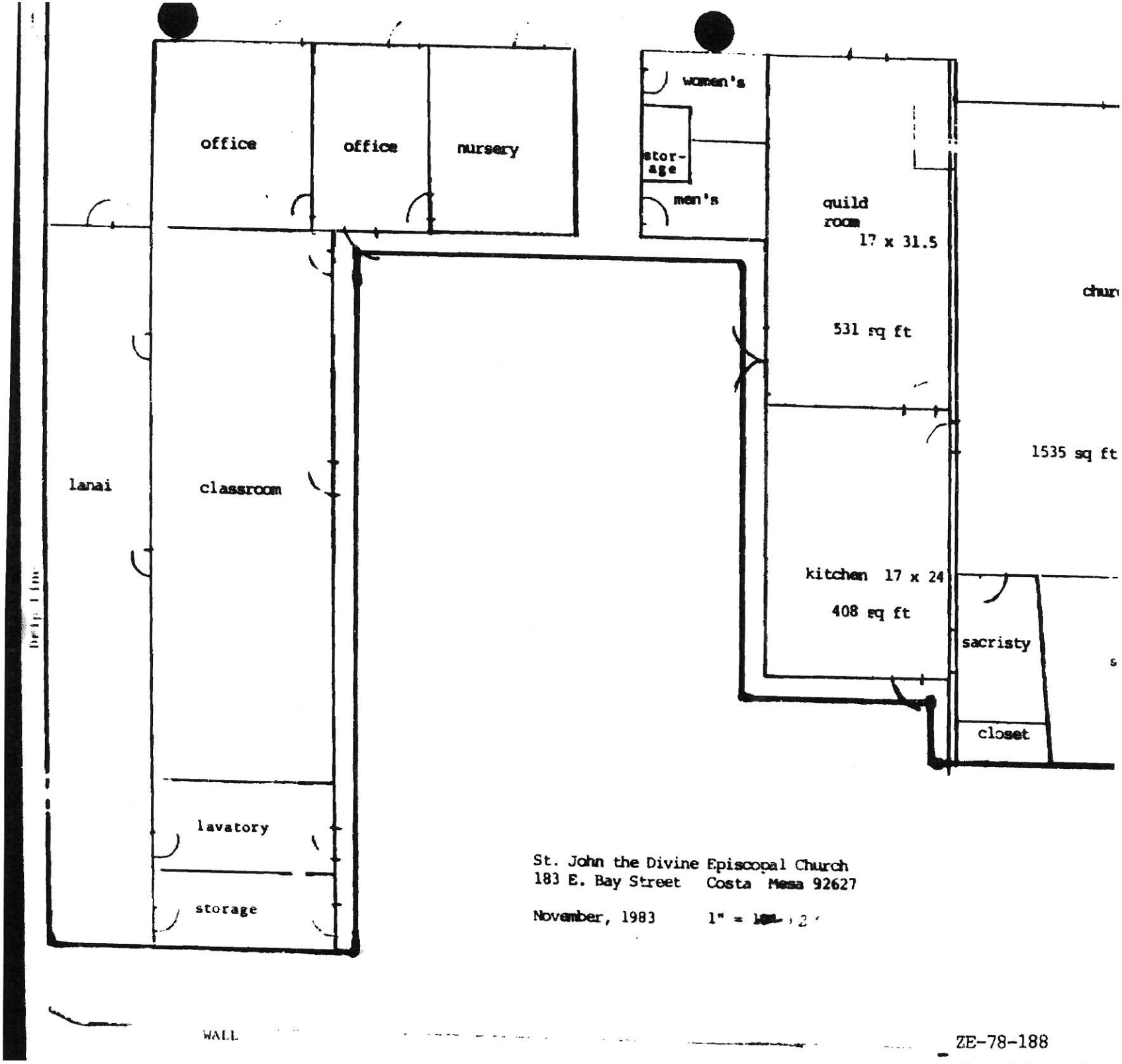
The Rev. Conrad Nordquist
183 East Bay Street
Costa Mesa, CA 92627

Do Not Key Punch

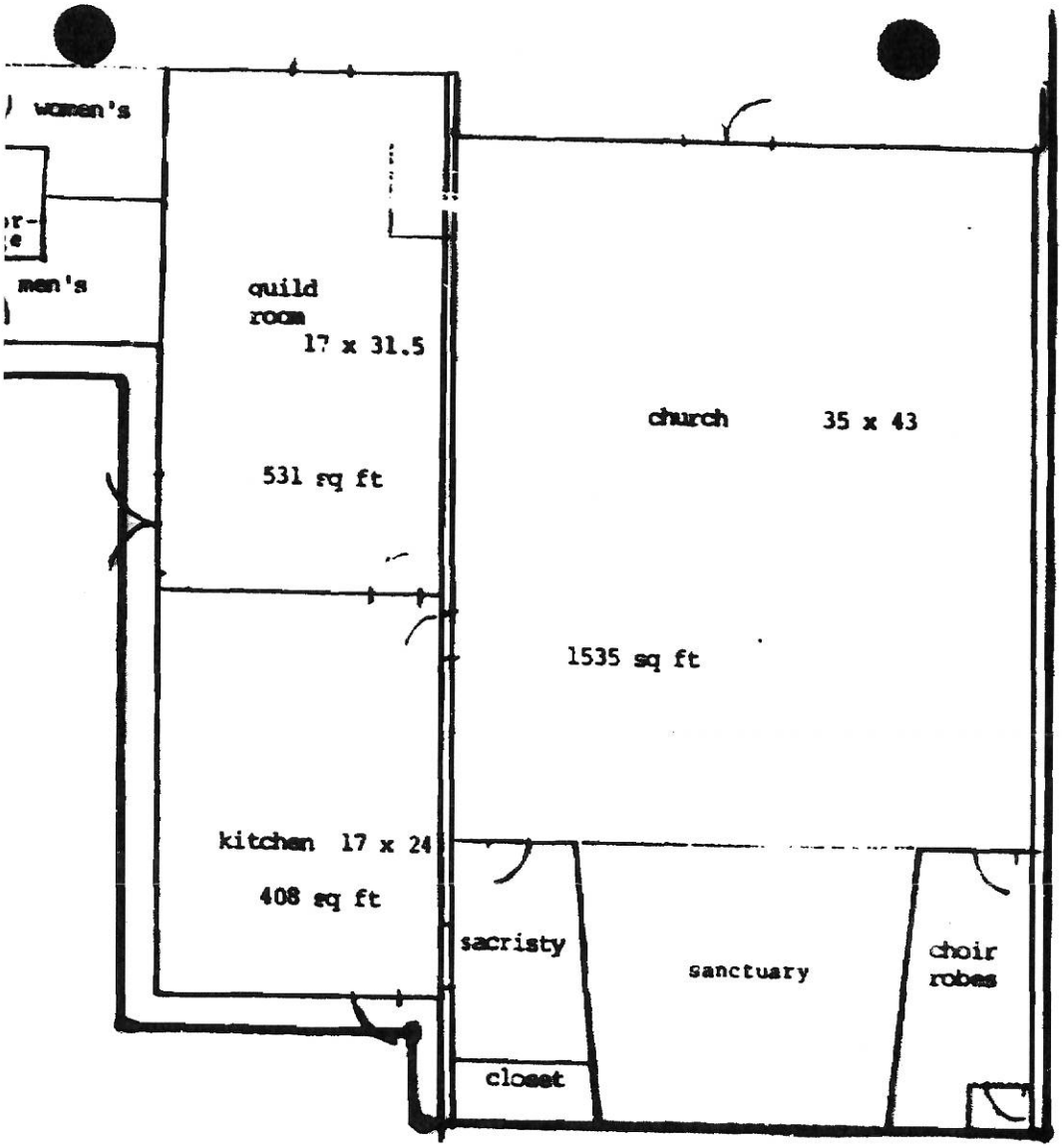
412 Compliance with State Law.
413

30 Sept 85

Conditions/Ordinance Requirements: (Comments other than standard conditions/Ordinances, should be addressed to the Planning Commission in memo form.)


office
office
nursery
women's
stor-
age
men's
guild
room
17 x 31.5
531 sq ft
chur
1535 sq ft
lanai
classroom
kitchen 17 x 24
408 sq ft
sacristy
closet
lavatory
storage
St. John the Divine Episcopal Church
183 E. Bay Street Costa Mesa 92627
November, 1983
WALL

ZE-78-188



vine Episcopal Church
st Costa Mesa 92627

1" = [redacted] : 2'

ZE-78-188 183 East Bay Street
The Bishop of Los Angeles/Nordquist

Costa Mesa, CA 92626
(714) 754-5245

(Please See Instruction Sheet)

#001319

APPLICATION NO. (s) EE-78-188[redacted]

I, (1) The Bishop of Los Angeles, A Corp Sole, hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (2) Address: 183 E. Bay Street, Costa Mesa, 92627

(3) PLANNING ACTION(S) REQUESTED	Account No.	(Office Use) Fee
Variance(s) No.	0131110009	$
x Conditional Use Permit(s) No.	0131110009	26.00
Development Review	0131110009	
Subdivision: A. Tentative Map of Tract	0131120004	
B. Parcel Map C. Lot Line Adjustment	0131120004	
Planned Development Review		
A Preliminary B. Final	0131110009	
General Plan Amendment	0131110009	
Rezone	0131110009	
Other		
Negative Declaration	0131190106	
NF = No Fee Required by Ordinance		Total Fee $

(4) x ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(5) x PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(6) APPLICANT (Property Owner Only) *Type or Print*

The Bishop of Los Angeles, A Corp. Sole
(Property Owner)

P.O. Box 2164
(Mailing Address)

Los Angeles, California 90051
(City/State/Zip)

Phone: (213) 482-2040
(Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(7) I hereby authorize Conrad Nordquist to act as my representative and to bind me in all matters concerning this application.

(8) _____
Signature (Applicant/Property Owner only)

Subscribed and sworn to before me this _____ day of _____ 19__

_____
Signature (Notary)

SEAL

(9) AUTHORIZED AGENT *Type or Print*

Conrad Nordquist (The Rev.)
(Authorized Agent)

183 East Bay Street
(Mailing Address)

Costa Mesa, California 92627
(City/State/Zip)

Phone: (714) 548-2237
(Area Code)

(Signature)

NOTICE TO APPLICANT: If you challenge this action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing for this item, or in written correspondence delivered to the staff or Planning Commission at or prior to, the Public Hearing or final decision.

TO BE COMPLETED BY APPLICANT

(Office Use Only)

Assessors Parcel No. AP # 426-191-29 Tas per Maps 19__

CEQA EXEMPT Date Filed [illegible]

Zone PDR-HD General Plan Designation High Density Residential

REQUEST: Reactivation of a Conditional Use Permit to allow a Day Care Center for no more than 50 children at an existing church.

✓ Planning Commission Hearing – 6:30 p.m. October [illegible]

Staff Review Only. You will be notified by mail of the final decision. Application Ready to Process [illegible] (Initial) [illegible] (Date)

WHEN COMPLETED, PLEASE RETURN ALL COPIES TO PLANNING DIVISION.

CVF 0602 30 (Rev. 8/85) White—City Clerk or Planning, Canary—Applicant, Pink—Finance, Goldenrod—Authorized Agent

City of Costa Mesa/Planning Division
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number ZE-78-188R2 Date Received/By 9/19/85 Cap

Zone PDR-HD General Plan Designation High Density Residential

Recommendation Exempt, Class 1, Existing Facilities

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and **return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:**

Location of Project St. John's Church, 183 East Bay Street, Costa Mesa, 92627

Description of Project Preschool and after school supervision of no more than 50 children, 7 a.m. to 6 p.m. weekdays.

Submitted by Conrad Nordquist (The Rev.) Date 9/16/85

Mailing Address 183 East Bay Street Phone (714)548-2237

Costa Mesa, California Zip Code 92627

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

CMF 0325-30 Rev. 12/80

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PLANNING ACTION DESCRIPTION/JUSTIFICATION
(Please See Instructions)

(1) Project Location St. John's Church, 183 E. Bay Street, Costa Mesa, 92627

(2) Describe Project and Request(s) Day Care Center Reactivating Conditional Use Permit to allow a Day Care with no more than 50 children at an existing church

(3) If application is for Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area

This use is compatible with uses over the past nine years, which were suspended in 1983-84. It is compatible with the day care center across the street on Orange Avenue and with the zoning prescribed for the church.

(4) If application is for Variance(s), answer the following: Government Code Section 65906 states: "Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Describe how your request for a variance(s) meets the above Government Code requirements.

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 556-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

2072 6/21/79 150.00 TL

APPLICATION NO.(s) (1) GP-79-3A
FILING DATE (2) 14 JUNE 1979 CEQA (3) NEGATIVE DECLARATION
I, (4) Bishop of Protestant Episcopal Church hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (5) Address: 183 Bay Street Costa Mesa California
(6) Assessor's Parcel No AP # 118-063-48 (as per Maps, 1979)
(7) Nearest Major Cross Streets Orange Ave - Bay Street
(8) PLANNING ACTION(s) REQUESTED

	Account No.	(Office Use) Fee
☐ Zone Exception(s)		
A. ☐ Variance(s) No. _____	0131110009	$ _____
B. ☐ Conditional Use Permit(s) No. _____	0131110009	_____
C. ☐ CP Approval No. _____	0131110009	_____
☐ Development Review		_____
☐ Subdivision: A. ☐ Tentative Map of Tract _____	0131120004	
B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	_____
☐ Encroachment Permit		_____
☐ Planned Development Review		
A. ☐ Preliminary B. ☐ Final		_____
☐ Relocation Permit	0130750000	_____
☑ Other General Plan Amendment		100.00
☑ Negative Declaration ☐ Environmental Impact Report –	0131190009	50.00

NF = No Fee Required by Ordinance (9) Total Fee $ 150.00

(10) ☑ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)
(11) ☑ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(12) APPLICANT (Owner of Record Only) *Type or Print*
The Bishop of the Protestant Episcopal Church, a Corporation Sole
(Owner of Record)
1220 West Fourth Street
(Mailing Address)
Los Angeles, California 90051
(City/State/Zip)
Phone: 213/ 482 2040
(Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(13) I hereby authorize Rev Conrad A. Nordquist to act as my representative and to bind me in all matters concerning this application.

(14) [signature]
Signature — Applicant (Owner of Record only)

Subscribed and sworn to before me this 14 day of June, 19[illegible].

[signature]
Signature (Notary)

OFFICIAL SEAL
MARLENE C. BENNETT
NOTARY PUBLIC
PRINCIPAL OFFICE
My Commission Expires

(15) AUTHORIZED AGENT *Type or Print*
Rev. Conrad A. Nordquist
(Authorized Agent)
~~2043 Orange Ave~~ 125 E. Bay St.
(Mailing Address)
Costa Mesa California 92627
(City/State/Zip)
Phone: 714/ 548 2237
(Area Code)
[signature]
(Signature)

(Office Use Only)

(16) Zone R1 (17) General Plan Designation LOW DENSITY RESIDENTIAL
(18) REQUEST:
GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

(19) ☑ Planning Commission Hearing – 6:30 p.m. OCTOBER 8, 1979
(20) ☐ Staff Review Only. You will be notified by mail of the final decision. (21) Application Complete RWR (Initial)

CMF 0602-32 White - City Clerk or Planning; Green - Planning; Canary - Applicant; Pink - Finance; Goldenrod - Authorized Agent

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PLANNING ACTION DESCRIPTION/JUSTIFICATION

(Please See Instructions)

(1) Project Location 183 Bay Street Costa Mesa

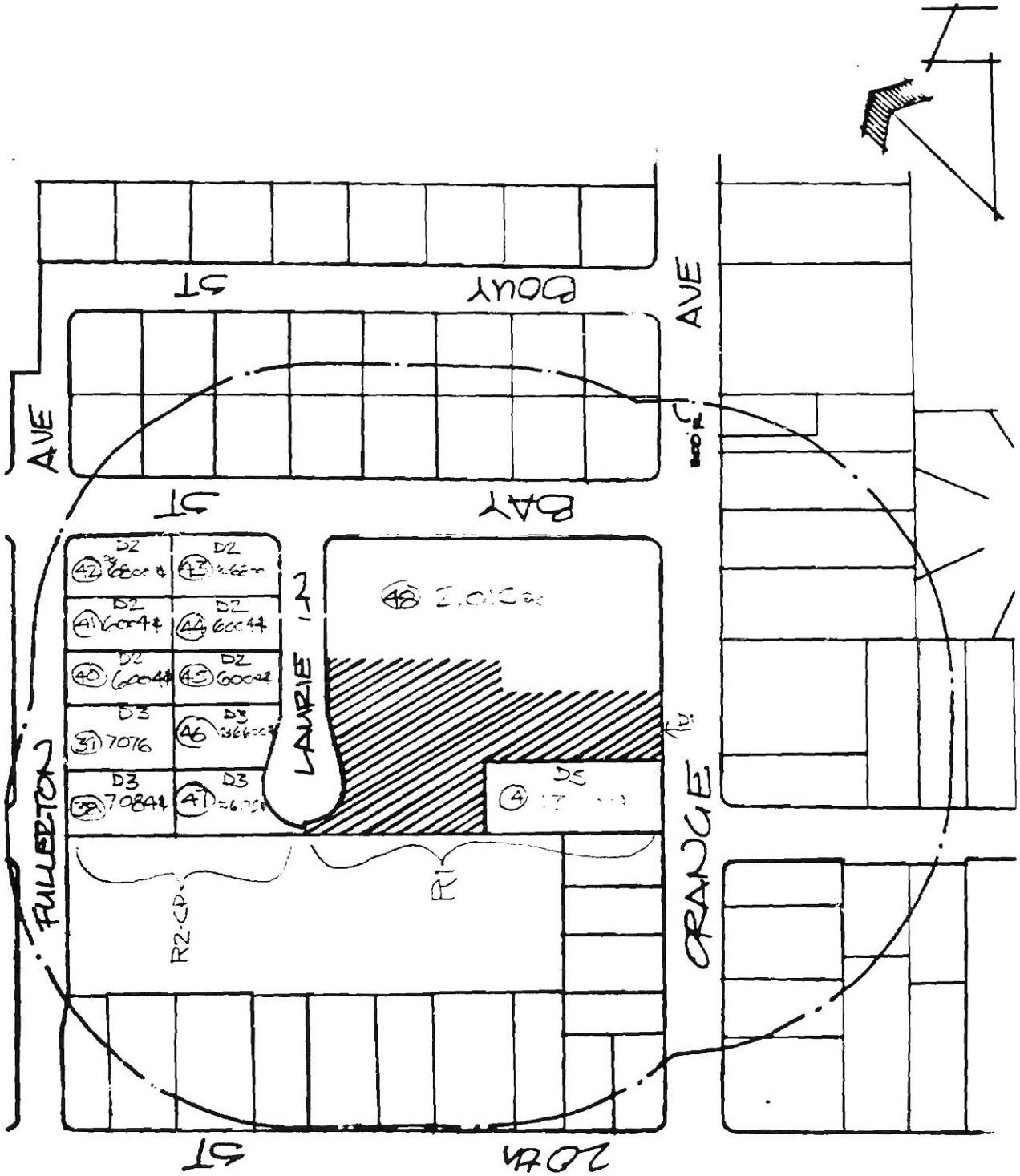
(2) Describe Project and Request(s) St. John the Divine Episcopal Church proposes to build 34 one-bedroom apartments for low income elderly persons on a land site contiguous to its social service facilities. The specific request is for a general plan amendment from low density to high density residential

(3) If application is for Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area.
There are a measureable number of two (2) story apartment structures in the immediate proximity of the site. Some of these structures are on sites contiguous to the subject land site. Residential use and the proposed two story configuration is not inconsistent with improved property to the north and west. The proposed use would not be materially detrimental to such properties. The proposed site is buffered from single family properties to the east by long standing church facilities, thus likely single family structures would not be materially affected.

(4) If application is for Variance(s), answer the following: Government Code Section 65906 states: "Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Describe how your request for a variance(s) meets the above Government Code requirements.
Initially the larger site was granted special use for religious purposes. The site has never been fully utilized for such purposes. The configuration of the site is such that additional religious facilities, if ever developed, ought to be at a location other than that portion of the site for which residential designation is sought. A use permitting residential development will permit development of the total site in a manner consistent with good land use planning and good social planning. To continue the present zoning and exclusive land use deprives the property of full land utilization similar to other properties in the area

118-063



existing: 30 units

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

April 26, 1979

TO CITY COUNCIL FROM DOUG CLARK, ASSISTANT PLANNING DIRECTOR

RE: SPECIAL STUDY SESSION OF APRIL 23, 1979, REGARDING SENIOR CITIZEN HOUSING PROPOSAL BY ST. JOHN THE DIVINE EPISCOPAL CHURCH (ORANGE AVENUE AND BAY STREET)

A consultant for St. John the Divine (Mr. R. H. Klein - Resume attached) has contacted Staff regarding a proposed 36-unit HUD Section 202 project for the Church property at Orange and Bay. Some Section 202 units are available for Orange County but the financing package must be submitted to HUD by April 30, 1979. A concept plan has been submitted to Staff for review (copy attached). Mr. Klein has requested a letter from Staff regarding the necessary steps to accomplish the project and the likely reception of the City to the proposal. Staff is hesitant to take a position without Council discussion and review.

The Church is in the process of forming a Housing Corporation to sponsor the project. Thirty-six one-bedroom (575 square feet) dwelling units are proposed. The existing sanctuary would be used as the multi-purpose room for senior and church activities. A new sanctuary would be constructed at the corner of Bay and Orange. The housing project would be constructed under Section 202 (non-profit organization) mortgage financing and combined with the Section 8 Rent Subsidy Program for the occupants.

It should be stressed that the attached plan is a concept. The proponents realize that details such as setbacks and parking need to be refined.

The proposed housing would front on Laurie Lane. Properties to the west on Laurie Lane contain two-story triplexes and one-story duplexes. The parcel to the south contains a two-story 40-unit apartment building and the property to the east contains a two-story 5-unit development. Single family homes are located to the north across Bay Street.

The Church property is zoned R1 with a General Plan Designation of Low Density Residential. This area will be considered in the new Land Use Element scheduled for City Council review in March, 1980.

There are two processing options available if the City wishes to encourage this project:

1. Amend General Plan and change zoning -
   Depending on time constraints of the applicant, a General Plan Amendment could either be processed as a separate amendment in October, 1979, or as a part of the new Land Use Element in 1980.

2. Amend Institutional and Recreational (I&R) Zone and rezone property to I&R -
   The I&R Zone could be amended to allow, as a conditional use, housing projects owned, operated or managed by the primary conforming user of the property. This could be accomplished within a 3-4 month period (by August, 1979).

Continued...

The residential density of the project is difficult to calculate and may not be meaningful since the "people" density will be relatively low. The entire Church site is slightly over two acres.

Following are some of the possible advantages and disadvantages of the project:

Advantages

1. The units will be provided to low-income senior citizens without the need of funding from the City. No "write down" money is required.
2. There is a need for this type of housing. Information available to the City indicates there are approximately 1,300 seniors and/or handicapped households in need of rental assistance.
3. The Church's facilities (proposed multi-purpose room) could provide additional amenities for the project.
4. Two-story multiple family developments abut the property on three sides. The "people" density would be similar to adjacent projects.
5. The proposal would assist the Church to redevelop the property, improving its appearance.
6. Public transit is available on Orange Avenue.

Disadvantages

1. As a Section 202 development (non-profit organization), the project would be tax exempt. No property taxes would be paid to offset anticipated service costs.
2. It is anticipated that some service costs (e.g. paramedic) would be higher than normal without offsetting revenue gains.
3. Thirty-six dwelling units in addition to the multi-purpose room and sanctuary on a 2-acre site may be considered to be too dense for the area.
4. Everyday shopping facilities are not available within walking distance.

Requested Action

Staff requests that City Council indicate whether there is a desire to encourage this project so that a Staff letter may be prepared for the project proponents.

DKC:ks

Attachments

cc: City Manager
City Attorney
Public Services Director
Fire Administration
Planning & Development Services Director
City Clerk

THE R. H. KLEIN COMPANY

HOUSING DEVELOPMENT CONSULTANTS

BACKGROUND AND ORGANIZATION

Reinhold H. Klein has spent in excess of nineteen years in the development of special purpose housing. His initial activities were in the area of Elderly Housing utilizing Section 231 of the National Housing Act. As the first Executive Director of Retirement Housing Foundation, he pioneered in the development of both shelter and full-care facilities for the elderly with the benefit of FHA insured financing.

As the first Executive Director of Mead Housing Trust and Mead Redevelopment Corporation, he was an early participant in both rehabilitation and construction of low and moderate income family housing in the inner city of Los Angeles. Activities were concentrated in the area which currently constitute the Greater Watts Model Cities Project and the Firestone-Willowbrook Area, Pacoima and La Puente.

His extensive experiences with non-profit corporations, community planning, special assistance housing and inner city housing development are of great assistance in the development of well planned, functional and economically sound development.

In his capacity as the Executive Director of Retirement Housing Foundation, he purchased the land sites, planned, processed, arranged the financing, coordinated the construction and placed the following elderly housing projects into operation. The first was initiated in 1958 and the last completed in 1968. All were processed and developed under Section 231 of the National Housing Act.

The projects are as follows:

Twilight Haven 74 units	Fresno, California Mortgage Amount	FHA #121-38001 NP $ 775,000.
Casa de Modesto 72 units	Modesto, California Mortgage Amount	FHA #121-38004 NP $ 881,000.
Pioneer House 132 units	Sacramento, California Mortgage Amount	FHA #136-38003 NP $1,843,000.
Trinity House 71 units	Sacramento, California Mortgage Amount	FHA #136-38002 NP $1,140,000.
Plymouth Square 108 units	Stockton, California Mortgage Amount	FHA #136-38005 NP $1,775,000.
Plymouth Tower 108 units	Riverside, California Mortgage Amount	FHA #122-38035 NP $1,748,000.

THE R. H. KLEIN COMPANY

The Beatitudes 236 units	Phoenix, Arizona Mortgage Amount	FHA #123-38[illegible] NP $2,780,000.
Sun Valley Lodge 110 units	Sun City, Arizona Mortgage Amount	FHA #123-38[illegible] NP $1,225,000.

911 Total Units

In his capacity as Executive Director of Retirement Housing Foundation, he negotiated the acquisition of the following two (2) elderly housing projects from the FHA Commissioner. Said projects had gone into default. Upon acquisition the projects were restructured and made successful.

Mayflower Gardens 555 units	Lancaster, California Original Mortgage	FHA #122-38007 NP $4,600,000.
Bixby Knolls Towers 169 units	Long Beach, California Original Mortgage	FHA #122-09003 NP $3,600,000.

724 Total Units

In his capacity as Executive Director of the Mead Housing Trust and President of the Mead Redevelopment Corporation, he developed the following family housing projects under various sections of the National Housing Act. The first was initiated in 1967 and the last completed in 1972.

All are subsidized units.

Section 221 (h) Single Family Rehabilitation	
19 projects MHC 1 through 19	133 houses $2,327,500.
Section 235 (j) Rehabilitation - Single Family Los Angeles, California	8 houses $ 156,000.
Section 235 (i) New Construction - Single Family Los Angeles, California	16 houses $ 387,000.
Section 235 (i) Experimental Modular Construction Single Family Los Angeles, California	3 houses $ 117,000.
Section 221 (d) (2) New Construction - Single Family Los Angeles, California	3 houses $ 45,000.

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Section 221 (d) (3) New Construction - Multi-Family 1 Project FHA # [illegible]-5750[illegible] NP Los Angeles, California	36 Townhouses $756,000.
Section 236 New Construction - Multi-Family	
3 Projects FHA #122-58510 NP - Los Angeles, Ca.	18 Townhouses $378,000.
FHA #122-44198 NP - Los Angeles, Ca.	16 Townhouses $300,000.
FHA #122-44142 NP - Los Angeles, Ca.	96 Townhouses $2,120,000.
Total Units	331

More recently, he has entered into practice as a Housing Consultant and has completed or has the following elderly housing projects underway, for various non-profit clients:

Elderly Housing:

Casa de Los Amigos 136 units Redevelopment Project (Section 236)	Redondo Beach, Ca. Redondo Plaza Mortgage Amt.	FHA Project - Completed #122-45027 NP-WAP $3,972,000.
Pico Union Villa 115 units Section 221d3/Sec.8	Los Angeles, Ca. Pico Union NDP Mortgage Amount	FHA Project - Under const. #122-35403-NP-WAP $2,300,000.
Bunker Hill Plaza 764 units Bunker Hill Redevelopment Project Section 221d3/Sec.8	Los Angeles, Ca. Mortgage Amount	FHA Project - Under const. CA 16-8023-053 $48,050,000.
Mayflower Gardens II 76 units Section 221d3/Sec.8	Lancaster, Ca. Mortgage Amount	FHA Project - Under const. CA 16-0007-003 $1,648,000.
Pilgrim Tower East 158 units SHFA/Sec.8	Pasadena, Ca. Mortgage Amount	State Housing Finance Agency Under construction 75-17-S $5,769,000.
Wadsworth Place 48 units Section 202/Sec.8	Los Angeles, Ca. Mortgage Amount	Project #2869 $934,000. Firm Commitment
Casa de Goodwill 56 units Section 202/Sec.8	Los Angeles, Ca.	FHA 122 EH0138 $3,598,000.

THE R. H. KLEIN COMPANY

Elderly Housing in Application Stage

Cathay Manor CCDA Chinatown, Los Angeles		200 units $[illegible],491,000.
Verdugo Hacienda Volunteers of America Sunland, Ca.		90 units $ 3,377,000.
Nikkei Village San Fernando Valley Japanese American Cultural Center Pacoima, Ca.		100 units $ 3,404,000.
St. Mark's Center Episcopal Church Van Nuys, Ca.		64 units $ 2,500,000.
Angelus Plaza Retirement Housing Foundation Long Beach		340 units $ 5,280,000.

Family Housing

Community Christian Church No. 2 56 Units (Rehabilitation Section 236	Compton, Ca. Mortgage Amount	FHA Project - completed #122-44516 NP $ 838,000.
Pico Union Plaza 38 Units (Townhouses) Section 236	Los Angeles, Ca. Pico Union NDP Mortgage Amount	FHA Project - completed #122-44578-NP $875,000.
Normandie/5 16 Single Family Dwelling relocated from Westchester to Normandie/5 NDP Section 22132/203t	Los Angeles, Ca. Normandie/5 NDP Mortgage Amount	Individual Mortgages $400,000. Completed
Pico Union/LAX 8 Single Family Dwelling relocated from Westchester to Pico Union NDP Section 221d2/203b	Los Angeles, Ca. Pico Union NPC Mortgage Amount	Individual Mortgages $230,000.

THE R. H. KLEIN COMPANY

EHOC/LAA 24 Single Family Dwellings relocated from Westchester to Willowbrook-Firestone Section 221d2/203b	Los Angeles, Ca. Los Angeles City Mortgage Amount	Indian Dual Mortgages $300,000. Completed
Casa Pico Union I 46 Townhouses Section 221d3 Sec.8	Los Angeles, Ca. Pico Union NDP Mortgage Amount	FHA Project CA 6-8035-05 $ 1,660,000. Firm Commitment
Casa Pico Union II 41 Townhouses Section 221d3/Sec.8	Los Angeles, Ca. Pico Union NDP Mortgage Amount	FHA Project CA 6-8035-05C $ 1,723,000. Firm Commitment

Mr. Klein's total experience is in HUD non-profit programs, in Retirement Housing and in Central City Family Housing Development. He has [illegible] several HUD program devised since 1958 to develop and [illegible] housing in numerous cities in California and Arizona. His activities since 1967 have been centered in the Metropolitan Los Angeles area.

The staff of the R. H. Klein Company consists of Mr. Klein, two additional registered associates and a secretary.

Roger R. Keller

In his capacity as assistant project director Mr. Keller has completed a wide range of management, research and supervisory assignments in the area of urban housing redevelopment. In general, activities have included assistance in the preparation of housing development proposals, project management, graphic work and office management responsibilities. Specialized activities have included obtaining design clearances from various public agencies; coordination of, contract negotiation and inspection of housing projects under construction, production of design and working drawings and modelmaking for several low-income and senior citizen housing projects; and FHA loan/mortgage/escrow coordination.

A graduate of the University of Southern California, Mr. Keller holds a Bachelor of Science degree in the field of Architecture and a Masters degree in the field of Urban Design with an emphasis on city planning.

management, Mr. Collins has had
the space and functional program
began on the Service Center element
the deriv services agencies including
Ag nd and the Los Angeles City College
the proposed relationships to achieve the

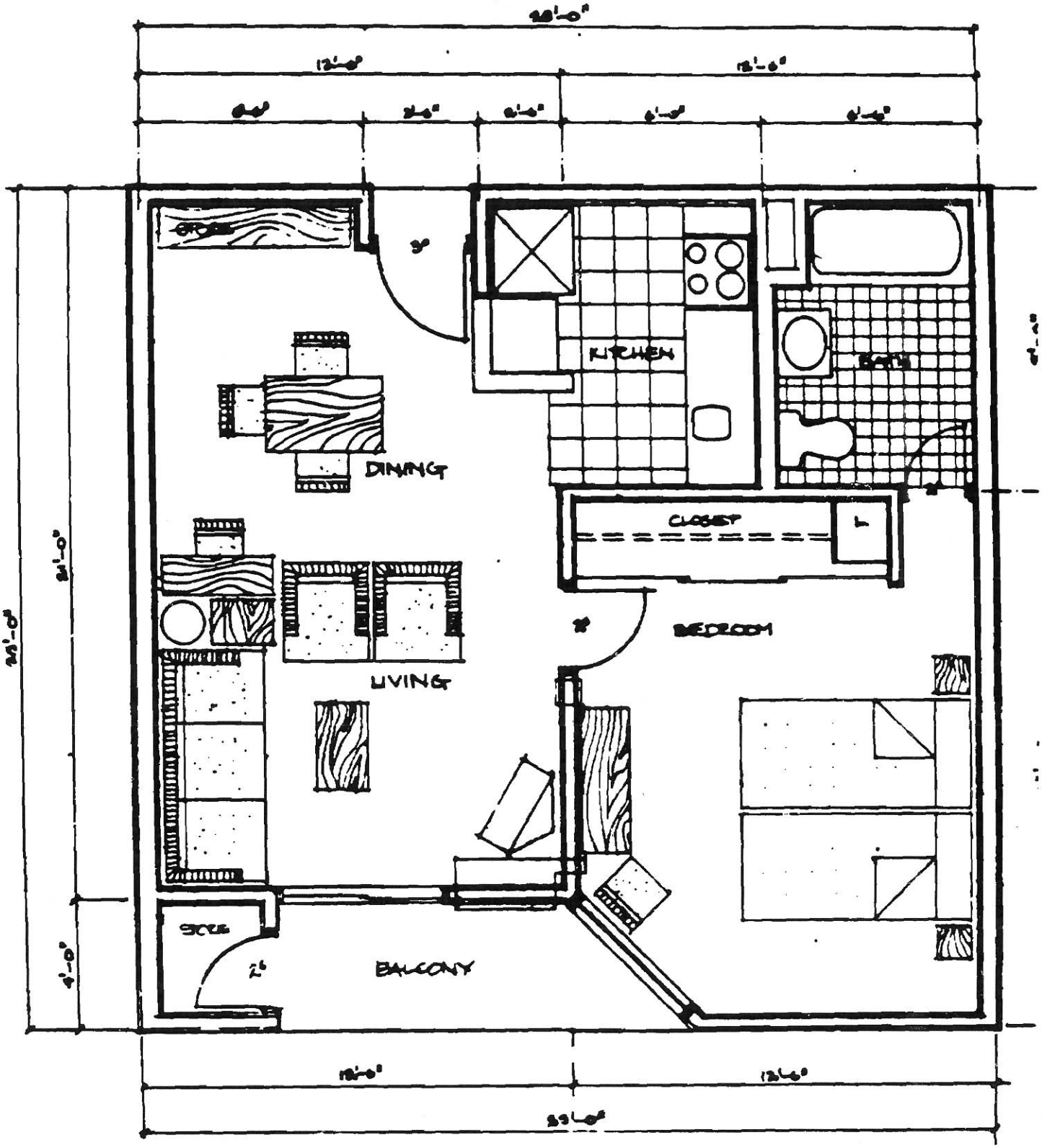
Administration from California
an Administrative Internship with
ation, Washington, D.C.; and, is
Recreation Administration from California

of the Greer Valley Homeowners'
of some 5,000 residents with a
acre linear park as the focus of
first of its kind, and was thus functionally

ies for a resident camp for the
se to a call for assistance for
space.

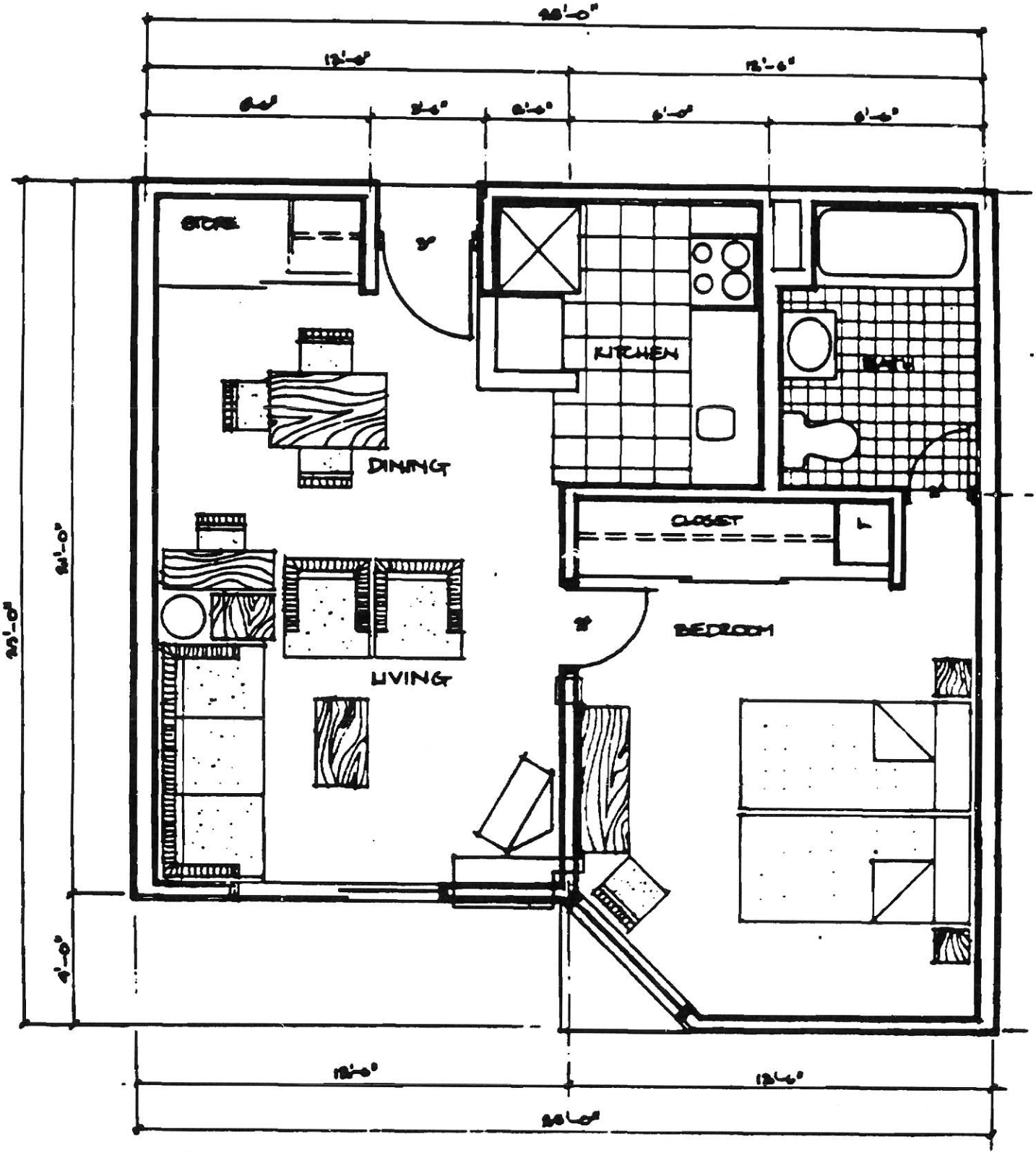
for a Bikeway Feasibility Study Team
ation of Governments, and as the Graduate
or and Leisure Studies, California State

for Special Services, Recreation and
through program staff, administered a
ation education, services for the
and community cultural arts.

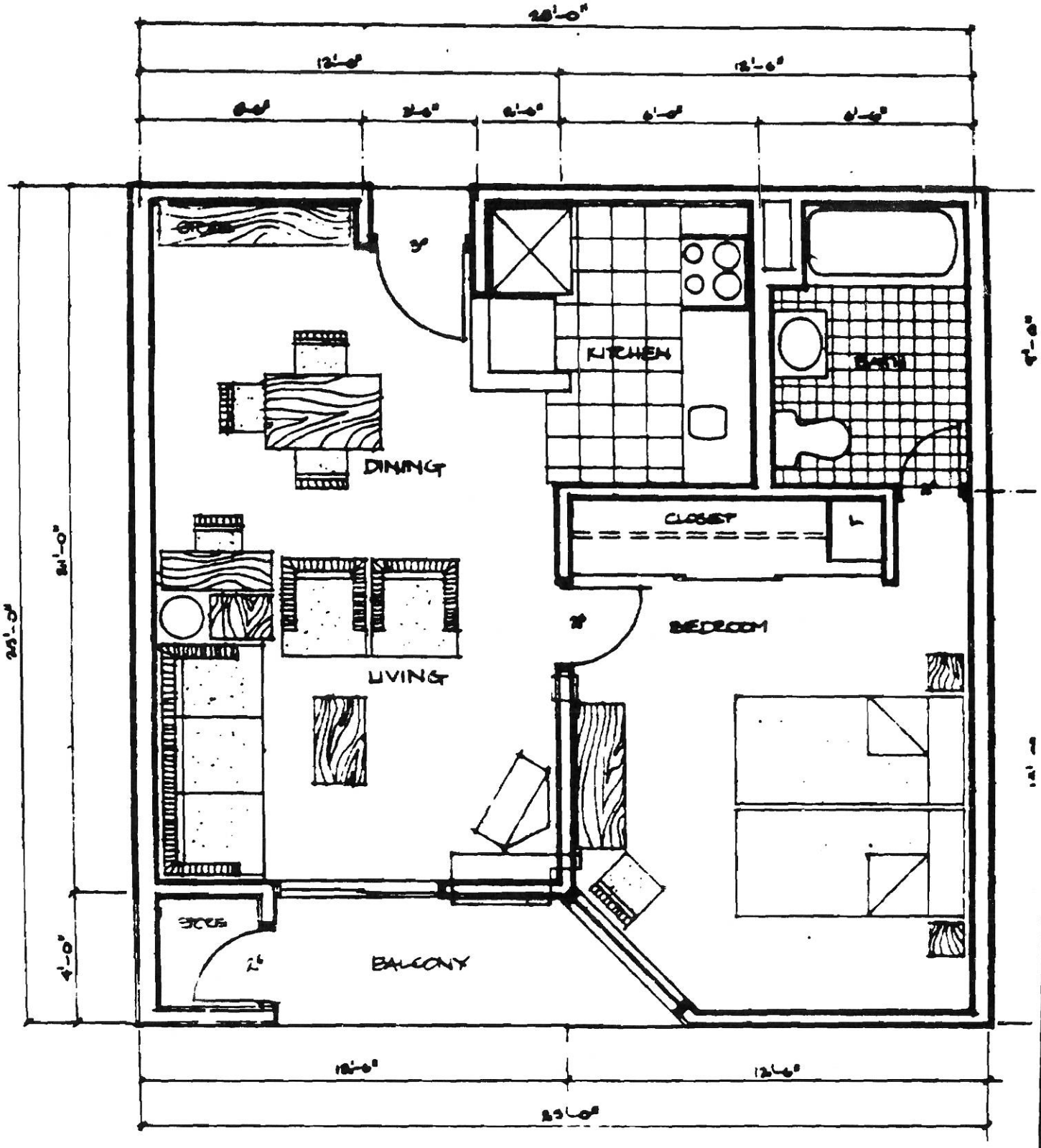


DWELLING UNIT PLAN.
575 SQ. FT. GROSS
WITH BALCONY

a

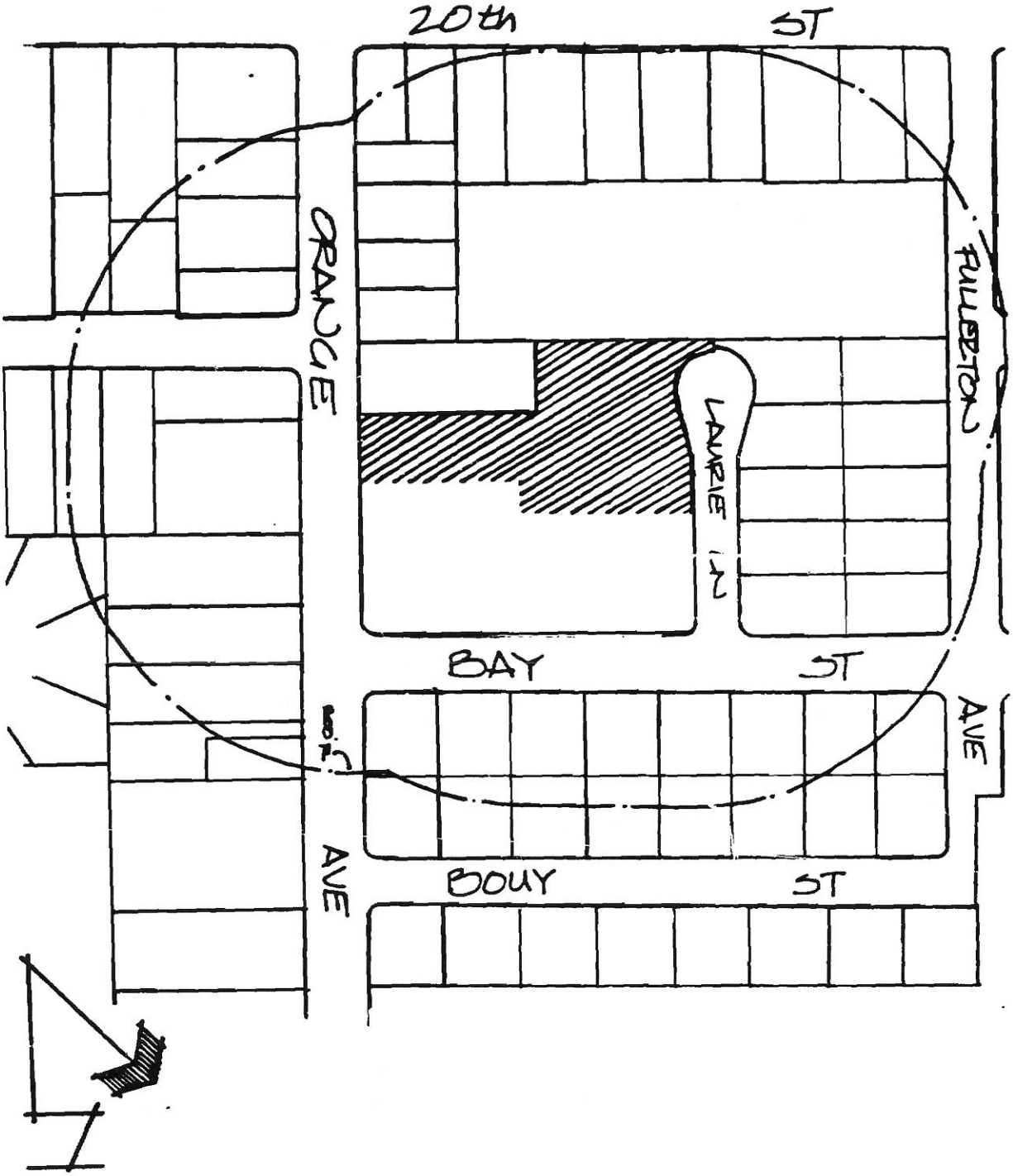


DWELLING UNIT PLAN.
575 SQ. FT. GROSS



DWELLING UNIT PLAN.
579 SQ. FT. GROSS
WITH BALCONY.

a


20th ST
FULLERTON
AVE
BAY ST
LAURIE LN
ORANGE
AVE
BOUY ST

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200

FROM THE OFFICE OF THE PLANNING DEPARTMENT

April 24, 1979

Mr. Roland E. Camfield, Jr.
Area Director
Department of Housing & Development
2500 Wilshire Boulevard
Los Angeles, California 90057

RE: CASA ST. JOHN, COSTA MESA, CALIFORNIA

Dear Mr. Camfield:

The City of Costa Mesa Planning Department has reviewed a proposal by St. John the Divine Episcopal Church to seek approval of a 34-unit Section 202, Senior Citizen Housing Project. In addition, the "concept" of Casa St. John has been reviewed with the Costa Mesa City Council in a Study Session on Monday, April 23, 1979.

The Costa Mesa Planning Department will entertain the necessary applications to process Casa St. John. Every effort will be made to expedite the processing of the project within the legal powers of the Planning Department and the City of Costa Mesa. The Costa Mesa City Council indicated a willingness to process and consider the proposal, agreeing in concept with the need for additional senior citizen projects of this type in the City.

Neither the Planning Department nor the City Council can, of course, guarantee the outcome of the various public hearings which will be necessary to complete this project. A General Plan Amendment, Rezone, and Development Review will be required. If application is made for a General Plan Amendment in June, 1979, it is estimated that the necessary project approvals could be obtained by January, 1980. If you have any additional questions regarding the Planning Department's position on this project please contact my office.

Sincerely,

Charles W. Roberts

Charles W. Roberts
Planning & Development
Services Director

DKC:CWR:dh

cc: City Manager
City Council
Planning Commission

77 FAIR DRIVE (714) 754-5245

CITY OF COSTA MESA

INITIAL STUDY OF ENVIRONMENTAL IMPACTS

This Initial Study provides the basis for the determination whether the subject project may have a significant effect on the environment. If it is determined that the project may have a significant effect, an Environmental Impact Report will be prepared which focuses on the specific areas of concern identified by this Initial Study.

I. BACKGROUND

1. Applicant Rev. Conrad Nordquist
2. Address 183 East Bay
   Costa Mesa, Ca. Zip Code 92627
3. Phone Number (714) 548-2040
4. Project Location 183 East Bay Street
5. Project Title/Description General Plan Amendment from Low Density Residential to High Density Residential to permit construction of 36 units for senior citizen housing. Study area expanded to include adjacent area with General Plan/Zoning inconsistency

II. ENVIRONMENTAL IMPACTS
(Explanations of all "yes" and "maybe" answers attached. See Section V.)

1. Physical Environment	Yes	Maybe	No
Will the project have a significant impact on the physical environment?			
a. Hydrology			✓
b. Air Quality			✓
c. Geology			✓
d. Flora and Fauna			✓
e. Noise			✓
f. Archeological/Historical			✓

2. Impact of Environment on Project			
Will the project be subject to impacts from the surrounding environment?			
a. Natural Environment - flood plains, seismic zones, landslide prone areas, etc.			✓
b. Manmade Environment - disruptive noise levels, degraded air quality, traffic, etc.			✓

		Yes	Maybe	No
3.	**Impacts on Public Services**			
	Will the project have a significant impact upon, or result in a need for new or altered government services in any of the following areas?			
a.	Fire Protection			✓
b.	Police Protection			✓
c.	Schools			✓
d.	Parks or Other Recreational Facilities			✓
e.	Maintenance of Public Facilities Including Roads			✓
f.	Other Governmental Services			✓
4.	**Impacts on Traffic/Circulation**			
	Will the project result in:			
a.	Generation of substantial vehicular movement?		✓	
b.	A substantial impact on the surrounding circulation system?			✓
c.	Increased traffic hazards to motor vehicles, bicyclists, or pedestrians?			✓
5.	**Land Use**			
a.	Will the project result in a substantial alteration of the present or planned land use of an area?	✓		
b.	Will the project have a substantial impact on surrounding land uses?			✓
6.	**Population/Housing**			
a.	Will the project alter the location, distribution, density or growth rate of the human population of the area?	✓		
b.	Will the project affect the existing housing supply, or create a demand for additional housing?			✓
7.	**Energy/Utilities**			
a.	Will the project result in a substantial increase in the use of an energy source or require the development of new sources of energy?			✓
b.	Will the project result in a need for new public utility systems or a substantial alteration to existing utilities?			✓

8. Natural Resources	Yes	Maybe	No
Will the project result in a substantial increase in the rate of use of any natural resource?	___	___	✓

III. OTHER AGENCIES AND/OR PERSONS CONSULTED

[ ] See attached [X] Not applicable

IV. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	Maybe	No
a. Will impacts have the potential to degrade the quality of the environment?	___	___	✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	___	✓
c. Does the project have impacts which are individually limited but cumulatively considerable?	___	___	✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	✓

V. DISCUSSION OF ENVIRONMENTAL EVALUATION

[X] See attached [ ] Not applicable

VI. DETERMINATION

On the basis of this Initial Study:

[X] I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.

[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

[ ] I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date June 19, 1979 Signature Gregory M. Shaffer

DISCUSSION OF ENVIRONMENTAL EVALUATION

4a. Traffic Generation

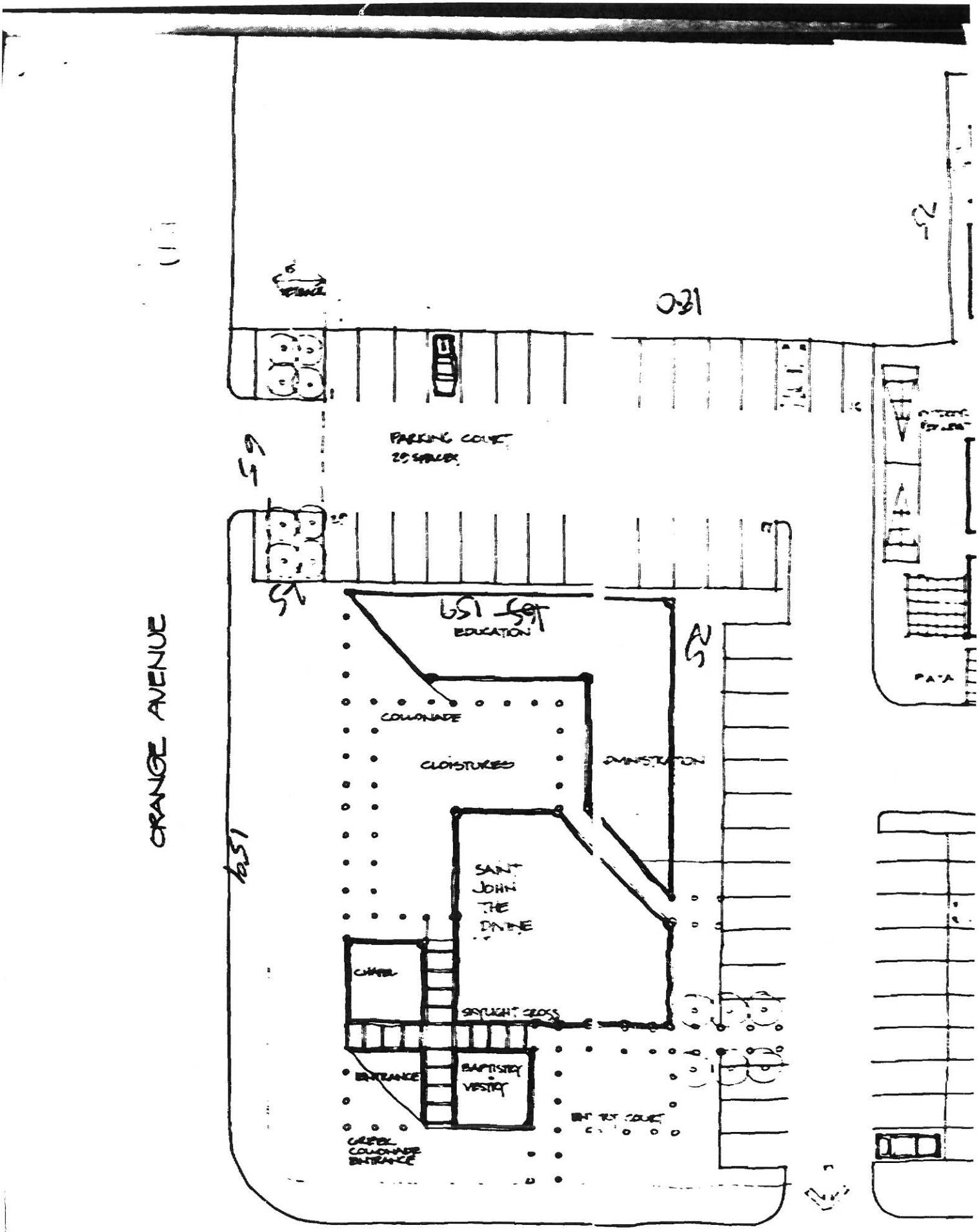
The General Plan Amendment to High Density Residential is being requested in order to permit the construction of 36 senior citizen housing units. Normally, 36 apartment units would be expected to generate approximately 290 vehicle tripends daily. However, since the subject units are intended for senior citizen housing, the traffic generation will be substantially less. The property has access from both Orange Avenue and Bay Street, both of which are designated as commuter highways by the Master Plan of Highways. No significant circulation impacts are anticipated.

5a. Land Use

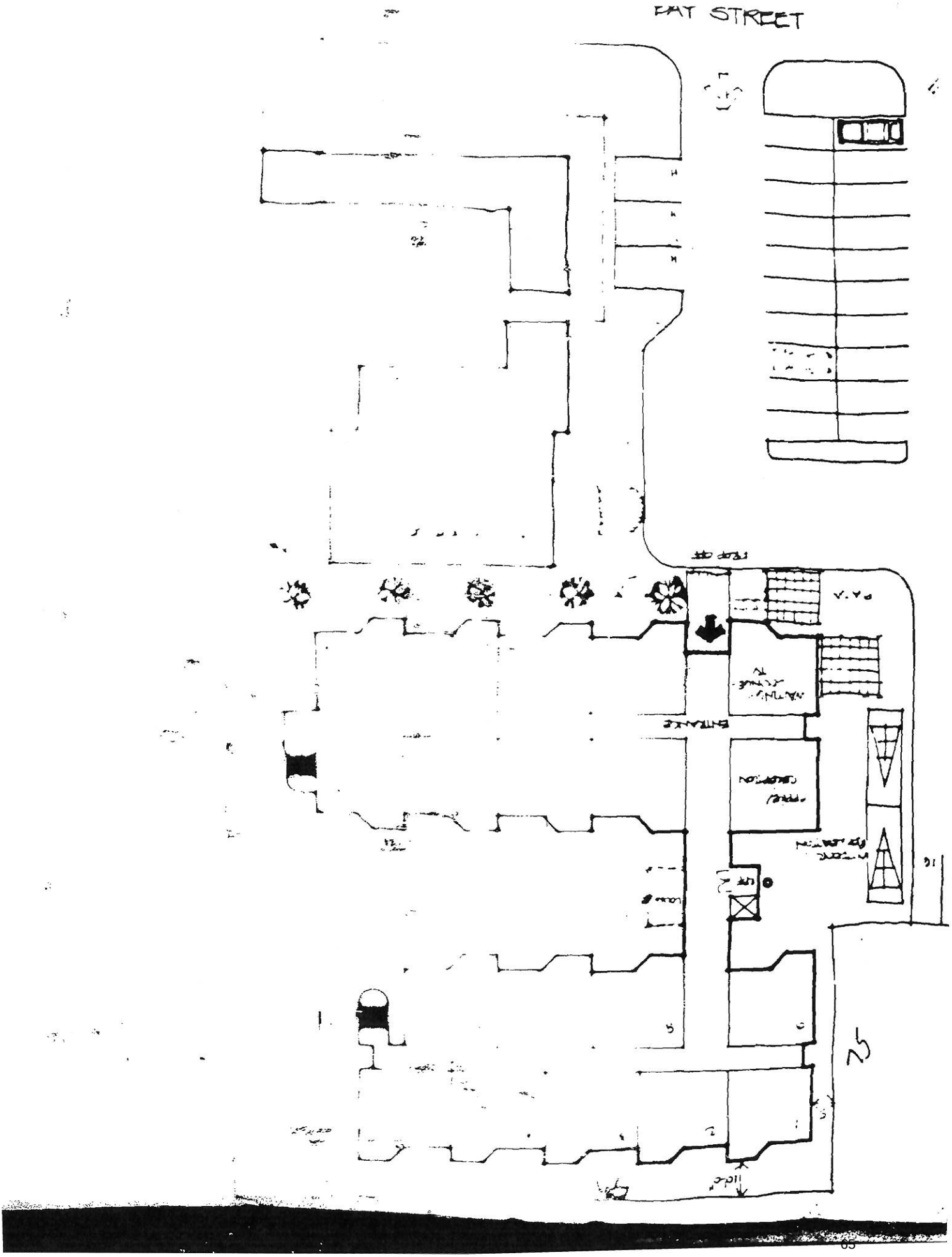
The amendment of the General Plan from Low to High Density Residential and the subsequent development of 36 units is a substantial change of land use. Since this change involves the rebuilding of a church on a different portion of the site and the construction of one residential complex similar to existing uses in the vicinity, the land use impact is not expected to be significant.

6a. Population

The construction of 36 multi-family units would normally be expected to provide housing for 72 persons. Since these units are intended for senior citizen households, a large portion of which will be single persons, the number of occupants is expected to be less. The environmental effect should not be significant.



SAINT JOHN THE DIVINE


FAT STREET

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number GP-79-3A Date Received/By 14 June 79/RMR

Zone R1 General Plan Designation Low Density Residential

Recommendation Negative Declaration

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and **return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:**

Location of Project 183 BAY ST

Description of Project GENERAL PLAN AMENDMENT FOR APPROXIMATELY 42,000 SQ. FT OF ST. JOHN THE DIVINE EPISCOPAL CHURCH SITE FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL TO ALLOW CONSTRUCTION OF A 36-UNIT SECTION 202 SENIOR CITIZEN HOUSING PROJECT

Submitted by REV. CONRAD NORDQUIST Date 14 JUNE 79

Mailing Address 183 E. BAY ST Phone 548-2040

CM CA Zip Code 92627

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

CMF 0325-32, rev. 4/77

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 556-5245

NEGATIVE DECLARATION

Pursuant to the Procedures of the City of Costa Mesa for implementation of the California Environmental Quality Act, the Environmental Evaluator has completed an Initial Study (copy attached) for the project described below:

Project Number General Plan Amendment GP-79-3A

Applicant Rev. Conrad Nordquist

Project Location/Address 183 Bay Street

Project Title/Description General Plan Amendment from Low Density Residential to High Density Residential to permit construction of 34 units for senior citizen housing. Study area expanded to include adjacent area with General Plan/Zoning inconsistency.

and does hereby find:

☒ That the proposed project cannot, or will not, have a significant effect on the environment. Negative Declaration Status is therefore granted for this project and the preparation of an Environmental Impact Report is thereby not necessary.

☐ That, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project.

APPROVED BY Greg M. Shaffer DATE 9/17/79
Environmental Evaluator

This determination is not final until adopted by the decision-making body or administrative official, and a Notice of Determination filed.

CMF 0503-32 Rev. 6/77 White—County Clerk; Canary—Project File; Pink—City Clerk; Goldenrod—Applicant

DISCUSSION OF ENVIRONMENTAL EVALUATION

4a. Traffic Generation

The General Plan Amendment to High Density Residential is being requested in order to permit the construction of 36 senior citizen housing units. Normally, 36 apartment units would be expected to generate approximately 290 vehicle tripends daily. However, since the subject units are intended for senior citizen housing, the traffic generation will be substantially less. The property has access from both Orange Avenue and Bay Street, both of which are designated as commuter highways by the Master Plan of Highways. No significant circulation impacts are anticipated.

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The amendment of the General Plan from Low to High Density Residential and the subsequent development of 36 units is a substantial change of land use. Since this change involves the rebuilding of a church on a different portion of the site and the construction of one residential complex similar to existing uses in the vicinity, the land use impact is not expected to be significant.

6a. Population

The construction of 36 multi-family units would normally be expected to provide housing for 72 persons. Since these units are intended for senior citizen households, a large portion of which will be single persons, the number of occupants is expected to be less. The environmental effect should not be significant.

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that GP-79-3A
(Rezone Petition or Zone Exception Permit)

for Nordquist/Bishop Episcopal Church

was

Published on 9-28-79
(date)

Posted on —
(date)

59 Post Cards mailed to property
(no.)

owners of record as shown in our files on

9/27/79

Charles W. Roberts
Charles W. Roberts
Director of Planning

CMF 0324-26

MONDAY, OCTOBER 08, 1979.
P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 3:00 P.M. OR AS SOON AS POSSIBLE THERE-AFTER ON MONDAY OCTOBER 8, 1979.
GENERAL PLAN AMENDMENT GP-79-3A FOR REVERAND CONRAD A. NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH, 1220 WEST FOURTH STREET, LOS ANGELES, CALIFORNIA, FOR A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDEN-TIAL. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

A.P. NO. 118-061-01
DORTON, THOMAS W (JT)
154 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-02
ASHCROFT, WILLIAM T S (WR)
160 E BAY ST
COSTA MESA, CAL 92626

A.P. NO. 118-061-03
ROLFE, EDWIN H
2523 VISTA BAYA
NEWPORT BEACH, CAL 92660

A.P. NO. 118-061-04
FENCHAK, VIRGINIA M (WD)
172 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-05
SKORO, VAL (JT)
1601 BAYADERE TER
CRONA DEL MAR, CAL 92625

A.P. NO. 118-061-06
CRILLY, JAMES
184 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-07
MURPHY, JAMES E (JT)
190 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-08
STEINHAUSER, MARILYN L ET AL (JT)
196 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-09
SPAHR, CHARLES R (JT)
197 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-10
JACK, GEORGE P (JT)
191 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-11
LUKEI, ALAN F (JT)
34 ALDERBROOK ST
IRVINE, CAL 92714

A.P. NO. 118-061-12
JENNER, JAMES L
179 E BUDY ST
COSTA MESA, CAL 92627

LABELS SENT 59

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 3:00 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY OCTOBER 8, 1979.

GENERAL PLAN AMENDMENT GP-79-3A FOR REVERAND CONRAD A. NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH, 1220 WEST FOURTH STREET, LOS ANGELES, CALIFORNIA, FOR A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 08, 1979.
REGARDING THE FOLLOWING APPLICATIONS:

1. GENERAL PLAN AMENDMENT GP-79-3A, REVISED, FOR ROYALE BUSINESS CENTER, INCORPORATED, AUTHORIZED AGENT FOR ROY K. SAKIOKA, SAKIOKA FARMS, INC, 14850 SUNFLOWER AVE, SANTA ANA, FOR PERMISSION TO AMEND THE LAND USE DESIGNATION OF PROPERTY LOCATED NORTH OF THE SAN DIEGO FREEWAY, WEST OF MAIN ST. AND THE COSTA MESA FREEWAY, SOUTH OF SUNFLOWER AVE., AND APPROXIMATELY 1,300 FEET EAST OF BRISTOL ST. FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL CENTER (79.4 ACRES), NEIGHBORHOOD COMMERCIAL (3.5 ACRES), INDUSTRIAL PARK (6.9 ACRES), LOW DENSITY RESIDENTIAL (8.8 ACRES), MED. DENSITY RESIDENTIAL (30 ACRES); AND FOR PERMISSION TO AMEND THE CIRCULATION ELEMENT. ENVIRONMENTAL EVALUATION: ENVIRONMENTAL IMPACT REPORT

2. REQUEST FOR PUBLIC HEARING REGARDING A PUBLIC NUISANCE VEHICLE LOCATED AT 926 W. 18TH STREET.

3. REHEARING OF REZONE PETITION R-79-13 FOR TARNUTZER-HAMILTON, INCORPORATED, AUTHORIZED AGENT FOR MORELAND DEVELOPMENT COMPANY, INCORPORATED, P.O. BOX 7600, LOS ANGELES, CALIFORNIA, TO REZONE PROPERTY LOCATED AT 151 KALMUS DRIVE FROM MP TO PDI (PLANNED DEVELOPMENT INDUSTRIAL) ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

4. TENTATIVE MAP OF TRACT TT 10864 FOR DONALD R. WARD, 2110 NEWPORT BOULEVARD, APT. 1, FOR TENTATIVE MAP OF TRACT FOR SINGLE-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES AT 380 W. WILSON, IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

5. TENTATIVE MAP OF TRACT TT 10878 FOR GARY E. MALAZIAN AUTHORIZED AGENT FOR ELIZABETH M. WALLACE, 2017 E. OCEAN BOULEVARD, BALBOA, FOR APPROVAL OF TENTATIVE TRACT MAP FOR A ONE-LOT SUBDIVISION IN CONJUNCTION WITH A 3-UNIT CONDOMINIUM PROJECT AT 1814 FULLERTON AVENUE IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

6. ZONE EXCEPTION PERMIT ZE-79-106 FOR TADA & ASSOCIATES, AUTHORIZED AGENT FOR C. J. SEGERSTROM & SONS, 3315 FAIRVIEW ROAD FOR VARIANCES FROM REQUIRED FRONT AND REAR SETBACKS AND PARKING IN CONJUNCTION WITH CONSTRUCTION OF A 1980 SQ. FT. DRIVE-THRU RESTAURANT AT 3140 HARBOR BOULEVARD IN A C1 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

7. ZONE EXCEPTION PERMIT ZE-79-147 FOR BERTHA E. SMITH, 2387 WESTMINSTER AVENUE FOR A CONDITIONAL USE PERMIT TO ALLOW A PRE-SCHOOL FOR A MAXIMUM OF 20 CHILDREN IN CONJUNCTION WITH CONSTRUCTION OF THE PRE-SCHOOL FACILITIES AND A DWELLING UNIT, LOCATED AT 2245 ORANGE AVENUE IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

8. ZONE EXCEPTION PERMIT ZE-79-148 AND TENTATIVE MAP OF TRACT TT 10871 FOR M. D. JANES COMPANY, INC. AUTHORIZED AGENT FOR L. M. MILTENBURG, 773 PAULARINO AVENUE FOR A CONDITIONAL USE PERMIT FOR 52-UNIT CONDOMINIUM AND TENTATIVE MAP OF TRACT FOR A SINGLE-LOT SUBDIVISION, LOCATED AT ABOVE ADDRESS, IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION (S-78-02)

9. ZONE EXCEPTION PERMIT ZE-79-154 AND REZONE PETITION R-79-14 FOR DAVID N. BOURKE, 1500 ADAMS AVE., #313, FOR A CONDITIONAL USE PERMIT FOR A 24-UNIT CONDOMINIUM PROJECT AND PERMISSION TO REZONE PROPERTY LOCATED AT 2013-2029 ANAHEIM STREET FROM R2 TO R3. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

FOR FURTHER INFORMATION ON THE ABOVE APPLICATIONS, TELEPHONE 754-5245 OR CALL AT THE OFFICE OF THE PLANNING DEPARTMENT, ROOM 200, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA.

COSTA MESA PLANNING COMMISSION
RICHARD CARSTENSEN, CHAIRMAN
CHARLES W. ROBERTS SECRETARY AND
DIRECTOR OF PLANNING

A.P. NO. 118-061-13
BROWN, STANLEY C (JT)
173 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-14
JARZOMB, LEO F (WR)
JARZOMB, FLOYD
P O BOX 307
LOS ALAMITOS, CAL 90720

A.P. NO. 118-061-15
WRIGHT, ESTHER L
161 E BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 118-061-16
YODER, ROBERT F
155 BUDY ST
COSTA MESA, CAL 92627

A.P. NO. 118-063-05
WALSHE, JOSEPH T (JT)
178 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-063-08
LAUTENSCHLAGER, ROBERT D
(JT)
194 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-063-09
EVANS, DONALD D
198 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-063-10
JONES, ALICE A ET AL
2015 E ORANGE
COSTA MESA, CAL 92627

A.P. NO. 118-063-11
JONES, ALICE A ET AL
2015 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-12
BRULOTTE, WILFRED
2017 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-13
LAMBERT, ADA B (NO)
2019 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-14
PAU, WEN S (JT)
2027 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-27
SHORES, GENE L (UM)
309 LA JOLLA DR
NEWPORT BEACH, CAL 92663

A.P. NO. 118-063-28
HOLLAND, EDNA C (NO)
GUMP, WALTER G
12412 HALEY ST
SUN VALLEY, CAL 91352

A.P. NO. 118-063-30
ISHIHARA, ROBERT N (JT)
1997 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-31
TAJIMA, WILLIAM T (SM)
1997 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-33
2020 LTD (PT)
5858 WILSHIRE BLVD
LOS ANGELES, CAL 90036

A.P. NO. 118-063-34
UENO, TAKENORI
166 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-063-35
KINSFATHER, SAM
164 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-063-38
CUSICK, MORRIS W (CP)
229 19TH ST
NEWPORT BEACH, CAL 92660

A.P. NO. 118-063-39
TEULIE, DOUGLAS J (JT)
920 ALEPPO
NEWPORT BEACH, CAL 92660

A.P. NO. 118-063-40
KENT, ROBERT C (JT)
2032 FULLERTON AVE APT A
COSTA MESA, CAL 92627

A.P. NO. 118-063-41
LEDIN, ROGER (JT)
2036 FULLERTON AVE
COSTA MESA, CAL 92627

A.P. NO. 118-063-42
PICASCIA, STACY (SM)
2040 FULLERTON AVE #A
COSTA MESA, CAL 92627

A.P. NO. 118-063-43
SAUNDERS, EDWARD C (CP)
8229 S CALIFORNIA AVE
WHITTIER, CAL 90602

A.P. NO. 118-063-44
SOLAY, KEITH J (MM)
2037 LAURIE LN #A
COSTA MESA, CAL 92627

A.P. NO. 118-063-45
GORDON, DONALD S (JT)
18871 VIA MESSINA
IRVINE, CAL 92715

A.P. NO. 118-063-46
KABAN, WILLIAM (JT)
2029-A LAURIE LN
COSTA MESA, CAL 92627

A.P. NO. 118-063-47
NEILL, CLYDE L (JT)
339 CHERRY TREE LN
NEWPORT BEACH, CAL 92660

A.P. NO. 118-063-48
CHURCH, BISHOP OF
PROTESTANT EPISCOPAL IN L
A (CR)
CHURCH, ST JOHN DIVINE
2043 ORANGE AVE 92627

A.P. NO. 118-063-49
RODRIGUEZ, JO ANN (UW)
152 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-101-01
CLARK, DONALD L (NO)
200-E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 118-101-02
ALBERS, WALTER F
2701 S FAIRVIEW
COSTA MESA, CAL 92627

A.P. NO. 118-101-03
ALBERS, WALTER F
ORANGE CST COLLEGE
COSTA MESA, CAL 92626

APPL NO: 118-101-21
KENNON S (JT)
SIERRA ST
MESA CAL 92627

APPL NO: 118-103-01
PEARL
ST
BEACH CAL 92651

APPL NO: 118-103-03
ROBERT S TR (NO)
BALBOA BLVD
CAL 92661

APPL NO: 118-103-56
BOBBY D (JM)
ORANGE AVE
MESA CAL 92627

APPL NO: 118-103-64
ROBERT G (JT)
ORANGE AVE
MESA CAL 92627

APPL NO: 118-103-66
ARVIL (JT)
ORANGE AVE
MESA CAL 92627

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

September 28, 19 79

TO Department Heads FROM Doug Clark, Assistant Planning Director

SUBJECT: OCTOBER 1979 GENERAL PLAN AMENDMENTS

Attached for your review is the October 1979 General Plan Report.

The items within the Report will be discussed by the Planning Commission at their meeting of October 8, 1979. If you have comments regarding the Report, please forward them to the Planning Division by Thursday, October 4, 1979, if possible.

Thank you for your assistance.

DKC:ks

Attachment

cc: Development Services Director
Assistant City Attorney
Assistant City Engineer
Transportation Services Manager
City Manager
City Attorney
Fire Chief
Public Services Director
Leisure Services Director
Vic Newton, Acting Building Safety Director
~~Finance Director~~
✓City Clerk
Police Chief
Communications Chief
Personnel Director

OCTOBER 1979 GENERAL PLAN REVIEW

costa mesa

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Nordquist/Bishop of the Protestant Episcopal Church

*NOTE: GENERAL PLAN AMENDMENTS GP-78-3E (Mesa Verde Shopping Center/C. J. Segerstrom and Sons) and GP-79-3B (Perez/Fairview State Hospital) were scheduled for this General Plan Review but have been continued to the February 1980 General Plan Review.

GENERAL PLAN AMENDMENT GP-78-3A (REVISED)

I. INTRODUCTION/BACKGROUND

General Plan Amendment GP-78-3A was initiated by the Royale Development Company, authorized agent for Roy K. Sakioka and Sakioka Farms, Incorporated, in May 1978. The subject property of this application contains approximately 165 acres of agricultural fields located north of the San Diego Freeway, west of the Costa Mesa Freeway and Main Street, and south of Sunflower Avenue (Map 1). The original request proposed to amend the existing land use designation of Low Density Residential to Medium Density Residential (23 acres), General Commercial (11 acres), Commercial Center (77 acres), and Industrial Park (47 acres). In order to facilitate the proposed land use pattern, an amendment to the circulation element to revise the proposed alignment of Anton Boulevard through the property was also requested.

The requested amendment and accompanying Draft Environmental Impact Report were first heard by the Planning Commission at the October 9, 1978 meeting. At that time, the Planning Staff recommended denial of the requested land use and circulation amendments. These recommendations were designed to preserve the status quo until sufficient progress on the General Plan Review Program and the Central Orange County Circulation Study (CENTROCCS) had been made. To provide additional review time, both the Draft EIR and General Plan Amendment were continued to February 13, 1979. At that meeting, these items were continued to June 11, 1979 in order to allow additional review and revision of the original request.

During this time, the requested land use and circulation amendments were substantially revised. General Plan Amendment GP-78-3A (Revised) proposes to retain 8.8 acres as Low Density Residential and to amend the remaining area to Medium Density Residential (16.5 acres), High Density Residential (30.0 acres), Neighborhood Commercial (3.5 acres), Commercial Center (79.4 acres) and Industrial Park (6.9 acres). The revised request also proposes to alter the alignment of Anton Boulevard and the intersection of Main Street and Sunflower Avenue. Because of the scope of the revisions, the Draft EIR was also revised.

At the June 11 meeting, GP-78-3A (Revised) was continued to the October 8, 1979 meeting. However, consideration of the Draft EIR was continued to the July 23, 1979 meeting to correct discrepancies in the document. Further discrepancies mandated additional continuances to August 13, August 27 and September 11, 1979. At the September 11 meeting, the Planning Commission forwarded the Draft EIR to the City Council and recommended that the document be accepted as adequate.

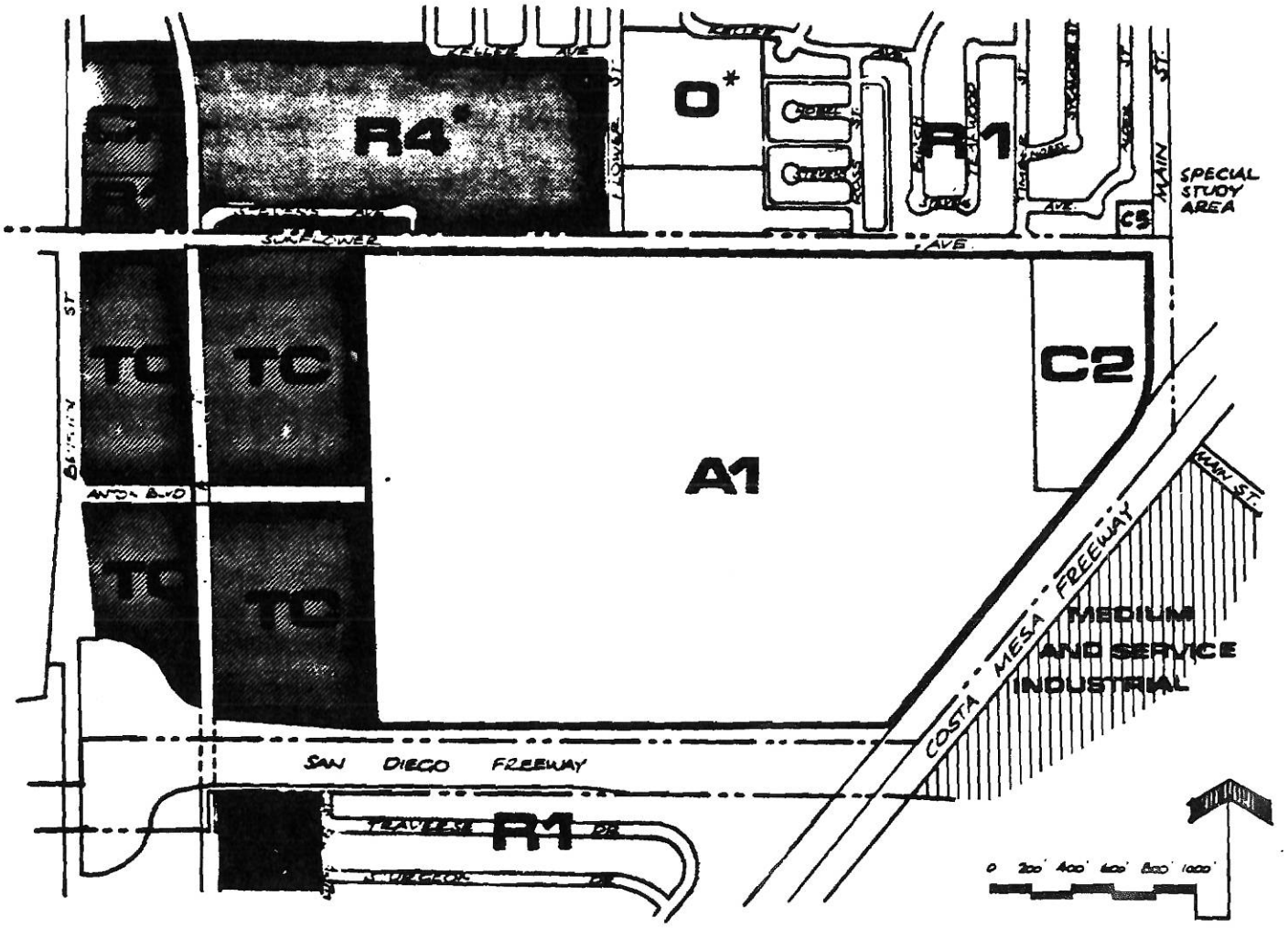
II. AREA DESCRIPTION

The 165-acre Study Area is primarily used for agricultural purposes (Map 2). It is zoned A1 except for the easterly 13 acres which are zoned C2. The agricultural portion of the property is designated as

GP·78·3A (REVISED)

EXISTING GENERAL PLAN AND ZONING

MAP 1



LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

COMMERCIAL CENTER (COSTA MESA)
COMMUNITY SHOPPING CENTER (SANTA ANA)

GENERAL INDUSTRIAL (IRVINE)

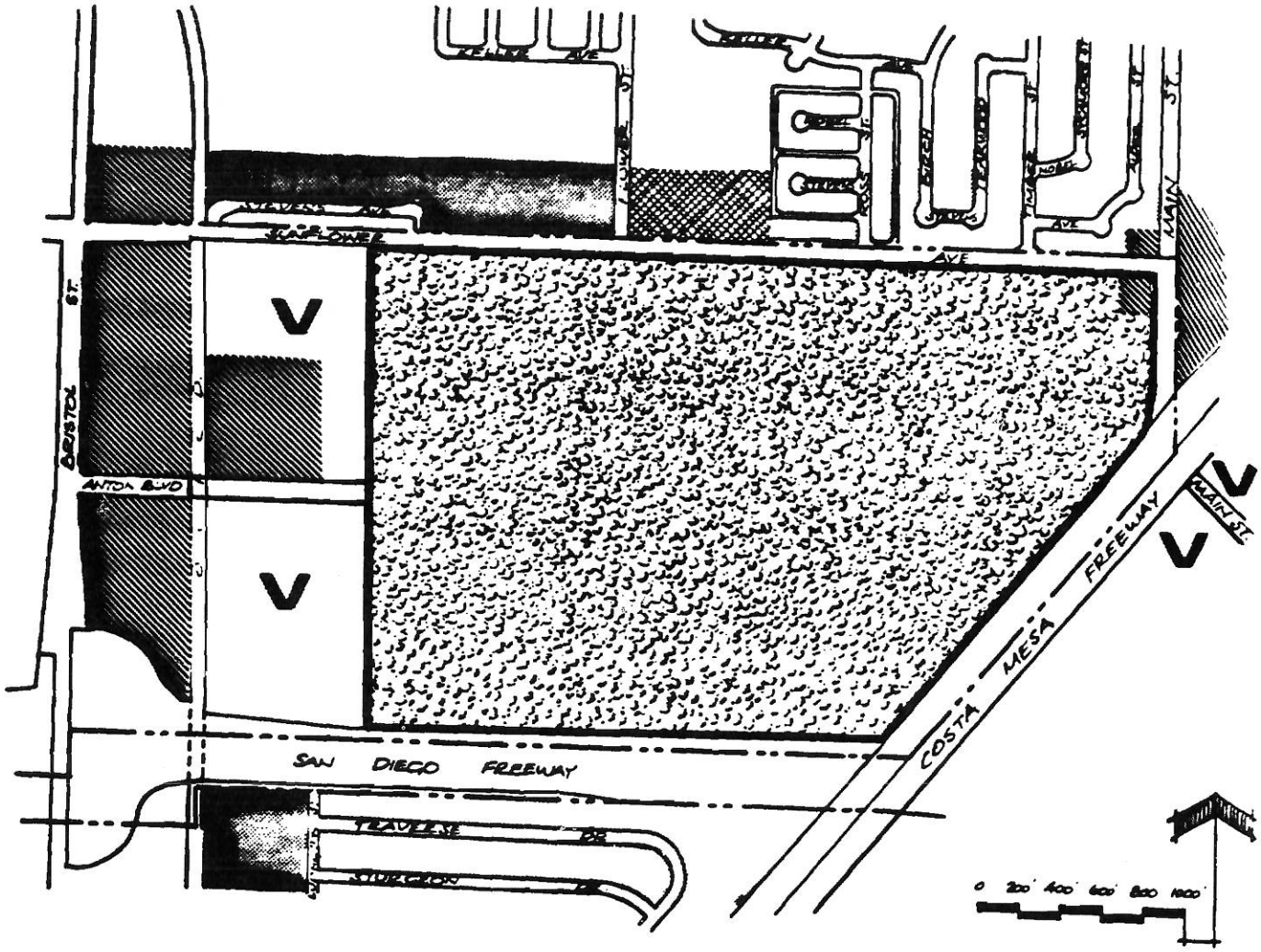
STUDY AREA
OPTION I: LOW DENSITY RESIDENTIAL
OPTION II: MEDIUM DENSITY RESIDENTIAL

* SANTA ANA ZONING:
CR (COMMERCIAL RESIDENTIAL)
R4 (SUBURBAN APARTMENTS
C5 (ARTERIAL COMMERCIAL)
O (OPEN SPACE)

GP·78·3A (REVISED)

LAND USE

MAP 2



AGRICULTURE

SINGLE FAMILY RESIDENTIAL

MULTIPLE FAMILY RESIDENTIAL

COMMERCIAL

INSTITUTIONAL

V VACANT

Prime Agricultural Land under the California Land Conservation Act of 1965. Farm related structures and residences are located on the eastern portion of the site. A gas station used for automobile repair is located on the northeast corner of the site.

The Study Area adjoins the San Diego Freeway to the south and the Costa Mesa Freeway to the east. Across Sunflower Avenue to the north are single-family and multiple-family homes in the City of Santa Ana. The western boundary of the Study Area is coterminous with the Town Center Area. Farther west is South Coast Plaza. East of the Costa Mesa Freeway is the Irvine Industrial Complex-West.

Freeway access to the Study Area is provided by the San Diego Freeway intersection with Bristol Street. Additional freeway access is available from the Costa Mesa Freeway via MacArthur Boulevard and the Corona Del Mar Freeway at Bear Street.

Surface street access is available from Sunflower Avenue (approximately three-quarters of a mile of frontage). The Master Plan of Highways designates Sunflower Avenue as a Secondary Highway. North-south access can be obtained from Bristol Street, a Major Highway, via Anton Boulevard or Sunflower Avenue. Additional north-south access is possible from Flower Street and Main Street in Santa Ana.

III. PROJECT DESCRIPTION

The requested amendments are graphically illustrated by Map 3. The largest portion of the site is allocated for general commercial development immediately adjacent to the San Diego and Costa Mesa Freeways, along both sides of Anton Boulevard and at the realigned intersection of Sunflower and Main. The applicant indicates that typical development within this designation would consist of one and two story office buildings. A smaller area at the intersection of Flower and Sunflower is designated for Neighborhood Commercial uses which will be occupied by a one story commercial development. Two story research and development buildings are anticipated to occupy the Industrial Park property between Anton and the Costa Mesa Freeway. The remaining land south of Sunflower Avenue is allocated to varying densities of residential development ranging from two stories and 7.9 units per acre to three stories over a one story parking garage at 27 units per acre.

Proposed Circulation Element amendments consist of the extension of Anton Boulevard through the total project to intersect with Main Street and Sunflower Avenue. The Main/Sunflower intersection would be realigned to become a four-way intersection. Flower Street would be extended to the south into the project to intersect with Anton Boulevard.

IV. ENVIRONMENTAL REVIEW

As noted in Section I, a Draft Environmental Impact Report has been prepared for the proposed amendments and has been recommended for acceptance by the Planning Commission. A summary of the more significant impacts is provided in this section.

The uses proposed are a significant alteration to the current use of the property and Low Density General Plan designation. Development in accordance with the proposal would eliminate 165 acres of Prime Agricultural Land. Future residential development on the largest piece of land available for residential development in the City would be precluded.

The eastern portion of the site is impacted by aircraft-generated noise from Orange County Airport. The southern and eastern portions are also affected by freeway traffic noise. Mitigation would be required to reduce the noise to appropriate levels for the particular use developed.

An archaeological survey of the Study Area has revealed a light shell scatter indicative of aboriginal habitation. Scientific excavation to determine the significance of this site has been proposed as a mitigation measure.

A Circulation and Traffic Study has been conducted and is included in the Draft EIR. Circulation is a serious concern in the area and has been studied in conjunction with several other high traffic volume generators in this vicinity. EIRs prepared for the South Coast Plaza, Arnel, Downey Savings and Loan, Town Center, Orange County Airport, and Irvine Industrial Complex-West projects have all indicated that ultimate buildout of this general area will result in more traffic than the circulatory system can adequately handle. These previous EIRs assumed either low or medium density residential development for the Sakioka property.

The Circulation and Traffic Study determined development in accordance with the requested amendment would generate a total of 26,700 vehicle trip ends per day. Fourteen intersections in the vicinity were studied as to their capacity and the impact of the project upon them. Currently, all of the intersections are operating within their capacity. With full development of the area, including the Sakioka property, eight of these intersections will be operating beyond capacity during the afternoon/evening peak period. An additional five intersections would operate at a level of service approaching unstable flow. Implementation of the mitigation measures in the Draft EIR would reduce traffic demands to capacity or lower for all but one of the fourteen intersections under study. Four other intersections, however, would be near capacity and have undesirable vehicle/capacity ratios.

Existing or anticipated public utility capacities/facilities are adequate to accommodate project-related demand and consumption. The proposed project may require additional manpower and equipment for police and fire protection in addition to a new fire station site within the project boundaries. Traffic congestion in the area may impede public safety and emergency vehicle access throughout the project area.

Full development could result in the creation of jobs for 9,025 persons. These new employment opportunities will increase the demand for all types of housing (especially in the lower and moderate income ranges) in an area of high demand, limited supply and rapidly increasing housing costs. The incorporation of various densities and types of housing opportunities in the proposed project could provide 983 units to house 1,817 residents and reduce this demand.

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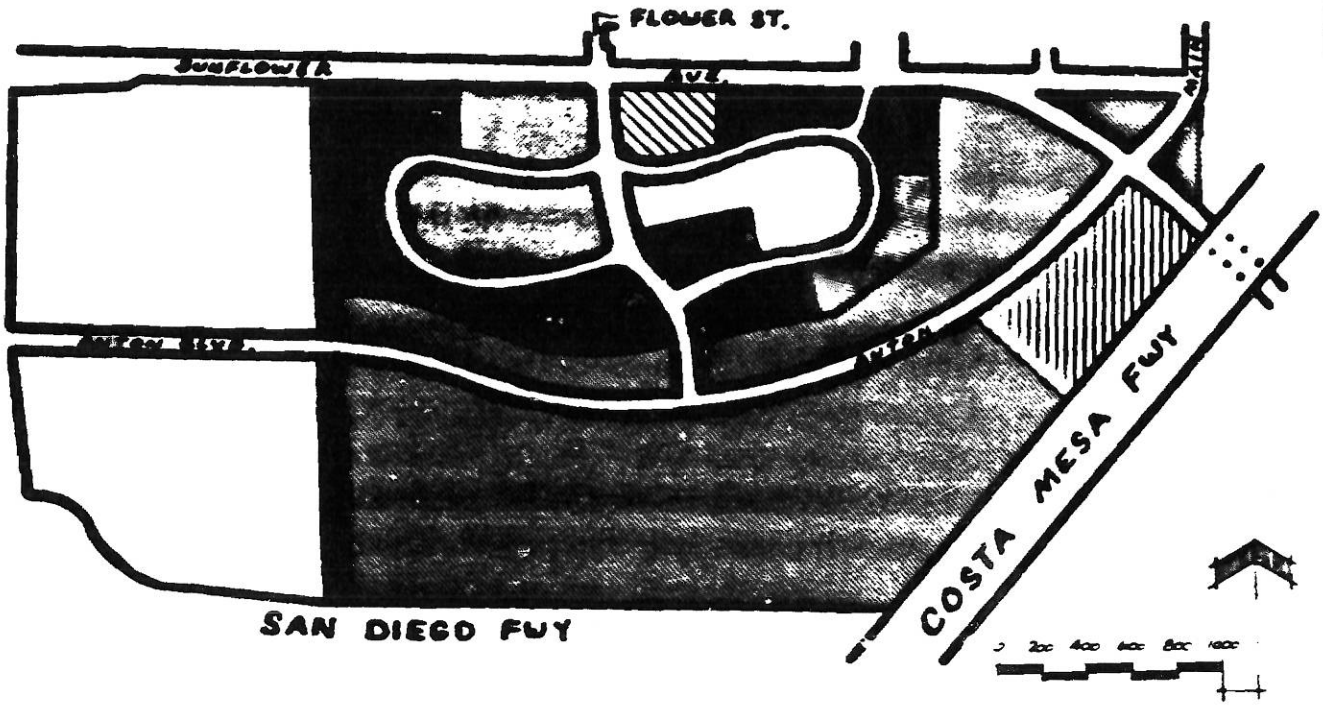
GP-78-3A REVISED
REQUESTED AMENDMENTS
MAP 3



LOW DENSITY RESIDENTIAL
8.8 ACRES

MEDIUM DENSITY RESIDENTIAL
14.5 ACRES

HIGH DENSITY RESIDENTIAL
30.0 ACRES

NEIGHBORHOOD COMMERCIAL
3.5 ACRES

COMMERCIAL CENTER
79.4 ACRES

INDUSTRIAL PARK
6.9 ACRES

V. [illegible]

The initial recommendation to deny GP-78-3A in October 1978 was based upon the fact that the City had undertaken a major program to revise the entire General Plan and that consideration of a proposal of this scale would not be appropriate until sufficient progress had been made to complete the General Plan Review Program. Since that time, the Environmental Resources/Management Element was drafted and accepted as accurate and adequate by the Planning Commission (February 26, 1979) and City Council (April 2, 1979). Additionally, research and analyses of all segments of the Community Development/Management and Land Use Elements have been initiated while drafts of portions of the Community Development/ Management Element have been completed. Sufficient progress on the entire program has been made to determine, in a general sense, the degree to which the requested amendments conform with the revised General Plan.

Table I provides an identification of the various components and status of the General Plan Review Program and a comparison of the applicant's proposal with the applicable General Plan Elements. Because of the nature of the General Plan at this point in time, this comparison is limited to the background discussion, research and analysis contained in each element or subelement. A direct comparison of the proposal to applicable goals and policies is not appropriate since the documents contain alternative policies which indicate varying degrees of commitment for the City which have yet to be adopted. Also, as the alternative policies now exist, internal inconsistencies and conflicts are apparent because the policies have not been subjected to inter-element cross examination to balance competing environmental, social and economic demands and constraints.

VI. CIRCULATION OPTIONS

The requested amendment to the Land Use Element would also require an amendment to the Circulation Element since the proposed street layout does not conform to the Master Plan of Highways. Discussed in this section are the circulation system specified by the Master Plan of Highways, the proposed realignment of the Main Street and Sunflower Avenue intersection, and an alternative Anton Boulevard extension.

A. Option I consists of a street system within the Study Area as called for by the Master Plan of Highways. Anton Boulevard is planned to be extended beyond its present easterly terminus as a Primary Highway. Anton Boulevard would curve northward to connect with Flower Street in Santa Ana (Map 4A).

The completion of the Anton/Flower connection can be expected to serve as a major access road to the subject property and Town Center development. Internal service within the subject property would have to be provided by a network of local and collector streets with intersections on the extension and Sunflower Avenue. This level of the circulation network is not addressed in the current Master Plan of Highways.

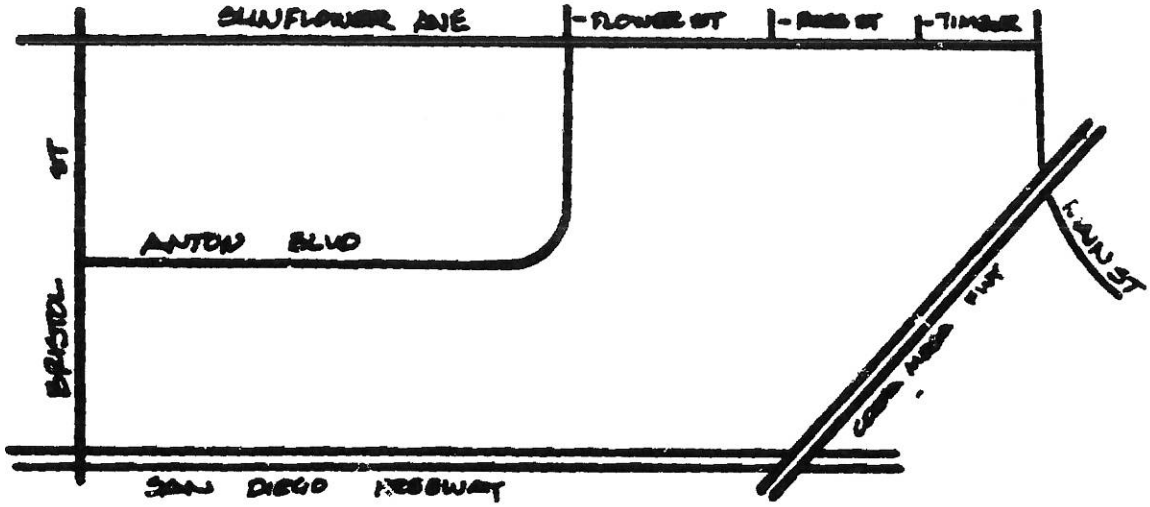
GP-78-3A (REVISED)

CIRCULATION OPTIONS

MAP 4

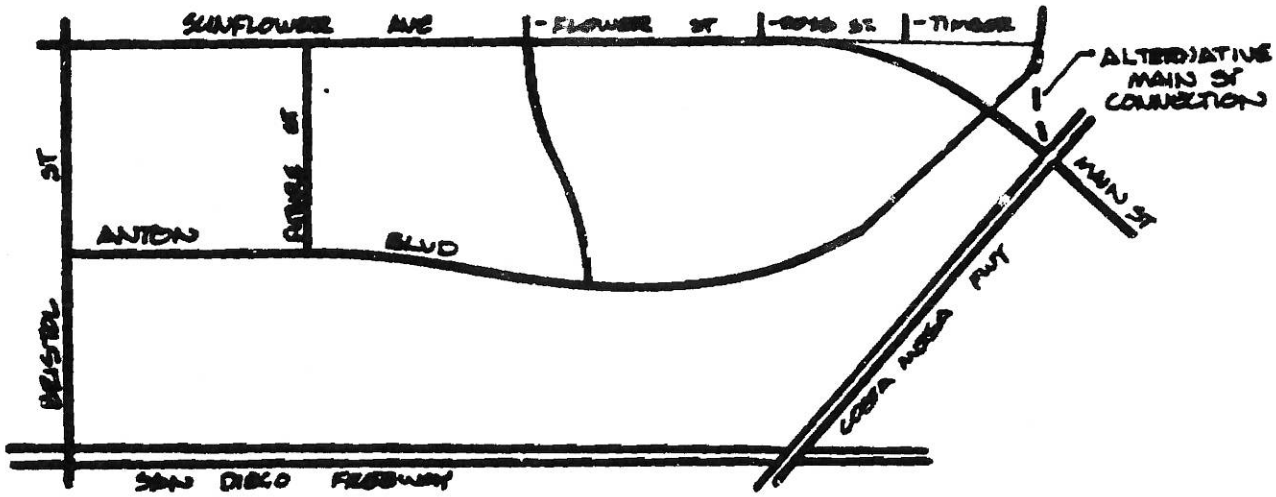
I. Existing Master Plan of Highways

A



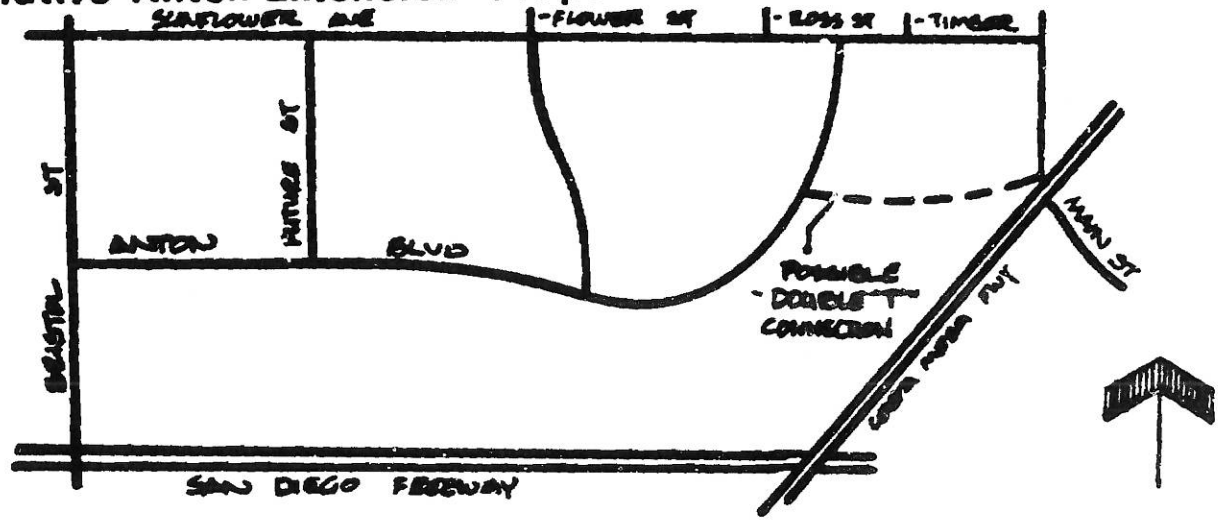
II. Proposed Main/Sunflower 4-way Intersection

B



II. Alternative Anton Extension Proposal

C



Implementation of this option would require substantial modifications to the proposed land use amendment submitted with this application. Both the location and orientation of the major land use components would be altered because of the importance the proposed alignment of Anton and the realignment of the Main/Sunflower intersection play in the applicant's proposal.

Information received from the Public Services Department indicates that this alignment follows the higher volume traffic flow. Additionally, the existing alignment of the Anton/Flower connection is in conformance with the County Master Plan of Arterial Highways.

B. Option II (Map 4) presents the requested realignment of the Main Street Sunflower Avenue intersection. Under this option, Anton Boulevard would extend eastward across the Study Area and connect with the north-south portion of Main Street in the City of Santa Ana. The east-west portion of Main Street, going toward Irvine, would connect with Sunflower Avenue. Thus, a conventional four-way intersection would be established.

This alternative alignment would provide for direct movement into and out of the subject site via the north leg of Main Street, thereby reducing turning movemments and volumes on Sunflower Avenue adjacent to the Study Area. However, this alignment conflicts with the major through demand on Main Street between Santa Ana and Irvine. Map 4B depicts an alternative alignment which maintains a direct Main Street connection. Realization of this alternative is complicated by design constraints related to the adjacent development and freeway bridge which may preclude its implementation.

Because of the heavy through traffic demands on Main Street, the four-way intersection which requires this demand to negotiate a turning movement while allowing more freedom to less traveled routes is not a desirable solution to the area's circulation problems. As a result, the City's Transportation Services Manager indicates that this alternative merits the least consideration of the available options.

C. Option III would amend the Master Plan of Highways by extending Anton Boulevard farther east before curving north to intersect with Sunflower Avenue. Under this alignment, Anton would intersect Sunflower at a point between Ross and Timber Streets in Santa Ana. Option III would also call for the extension of Flower Street into the project to intersect with Anton.

The alignment is similar to the original request contained in GP-78-3A. Option III differs in its location of the intersection with Sunflower (between Ross and Timber Streets as compared to a four-way intersection with Timber) and its deletion of the Ross Street extension to Anton.

Option III could be implemented with minor modifications to the proposed land use amendments. All of the residential areas as well as

the Neighborhood Commercial site would not be impacted. The revised alignment of Anton would separate the eastern-most High Density Residential area from the Commercial Center area immediately south of Sunflower. Minor modifications to the Industrial Park area located between Anton and the Costa Mesa Freeway and the Commercial Center areas in the northeast portion of the project area and north of the Anton alignment east of the Flower Street extension would also be required.

An additional alternative would be to construct an east/west street between the newly-aligned Anton extension and Main Street. This proposal could be used to separate the Industrial Park area from the northeast Commercial Center area while also providing an additional access point to the project area. Because of the constraints with regard to the freeway bridge, special care must be taken in the design of the intersection with Main. This can be accomplished by restricting turning movements (especially left hand turns) or limiting the new connection to one-way eastbound traffic.

VII. LAND USE OPTIONS

A number of alternative land use options have been evaluated in conjunction with the requested amendment. The revision of the original request to reduce the proposed intensity of development of the subject property is one example. Other options were evaluated in the preparation of the Draft EIR in Section IV (Alternatives) of that document. Three options are also being evaluated in the Land Use Element of the General Plan. Although an infinite number of options can be generated, this section of the report will review five of the options discussed in the Draft EIR and the Land Use Element. Three options assume completion of the Master Plan of Highways with the Anton/Flower connection while the remaining two options include additional circulation alternatives.

The following paragraphs discuss each of the five land use options. Table 2 provides a comparative summary of the intensity of development which could be expected from each land use and land use/circulation alternatives.

A. Option I retains the present Low Density Residential land use designation and Master Plan of Highways alignments. Ultimate development could range from 632 to 1,248 dwelling units housing between 1,990 to 3,931 residents. With R1 zoning, 916 single-family residences with a population of 2,885 persons could be anticipated.

Low Density Residential development is the most vulnerable to impacts from adjacent uses, particularly noise. The EIR prepared for this project identified the eastern and southern portions of the Study Area as being impacted by high noise levels. This can be mitigated through the provision of noise walls and setbacks to reduce freeway-generated noise. Aircraft-generated noise from the Orange County Airport may require attenuation in building design for the eastern half of the site, which is within the 60 CNEL contour, in order to achieve a 45 CNEL interior noise level.

Low density residential development has the least potential to cause significant environmental impacts. Traffic generation is the lowest of the three options. It would also be compatible with the residential area north of Sunflower Avenue.

Retention of a residential land use designation would preserve the opportunity to provide housing near several large employment centers. The Growth Inducing Impacts section of the EIR points out that the demand for housing will increase as new employment opportunities become available in the area. The present shortage of low and moderate income housing is also mentioned.

The Study Area is located between major employment areas. To the west are South Coast Plaza and Town Center. To the east are the Irvine Industrial Park and Irvine Industrial Complex-West. These industrial centers contain many vacant acres and can be expected to employ several thousand more persons in the future. Thus, the need for additional housing in the area is evident.

B. Option II would require the continued use of the property for agricultural production. This option is one of three included in the Land Use Element and would require the adoption of an "Agricultural" land use designation in the General Plan. This differs from the "No Project" alternative in the Draft EIR because of the assumption that the Anton/Flower connection would be completed and that Sunflower would be fully improved to mitigate the circulation impacts from existing and approved projects in the vicinity of the subject property.

This option would avoid the adverse environmental impacts associated with development of the property for urban uses. The site could be reserved for future land use options or for long-term agricultural production. Because of intense development pressures in the area, it would be necessary to establish the property as an Agricultural Preserve in conformance with the 1965 Williamson Act. This legislation was enacted to encourage long-term agricultural production by offering reduced property tax assessments for owners of property in excess of 100 acres who contract with a local government to retain their land as agricultural fields.

C. Option III would redesignate the area as Medium Density Residential and retain the existing Master Plan of Highways alignments. This option was discussed in the Draft EIR and is included as the second alternative in the Land Use Element. Permited development could range from 1,264 to 2,370 multiple family units with populations ranging from 2,212 to 4,148 persons. Based on current construction trends, 1,980 units and 3,465 residents could reasonably be expected.

As with low density development, a medium density residential development would also be exposed to impacts from the adjacent environment. Noise impacts could be mitigated as described in Option I.

Traffic generation for medium density residential development would not increase substantially over that created by a low density development. The range of development generated-project traffic would increase from 8,216 to 16,224 trip ends in Option I to 10,996 to 20,619 trip ends in this option.

As mentioned in the discussion of Option I, retention of a residential designation for the Study Area will retain future housing opportunities. However, a medium density designation will permit more affordable housing which may be more within the reach of low and moderate income employees in the adjacent industrial and commercial areas. Provision of a substantial number of housing units in this vicinity could also be a significant contribution towards alleviating local and regional circulation problems.

D. Option IV represents the requested amendment to both the Land Use and Circulation Elements of the General Plan. This option is the third alternative reviewed in the Land Use Element portion of the General Plan Review Program. Full development under these conditions could permit 917 to 983 dwelling units in the Low, Medium and High Density Residential areas; 38,115 square feet of retail commercial uses in the Neighborhood Commercial area; 1,518,742 square feet of office space in the Commercial Center areas, and 134,862 square feet of industrial space in the Industrial Park District. Maximum population would total 10,842 persons (1,817 residents and 9,025 employees). A schematic site plan submitted with the requested amendment indicates development at a slightly less intense scale. This plan proposes 910 residential units; 35,000 square feet of retail uses; 1,403,500 square feet of office area, and 115,700 square feet of research and development industrial space. This plan would anticipate a total project population of 10,256 persons (1,593 residents and 8,663 employees). It should be noted that these two scenarios represent potential development intensities which could be accommodated by the proposed General Plan Amendments. Granting of the requested amendment does not guarantee the specific number of residential units, an amount of retail, office or industrial space. These allocations are determined during the site plan review stage.

Additional employment in the area would also create additional demand for housing far in excess of that included in the residential component of the proposal. The removal of these 165 acres of land available for residential use would increase pressures on existing housing. Because of the limited amount of land available for residential purposes in the vicinity, many of the future employees within the Study Area would have to commute from more distant locations. This would result in greater traffic congestion and pollution for the area and region.

Traffic congestion is a major concern in the rapidly developing North Costa Mesa area. As noted in the Draft EIR, four intersections in this area will operate beyond capacity even without the proposed project. Development of the project will double the number of intersec-

tions which will operate beyond capacity. Total project-generated traffic will total 26,700 vehicle trip ends per day on an average weekday. This will result in 1990 daily traffic volumes on Bristol Street of 68,800 vehicles between Anton and the San Diego Freeway. This represents an increase of 50 percent over 1979 volumes and approximates the 1979 volume on Newport Boulevard between 17th and Rochester Streets. Volumes on Anton would increase to 31,600 vehicles per day, approximating the daily volumes on Fairview Road between Adams Avenue and the San Diego Freeway.

While certain adverse environmental impacts can be anticipated from the development of an intense urban center such as the Sakioka and Town Center projects, a certain number of benefits are also provided. The additional full time jobs created by the subsequent businesses and temporary jobs created by construction activities will aid the economies of Costa Mesa, neighboring cities and all of Orange County. If the same square footage and number of units were developed as low rise garden offices or low density single-family tracts, a substantial increase in land consumption would result. Concentrated developments also increase public transit opportunities. As public transit usage increases, automobile trips decrease, lessening air pollution and congestion. As distances between uses are reduced, increased pedestrian and bicycle usage is encouraged resulting in similar benefits. As a variety of employment, retail service and recreational facilities are located in a relatively small area, the needs for trips outside the developments are reduced.

Table 2 and Map 5 depict two modifications to the applicant's proposal based on alternative circulation configurations. One option (Map 5B) modifies the distribution of commercial and industrial areas to delete the four-way Main/Anton/Sunflower intersection and to extend Anton to intersect with Sunflower between Ross and Timber Streets. This option reduces the amount of potential office area from 1,518,741 square feet to 1,462,996 square feet and increases the amount of potential industrial area from 134,862 square feet to 205,436 square feet. Total project traffic remains nearly the same while total project population is reduced less than two percent.

A second alternative would add an additional east/west link between the Anton extension and Main Street. This results in another reduction in the amount of potential office space (1,447,677 square feet) and a slightly higher increase in potential industrial development (186,436 square feet) than proposed by the applicant. An approximately one percent reduction in total project-generated traffic and an approximately three percent reduction in total project population would also result.

Elimination of the four-way Main/Sunflower/Anton intersection and replacement with the Anton extension results in more favorable traffic flow. This condition removes the constraints to the major through travel demand on Main Street and allows this intersection to operate within its design capacity.

E. Option V represents a modification of the applicant's proposal to allocate a greater portion of the site to residential development and a smaller portion to office development (see Table 2 and Map 6). This option also assumes the same circulation alternatives as illustrated in Option IV. While the amount of Neighborhood Commercial land is retained, this option suggests a relocation to the intersection of the Flower and Anton extensions. Another modification results in the deletion of the Industrial Park designation. While a portion of the land area is allocated for corporate research and development uses, it is recommended that these uses be incorporated into the Commercial Center land use designation and that the PDC (Planned Development Commercial) zone be amended to permit non-commercial uses of a light industrial/research and development nature. This would reduce the potential for incompatible industrial uses which may be permitted if the same area were planned and zoned for industrial park uses.

In allocating a larger area for residential uses, this option also includes minor revisions to the proposed designation of densities within the residential sector. The proposed low and high density areas within the eastern loop road are redesignated to Medium Density Residential. This would allow the same intensity of development as proposed by the applicants by averaging the overall density anticipated for this area. Also, the Medium Density area which abuts the Commercial Center area in the eastern portion of the residential sector is redesignated as High Density Residential. The Neighborhood Commercial and High Density areas south of Sunflower between Flower and Ross are redesignated as Medium Density Residential.

Generally, the modifications result in the location of the proposed Medium Density Residential areas immediately south of Sunflower and within the proposed loop roads which connect with the Flower Street extension. The High Density Residential areas would extend to the Anton extension and provide a buffer between the proposed Medium Density areas and the Town Center development and the proposed office component of this proposal. Except for the Neighborhood Commercial area, all residential areas would be separated from commercial uses by a major street. The use of major streets as buffers between commercial and residential developments has been supported by the Staff in other areas of the City (i.e., the proposed General Plan Amendment at the southwest corner of Bear Street and Sunflower Avenue). While such uses can be developed along common property lines, situations like these require considerable detention and sensitivity regarding the placement and design of buildings, the selection of compatible commercial uses and the use of sufficient buffers to ensure the privacy and protection of the residential uses.

A primary goal of this option is to better balance future employment and housing opportunities. While it is unrealistic to assume all employees in the proposed commercial sectors will want to live in the adjoining residential areas, this option provides greater opportunities for those who do wish to live and work in the same area.

The proportion of resident population to total project-generated population would increase from a range of 15.8 to 17.2 percent to a range of 16.5 to 31.1 percent.

This series of options reduces the amount of total project population and traffic generation between one to four percent and two and fourteen percent, respectively. Reduction in traffic-generated impacts of a similar scope would also be anticipated. These options also increase the number of residential units located within the 60 to 65 CNEL contours for highway and airport-generated noise. The option which includes the Double "T" extension between Anton and Main would locate a portion of the units within the 65 to 70 CNEL contour of Costa Mesa Freeway-generated noise.

VIII. ANALYSIS OF MAJOR ISSUES

Consideration of this application involves two central issues of city-wide and regional significance. The first issue relates to the increasing level of traffic congestion generated by developments in North Costa Mesa, South Santa Ana and West Irvine. The second issue relates to the impact of the expanding employment base in this same area on the local and regional housing market. Relationships between these issues and the requested General Plan Amendment will be discussed in the following paragraphs.

A. Traffic

The degree of area-wide concern in regard to existing and anticipated traffic and circulation problems is illustrated by the initiation of the Central Orange County Circulation Study (CENTROCCS). In this study, the County of Orange and impacted cities combined efforts to review existing traffic problems and to develop a coordinated solution to these concerns.

Full development in the area will create traffic volumes on Bristol Street which exceed the highest volumes on Harbor Boulevard in 1979. Volumes will also approximate current levels on Newport Boulevard in the Downtown area. Full development without the proposed project generate demand which exceeds the capacity of four major intersections: Bristol/MacArthur, Bristol/Anton, Bristol/Northbound 405 off-ramp and the proposed Main/ Sunflower/Anton intersection. Buildout of the proposed project will add four additional intersections to this list: Bristol/Sunflower, Main/ MacArthur, Flower/Sunflower and Fairview/MacArthur.

Implementation of the mitigation measures identified in the Draft EIR and the elimination of the Main/Sunflower/Anton four-way intersection will result in only one intersection (Bristol/Anton) where demand exceeds capacity. While the other intersections in the area will, theoretically, operate within their capacity, delays and congestion will still occur during peak hours. As noted in the Staff Report for the 1977 Amendment to the Town Center Master Plan,

congestion is to be expected in an intense urban development. The community, through its elected officials, must decide what level of congestion can be tolerated to accrue the benefits of the increased business and employment base.

B. Housing

The local and regional housing market is in a crisis of critical proportions. This crisis is fueled by dramatic increases in housing costs, extremely low vacancy rates, dwindling supply of developable residential land and rapidly growing employment opportunities. While these constraints are felt in all price ranges, the needs are greatest in the low and moderate income categories.

The proposed project will convert the largest single land area in the City designated for future residential development to an intense business and employment center. While a large number of residential units will be provided with the project, the employment generated by the commercial and industrial sectors will be far in excess of that which can be supplied within the project. While a certain percentage of the future employees will already live within the community, it can reasonably be assumed that a larger percentage will be drawn from outlying areas or will require relocation in the vicinity. Because of current housing conditions, many of the future employees may be forced to locate in areas with a larger stock of affordable housing in San Bernardino and Riverside Counties, resulting in longer commuting distances, increased congestion and pollution. While cities cannot reasonably be expected to provide a one-to-one balance between employment and housing opportunities, cities can be expected to adequately accommodate a reasonable share of the housing demand to not overburden adjacent communities which do not benefit from the assets of the commercial/business development.

This application also raises two additional policy considerations which relate specifically to this property. One issue deals with the park dedication requirements of the residential components of Land Use Options IV and V while the second relates to the intensity of development which may be appropriate for high density residential portions of these two land use options.

C. Park Dedication

The schematic site plan submitted with the requested amendments provides a central open space corridor of approximately 5.5 acres which continues in an east/west direction through the residential portions of the property. This corridor was designed to serve the recreational needs of the project residents and to provide a link with the open space component of the Town Center. Based on existing parkland dedication requirements, this area is sufficient to meet the demand generated by the future project residents.

Preliminary discussions regarding the ownership and maintenance responsibilities have been held between the City and the applicants One proposal which has received considerable attention would allow general public use of the central park but would retain private ownership. Under this arrangement, maintenance responsibilities would rest with the project homeowners' association. Public use of the park could be guaranteed through the dedication of development rights, the execution of an open space easement or some other arrangement to ensure public access. The open space easement in the Town Center development is one example.

While such ownership and maintenance arrangements could provide additional public recreational opportunities and reduce public maintenance costs, the provisions of the Municipal Code which relate to park land dedication (Sections 13-397 to 13-404 and 13-484 to 13-494) do not provide for these arrangements. These sections permit the payment of fees to acquire needed parkland or the actual dedication of land for public parks. Sections 13-407 and 13-443 allow credit to be given for private open space facilities available to the general public. However, only 50 percent of the area may be credited to the dedication requirements.

In light of rapidly escalating costs of park maintenance, easement arrangements such as that proposed in this case could result in substantial public benefits. Additional public recreational opportunities would be provided with minimal public cost impacts. Alternative public/private arrangements for the public provision of future parkland were discussed in the Open Space segment of the Environmental Resources/Management Element. As such, the City may wish to consider amendments to the Municipal Code which would capitalize on these benefits and permit the use of arrangements such as those proposed for future developments.

D. Residential Densities

Land Use Options IV and V assume two different intensities of development in those areas designated as High Density Residential. The more intensely developed areas approximate 27 units per acre and the less intensely developed areas approximate 17 units per acre. The schematic development plan indicates that buildings within the higher density areas would be three stories or three stories over one level of parking. A two story height will be retained in all other residential areas. Based on the intensity of development and scale established by the Town Center and the demand for housing which will be generated by the expanding local employment base, residential developments of a more intense nature may be appropriate for portions of the Sakioka property. This is especially true for that area along the western property line adjacent to the Town Center. Mid or high rise residential towers in this area could provide a transition between the Town Center and the less intense residential areas to the east. Using the same number of dwelling units, additional

land area would be available for open space uses. By increasing the density of the existing residential land area, additional housing opportunities are created.

Depending upon the approach taken, amendments to the General Plan and Planned Development Residential zones may be required to permit the [illegible] of residential towers in this area. While the High Density Residential Land Use designation and PDR-HD zone do not [illegible] these classifications do include maximum [illegible] per acre. As such, the density [illegible] redistribute the number of per- [illegible] the west and lower densities [illegible] density does not exceed 30 units [illegible] units which cause the [illegible] would require the amend- [illegible] the previous section, the [illegible] resulting development may [illegible] amendments.

[illegible]

[illegible] will have significant and [illegible] surrounding communities. [illegible] the requested amendments [illegible] and environmental con- [illegible] attempted to discuss the [illegible] available circulation and [illegible] required should one [illegible]

[illegible] the future use of this [illegible] considerations. What level [illegible] for the project bene- [illegible] accept to provide adequate [illegible] base? What are the [illegible] of each Land Use and [illegible] from the 1977 Town Center [illegible] this discussion relates [illegible] interpreted by the Planning [illegible]

[illegible] guidelines:

[illegible] require modification to [illegible] Sakioka property regard- [illegible] Of the three circulations [illegible] the Anton Boulevard extension [illegible] has the greatest overall [illegible] Main/Sunflower/Anton inter- [illegible] alternative.

[illegible] ity to provide a reasonable [illegible] ities. Further, that the

City has the responsibility to provide a wide range of housing opportunities for all socio-economic segments of the community's existing and future population.

This application presents a number of complex issues which must be resolved during the Commission and Council consideration of the requested amendments. The decisions which must be made extend beyond the selections of the most appropriate circulation and land use options. In order to aid the Commission and Council, the issues or policy questions which must be addressed are listed below.

1. Which Circulation Element Option (Section VI) provides the most desirable solution to both the local and regional traffic/circulation problems?

2. Which Land Use Element Option (Section VII) provides the best balance between the competing social, economic and environmental benefits or impacts?

3. Relating to Land Use Option IV, are all of the uses permitted by the Industrial Park General Plan designation and zoning district compatible with the other adjacent planned land uses? Relating to both Land Use Options IV and V, should the Commercial Center General Plan designation and the PDC (Planned Development Commercial) zoning district be amended to permit noncommercial uses of a research and development or light industrial nature to prevent the location of incompatible industrial uses in the subsequent development of the subject property? (Section VII E).

4. Should the sections of the Municipal Code relating to parkland dedication requirements for residential developments be amended to allow alternative solutions (i.e., dedication of development rights, open space easements, public use/access easements, etc.) to the dedication of land in fee? (Section VIII C).

5. Should the maximum permitted densities in the High Density Residential General Plan designation and PDR-HD (Planned Development Residential-High Density) zoning district be amended to permit densities in excess of 30 units per acre? (Section VIII D).

X. GENERAL PLAN GUIDELINES

Previous sections of this report and the Draft EIR for this project have indentified significant environmental impacts which require mitigation to reduce the adverse impacts to acceptable levels. This is especially true for Land Use Options IV and V which propose intense multiple-use urban environments. Without mitigation, the only acceptable alternative may be continued agricultural production Low Density, or possibly, Medium Density Residential.

Because of the critical relation of these mitigation measures to the acceptability of Options IV and V, additional direction is needed to

ensure that the appropriate measures are implemented in a timely and consistent manner. Since the project will be constructed in phases by, possibly, a number of developers, it would be appropriate to provide the needed direction at this point in the planning process. The following implementation guidelines are presented to serve this function.

A. Project Phasing. To provide adequate housing opportunities for the future employees, portions of the residential and commercial/industrial components shall be developed concurrently. As noted previously, the proposed residential components will not provide housing opportunities for all ultimate employees of the project. As such, a one-to-one balance of housing units and employment opportunities will not be possible. This project timing guideline does, however, require equal proportions (as a percentage of the total residential or commercial/industrial component) to be constructed within the same project phase. These proportions shall be as equal as is practical and as approved by the Planning Commission and City Council.

B. Construction Timing. To ensure that the development of the project does not unduely burden the surrounding circulation network, construction of phases within the project shall not be completed prior to the completion of necessary street and/or intersection improvements to carry the traffic generated by each project phase. The CENTROCCS study has identified a variety of circulation system improvements which will be required to service anticipated development within the Study Area. The key to the success of the study recommendations lies in the concurrent improvement of the area's circulation system and development of the major projects in the area. Phase I developments within the proposed project shall not exceed 750,000 square feet of office development and 475 dwelling units, slightly more than half of ultimate development. Phase II developments within the project area shall not be commenced until Phase II CENTROCCS improvements have been funded by the appropriate implementing agencies unless alternative measures are approved by the Planning Commission and City Council.

C. Transportation System Management. To reduce, to the greatest extent possible, the vehicle trip demands on the surrounding street and freeway network, subsequent land and/or building leases shall include provisions which will require tenants/developers/building owners to implement the transportation system management measures included in the Draft EIR to the extent feasible considering the nature of the proposed use. Such measures include: staggered/flexible working schedules; transit fare reimbursement; adequate transit stop facilities; preferential, management controlled parking for high-occupancy vehicles; passenger matching services; preferential freeway on-ramp use for high-occupancy vehicles; employer-owned, employee-operated vehicles; bike paths and storage racks; and similar measures.

D. Housing Opportunities. To provide adequate housing accommodations to serve all economic segments of the community and to aid in minimizing traffic trip-ends, 25 percent of the future residential units shall be available for low- and moderate-income households. Every attempt shall be made to provide a balance of such units in sales and rental housing. Appropriate agreements shall be executed to ensure continued availability of these units for low- and moderate-income households.

E. Energy Consumption. To reduce the rate of consumption of natural gas and oil, the incorporation of solar energy systems in all components of the project shall be encouraged. Reliance on renewable energy sources has the potential for significant, long term benefits -- reduced consumption of nonrenewable energy sources, reduced air pollution and potential cost savings for future energy consumers.

GENERAL PLAN AMENDMENT GP-79-3A

I. INTRODUCTION

This privately initiated General Plan Amendment concerns the Saint John the Divine Protestant Episcopal Church property located southwest of Orange Avenue and Bay Street (Map 7). This property is currently designated Low Density Residential by the General Plan and a High Density Residential designation is requested in order to enable the construction of 36 senior citizen housing units. These units would be financed through HUD Section 202 funds. The proposed project includes a new church with ancillary facilities to also be located on the site. The Amendment is requested by Reverend Conrad A. Nordquist as authorized agent for the Bishop of the Protestant Episcopal Church.

II. AREA DESCRIPTION

The subject property is 2.015 acres in area. The westerly portion of the area is developed with the existing church and parking lot. A single-family residence occupies the southeasterly corner of the site. The remainder of the site is vacant. In order for HUD funds to be used in financing the proposed project, a Parcel Map will have to be processed to separate the Church and housing sites, although the church would retain management of both parcels.

Adjoining the subject property to the south are properties developed wit single- and multiple-family uses (Map 8). The General Plan designates this area s Medium Density Residential and the zoning is R2 except for one parcel at 20 Orange Avenue. This property is developed with a five unit apartment although zoned R1 and designated Low Density Residential.

West of the Study Area across Laurie Lane is also designated as Low Density Residential by the General Plan, although zoned R2-CP. This area of inconsistency includes ten parcels fronting on Laurie Lane and Fullerton Avenue which ar developed with duplexes and triplexes.

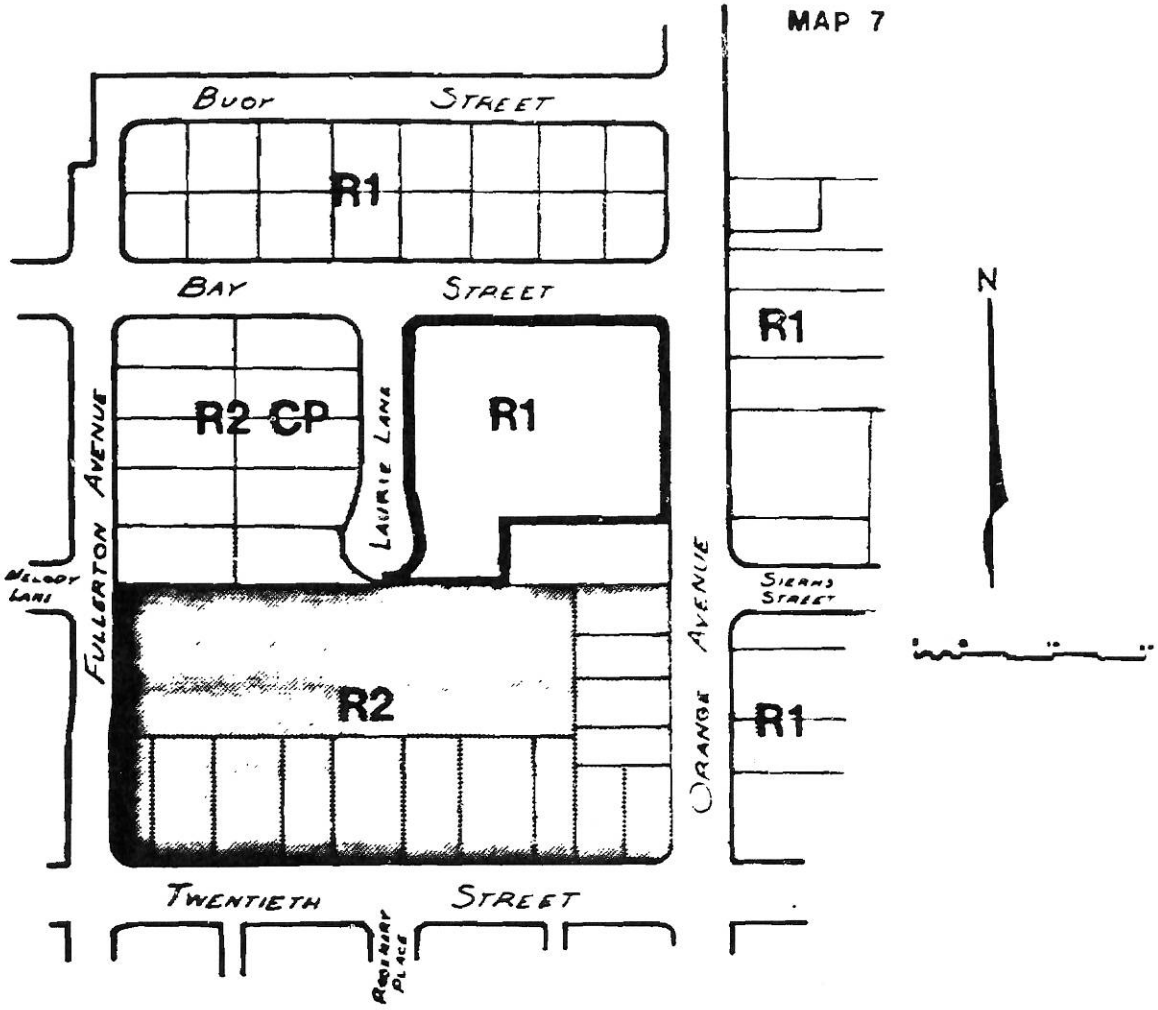
North of the Study Area are single-family homes along the north side of Bay Street. These properties are designated for Low Density Residential use and are zoned R1 The area east of Orange Avenue, zoned R1, is also indicated as Low Density Residential by the General Plan. Although most of the parcels are developed with single-family homes, there are several nonconforming properties with more than one unit, a frequent occurence throughout this easterly section of Costa Mesa. Directly across the street from the subject property is a day care center.

The Study Area for this Amendment has not been expanded to include adjacent areas with inconsistencies between the General Plan, zoning or land use. These areas are being examined in the studies being conducted for the Land Use Element of the General Plan.

GP·79·3A

OPTION I
EXISTING GENERAL PLAN
AND ZONING

MAP 7



GENERAL PLAN DESIGNATION

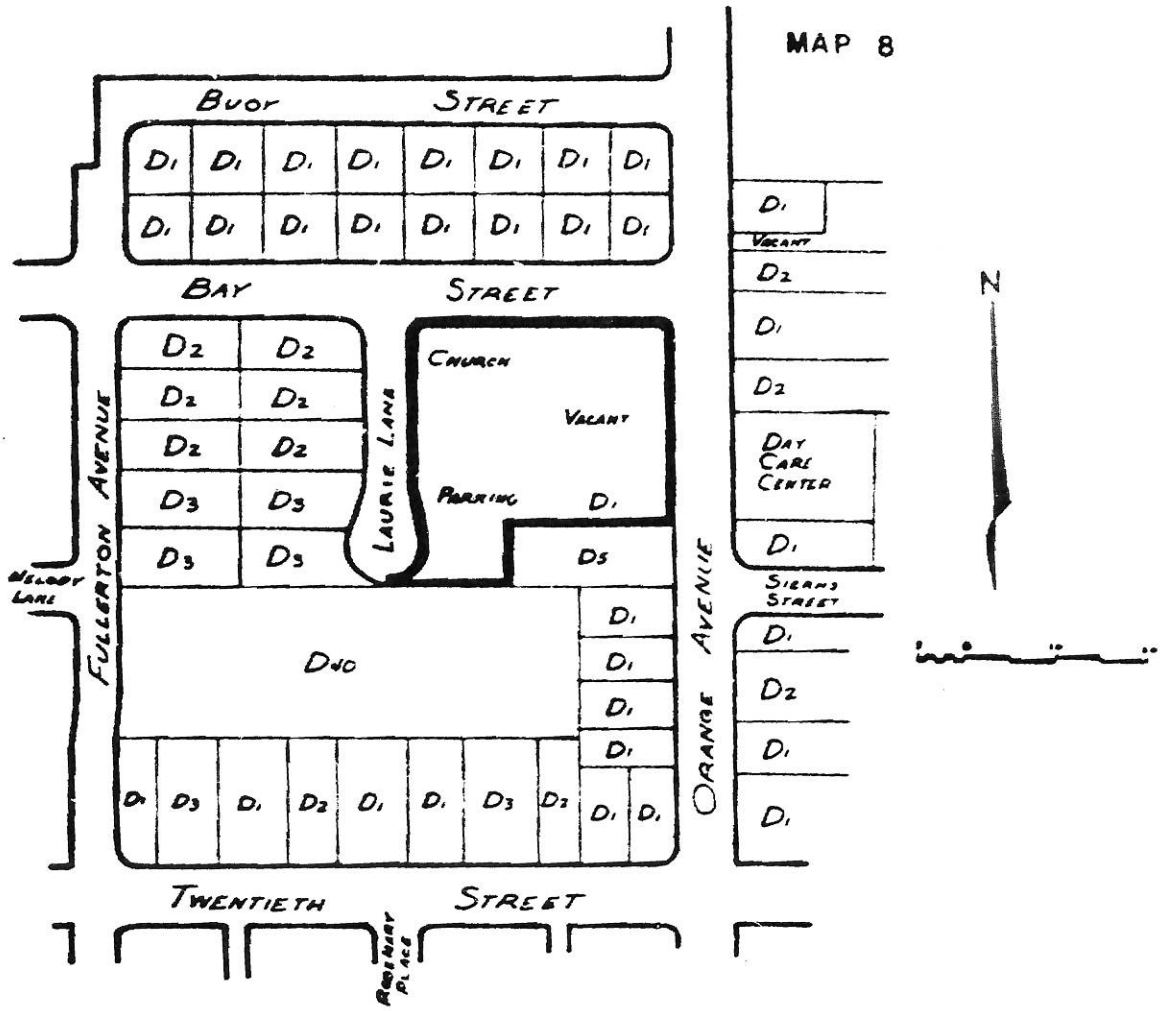
LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

GP·79·3A

LAND USE

MAP 8



D5: DWELLING/NUMBER OF UNITS [FIVE]

III. ENVIRONMENTAL REVIEW

An Initial Study of Environmental Impact was conducted for the proposed Amendment to the General Plan and the subsequent development of 36 senior citizen housing units and new church facilities. The impacts identified relate to circulation, land use and population. Since the new church is actually a relocation of an existing use, no new traffic or land use impacts would be caused. The 36 unit senior citizen apartment would have three potential areas of impact. Although an apartment building this size would normally generate approximately 290 vehicle trip ends daily, the tenant composition of this development is expected to result in substantially lesser traffic generation. Similarly, 36 apartment units would normally house an estimated 72 persons, however, the small unit size and tenant composition of this project will result in many single tenant units. Since the use is compatible with adjacent uses, no significant land use impacts are anticipated. The Initial Study concludes that a Negative Declaration of Environmental Impact can be adopted.

IV. GENERAL PLAN CONFORMITY

The requested Amendment has been examined in respect to the various elements and subelements of the General Plan currently being prepared. Although the General Plan has not been adopted, the proposed Amendment and subsequent development have been compared to those applicable components which will be included in the General Plan (Table 3).

Of the eight sections of the Environmental Resources/Management Element, the impact on open space appears to be the only significant concern. The majority of the site is vacant and planted with grass. Development of the project will eliminate this private open space, which is not included in the City's inventory of interim open space.

Several applicable concerns were identified in comparing the proposed Amendment and development with the subelements of the Community Development/Management Element. The project involves private redevelopment of the property. The new development will play a significant role in maintaining or altering the image of the existing neighborhood. The church, which will be located on a more visible portion of the site, will be a prominent feature. The housing and other facilities to be provided for elderly persons are consistent with the needs identified in both the Human Resources and Housing Subelements. Because of the density of the units, an amendment to the current General Plan and Land Use Ordinance may be necessary to permit more than 30 units per acre. The Housing Subelement being prepared will include a means of permitting increased densities for projects which meet the needs of households with specialized housing requirements. The project will cause an increased demand for public services in this area. However, the property will not generate property taxes since it will be operated by a non-profit organization.

The land use concerns, discussed in greater length later in this report, are also being examined in the studies being conducted for the Land Use Element. The requested High Density Residential designation is one of three being considered for the area. Low and Medium Denisty Residential are also being considered for the subject and adjacent properties.

TABLE 3. GENERAL PLAN/PROPOSED AMENDMENT CONFORMITY

ELEMENT/SUBELEMENT	COMMENTS
I. Environmental Resources/ Management Element	
A. Open Space	A. Although a large portion of this site is vacant, it is not included in the inventory of interim open space.
II. Community Development/ Management Element	
A. Redevelopment	A. Replacement of the existing structures with those included in this project is a form of private redevelopment.
B. Urban Design	B. The design of the proposed development, particularly that of the Church, will impact the image of the neighborhood.
C. Human Resources	C. Providing housing and recreation facilities for persons with specialized requirements is consistent with needs identified.
D. Housing	D. Project provides housing for households with special needs. Project may exceed the maximum density of the High Density Residential designation, requiring a density bonus for including specialized housing.
E. Public Facilities and Services	E. Project will cause general increase in demand for public services.
F. Economic	F. Being tax exempt, the project will not generate property tax revenue.
III. Land Use Element	The proposed designation of High Density Residential is one of three being considered for the subject and adjacent properties in the land use studies.

V. LAND USE OPTIONS

Four land use options have been prepared which compare the existing General Plan and zoning (Option I) with the requested Amendment. Options II, III and IV all discuss a High Density Residential Land Use designation but present different zoning alternatives.

A. Option I (Map 7) retains the existing Low Density Residential Land Use designation and the R1 zoning. This arrangement would be compatible with the General Plan and zoning of properties across the streets to the north and east, although dissimilar to the General Plan designation, zoning or development of adjacent properties in the same block. The specific use being considered for the site would not be permitted in the R1 zone, and the unit density exceeds the General Plan Low Density Residential maximum.

   If the R1 zoning is retained, eventual residential redevelopment would permit the subdivision of the subject property and construction of approximately 14 single-family homes on the subject property.

B. Option II (Map 9) would amend the General Plan designation to High Density Residential and establish Planned Development Residential-High Density, PDR-HD, zoning on the entire Study Area.

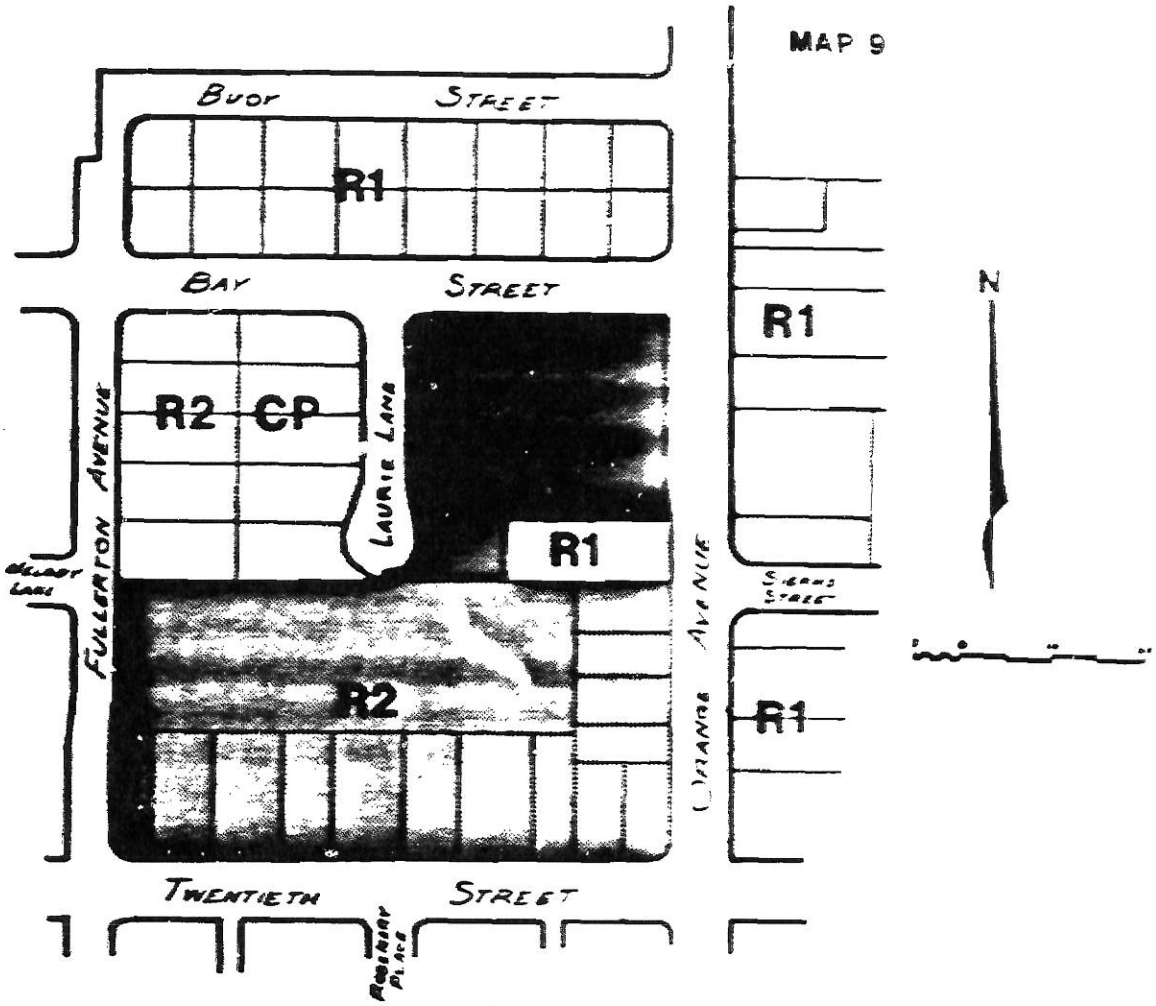
   Planned Development zoning has the purpose of encouraging the application of more imaginative and innovative planning concepts than would be permitted under convertional zoning categories. One of the applicable intents of the Planned Development Ordinance is to enable developments which meet the broader goals of the General Plan through the integration of uses. The PDR zones permit complimentary uses of a religious or educational nature. Thus the church and related classrooms would be considered complimentary uses and the dual use of the property would be accommodated. The existing church building is proposed to be used by both the church congregation and the senior citizens. This shared use is in accordance with the Planned Development concept, which encourages the integration of uses and structures.

   The PDR-HD zone permits residential development at a density of 15 to 30 units to the acre. Considering the entire site in the calculation of density would result in a ratio of 17.9 units per acre with the 36 units proposed.

   A conceptual site plan had been prepared which places the Church on the corner of Orange Avenue and Bay Street and the apartment units near the southerly end of Laurie Lane. This plan did not have the 25 foot setback or the amount of parking required by Planned Development zoning. It also appeared that maximum site coverage of 29 percent was exceeded and that the minimum 42 percent open space requirement was not attained. However, this initial plan was intended to be only conceptual. The project proponents are aware that the preparation of the actual site plan will require a more careful consideration of applicable development standards.

GP·79·3A

OPTIONS II, III, & IV



GENERAL PLAN DESIGNATION

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

OPTION II: PDR-HD ZONING FOR ENTIRE SITE

OPTION III: R4 ZONING FOR APARTMENT PORTION OF SITE, I&R FOR REMAINDER

OPTION IV: I&R ZONING FOR ENTIRE SITE, GENERAL PLAN AMENDMENT NOT ESSENTIAL BUT ADVISABLE

[illegible] General Plan designation of the [illegible] The portion of the site to be [illegible] would be rezoned R4 and the remainder [illegible]

[illegible] to the High Density Residential [illegible] more than 30 units to the acre. [illegible] into two parcels, the residential [illegible] respective parcel. The residential [illegible] acres in area, resulting in a [illegible]

[illegible] classification to allow more than [illegible] its application in the Downtown [illegible] Area Plan, an element of the General [illegible] Area, over 35 units per acre can be [illegible] housing. In order to accom- [illegible] similar proposals in the future, the [illegible] be amended to allow densities in [illegible] has the specific intent of provid- [illegible] families and individuals with [illegible] of such households would be [illegible]

[illegible] Plan classification, the property [illegible] R4 zone (OMMC§ 13-178) would also [illegible] the processing of a Conditional Use [illegible] permitted by the R4 zone in the [illegible] would have to be expanded to [illegible] allowed Citywide when a project has [illegible]

[illegible] the list of permitted uses in the [illegible] zone. Churches are not listed as a [illegible] although they have been allowed in this [illegible] Although a Zone Exception could be [illegible] church, it may be appropriate to add [illegible] establishments for religious worship as [illegible] accommodate the current proposal as well [illegible]

[illegible] amending the General Plan to High Density [illegible] and the establishment of [illegible] R zoning. In addition to adding [illegible] R zone as discussed under Option III, [illegible] would be further amended to include housing as [illegible]

Under [illegible] Use Permit could be granted to allow [illegible] managed by the primary conforming user [illegible] would thus allow the proposed units since [illegible] the Divine Church.

It should be pointed out that the General Plan would not necessarily require amendment if the I & R zoning is modified as discussed above. However, the retention of a Low Density Residential Land Use designation may not be appropriate if the City actually plans to allow a development with a unit density which far exceeds that associated with a Low Density Residential area.

Costa Mesa contains 1,763 acres of land zoned Institutional and Recreational. Amending the I & R zone to allow housing as a conditional use could have widespread potential applicability.

VI. RECOMMENDATION

Planning Staff recommends implementation of Option II. The proposed development is in accordance with Housing Element Goal No. 2 in that it provides housing for families and individuals with specialized housing requirements. A High Density Residential General Plan designation and PDR-HD zoning will permit the uses proposed without requiring modification to the existing General Plan classifications or Land Use Ordinance. Although the size of the parcel for the apartment development results in a density exceeding 30 units per acre for that individual parcel, both the church and apartment parcels can be used in the calculation of density since a Planned Development is defined as an area developed as an integrated unit under single ownership or control and having a Planned Development designation. The shared use of the existing church building is an example of the integration of uses on the subject property. Establishment of Planned Development zoning on the site will also afford review of the development by both Planning Commission and City Council.

A High Density Residential designation would be consistent with existing General Plan designations east of Orange Avenue, which are predominantly Medium and High Density Residential. The adjacent areas of inconsistency will remain as Low Density Residential; however, they will be re-examined in the considerations of the upcoming Land Use Element.

RESOLUTION NO. PC-79-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT, GP-79-3A TO AMEND THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 183 E. BAY STREET AND 2043 ORANGE AVENUE FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.

THE COSTA MESA PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

THAT, WHEREAS, pursuant to applicable provisions of the California Government Code, Title 7, Chápter 3, the Costa Mesa Planning Commission has processed and reviewed the proposed amendment to the General Plan of the City of Costa Mesa as designated herein; and

WHEREAS, the purpose of General Plan Amendment GP-79-3A is to enable the construction of low and/or moderate income senior citizen housing units; and

WHEREAS, the requested amendment is consistent with the goals of the Housing Element of the General Plan to provide housing for families and individuals with specialized housing requirments; and

WHEREAS, the requested General Plan Amendment is consistent with the General Plan designations and development in the immediate vicinity; and

WHEREAS, pursuant to the California Government Code Section 65351, said Planning Commission herewith transmits its recommendation to the City Council, as found, determined and decided upon at a duly noticed public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED that based upon the findings as set forth in the Planning Division Staff Report for General Plan Amendment GP-79-3A be, and is hereby recommended for approval to amend the General Plan Designation of the property located at 183 E. Bay Street and 2043 Orange Avenue from Low Density Residential to High Density Residential.

PASSED AND ADOPTED THIS 8th day of October, 1979

Richard Carstensen

Richard Carstensen, Chairman of the
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, DOUGLAS K. CLARK, hereby certify that the foregoing Resolution No. PC-79-14 was duly adopted at a regular meeting of the Costa Mesa Planning Commission which was held on the 8th day of October 1979, and carried by the following roll call vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Douglas K. Clark
Acting Secretary, Costa Mesa Planning Commission

APPROVED AS TO FORM:

CITY ATTORNEY

BY: Kim Wood
Assistant City Attorney

APPROVED AS TO CONTENT:

Douglas K. Clark for CWR
Development Services Director

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626

TO: Reverend Conrad A. Nordquist
183 Bay Street
Costa Mesa, CA 92627

FROM: THE PLANNING DEPARTMENT

DATE: October 11, 1979

RE:

General Plan Amendment GP-79-3A

Specific Plan _____

Precise Plan _____
(Streets)

Abandonment _____

Other _____

At the regular meeting of the Costa Mesa Planning Commission held on October 8, 1979, the above was considered and the following action taken:

It was moved by Mrs. DiDomenico, seconded by Dr. Thyen and carried 5-0 that Option 2 contained in the Planning Division Staff Report be recommended for approval.

SIGNED: Charles W. Roberts
Charles W. Roberts, Planning Director

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200 (714) 556-5223

FROM THE OFFICE OF THE CITY CLERK

TO: Reverend Conrad A. Nordquist
2043 Orange Avenue
Costa Mesa, California, 92627

DATE: October 17, 1979

RE:
- [ ] Zone Exception Permit No. _____
- [ ] Subdivision No. _____
- [ ] Rezone Petition No. _____
- [ ] Tentative Tract No. _____
- [ ] Final Tract No. _____
- [ ] Building Moving No. _____
- [ ] Communication of _____
- [x] General Plan Amendment GP-79-3A

FROM: OFFICE OF THE CITY CLERK

CC: Bishop of the Episcopal Church
Planning Department

At the regular meeting of the Costa Mesa City Council held on October 15, 1979,

the above was considered and the following action taken:

General Plan Amendment GP-79-3A, to amend the land use designation for property located at 183 East Bay Street and at 2043 Orange Avenue, was set for public hearing on November 5, 1979, at 6:30 P.M., in the Council Chambers of City Hall.

Yours very truly,

EILEEN P. PHINNEY
City Clerk

0014-16

Authorized to Publish Advertisements of all kinds, including public notices by Decree of the Superior Court of Orange County, California, Number A-6214, dated 29 September, 1961, and A-24831, dated 11 June, 1963.

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA

County of Orange

Public Notice Advertising covered by this affidavit is set in 6 point with 10 pica column width

I am a Citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the below entitled matter. I am a principal clerk of the Orange Coast DAILY PILOT, with which is combined the NEWS-PRESS, a newspaper of general circulation, printed and published in the City of Costa Mesa, County of Orange, State of California, and that a Notice of Public Hearing

(City Council of Costa Mesa)

of which copy attached hereto is a true and complete copy, was printed and published in the Costa Mesa, Newport Beach, Huntington Beach, Fountain Valley, Irvine, Saddleback Valley, Laguna Beach and the South Coast communities issues of said newspaper for one issue(s) of

October 26, 197 9

, 197

, 197

, 197

, 197

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed on October 26, 197 9 at Costa Mesa, California.

Signature

proof of Publication of

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City Council of the City of Costa Mesa on November 5, 1979, at the hour of 6:30 p.m., in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa, on the following item:

General Plan Amendment GP-79-3A, Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West Fourth Street, Los Angeles, to amend the land use designation for property located at 165 East Bay Street and at 2045 Orange Avenue. Environmental Determination: Negative Declaration.

NOTICE IS FURTHER GIVEN that at said time and place any and all persons interested may appear and be heard by the City Council on the aforementioned item.

ELLEEN P. PHINNEY, City Clerk

Published Orange Coast Daily Pilot October 26, 1979 6071-79

PROOF OF PUBLICATION

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

November 1, 19 79

TO City Council **FROM** Doug Clark, Assistant Planning Director

RE: GENERAL PLAN AMENDMENT 79-3A,
ST. JOHN THE DIVINE EPISCOPAL CHURCH
CITY COUNCIL MEETING NOVEMBER 5, 1979

The City Council will consider General Plan Amendment GP-79-3A for St. John the Divine Episcopal Church at Orange and Bay Streets at the November 5, 1979 meeting. The Staff Report on this item was distributed to the Council along with the report for the Sakioka proposal. Therefore, a new report will not be distributed.

If you need an additional copy, please contact the Planning Department.

DC:sm

General Plan Amendment GP-79-3A, for Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West Fourth Street, Los Angeles, California, for to amend the Land Use ~~to consider plan amendment~~ from Low Density Residential to High Density Residential. Environmental Determination: Negative Declaration.

PUBLIC HEARING
FINAL ACTION by
City Council
Recommend adoption
of Option 2

Set for pub. hrg.

Osig.

RESOLUTION NO. 79-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ~~THE CITY COUNCIL OF THE~~ CITY OF COSTA MESA CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT GP-79-3A, AMENDING THE GENERAL PLAN OF THE CITY OF COSTA MESA.

WHEREAS, the General Plan 1990, as amended, was adopted by the City Council of the City of Costa Mesa by Resolution No. 71-27 on April 5, 1971; and

WHEREAS, General Plan Amendment GP-79-3A, a plan to change the proposed land use at 183 East Bay Street and at 2043 Orange Avenue has been recommended for adoption by the Planning Commission; and

WHEREAS, the change recommended for adoption by the Planning Commission is Option II, from Low Density Residential to Planned Development Residential-High Density, PDR-HD; and

WHEREAS, public hearing ws duly held in accordance with Section 65355 of the Government Code of the State of California, all persons having been given the opportunity to be heard, both for and against said Amendment GP-79-3A to the General Plan; and

WHEREAS, this Council deems it to be in the best interest of the City that said Amendment to the General Plan be adopted;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa that General Plan 1990 is hereby amended by the adoption of Option II of General Plan Amendment GP-79-3A, as shown on Exhibit "A", attached hereto and made a part hereof.

PASSED AND ADOPTED this 5th day of November, 1979.

ATTEST:

Eileen P. Phinney
City Clerk of the City of Costa Mesa

Mayor of the City of Costa Mesa

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF COSTA MESA)

APPROVED AS TO FORM

CITY ATTORNEY

I, EILEEN P. PHINNEY, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. 79-132 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 5th day of November, 1979.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 6th day of November, 1979.

WHEREAS, General Plan Amendment GP-79-3A, a plan to change the proposed land use at 183 East Bay Street and at 2043 Orange Avenue has been recommended for adoption by the Planning Commission; and

WHEREAS, the change recommended for adoption by the Planning Commission is Option II, from Low Density Residential to Planned Development Residential-High Density, PDR-HD; and

WHEREAS, public hearing ws duly held in accordance with Section 65355 of the Government Code of the State of California, all persons having been given the opportunity to be heard, both for and against said Amendment GP-79-3A to the General Plan; and

WHEREAS, this Council deems it to be in the best interest of the City that said Amendment to the General Plan be adopted;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa that General Plan 1990 is hereby amended by the adoption of Option II of General Plan Amendment GP-79-3A, as shown on Exhibit "A", attached hereto and made a part hereof.

PASSED AND ADOPTED this 5th day of November, 1979.

ATTEST:

Eileen P. Phinney
City Clerk of the City of Costa Mesa

Mayor of the City of Costa Mesa

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF COSTA MESA)

APPROVED AS TO FORM

CITY ATTORNEY

I, EILEEN P. PHINNEY, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. 79-132 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 5th day of November, 1979.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 6th day of November, 1979.

Eileen P. Phinney
City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

From the Desk of . . .

CHARLES W. ROBERTS

Eileen:

Attached is your file for G.P.A. 79-3A which I borrowed last night. Thanks

Charlie

CITY OF COSTA MESA

[illegible] P.O. BOX 1200 (714) 556-5223

FROM THE OFFICE OF THE CITY CLERK

TO [illegible]

FROM [illegible]

CC [illegible]

DATE November 7, 1979

RE.

- [ ] Zone Exception Permit No. _____
- [ ] Subdivision No. _____
- [ ] Rezone Petition No. _____
- [ ] Tentative Tract No. _____
- [ ] Final Tract No. _____
- [ ] Building Moving No. _____
- [ ] Communication of _____
- [x] General Plan Amendment GP-79-3A

At the [illegible] meeting of the Costa Mesa City Council held on Monday, November 5, 1979, the above was considered and the following action taken:

[illegible] A RESOLUTION OF THE CITY COUNCIL OF THE [illegible] ADOPTING GENERAL PLAN AMENDMENT [illegible] TO THE GENERAL PLAN OF THE CITY OF COSTA MESA, [illegible]

Yours very truly,

EILEEN P. PHINNEY
City Clerk

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626

NOTICE OF DETERMINATION

To: Clerk of the Board
County of Orange
P. O. Box 687
Santa Ana, CA 92702

Project Number _____

Applicant _____

Project Title _____

Project Location _____

Decision _____

Decision By _____ Date _____

☑ Negative Declaration Published Date _____

☐ Environmental Impact Report Filed Date _____

Environmental Impact Determination _____

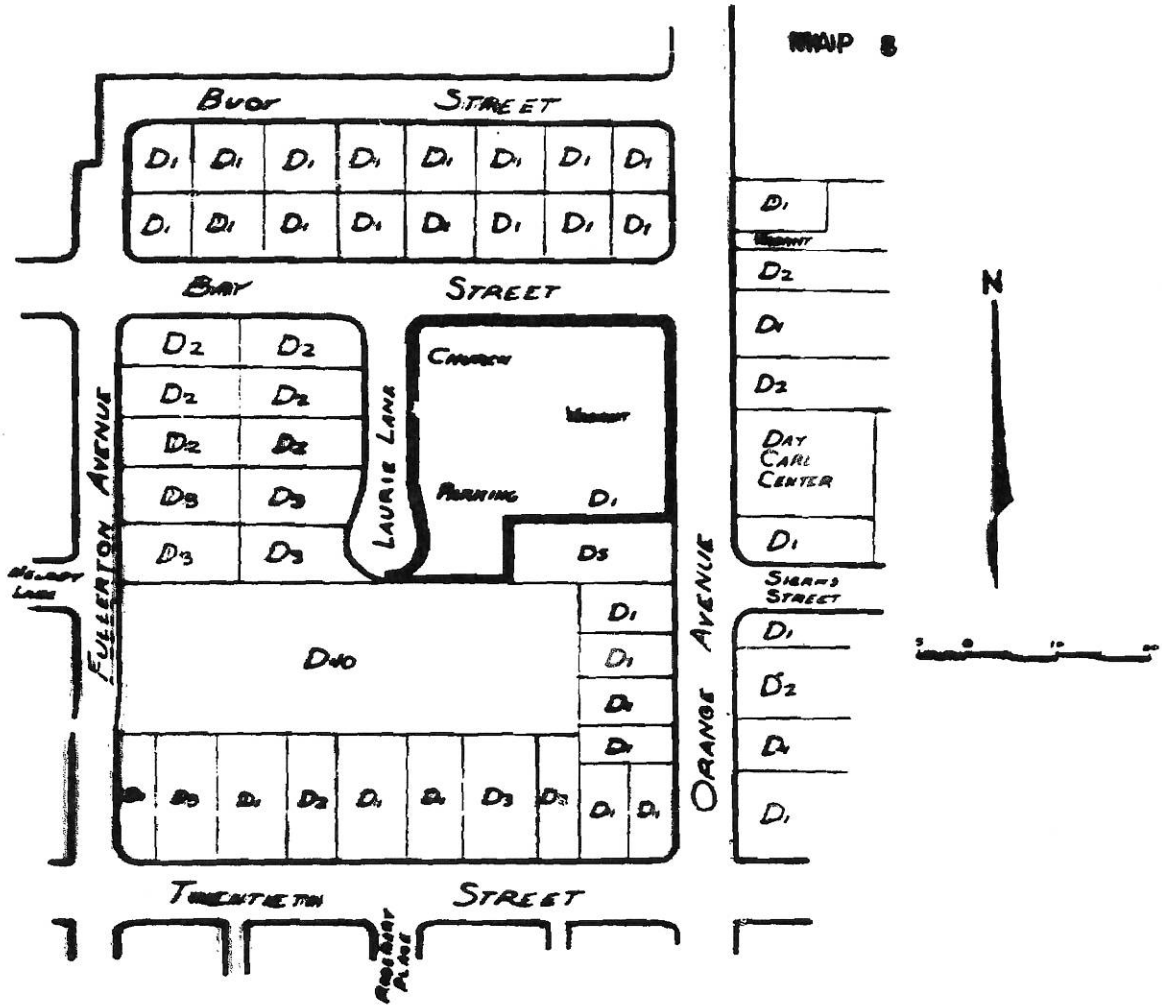
Approved by _____ Date _____

CMF 0342-32 Rev. 7/78 White - County Clerk; Canary - Project File.

CP-79-3A

LAND USE

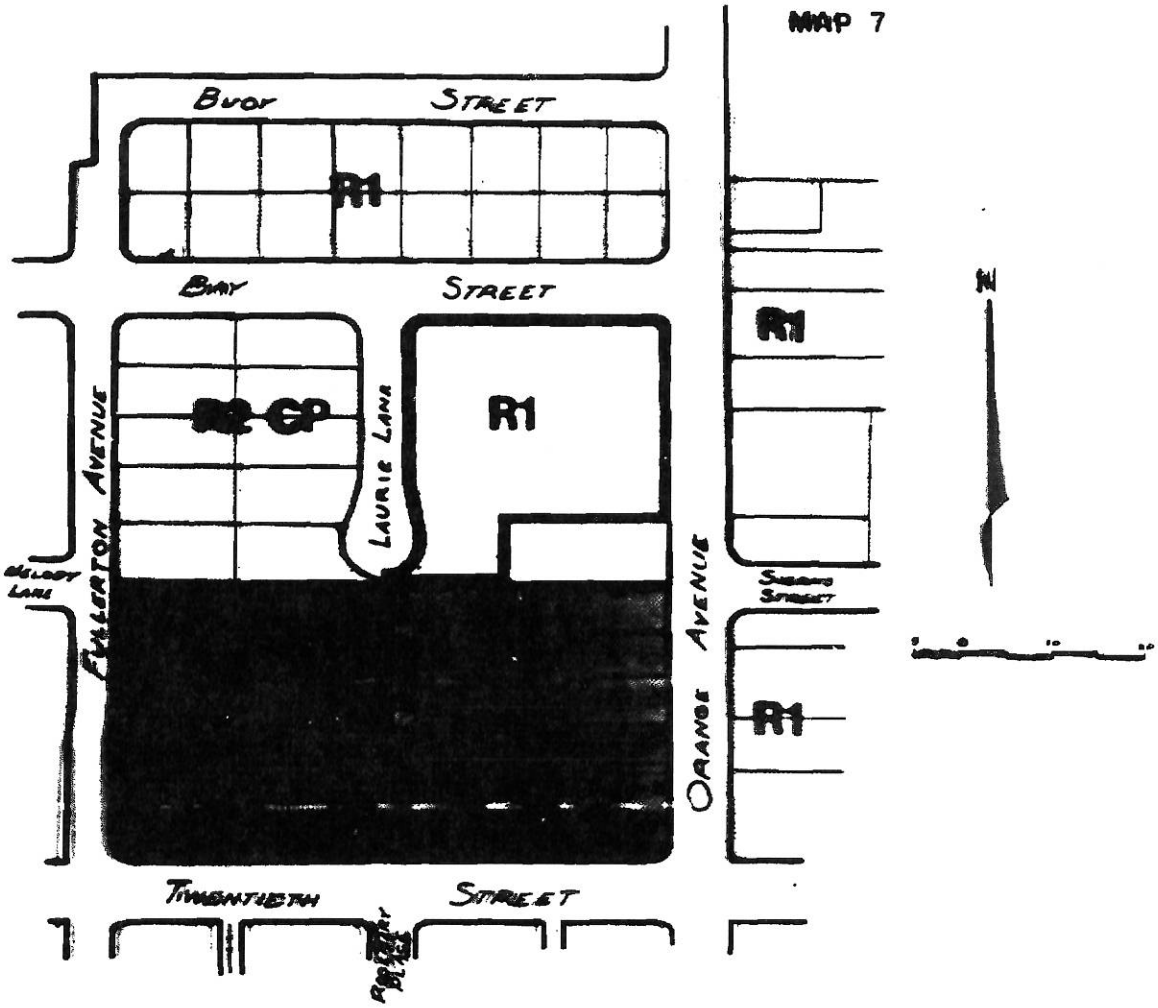
MAP 8



D5 : DWELLING/NUMBER OF UNITS [FIVE]

GP-79-3A
OPTION 1
EXISTING GENERAL PLAN
AND ZONING

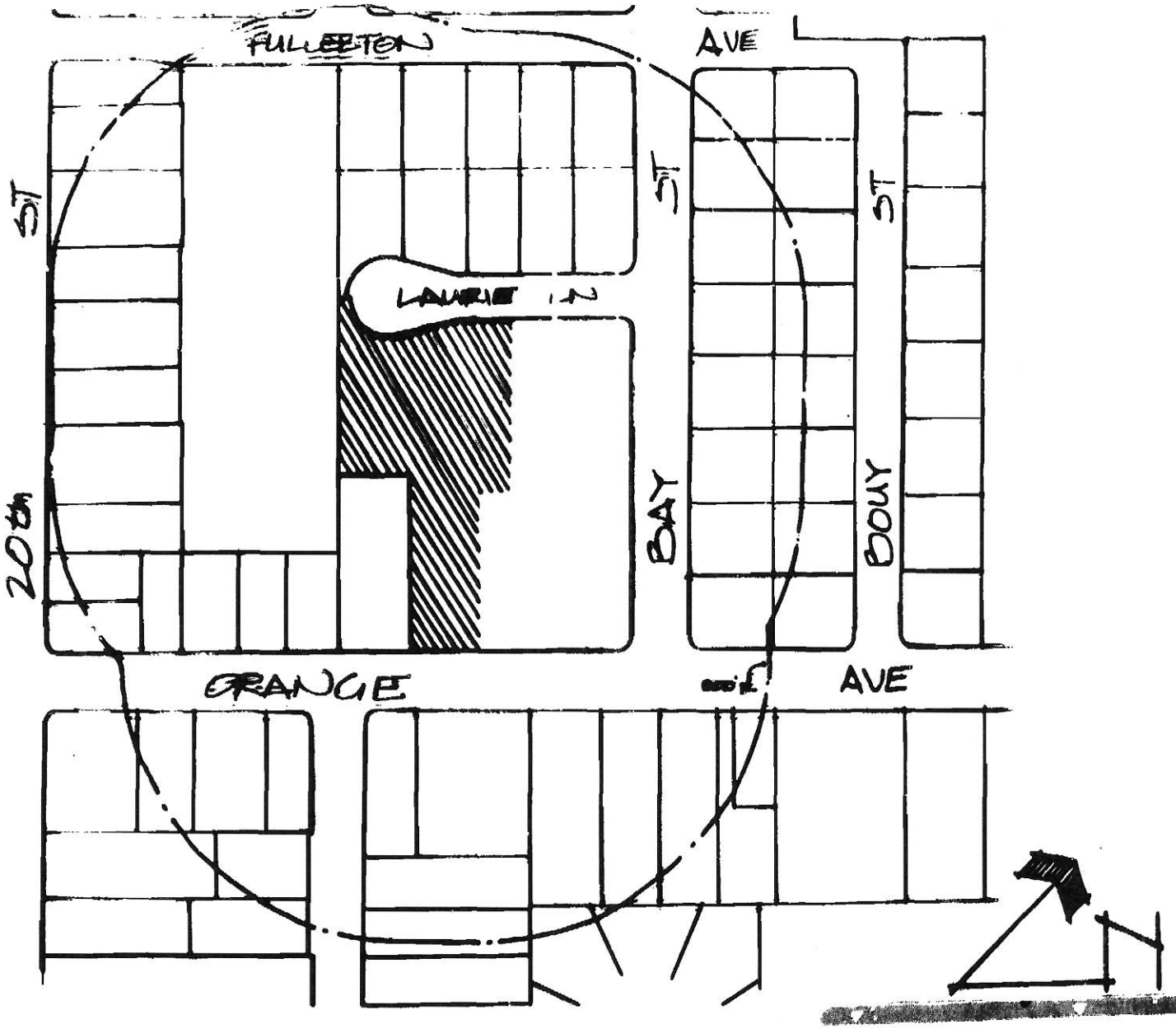
MAP 7



GENERAL PLAN DESIGNATION

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

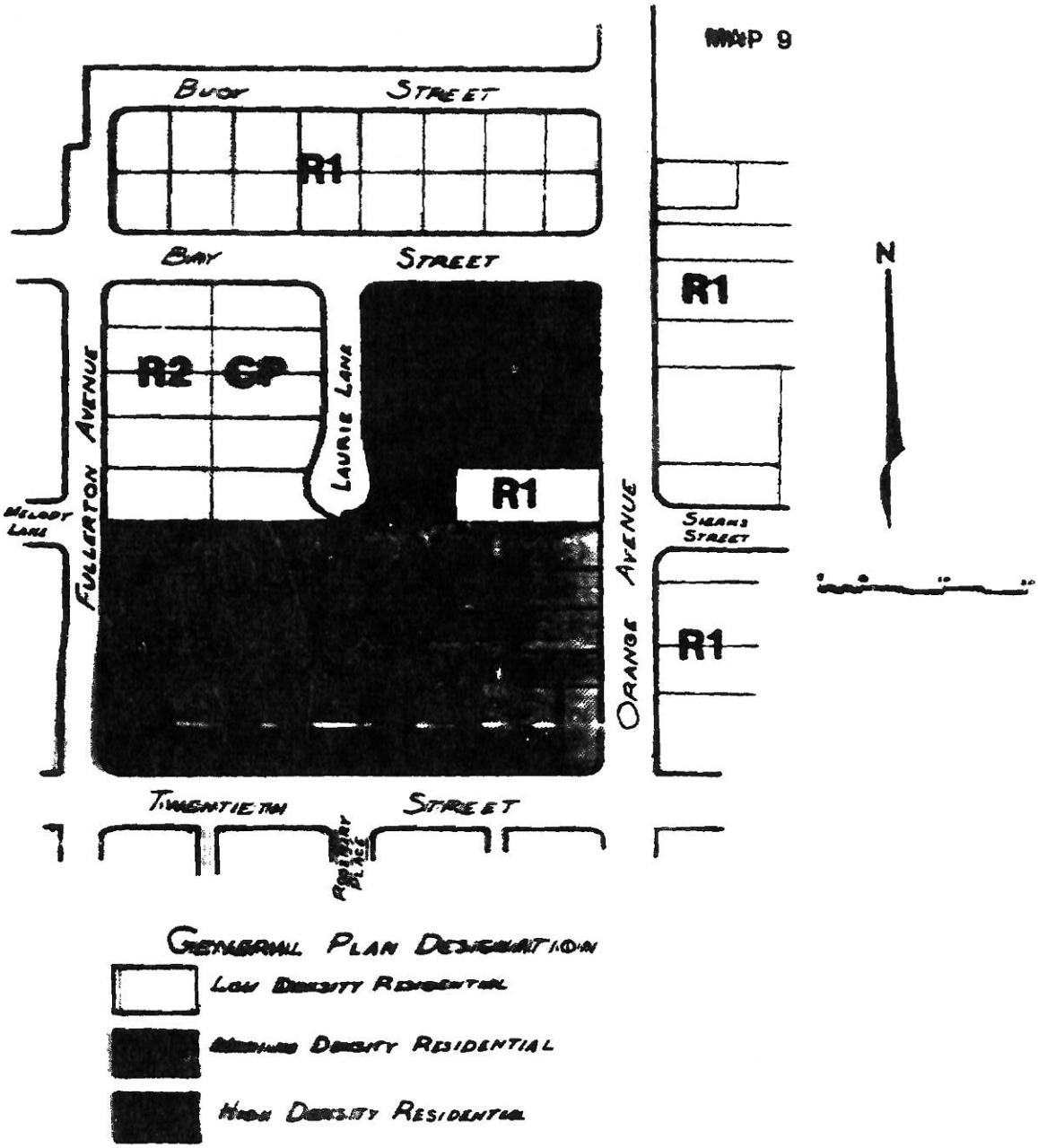


GP-79-3A
Nordquist/Church

183 Bay Street

GP-79-34A

OPTIONS II, III, & IV



OPTION II: PDR-HD ZONING FOR ENTIRE SITE

OPTION III: R4 ZONING FOR APARTMENT PORTION OF SITE, I&R FOR REMAINDER

OPTION IV: I&R ZONING FOR ENTIRE SITE, GENERAL PLAN AMENDMENT NOT ESSENTIAL BUT ADVISABLE

TABLE 1 (Continued)

ELEMENT SUBELEMENTS	PROGRAM STATUS	
F. Public Facilities and Services i Utility Infrastructure ii Transportation iii Circulation iv Scenic Highways v Other Community Services vi City Services	In Progress	F.
G. Economic Resources	In Progress	G.
H. Energy	Draft Complete	H.
III. Land Use Element	In Progress	Th the

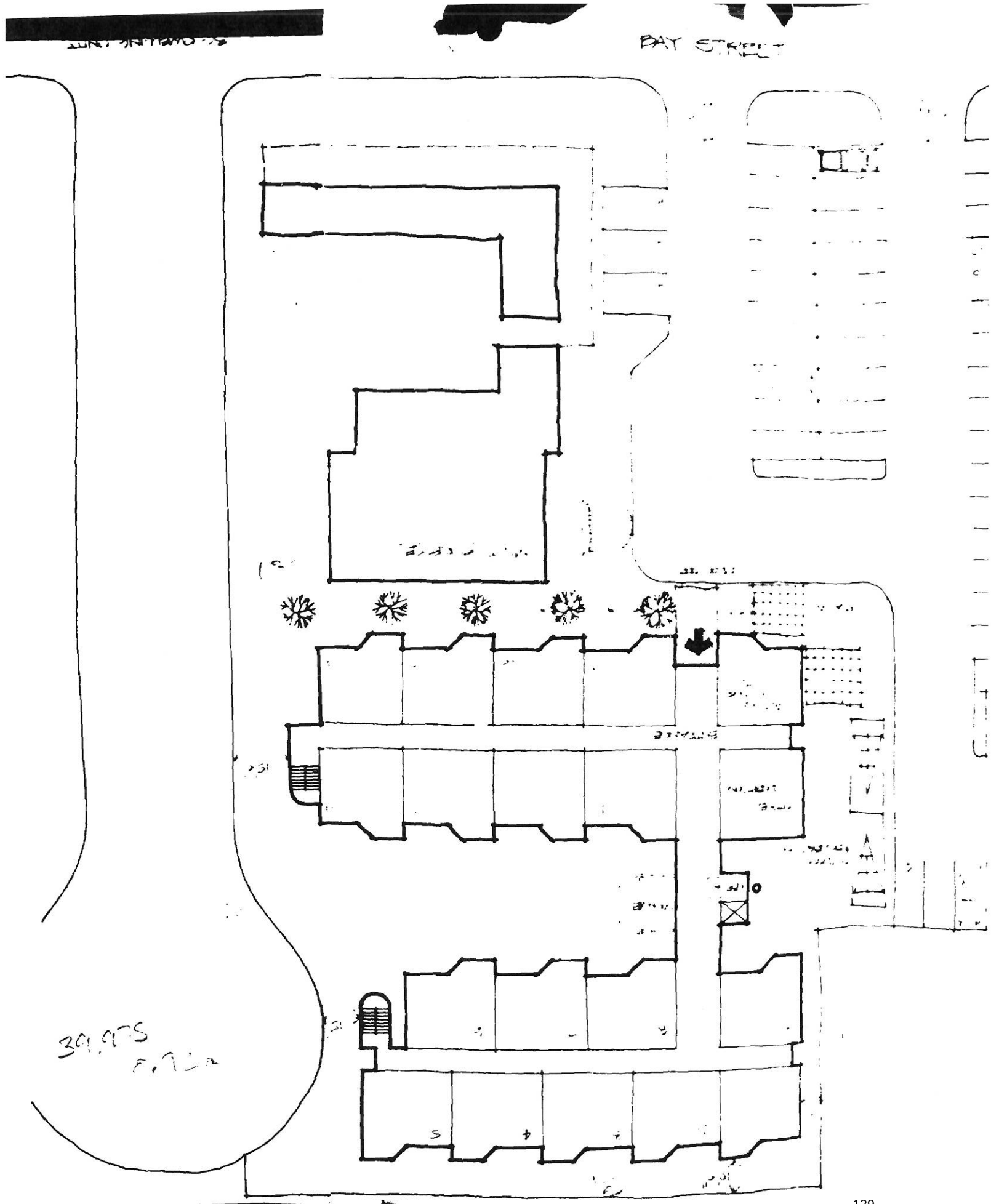
COMMENTS

F. Project will increase demand for utility and public services. Sufficient utility infrastructure exists to serve projected demand. Proposed intensity of use of project and town center are conducive to the provision of public transportation service. Project and other developments will result in substantial increases in traffic volumes and will [illegible] of surrounding street network. Implementation of proposed transportation systems management plans will reduce the scope of these impacts. The schematic plan submitted with the requested amendment encompasses an expensive parkway and median improvement component. Proposed residential areas will increase demand for school and library service. Proposed project will increase general demand for public services provided by Costa Mesa. Additional manpower and equipment for police and fire protection will be required. Traffic congestion in the area may impede public safety and emergency vehicle access. A new fire station site (approximately 30,000 sq. ft.) is required to provide adequate fire protection and prevention services.

G. Conversion of existing agricultural fields to intense urban development will result in substantial increases in both municipal revenues and expenditures attributable to the subject property. The degree to which revenues balance expenditures in the short and long term timeframe requires further analysis.

H. Project will increase consumption of non-renewable energy resources. Development will comply with applicable energy conservation building regulations (Title 24) and solar access rights legislation.

The applicants' proposal is one of three alternative land use options under consideration and study in the land use element.


BAY STREET
39,975

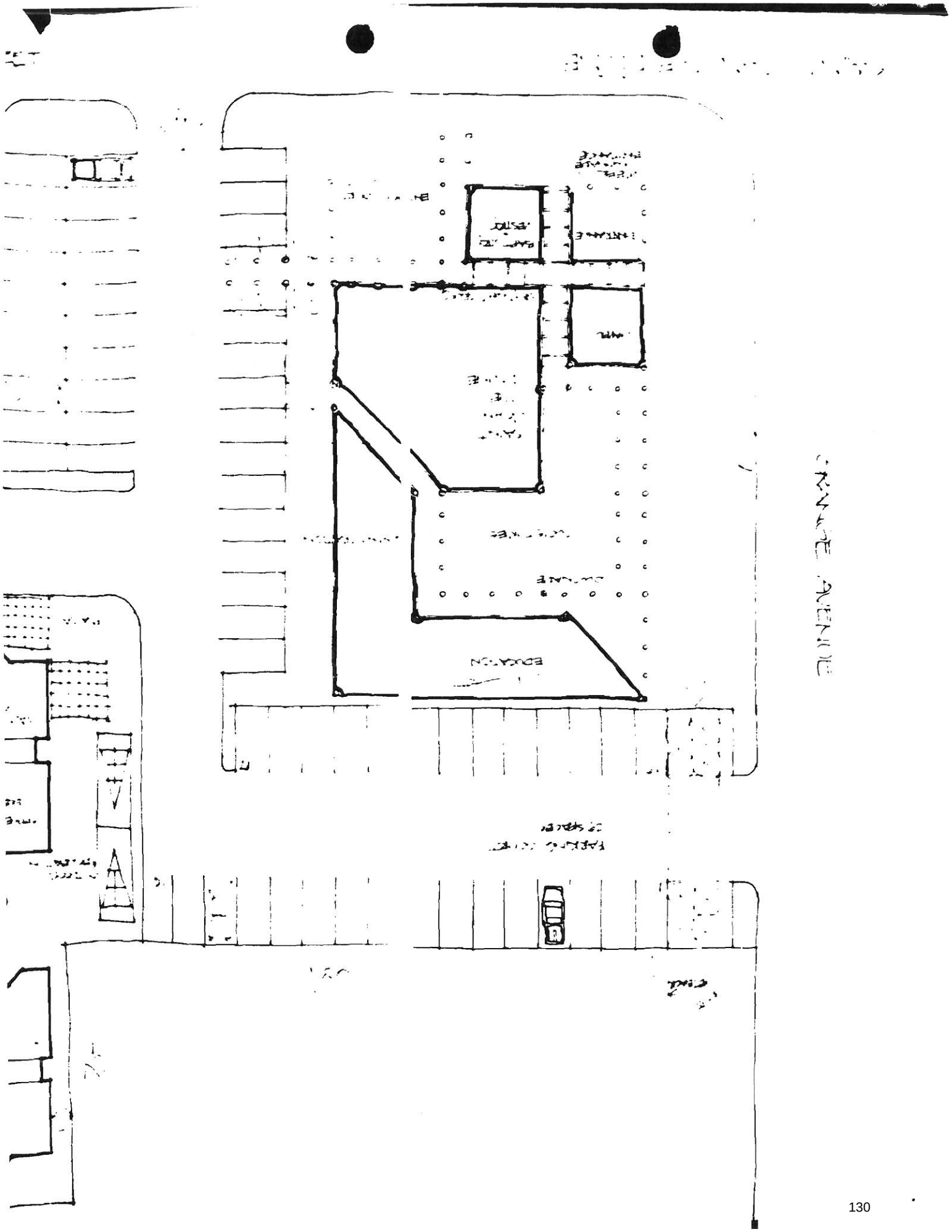

ORANGE AVENUE
EDUCATION
PARKING AREA
OF SPACES

TABLE 1 GENERAL PLAN/PROPOSED AMENI

ELEMENT/SUBELEMENTS	PROGRAM STATUS	
I. ENVIRONMENTAL RESOURCES/ MANAGEMENT ELEMENT		
A. Climate		A. Propo
B. Air Quality		B. Propo expos conce Air Q
C. Hydrology		C. Subje substa
D. Biological Resources	Element Accepted by Planning Commission and City Council	D. No ra exist
E. Open Space		E. Devel of int
F. Geology		F. Subje Site-s identi
G. Historical Resources		G. A ligl neces
H. Noise		H. Subje Oran devel
II. COMMUNITY DEVELOPMENT/ MANAGEMENT ELEMENT		
A. Redevelopment	Draft Complete	A. NOT
B. Coastal Resources	Draft Complete	B. NOT
C. Urban Design	Draft Complete	C. Scher multi tie pı
D. Human Resources	Draft Complete	D. The i incon
E. Housing	In Progress	E. Propo (pote mit c woul comn reduc gener that

OPOSED AMENDMENT CONFORMITY

COMMENTS

A. Proposed project will be designed and oriented to take advantage of local climate.

B. Proposed project will incrementally degrade local and regional air quality. Subject [illegible] exposed to high traffic-generated pollution levels from adjacent freeways. Mixed [illegible] concept and proposed transportation systems management plans are [illegible] Air Quality Management Plan.

C. Subject property is not located in a designated flood [illegible] Proposed [illegible] substantial increase in demand for water.

D. No rare or endangered plant or wildlife species [illegible] exist within the project boundaries.

E. Development of the proposed project will reduce supply of Prime Agricultural [illegible] of interim open space. Additional park land will be required to serve [illegible]

F. Subject property has a moderate potential for liquefaction in the event [illegible] Site-specific engineering studies will be required to determine [illegible] identify appropriate foundation and building design [illegible]

G. A light shell scatter is located near the south central property line. [illegible] necessary to determine significance of site and need for salvage.

H. Subject property is impacted by high noise levels generated by adjacent streets [illegible] Orange County Airport. Areas of highest noise impact proposed [illegible] development subject to state noise standards (title 25).

A. NOT APPLICABLE

B. NOT APPLICABLE

C. Schematic site plan indicates strong urban design features. Consist[illegible] multiple use circulation plan creates internal project identity. Concept of residential [illegible] tie project to Town Center, open space network.

D. The increase in the number of employment opportunities (especially within the low [illegible] income range) will increase the demand for child day care facilities.

E. Proposed project would preclude development of the subject property for low [illegible] (potential development of 916 residences) as envisioned by existing General Plan. [illegible] mit construction of 917-983 multiple family units and provide jobs for [illegible] would increase local demand for housing (especially lower and moderate income [illegible] commuting distance. Incorporation of varying types and price ranges of units within [illegible] reduce impact on local housing market. However, additional employment which can [illegible] generated by commercial and industrial components will create a demand for housing [illegible] that which can be satisfied by the residential component of the project.

TABLE 2 – GENERAL PLAN/CIRCULATION O

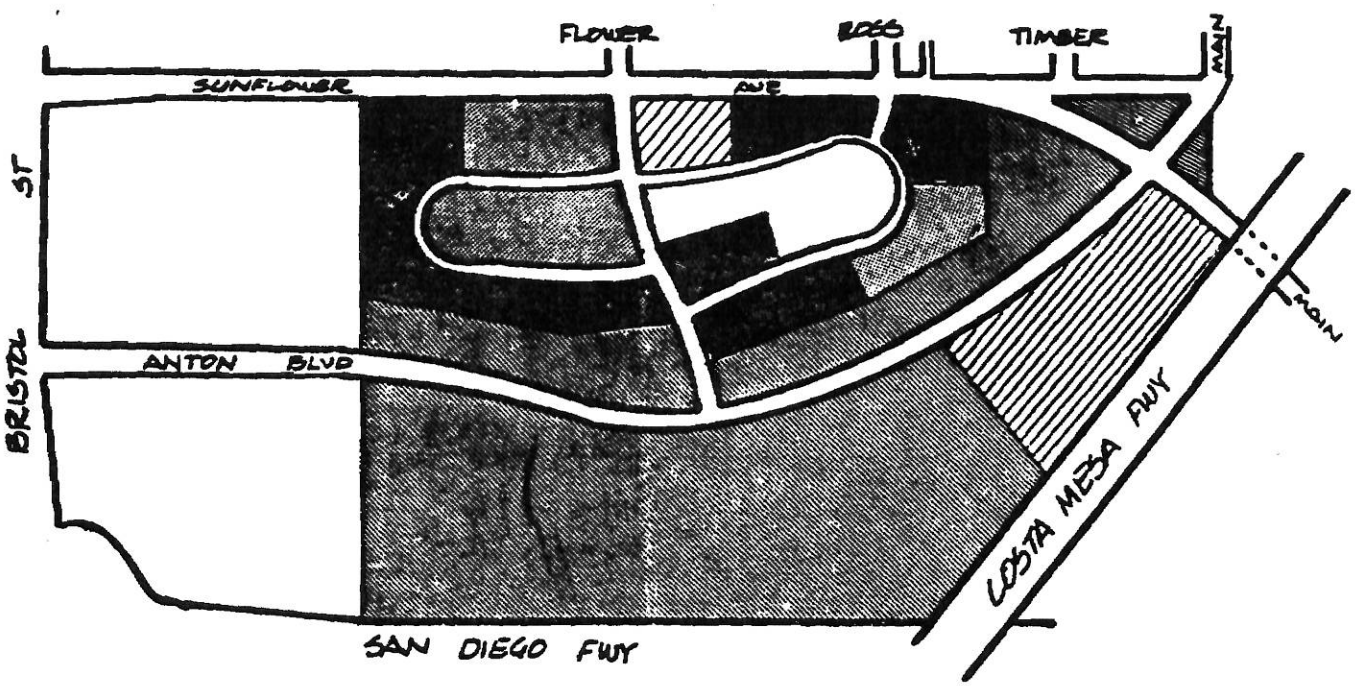
[illegible]	[illegible]PMENT [illegible]MPTIONS	RESIDENTIAL Acres*	Units**	Population**	Acres
[illegible]	[illegible]	158 158	632 1,248	1,990 3,931	
[illegible]	[illegible]	158			
[illegible]	[illegible]	158 158	1,264 2,370	2,212 4,148	
[illegible]	[illegible]	55.3	917	1,693	82.9
[illegible]	[illegible]	55.3	917 983	1,693 1,817	74.4
[illegible]	[illegible]	55.3	917 983	1,693 1,817	73.4
[illegible]	[illegible]	85.8	1,478 1,521	2,586 2,661	52.5
[illegible]	[illegible]	71.7	1,218 1,259	2,131 2,203	62.6
[illegible]	[illegible]	84.3	1,553 1,599	2,717 2,748	49.4
[illegible]	[illegible]	48.9	910	1,593	72.3

[illegible] 65 acres) because of assumptions for street dedications.
[illegible] park land dedication requirements.

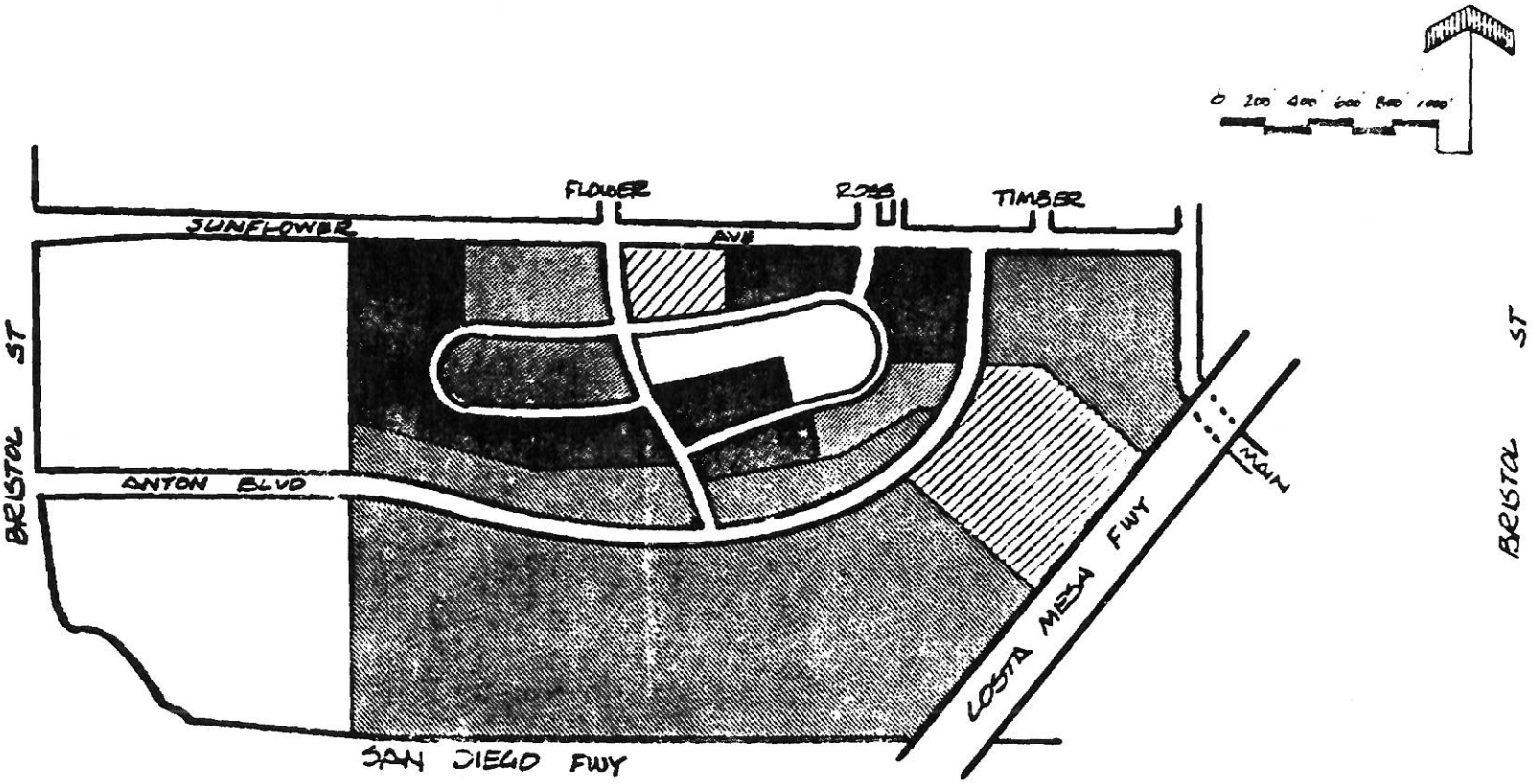
:ULATION OPTION IMPACT SUMMARY

n**	COMMERCIAL Acres*	COMMERCIAL Sq. Ft.	COMMERCIAL Employees	INDUSTRIAL Acres*	INDUSTRIAL Sq. Ft.	INDUSTRIAL Employees	Total Project Traffic (Trip Ends)	Total Project Population	Percent Resident Population
							8,216 16,224	1,990 3,931	100.0% 100.0%
							Nominal		
							10,996 20,619	2,212 4,148	100.0% 100.0%
	82.9	1,556,856	8,755	6.9	134,862	270	30,550*** 31,119***	10,718 10,842	15.8% 16.8%
	74.4	1,501,111	8,436	11.8	205,370	411	30,536*** 31,105***	10,540 10,664	16.1% 17.0%
	73.4	1,485,792	8,348	10.7	186,436	372	30,177*** 30,746***	10,413 10,537	16.3% 17.2%
	52.5	1,093,320	6,104	6.9	134,862	270	29,403*** 30,171***	8,960 9,035	16.5% 29.4%
	62.6	1,209,320	6,910	11.8	205,370	411	30,362*** 30,699***	9,452 9,524	22.5% 23.1%
	49.4	1,008,000	5,835	10.7	186,436	372	29,528*** 29,911***	8,924 9,005	30.4% 31.1%
	72.3	1,448,400	8,432	6.8	115,700	231	29,650***	10,256	15.5%

:eet dedications.



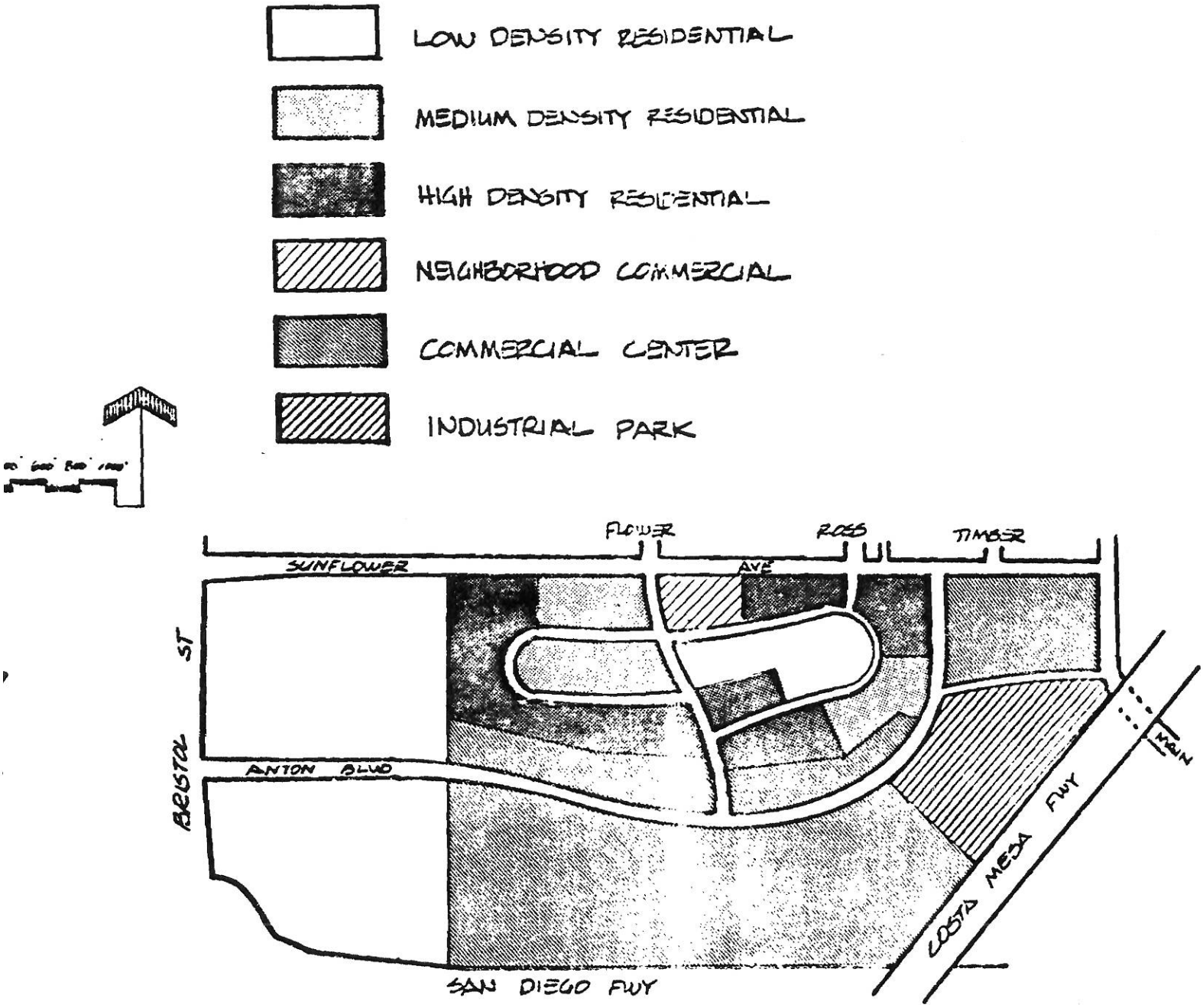
A. MAIN/SUNFLOWER 4-WAY



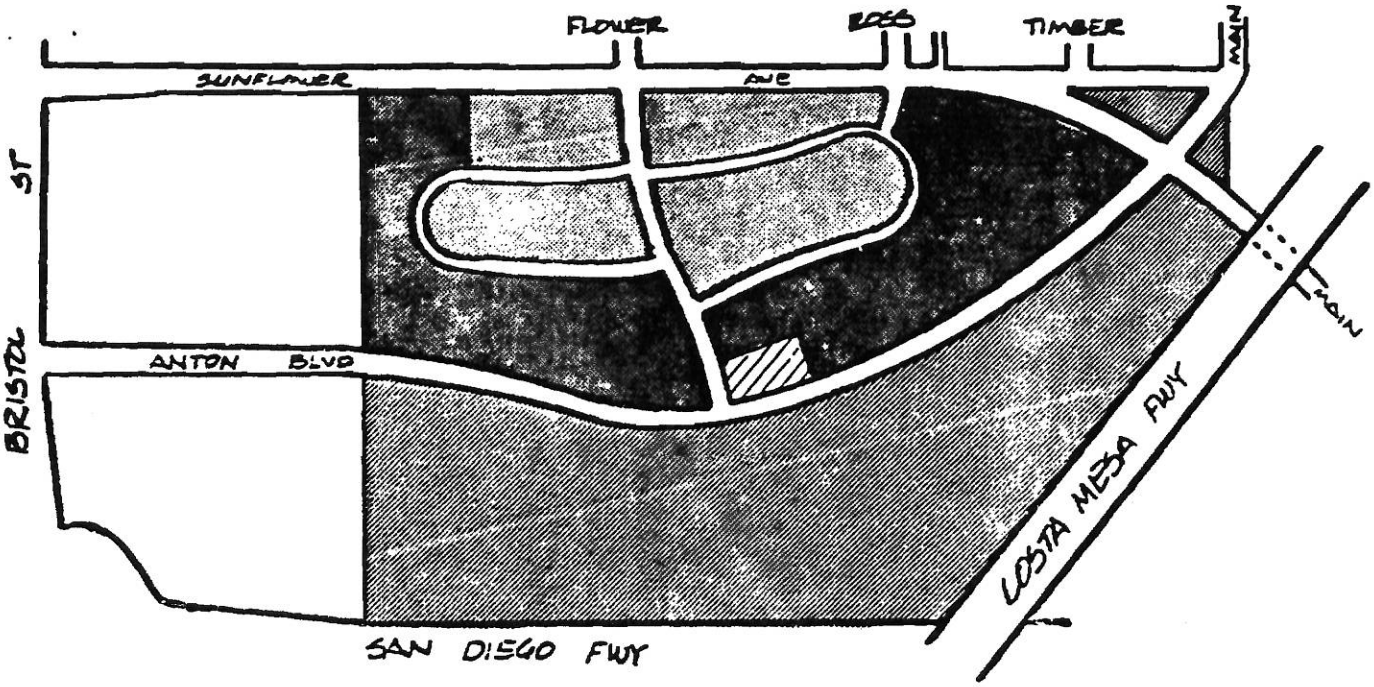
B. ANTON EXTENSION

GP-78-3A
[REVISED]
MAP 5

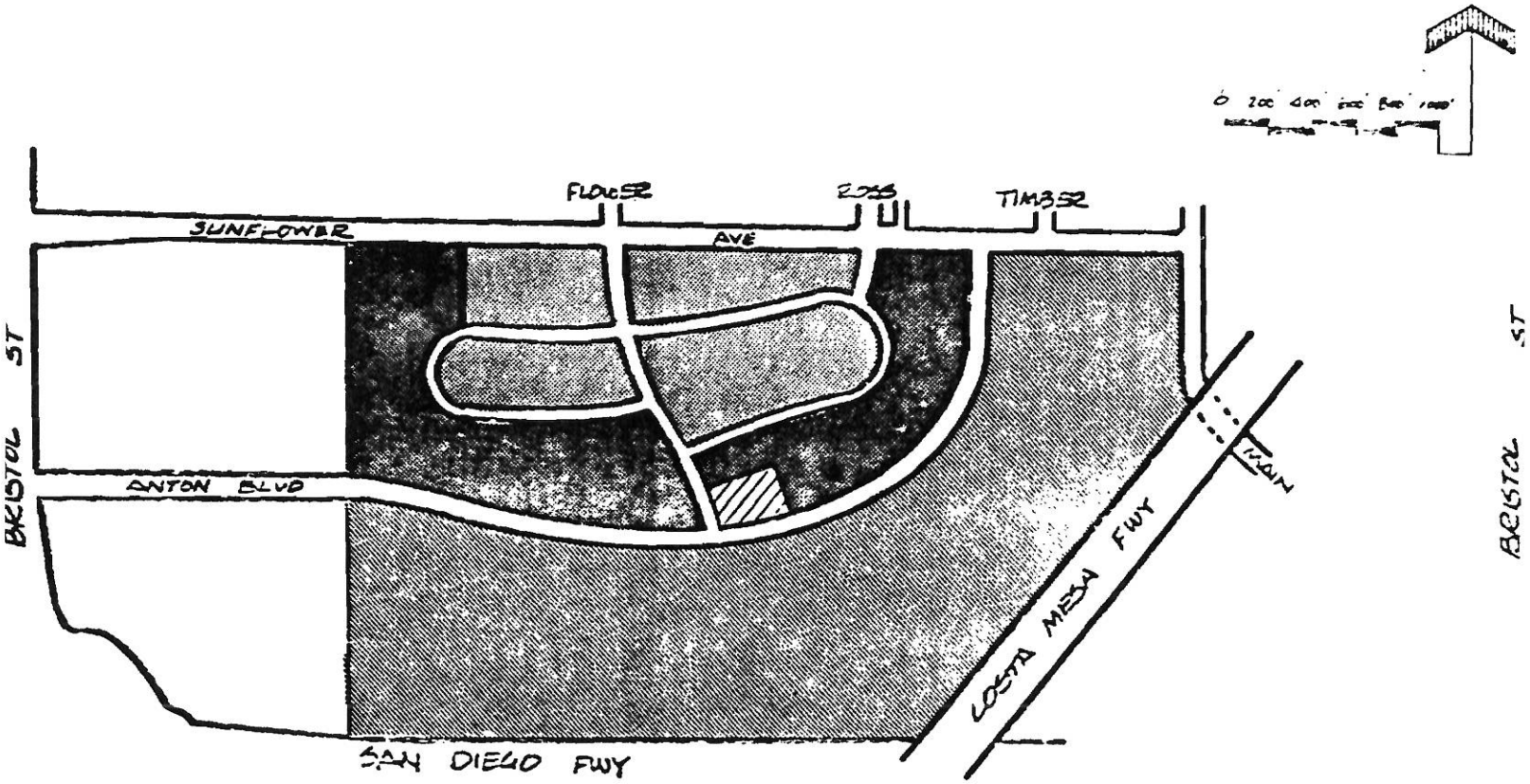
OPTION IV



C. DOUBLE "T"



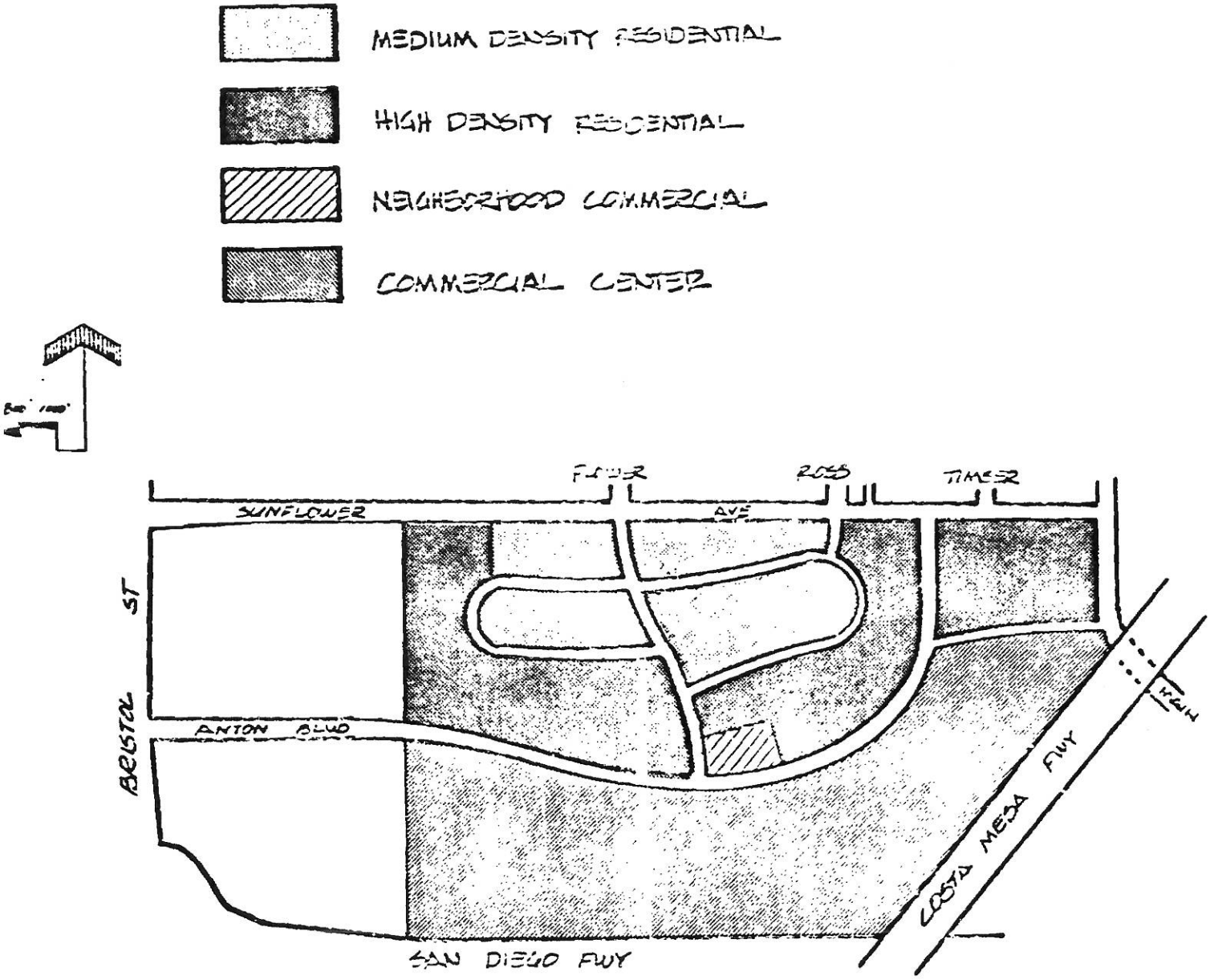
A. MAIN/SUNFLOWER 4-WAY



B. ANTON EXTENSION

GP-78-3A
[REVISED]
MAP 6

OPTION V



C. DOUBLE "T"

APPLICATION SURVEY

DR# ____
TENT TRA
S# ____
Z.E.# 32
MASTER P
R.A.# ____
C-10 REF_

ADDRESS 183 E. BAY ST.

A.P.# 426-191-16

OFFICE SEARCH

STREET:	E. BAY	ORANGE	LAURIE
	(60-17.74)	(60-1.16)	(72-2.
EXIST C.& G. (DIM. C. to C.)	40	40'	40'
PROPOSED ULT. CURB LOCATION	40'	40'	NA
EXISTING R/W			
℄ to ℞	30'	30'	20
℞ to ℞	60'	60'	45.
ULT. R/W			
PER MASTER PLAN	60	60	N/A
EASEMENTS	None	None	None
ZONING OF LAND	R-1		
PRECISE PLAN	60		

FIELD SEARCH

EXIST. CURB & GUTTER	[illegible]	[illegible]	[illegible]
* EXIST. SIDEWALKS	[illegible]	[illegible]	[illegible]
ALLEY IMPROVEMENTS	N/A	N/A	
DRIVE APPROACHES	None	[illegible]	

DEVELOPED LAND: YES ✓ NO ____

DEVELOPED PER ZONING: YES ____ NO ____

PPLICATION

SURVEY

DR# _____
TENT TRACT # _____
S# _____
Z.E.# 32-88
MASTER PLAN _____
R.A.# _____
C-10 REF G / 3

ST.			
SY	ORANGE	LAURIE AVE.	
7.74)	(60-17.16)	(72-2.1)	
	40'	40'	
0'	40'	NA	
	30'	20'	
	60'	45.5	
60'	60'	N/A	
ne	None	None	
0	NO	[illegible]	
yes	yes	[illegible]	
No	[illegible]	[illegible]	
N/A	N/A	[illegible]	
None	A/C	[illegible]	

VELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 28, 1982

DUE BACK TO THE PLANNING DIVISION BY June 16, 1982 PLANNER _____

TO:
( ) Building Safety
(✓) Engineering Division
( ) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Rob
( ) Transportation Services
( ) Water District (Informa
( ) Streets & Sanitation (B

A.P. NUMBER 426-191-16 Applicant/Authorized Agt Phone No. ____

COMPUTER INPUT:

17011

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401 ZONE EXCEPTION PERMIT ZE-82-88 FOR REVEREND CONRAD
402 A. NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE
403 PROTESTANT EPISCOPAL CHURCH, 122[illegible] WEST FOURTH STREET,
404 LOS ANGELES, FOR VARIANCES FROM PARKING REQUIREMENTS
405 INCLUDING REDUCTION IN TOTAL PARKING, PARKING IN A
406 STREET SETBACK, AND INADEQUATE TURN-AROUND AREA, IN
407 CONJUNCTION WITH A PLANNED DEVELOPMENT REVIEW FOR A
408 36-UNIT SENIOR CITIZENS HOUSING PROJECT IN CONJUNC-
409 TION WITH AN EXISTING CHURCH, LOCATED AT 183 EAST
410 BAY STREET, IN AN R-1 ZONE. ENVIRONMENTAL
411 DETERMINATION: NEGATIVE DECLARATION FOR CP-79-3[illegible]

A.P. NUMBER 426-191-16 Applicant/Authorized Agt Phone No. ____

COMPUTER INPUT:

17011

401 ZONE EXCEPTION PERMIT ZE-82-88 FOR REVEREND CONRAD
402 A. NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE
403 PROTESTANT EPISCOPAL CHURCH, 1220 WEST FOURTH STREET,
404 LOS ANGELES, FOR VARIANCES FROM PARKING REQUIREMENTS
405 INCLUDING REDUCTION IN TOTAL PARKING, PARKING IN A
406 STREET SETBACK, AND INADEQUATE TURN-AROUND AREA, IN
407 CONJUNCTION WITH A PLANNED DEVELOPMENT REVIEW FOR A
408 36-UNIT SENIOR CITIZENS HOUSING PROJECT IN CONJUNC-
409 TION WITH AN EXISTING CHURCH, LOCATED AT 183 EAST
410 BAY STREET, IN AN R-1 ZONE. ENVIRONMENTAL
411 DETERMINATION: NEGATIVE DECLARATION FOR GP-79-3A
412
413
414

Conditions/Ordinance Requirements: (Comments other than standard condit
Ordinances, should be addressed to the Planning Commission in memo form

ND For GP-79-3A

MOTION
Ordinance 82-12
Adopted

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, CHANGING THE ZONING OF A PORTION OF LOT 117 OF TRACT NO. 300 FROM R1 TO PDR-LD, in connection with Rezone Petition R-82-07, Norma Hertzog, for property located at 273 and 277 Monte Vista Avenue, was given second reading and adopted by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Hall, McFarland, Johnson
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Schafer
ABSTAINING:	COUNCIL MEMBERS:	Hertzog

R-79-15
Nordquist/
Episcopal Church

The Clerk presented for second reading and adoption, Ordinance 79-32, to change the zoning of property located at 183 East Bay Street from R1 to PDR-HD, in connection with Rezone Petition R-79-15, the Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West Fourth Street, Los Angeles. Environmental Determination: Negative Declaration adopted for General Plan Amendment GP-79-3A.

ZE-82-88

The Clerk also presented Zone Exception ZE-82-88, for variances from parking requirements including reduction in total parking, parking in a street setback, and inadequate turn-around area, in conjunction with a Planned Development Review, for a 36-unit senior citizens housing project in connection with an existing church.

The Development Services Director presented the background for the subject project and reported that first reading was given to Ordinance 79-32 on December 17, 1979, with second reading and adoption held until funding was approved by Housing and Urban Development (HUD). The funding has been obtained by the applicant. The Director further reported that at the request of the Planning Commission, new site plans have been submitted which will eliminate the need for a turn-around and will provide improved traffic circulation; the proposed automatic gate at the entrance to the Orange Avenue parking area will be deleted, thereby eliminating concerns about adequate stacking area and traffic congestion on Orange Avenue; and the modified site plan will allow greater joint use of parking between the church and housing parcels.

At the request of Vice Mayor Hall, the Development Services Director explained the Federal funding for non-profit organizations in which the tenants' rents are in an amount equal to 25 percent of their income, with the balance funded by HUD.

Reinhold H. Klein, 1910 Sunset Boulevard, Los Angeles, housing consultant for the project, stated that the maximum height of the project is 30 feet and pointed out on the slide screen the location of the two- and three-story structures. Mr. Klein also mentioned that because of the revised plan, only two variances are now needed: setback on Bay Street, and reduction in total parking. He also reported that based on a survey of similar projects, the need for the same number of parking spaces which would be required for family housing is not necessary since many of the elderly do not drive automobiles. Mr. Klein also stated that surveys indicate that as the project matures, use of automobiles decreases.

In response to Vice Mayor Hall's questions regarding selection of tenants, Mr. Klein detailed the procedure required by HUD which includes priority being given to qualified citizens of the community.

Reverend Conrad Nordquist, St. John the Divine Episcopal Church, spoke in support of the project stating that there was a crucial shortage of housing in the area, and he felt this project would alleviate at least a small portion of the low-rent housing shortage. Responding to questions from the Council, Reverend Nordquist stated that van transportation is not being planned at this time but such a service is a possibility, and that the tenants of the project will have the use of the Church's recreational facilities.

Jerome Vandewalle, 2810 San Juan Lane, Costa Mesa, spoke in support of the project and pointed out the following reasons: additional housing is needed in Costa Mesa, especially senior citizens housing as evidenced by the waiting list at the Casa Bella development; the project is well-conceived and will not cause additional taxation of Costa Mesa residents; the community has an obligation to the elderly who have spent their lives in the community and who have contributed to all; the project will not be detrimental to the community and will not be an inconvenience to Costa Mesa citizens.

Walter Miller, 275 East 18th Street, Apartment 37, Costa Mesa, supported the project and related the plight of an elderly friend living in a small room for which he must pay a rental of $300.00 per month.

Anna Shereshevsky, 2152 Elden Avenue, Costa Mesa, stated that there should be no objecttions to caring for the elderly and the handicapped, and there was a need for this type of development based on the waiting list which exists at the Casa Bella Senior Citizens Apartments.

Gigi Nordquist, 974 Modjeska Circle, Costa Mesa, spoke in support of the project because of the need that exists for senior citizens housing.

Vice Mayor Hall asked if any communications had been received opposing the project, and the City Clerk responded that there were none.

Bob Yoder, 155 Buoy Street, Costa Mesa, voiced his objection to the proposed project and submitted for the record the following communications in opposition to the development: a petition containing 52 signatures, a letter from Alyce H. McCardle, 1997 Fullerton Avenue, Costa Mesa, and Roy R. McCardle, 273 East 21st Street, Costa Mesa.

Mr. Yoder stated that he is not against homes for the elderly, however, he was concerned with the quality of life on the eastside, and suggested the City purchase subject site for a park. He based his objection to the the project for the following reasons: traffic increase on Bay Street and Orange Avenue which are already heavily traveled, lack of sidewalks; density too high for the neighborhood; insufficient parking; and project is not easily accessible to stores and reasonably-priced restaurants. Mr. Yoder proposed that the Church dedicate subject site to the City for a one-acre park, and in return the City allow the project to be built on City property across from Lions Park, within the Redevelopment Area.

Linda Young, 252 Sierks Street, Costa Mesa, opposed the project, stating that it would cause an increase in traffic. She suggested that since there were two vacant school sites in the neighborhood, one of those sites would be more appropriate for the project. Ms. Young also objected to the three-story design for a portion of the development.

Thomas Barr, 218 Sierks Street, strongly objected to any three-story structures in the neighborhood.

Albert Ogden, 2066 Orange Avenue, and James Crilly, 184 East Bay Street, stated that they agreed with the objections presented by Mr. Yoder.

Keith Hall, 1958 Fullerton Avenue, Costa Mesa, opposed three-story development.

Fran Albers, 2012 Orange Avenue, owner of four R1 lots in the area, voiced opposition to any other zoning except R1.

Eileen White, 543 West Wilson Street, Apartment C-1, Costa Mesa, former resident at 184 East Bay Street, opposed the project because as a child a Church official promised that the children could play on that property.

Stanley Brown, 308 Robinhood Lane, Costa Mesa, stated that he did not know if he was for or against the project, however, since residents moved into the area with R1 zoning, this should be an overriding consideration in making a decision.

Reinhold Klein again spoke to clarify issues that had been addressed. He stated that three sides on Bay Street are higher density than R1. As to the three-story structure, it will be located from 175 feet to 200 feet from Bay Street and only 7 of the 36 units will be in the three-story structure. Mr. Klein responded to a suggestion made by Mr. Yoder that the project be transferred to another site, stating that this is not permitted by HUD. He also suggested that the two vacant school sites in the area would be more appropriate locations for parklands. Mr. Klein reiterated that the height of the proposed project does not exceed 30 feet.

Mr. Yoder disagreed with Mr. Klein's statement concerning present zoning in the area, and expressed his doubt regarding Mr. Klein's statement that the project could not be transferred to another site. Mr. Yoder also stated that if the higher density is approved, it will set a precedent to allow higher density for other properties in the area.

There being no other speakers, Vice Mayor Hall asked for Council comments.

Councilman Johnson commented that both the applicant and the residents had valid arguments and it would be difficult to reach a decision. In view of this, he asked that this item be continued for further study.

Councilman McFarland expressed appreciation for the input from the residents and their concerns, however, he stated his opinion that in view of the present housing shortage, it is imperative to allow higher densities. Referring to the concerns of the residents regarding traffic, Councilman McFarland stated that R1 development would generate more traffic than the proposed project. He further stated that the need for this type of housing cannot be questioned, that he felt it was an excellent project with an excellent location, and that since Council has dealt with the request for over two years, there was no reason to delay a decision.

Councilwoman Hertzog commented that everyone agrees that senior citizens housing is needed but not in their own neighborhood. She also voiced her opinion

that traffic would not be significantly increased, the 30-foot height would blend in with the surrounding area, and that although changes are difficult to accept, they must be made to alleviate the present housing shortage.

Vice Mayor Hall asked the Director of Public Services for an estimate of additional traffic generated by R1 zoning, family units, and the proposed zoning for senior citizens housing. It was concluded that assuming all residents of the proposed project drove automobiles, increase in traffic would be approximately the same for all three uses.

Vice Mayor Hall addressed Mr. Yoder's recommendation that the subject site be developed as a park, responding that priorities must be considered, and it would be too costly to develop the site for park use. The Vice Mayor also alluded to the concern over increased traffic, and voiced his opinion that heavy increase in traffic throughout the City is inevitable. Referencing R1 zoning, Vice Mayor Hall stated that it is very difficult to retain this designation, that higher densities must be allowed in order to alleviate the shortage of housing. As to parking, the Vice Mayor reported that the parking situation will be reviewed in six months in order to determine if more parking spaces will be required.

MOTION
Ordinance 79-32
Adopted

On motion by Councilman McFarland, seconded by Councilwoman Hertzog, the Negative Declaration of Environmental Impact was adopted, and Ordinance 79-32, being AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, CHANGING THE ZONING OF A PORTION OF LOT 901, NEWPORT MESA TRACT, FROM R1 TO PDR-HD, was given second reading and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Hall, Hertzog, McFarland
NOES: COUNCIL MEMBERS: Johnson
ABSENT: COUNCIL MEMBERS: Schafer

Responding to Vice Mayor Hall's question regarding the variances, the Development Services Director reported that the zone exception and two variances are under consideration at this time, the variances being for setback on Bay Street, and reduction in total parking.

MOTION
ZE-82-88
Approved

On motion by Councilman McFarland, seconded by Councilwoman Hertzog, the Negative Declaration of Environmental Impact was adopted, and Zone Exception ZE-82-88 was approved based on the analysis and findings contained in the Planning Staff Report, and subject to all conditions also contained in the Staff Report.

Vice Mayor Hall asked if the applicant agreed to all conditions, and the Reverend Nordquist replied he had read the conditions and agreed to all of them.

The motion to approve the zone exception carried 3-1, Councilman Johnson voting no.

RECESS

Vice Mayor Hall declared a recess at 8:55 p.m. and the meeting reconvened at 9:10 p.m.

WARRANTS

MOTION
Warrant 1184
Approved

On motion by Councilwoman Hertzog, seconded by Councilman McFarland, Warrant Resolution 1184, including Payroll 8214, was approved by the following roll call vote:

AYES: COUNCIL MEMBERS: Hall, Hertzog, McFarland, Johnson
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Schafer

12 July 1982
Planning Comm minutes

OLD BUSINESS: (Continued)

ZE-82-79
(Continued)

Approval was based on findings that approval would not lead to precedent setting inasmuch as the trailers are totally non-visible from the street and appear to be almost a part of an older mobile home park adjacent to subject property. The Commission felt there was sufficient justification to grant use of the trailers due to the unique situation and circumstances that exist.

Mr. Davenport stated that he had voted against the motion because he felt the applicant was remiss in not disclosing previously the charitable nature of his involvement in the community. Mr. Davenport felt that Staff findings were valid and he had difficulty in approving the Conditional Use Permit.

Zone Exception Permit ZE-82-81 Dave Lavin/ Temple Sharon

The Commission considered the public hearing continued from the meeting of June 14, 1982, for Zone Exception Permit ZE-82-81, for Dave Lavin, authorized agent for Temple Sharon, 617 Hamilton Street, for a Conditional Use Permit, to allow a school in an existing building currently occupied by Temple Sharon, located at the above address, in an R2 zone. Environmental Determination: Exempt.

Planning Staff recommended approval, subject to conditions.

Mr. Dave Lavin, representing the applicant, stated he had received a copy of the Staff Report and was in agreement with the conditions contained therein.

Mr. Sloate asked various questions concerning proposed use of the temple.

There being no one else wishing to speak on this item, the Chairman closed the public hearing.

MOTION
Approved

It was moved by Ms. Sawyer-Watson, seconded by Mr. Clarke, and carried 5-0, that Zone Exception Permit ZE-82-81 be approved, based on the analysis and findings and subject to the conditions contained in the Planning Division Staff Report.

Zone Exception Permit ZE-82-88 Reverend Conrad A. Nordquist/Bishop of Protestant Episcopal Church

The Commission considerd the public hearing continued from the meeting of June 28, 1982, for Zone Exception Permit ZE-82-88, for Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West Fourth Street, Los Angeles, for variances from parking requirements including reduction in total parking, parking in a street setback, and inadequate turn-around area, in conjunction with a Planned Development Review for a 36-unit senior citizens' housing project in conjunction with an existing church located at 183 East Bay Street, in an R1 zone. (Rezone to PDR-HD pending.) Environmental Determination: Negative Declaration for GP-79-3A.

Planning Staff recommended that this application be recommended to the City Council for approval, subject to conditions.

Reverend Conrad Nordquist, representing the applicant, stated he had received a copy of the Staff Report and was in agreement with the conditions contained therein. Reverend Nordquist explained that the plans had been modified to relocate one unit to resolve the problem of turn-around area on-site. He felt the project was now ready for construction.

Mr. Robert Yoder, 155 Buoy Street, informed the Commission he had a petition with approximately 36 signatures of residents opposed to the planned development of the subject property. Mr. Yoder further stated that the project did not comply with the 30-foot, two-story height limitation and was

000181

ZE-82-88
(Continued)

three stories in some areas. Mr. Yoder also felt the planned parking was too far away from the units; he thought the units were being jammed in and would not serve the best interests of the neighborhood as a whole.

Ms. Summerlin informed the Commission that a Planned Development does not have a height limitation.

Mr. Valantine stated that at the previous public hearing the Staff recommendation was for denial; however, since that time significant improvements have been made to the on-site parking and traffic circulation for the project, which was the reason for the change in the Staff recommendation.

Mr. Yoder asked further questions concerning the lack of garages for the units, and noted that the property is still zoned R1. Mr. Valantine informed the Commission that the Rezone Ordinance had received first hearing by the City Council; the second reading and adoption of the Ordinance are still pending and would be heard in conjunction with the City Council hearing of the Planned Development. Mr. Yoder stated he would present his petition to the City Council at that time.

Some discussion of the parking facilities followed.

Mr. Albert Ogden, 2066 Orange Avenue, asked questions concerning the institutional-looking elevations of the buildings. Mr. Davenport stated that the Commission had been concerned with this issue due to the fact the drawings originally did not show any detailed elevations. However, since that time the applicant had provided drawings that relieved the Commission's and Staff's concerns in this respect. Mr. Davenport asked the architect who was in attendance to show the concerned members of the public the drawings which depict the three-dimensional design of the buildings.

Mr. W. F. Albers, 2012 Orange Avenue, stated that he owns several properties in the area and had recently constructed a new home. He noted that a number of restrictions had been placed on his project and objected to the fact that the subject project had progressed this far with the neighbors being unaware of what is really going on.

Ms. Jeanie Murphy, 190 East Bay Street, stated that she lives directly across the street from the church. She was not opposed to senior citizens' housing but was opposed to sub-standard housing which she felt the project will produce due to insufficient parking. Ms. Murphy further stated there are traffic problems in the area and less traffic was needed--not more.

Mr. Reinhold Klein, representing the applicant, gave an informative explanation of his years spent in planning housing for senior members of the community. He informed the Commission that the higher structures will be located closer to the church, with two-story structures located closer to the residential neighbors. Mr. Klein also described the design of the project, and urged the neighboring residents to support this plan for senior citizens' housing.

Mr. Yoder stated that the federal government did not have a good track record for providing attractive developments and had produced some very poor developments. He did not feel it was fair to suggest the neighbors were opposed to homes for the aged; however, Mr. Yoder suggested there are other locations where the proposed housing would be appropriate.

000182

OLD BUSINESS: (Continued)

ZE-82-88 (Continued)

More discussion followed concerning parking for the Casa Bella project and the traffic situation in the area of the proposed project.

There being no one else wishing to speak on this item, the Chairman closed the public hearing.

MOTION
Recommend Approval

It was moved by Mr. Van Aken, seconded by Mr. Clarke, and carried 5-0, that Zone Exception Permit ZE-82-88 be recommended to the City Council for approval, based on the analysis and findings and subject to the conditions contained in the Planning Division Staff Report.

Zone Exception Permit ZE-82-93 Craig Chamberlain/ Robert J. Krogh

The Commission considered the public hearing continued from the meeting of June 28, 1982, for Zone Exception Permit ZE-82-93, for Craig Chamberlain, authorized agent for Robert J. Krogh, 17781 Beach Boulevard, Huntington Beach, for variances from density, parking and setback requirements to legalize the use of a fiberglass dome as a second dwelling unit, located at 1984 Church Street, in an R2 zone. Environmental Determination: Exempt.

Planning Staff recommended denial and removal of the dome structure within 30 days of Commission action.

Ms. Summerlin informed the Commission that Condition #3 in the Staff Report should be corrected to show that Conditions #14 through #18 must be completed within thirty (30) days or the structure removed (with demolition permit).

Mrs. Georgiana Minor, 1986 Church Avenue, informed the Commission that the applicant had left the Council Chambers and had informed her he had another meeting to attend.

There was nobody in attendance to represent the applicant in this matter.

Chairman Davenport asked Mrs. Minor to make any statements she wished concerning the application. She informed the Commission that she lives next door to the subject property and the only way for access to the fiberglass dome was via an easement. Although some people feel it is an alley, Mrs. Minor stressed that it is shown on her deed as a 7-1/2-foot utility easement. She further stated she has a 4-car garage on her property facing the easement and noted that she frequently has difficulty in getting out of her garage because the tenants of the subject property park on the easement.

Although Mr. Davenport felt the item was a somewhat controversial issue, he thought that as the applicant had left the public hearing and would not be returning, the Commission should take action.

There being no one else wishing to speak on this item, the Chairman closed the public hearing.

MOTION

It was moved by Mr. Clarke, seconded by Ms. Sawyer-Watson and carried 5-0, that the variances from parking and setback requirements to legalize the use of a fiberglass dome as a second dwelling unit be denied, based on the analysis and findings contained in the Planning Division Staff Report for Zone Exception Permit ZE-82-93. The density variance was approved subject to conditions contained in the Staff Report with additional conditions to read:

21. Applicant shall direct the tenant to vacate the dome as soon as is legally possible under the terms of the lease.

000183

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 6c

SITE LOCATION 183 East Bay Street

APPLICATION NO. ZE-82-88

AP # 426-191-16

MANDATORY ACTION DATE June 4, 1983

APPLICANT Bishop of Protestant Epis. Chrch
(Owner of Record)

AUTHORIZED AGENT Rev. Conrad A. Nordquist

ADDRESS 1220 West Fourth Street
Los Angeles, CA 90051

ADDRESS 2043 Orange Avenue
Costa Mesa, CA 92627

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY

REQUEST:

Variances from parking requirements, including reduction in total parking, parking in a street setback, and inadequate turnaround area, in conjunction with a Planned Development Review for a 36-unit Senior Citizens' Housing project in conjunction with an existing church.

FINAL COMMISSION ACTION:

NO

MAY HAVE BEEN PENDING ON CUPUAL A.P. PAR SHEET 8/22/83

APPLICANT NOTIFIED _____ DATE _____

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

CMF 0360-30, rev. 1/82

I. DESCRIPTION

A. Subject Property
1. Location - South-west of Orange Avenue and Bay Street, and East of Laurie Lane
2. General Plan Designation - High Density Residential
3. Zone - R1 (PDR-HD pending, under Rezone Petition R-79-15)
4. Present Development - Church, residence, vacant
5. Property Size - 2.01 acres
6. CEQA Determination - Negative Declaration adopted for General Plan Amendment GP-79-3A
7. Background -
   a. GP-79-3A amended the Land Use Designation of subject property from Low Density Residential to High Density Residential.
   b. R-79-15 has had first reading of the Ordinance (79-32). Second reading was held until HUD approved the project funding and the project was filed with the City. This rezoning would establish Planned Development Residential-High Density zoning on the property.

B. Surrounding Property -

1. North - Single-family residences, R1 zone.
2. South - Multiple-family development, R1 and R2 zones.
3. East - Day Care Center, single-family and multiple-family dwellings, R1 zone.
4. West - Multiple-family development, R2 zone.

II. REQUEST

A. Request is for variances from parking requirements including reduction in total parking, parking in a street setback, and inadequate turn-around area, in conjunction with a Planned Development Review for a 36-unit Senior Citizens' Project in conjunction with an existing church (St. John the Divine Episcopal Church).

B. Project proposes a 3-story residential structure containing 36 1-bedroom dwelling units. Project funding will be through the Department of Housing and Urban Development. The church is and will remain the sponsor of the project. The Department of Housing and Urban Development, however, has required that a non-profit corporation be formed to own and manage the project. The housing project will occupy a separate 39,622-sq. ft. parcel; the church and related facilities will retain a 48,736-sq. ft. parcel.

C. Applicant has proposed that residents of the housing facility be permitted to utilize the social and recreational facilities of the church on a scheduled or as-needed basis to avoid the need for more extensive social and recreational facilities to be built as part of the housing project.

II REQUEST (continued)

D. The approved General Plan Amendment and pending rezone were initiated specifically for this project. The shared use of facilities and specialized housing provided in the proposed development were cited in the General Plan Report as examples of Planned Development features.

III. ANALYSIS

A. Planned Development Review -

1. It is the intent of the Planned Development Ordinance to accommodate developments which utilize innovative planning concepts and which meet the broader goals of the General Plan, but which may not comply strictly with zoning regulations. Compliance with the General Plan can be exhibited through excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development.

2. The Planned Development Residential - High Density zone allows residential developments to be combined with religious, educational, or recreational uses if the City Council finds such uses to be compatible with the residential project. With the shared use of recreational facilities, it appears that the uses in the proposed project will be compatible.

3. Density -
   a. Permitted: 15.1 to 30.0 units per acre
      Proposed: (1) Overall site: 17.9 units per acre
      (2) Housing parcel: 39.56 units per acre
   b. Subject application proposes the concept of a density transfer wherein development rights of the church parcel are transferred to the housing parcel. Within an overall Planned Development, this is an acceptable development technique inasmuch as the project is viewed as a whole rather than as separate parcels.
   c. Applicant is advised that, due to the density transfer, should the church elect to develop additional dwelling units on its parcel, the maximum allowable units would be 24. Prior to such development, it would be necessary to amend subject Planned Development (if approved).
   d. Based on the provisions of the Planned Development Ordinance, subject project is entitled to 15 units per acre (30 units total). However, increased density may be obtained if a project meets some or all of 11 specific design criteria. The requested density (17.9 units per acre) is warranted based on the project's compliance with the following criteria:
      (1) Provision of low or moderate income housing,
      (2) Location within one-quarter mile of a public transit route.

III. ANALYSIS (continued)

4. Open Space -
   a. Required: 42%; Provided: 42.76%
   b. Site Coverage:

	Housing Project	Existing Church and Future Expansion	Total
Building Area (sq.ft.)	13,146	14,146	27,292
Paved Vehicular Area (sq.ft)	6,687	16,599	23,286
Open Space (sq.ft.)	19,789	17,991	37,780
Percent Open Space	49.9	36.9	42.76

5. Traffic Circulation -
   a. The new parking area for the church will be located off Bay Street and parking for the housing project will have access from Orange Avenue. There will be no access to any parking area from Laurie Lane.
   b. It does not appear there will be any joint use of parking between the Church and the Senior Citizens' housing project.
   c. A card-operated automatic gate is shown at the entrance of the Orange Avenue parking. There is only 25 feet of "stacking area" between the property line and this gate, sufficient area for only one vehicle. This limited stacking area could create additional traffic congestion on Orange Avenue. Staff suggests that a minimum 40-foot deep stacking area be provided.
   d. Since the gate is card-actuated, it appears that guests would not be able to utilize this parking area. Thus it will be necessary to record a parking agreement allowing visitors of the senior citizens to park on the church lot.

6. Building Height and Design -
   a. The Planned Development Ordinance does not impose a height limit but, rather, requires that the design of the building comply with the intent of the Ordinance.
   b. Details are not available on the design and height of the future church facilities. Thus, a final development plan for that portion of the project will need to be submitted separately.
   c. The residential building configuration is approximately a "T" with the stem of the "T" containing 2 stories and the top containing 3 stories. The intent of this design is to minimize the impacts of the structure on adjacent residential properties to the south.
   d. The 2-story roofline has a height of 21 ft. 6 inches, the 3-story roofline is 29 ft. 6 inches high, and other portions of the building extend to a maximum height of 36 feet.
   e. From the submitted plans, the proposed residential structure appears box-like and institutional. The exterior is stucco, apparently without other "relief" materials. The roof is flat.
   f. The structure also appears massive, especially in relation to the surrounding development. Parallel to Bay Street, the residential structure has a width of 185 feet. Parallel to Laurie Lane, the length is approximately 150 feet.

III. ANALYSIS (continued)

g. The structure does not appear to be particularly compatible with surrounding development.

7. Perimeter fencing -

a. There are no specific fencing requirements in the Planned Development Ordinance for residential developments. This Ordinance does require that "Each planned development shall provide reasonable visual and acoustical privacy for dwelling units" and that fencing "shall be used as appropriate for the aesthetic enhancement of (the) property."

b. This application proposes 6-foot high chain-link fencing between the housing and church parcels, and between the housing parcel and the adjacent residential properties.

(1) Staff suggests that chain-link fencing will not enhance the property nor will it protect the privacy of the residents of either the housing project or adjacent properties.

(2) The chain-link fencing between the church and housing portions of the project may create a "fish bowl" effect for the residents of the housing project. Additionally, several of the residential units are located opposite the church parking and could be adversely impacted by the church and day school traffic without more substantial fencing.

c. In keeping with the intent of the Planned Development Ordinance, Staff is recommending installation of 6-foot high wood fencing on interior property lines.

d. A separate section of City Code regulates fencing within street setbacks and prohibits fencing in excess of 30 inches in height within 10 feet of the street property lines. A 3 ft. 6-inch concrete block wall is shown on the housing parcel within 3 feet of the ultimate property line on Laurie Lane. It will be necessary to reduce this wall to 30 inches in height or to obtain a separate variance. Additionally, it appears that there is an 8-ft. high entry gate connected to this low wall. An 8-ft. high gate would only be permitted 25 feet behind the property line.

8. Dedication of Land -

The Engineering Division is requiring additional right-of-way dedication on Laurie Lane and at corners of the property. On the submitted plans, this dedication is shown on the housing parcel but not on the church parcel. Applicant is advised that development standards, including density and open space, are based on net land area after dedication. Thus, at such time as the church parcel is developed, open space and overall density, etc., will be reevaluated based on total net parcel size.

III. ANALYSIS (continued)

B. Variance: Amount of Parking

1. Plans have not been submitted showing the floor plan and seating arrangement of the existing or proposed church. However, the project architect indicates that the existing facility contains pew seating for 132 persons. Based on this information, the proposed 44 parking spaces would be adequate for the church (1 space for each 3 fixed seats within the main auditorium or assembly area). Staff requests that two copies of a detailed floor plan of the existing facilities be submitted for Fire and Planning Division records and also to verify the parking requirement.

2. The existing parking for the church is 69 spaces. Staff has received calls from surrounding property owners indicating that currently there is significant parking congestion during church services.

3. 20 parking spaces are provided for the housing parcel. 58 are required by Code. This represents a 65.5% reduction in required parking. (Ratio = 0.56 space provided per unit).

4. The basis for this reduction is an assumption that elderly people do not have as many vehicles as the general populace.

5. The Casa Bella Senior Citizens' Housing Project at 1840 Park Avenue was granted a parking variance in 1977 based on a similar assumption. Additionally, Casa Bella is located within the downtown area and it could also be assumed that the need for cars would, therefore, be reduced. Thus, a 77% reduction in parking was granted (0.37 space provided per unit). Unfortunately, however, there appears to be a decided parking problem at that site.

6. Subject property is not conveniently located to shopping or recreational facilities, thus there may be even a greater need for parking than at Casa Bella.

7. The Police Department indicates that there is already significant off-site parking congestion on the streets surrounding subject property and suggests that the variance request is unreasonable.

C. Variance - Inadquate Turn-around -

1. Code requires that a turn-around be provided at the end of dead-end parking aisles in excess of 100 feet in length. An adequate turn-around is not provided at the end of the Orange Avenue parking lot; thus, if all spaces are occupied, a vehicle would be required to back out onto the street. Such an exit would be difficult due to the automatic gate and would be hazardous due to traffic on Orange Avenue.

III. ANALYSIS (continued)

2. There is no hardship warranting the omission of a turn-around.

3. The lack of a turn-around and lack of adequate stacking area at the automatic gate entrance are inconsistent with development standards of the Planned Development Ordinance which require "smooth traffic flow" and "minimum hazards."

D. Variance - Parking in Street Setback -

1. For Planned Development zoned parcels, Code requires a 25-foot deep landscaped setback adjacent to any public right-of-way.

2. Applicant is requesting a variance to provide parking within 5 feet of the Bay Street property line.

3. The property has a unique circumstance inasmuch as it is abutted by streets on three sides. Few properties are faced with this condition.

4. A significant amount of landscaped area will be available on the remainder of the Bay Street setback.

E. Summary -

The concept of providing low- to moderate-income housing for senior citizens is both acceptable and desirable, as evidenced by the City's approval of a General Plan Amendment on subject property to accommodate such a project. It appears that the implementation, however, needs some modifications before findings can be made that the project meets the intent of the Planned Development Ordinance, especially with respect to adequacy of parking and traffic circulation. Staff would be reluctant to recommend approval of subject proposal unless at least 50% of the required parking for the housing project were provided and unless the traffic circulation problems were resolved.

IV. PLANNING STAFF FINDINGS

A. The project is consistent with a goal of the City's General Plan by providing low- to moderate-income housing.

B. The combination of uses will be acceptable inasmuch as the church and the residential development should be compatible.

C. The proposed shared use of facilities and the proposed density transfer are acceptable functions of a Planned Development.

D. Housing parcel parking:
1. The overall property is large and does not have any inherent site hardships which warrant the proposed reduction in parking for the housing parcel.
2. The parking reduction appears excessive, particularly since subject property does not have convenient, nearby shopping and recreational facilities.

IV. PLANNING STAFF FINDINGS (continued)

3. With respect to parking and circulation, the project fails to meet the intent of the Planned Development Ordinance that projects exhibit excellence in site planning, and the specific requirements that there be smooth traffic flow and minimum hazards.

E. The appearance of the proposed residential structure is institutional and box-like, with little visual relief. Other low- to moderate-income projects approved by the City have not demonstrated such starkness.

F. The proposed variance to allow parking in the Bay Street setback is acceptable due to subject property's frontage on three streets.

V. PLANNING STAFF RECOMMENDATION

Recommend denial to the City Council.

VI. CONDITIONS, IF APPROVED

Shall meet all requirements of various City departments, copy attached hereto.

VII. PLANNING COMMISSION ACTION - MEETING OF JUNE 28, 1982

Continued to July 12, 1982.

FOR MEETING OF JULY 12, 1982

VIII. EVALUATION

A. The applicant met with the Planning Commission at the Study Session of July 6, 1982 and suggested possible modifications which appear to resolve the major problems. Plans showing the modifications, however, have not been submitted.

B. Traffic Circulation

1. The proposed revisions include modifying the easterly end of the apartment building by removing a one-story end unit and providing one additional third-story unit. This will allow a driveway between the housing project parking and the church parking area which will eliminate the need for a "turn-around" and will provide improved traffic circulation.
2. The proposed automatic gate at the entrance to the Orange Avenue parking area will be deleted, thereby eliminating concerns about adequate stacking area and traffic congestion on Orange Avenue.

C.

VIII. EVALUATION (Cont.)

C. Building Design

Apparently, the applicant demonstrated at the Study Session that the building is not as stark as it appears in the submitted elevation drawings.

D. Parking Variance

1. The modified site plan will allow greater joint use of parking between the church and housing parcels. Should there be a higher demand for tenant and/or guest parking for the apartment project than anticipated by the applicant, it can be accommodated on the church parcel.
2. Staff has included a condition of approval which requires review of the parking six months after completion of the housing project. If, at that time, it is determined that there is a parking problem, provision of additional parking on the church parcel could be required.

IX. PLANNING STAFF FINDINGS

A. The project is consistent with a goal of the City's General Plan by providing low- to moderate-income housing.

B. The combination of uses will be acceptable inasmuch as the church and the residential development should be compatible.

C. The proposed shared use of facilities and the proposed density transfer are acceptable functions of a Planned Development.

D. The joint use of the overall parking between the housing parcel and the church parcel may accommodate the needs of both activities. Should overall parking be inadequate, additional parking can be provided on the church parcel at a later date.

E. The proposed variance to allow parking in the Bay Street setback is acceptable due to subject property's frontage on three streets.

X. PLANNING STAFF RECOMMENDATION

Recommend approval to the City Council.

XI. CONDITIONS, IF APPROVED

Shall meet all the requirements of the various City Departments, copy attached hereto.

CONDITIONS, IF APPROVED (REVISED FOR PLANNING COMMISSION MEETING OF JULY 12, 1982)

Plan. 1. Prior to issuance of building permits:
a. Detailed floor plans (2 copies) of the existing church facilities shall be submitted to the Planning Division for review.
b. The new parking area for the church shall be paved and striped in accordance with City standards.
c. A trash enclosure shall be provided for the church parcel.
d. The method of trash pickup for the housing project is unclear. Details shall be submitted to the Planning Division for approval. An exterior trash enclosure may be required.

2. Prior to occupancy of the housing project, an agreement shall be approved by the Planning Division and recorded with the County, which allows joint parking between the housing parcel and the church parcel.

3. Six-foot high opaque fencing shall be provided on all interior property lines. Type of fencing shall be approved by the Planning Division.

4. Future development on the church parcel is considered only conceptual at this time. A separate final development plan must be approved prior to any additional development or construction on that portion of the property.

5. Grading and construction can increase the amount of airborne dust in the vicinity of the proposed development. To control the dust, the developer shall spray and water the construction site under the direction of the Building and Safety Division and all construction vehicles shall be sprayed prior to leaving the site.

6. All on-site utility services (Edison and Telephone) shall be installed underground.

7. Installation of all utility meters shall be performed in a manner so as to obscure said installation from view from any place on or off the property. Said installation shall be in a manner acceptable to the Public Utility and shall be in the form of a vault, wall cabinet, or wall box, and shall be installed in accordance with standard plans and specifications of the City of Costa Mesa.

8. Any mechanical equipment such as air-conditioning compressors and duct work shall be screened from view.

9. The parking for this project shall be reviewed by the Planning Commission six months after opening of the senior citizen's apartments. If it is determined that there is a parking problem, provision of additional parking on the church parcel may be required.

10. Revised site plans shall be available for Staff review at least one week prior to City Council action on this matter. Full-size and reduced site plans shall be submitted for City Council review under the direction of the Planning Division.

Eng. 11. Submit current Title Report.

12. Submit Grading Plan.

Leis. Serv. 13. Existing trees shall remain.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS:

Eng. 14. Construct P.C.C. residential sidewalk per City of Costa Mesa Standard Drawings at applicant's expense on Orange Avenue, Bay Street and Laurie Lane.

CONDITIONS IF APPROVED - ORDINANCE REQUIREMENTS (Continued)

15. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width and type are subject to approval of the Traffic Engineer.
16. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expense.
17. a. Dedicate all land 25 feet from the centerline of Laurie Lane.
    b. Dedicate all land for cul-de-sac on Laurie Lane.
    c. Dedicate a 3-ft. public utility easement behind existing right-of-way line on Laurie Lane.
18. Fulfill Drainage Ordinance Fee requirements prior to issuance of building permits.

Fire 19. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated 2A10BC as these extinguishers are suitable for all types of fires and are less expensive.
20. Provide for approved detectors of products of combustion other than heat to be installed in accordance with the 1973 Edition of the Uniform Building Code.
21. Provide an approved fire alarm system in accordance with Section 13.307 of the Uniform Fire Code - 1976 Edition.

Plan. 22. Approval of the Planned Development shall be for a period of one (1) year. Prior to expiration of that time an extension may be requested or the permit will lapse.
23. Any subdivision of the property shall meet all requirements of the State Subdivision Map Act and of City Codes.
24. Park fees shall be paid in accordance with City Standards prior to issuance of building permits.
25. Care and maintenance of open space and other common facilities shall be be provided in accordance with the provisions of the Planned Development Ordinance. Both parcels shall be fully landscaped in conjunction with development of the housing project to provide a unified appearance for the overall planned development.
26. All fences and required street setbacks shall comply with City Code.
27. A detailed landscape/irrigation plan shall be approved by the Planning Division prior to issuance of any building permits. Said plan shall include, but not be limited to: type, size, and location of all plants and trees; type of ground cover; sprinklers; all walls, fences, or barriers; trash enclosures; driveways; parking lots and security lighting; and type, location, and assignment of street addresses on property. Landscaping shall be installed in accordance with the approved plan prior to release
28. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland cement concrete curbing.
29. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
30. In compliance with the provisions of the California Administrative Code, Title 25, Chapter 1, Sub-chapter 1, Article 4, the applicant shall submit an acoustical analysis of the proposed development, prepared under the supervision of a person experienced in the field of acoustical engineering. Two copies of said report shall be submitted with the application for building permits. The acoustical analysis shall evaluate existing and projected

CONDITIONS, IF APPROVED (continued)

noise levels, noise attenuation measures to be applied, and the noise insulation effectiveness of the proposed construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with recommendations contained within the acoustical analysis. Upon completion of the subject structures, field tests may be required under the provisions of Title 25.
of utilities.

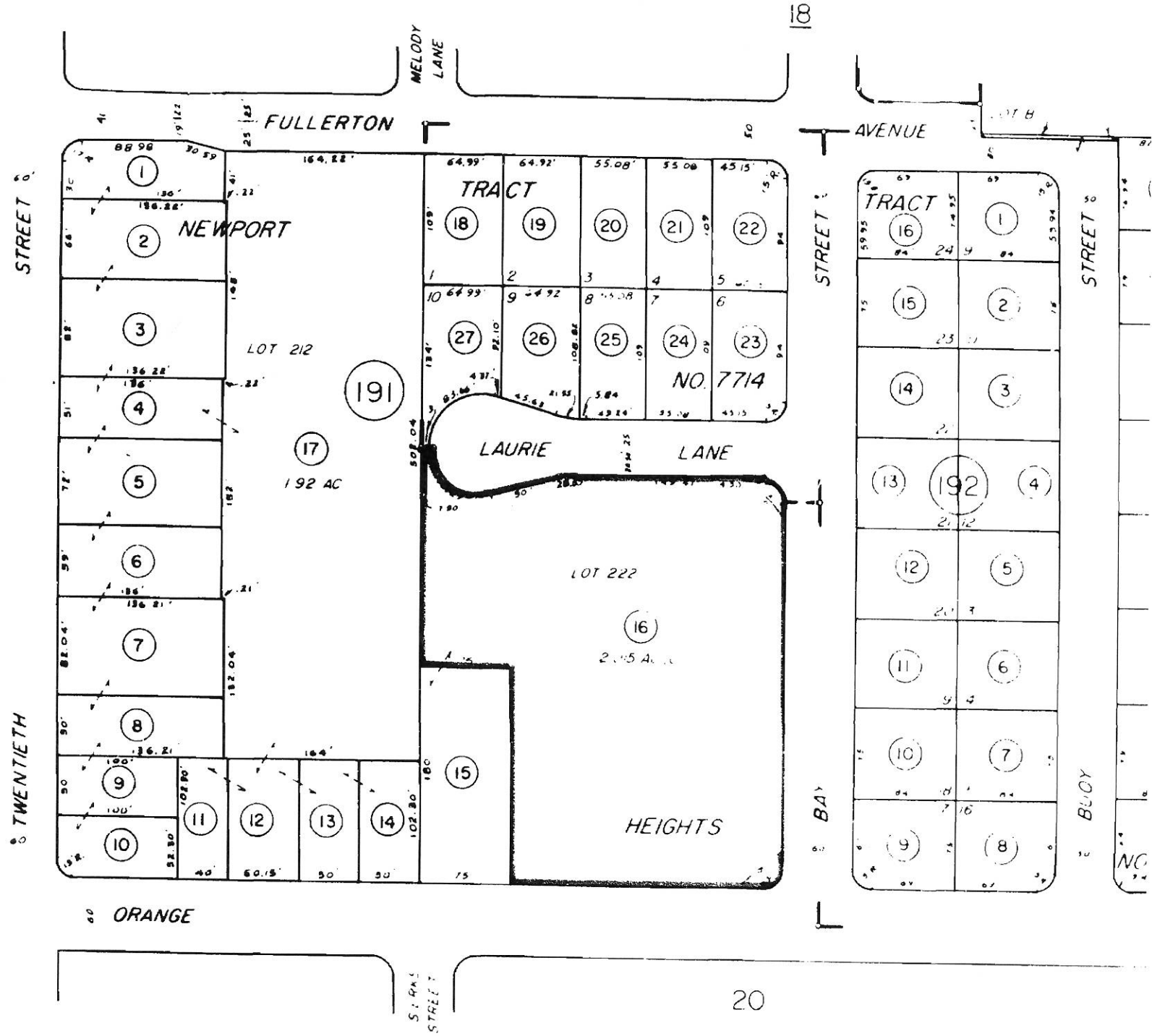
REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO APPLICANT

Sani. Dist. 31. Developer will be required to construct sewers to serve this project, at his own expense, meetng the approval of the Costa Mesa Sanitary District.

32. County Sanitation District fees, fixture fees, and sewer permit required prior to installation of sewer.

Water Dist. 33. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

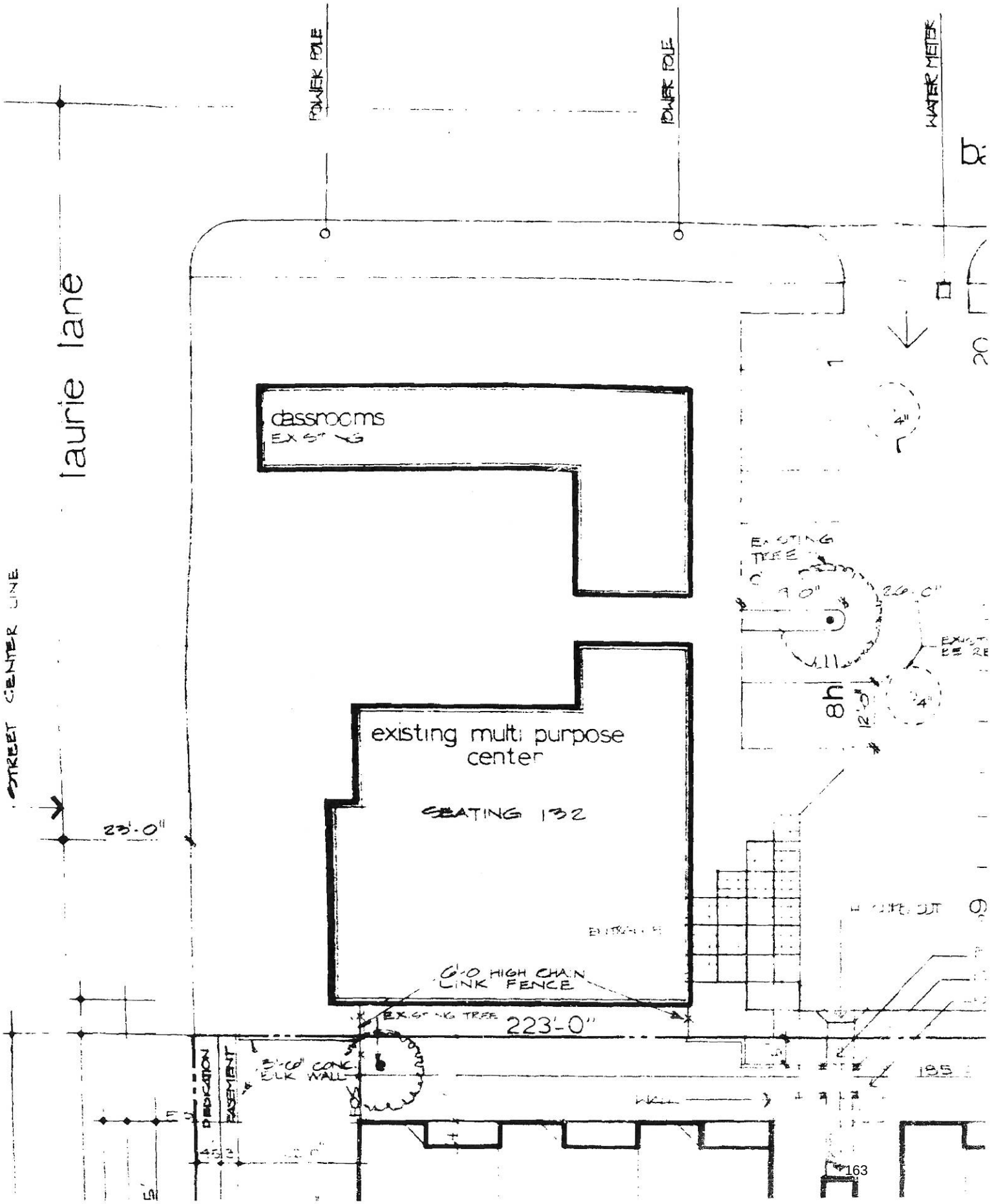
SR-4-10

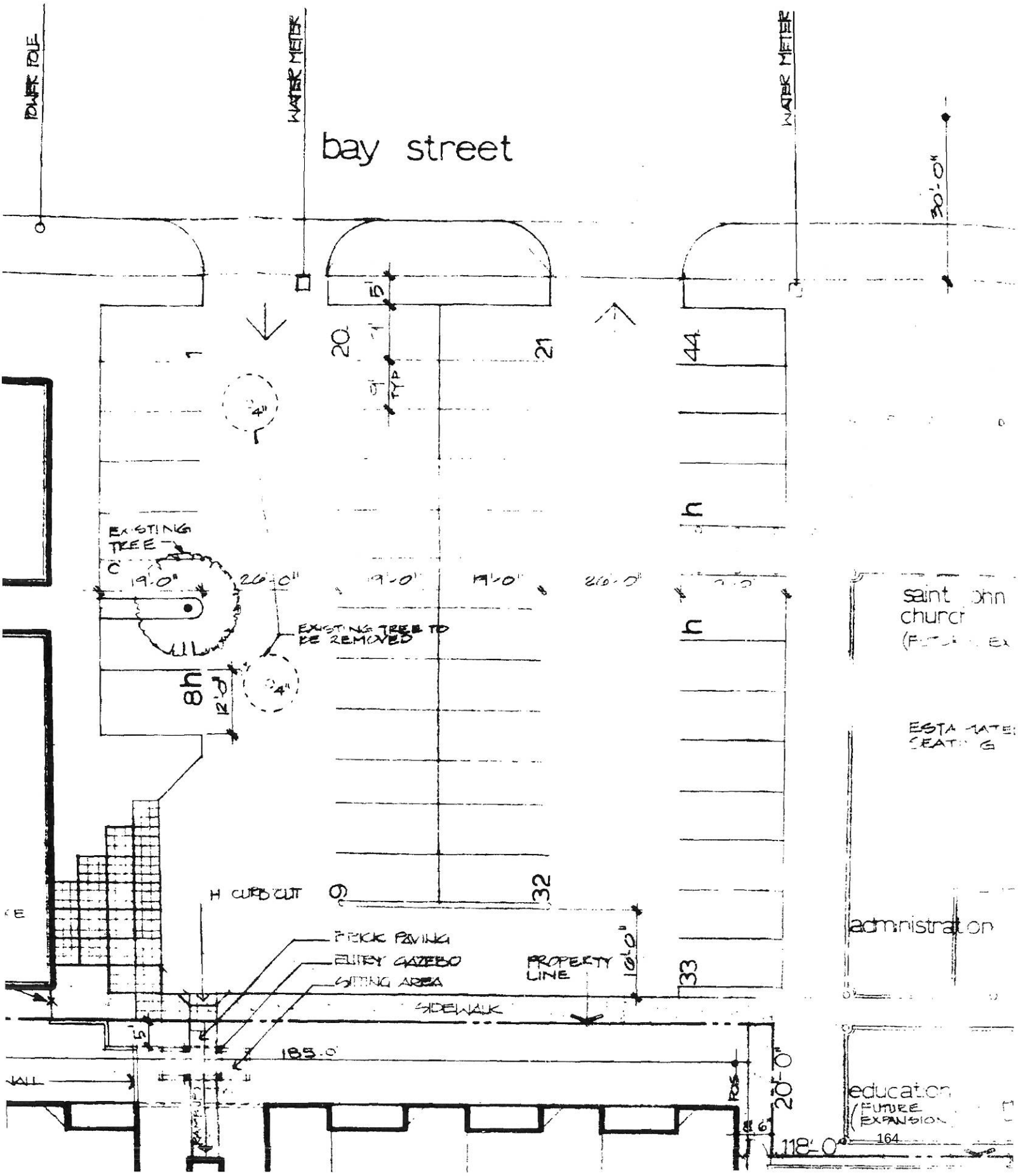


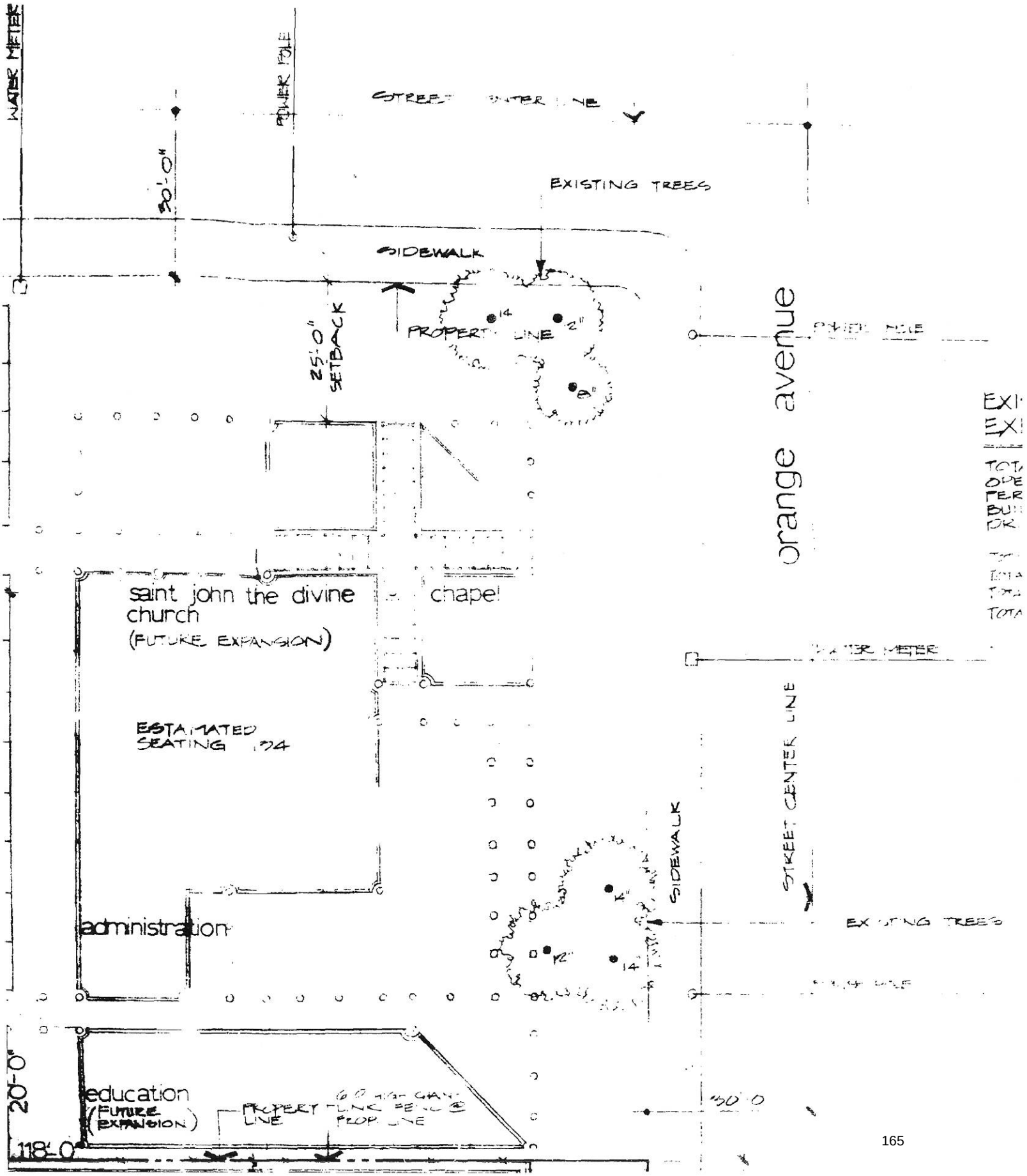
MARCH 1979

NEWPORT HEIGHTS
TRACT NO 3106
TRACT NO 7714

MM 4 83
MM 95 22,23
MM 293 29,30


laurie lane
STREET CENTER LINE
POWER POLE
POWER POLE
WATER METER
classrooms
existing multi purpose center
SEATING 132
23'-0"
6'-0 HIGH CHAIN LINK FENCE
223'-0"
3'-0" CONC. ELK WALL
DEDICATION
EASEMENT
EXISTING TREE
195


POWER POLE
WATER METER
bay street
WATER METER
30'-0"
5'
20
21
44
TYP
EXISTING TREE
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
EXISTING TREE TO BE REMOVED
8h
12'-0"
saint John church
ESTIMATED SEATING
H CURB CUT
32
PEBBLE PAVING
ENTRY GAZEBO
SITTING AREA
PROPERTY LINE
10'-0"
33
administration
SIDEWALK
5'
185'-0"
20'-0"
education (FUTURE EXPANSION)
118'-0"


WATER METER
POWER POLE
STREET CENTER LINE
20'-0"
EXISTING TREES
SIDEWALK
25'-0" SETBACK
PROPERTY LINE
orange avenue
saint john the divine church
(FUTURE EXPANSION)
chapel
ESTIMATED SEATING 194
administration
education
(FUTURE EXPANSION)
PROPERTY LINE
20'-0"
118'-0"
50'-0"

WER POLE

EXISTING CHURCH & FUTURE EXPANSION

TOTAL LAND AREA	48,736
OPEN SPACE	19,894
PERCENT OF OPEN SPACE	41%
BUILDING AREA	12,226
DRIVE & OPEN PARKING	16,616
TOTAL NO H. PARKING	3
TOTAL NO TYP. PARKING	40
TOTAL NO C PARKING	1
TOTAL NO OF PARKING	44

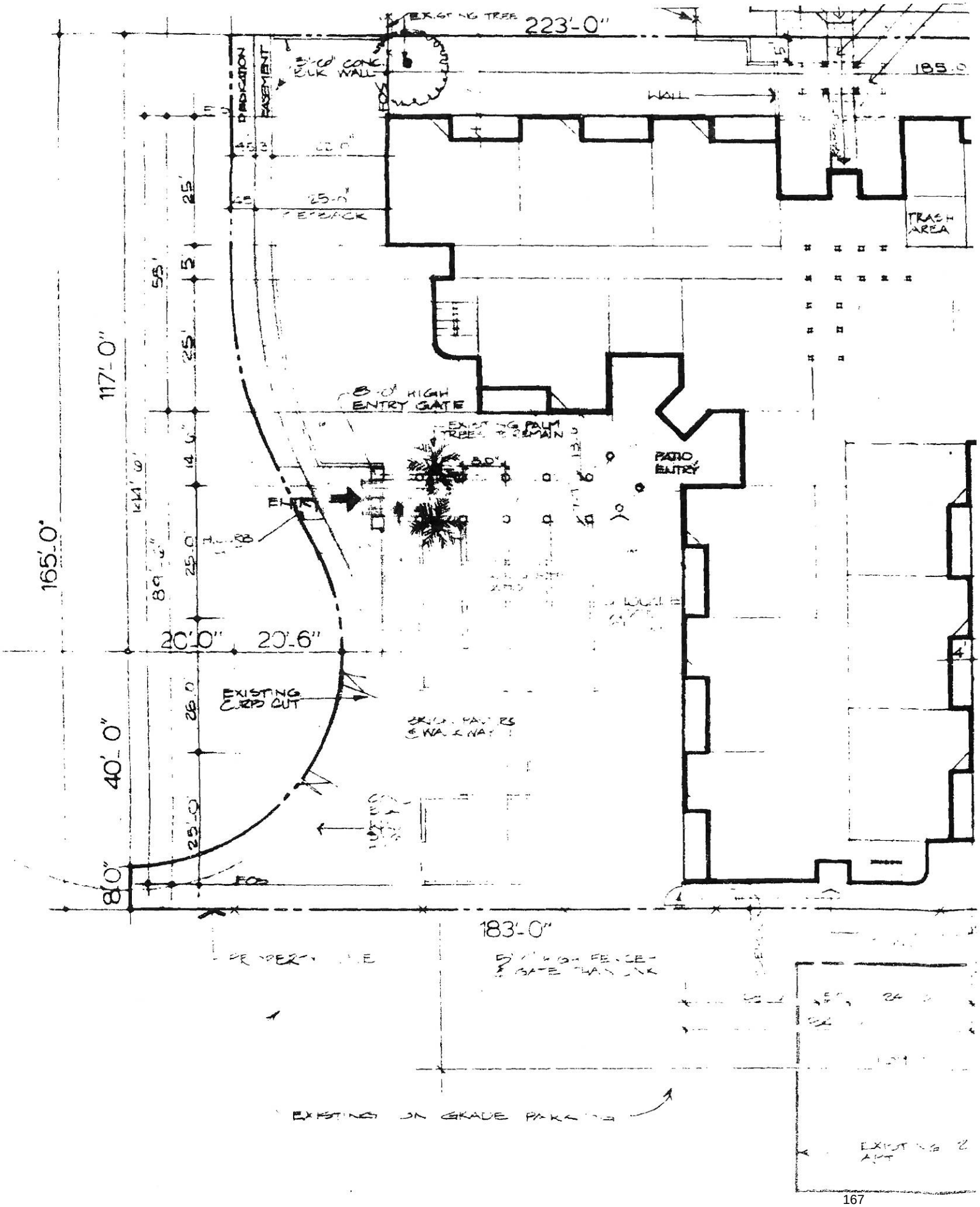
ATER METER

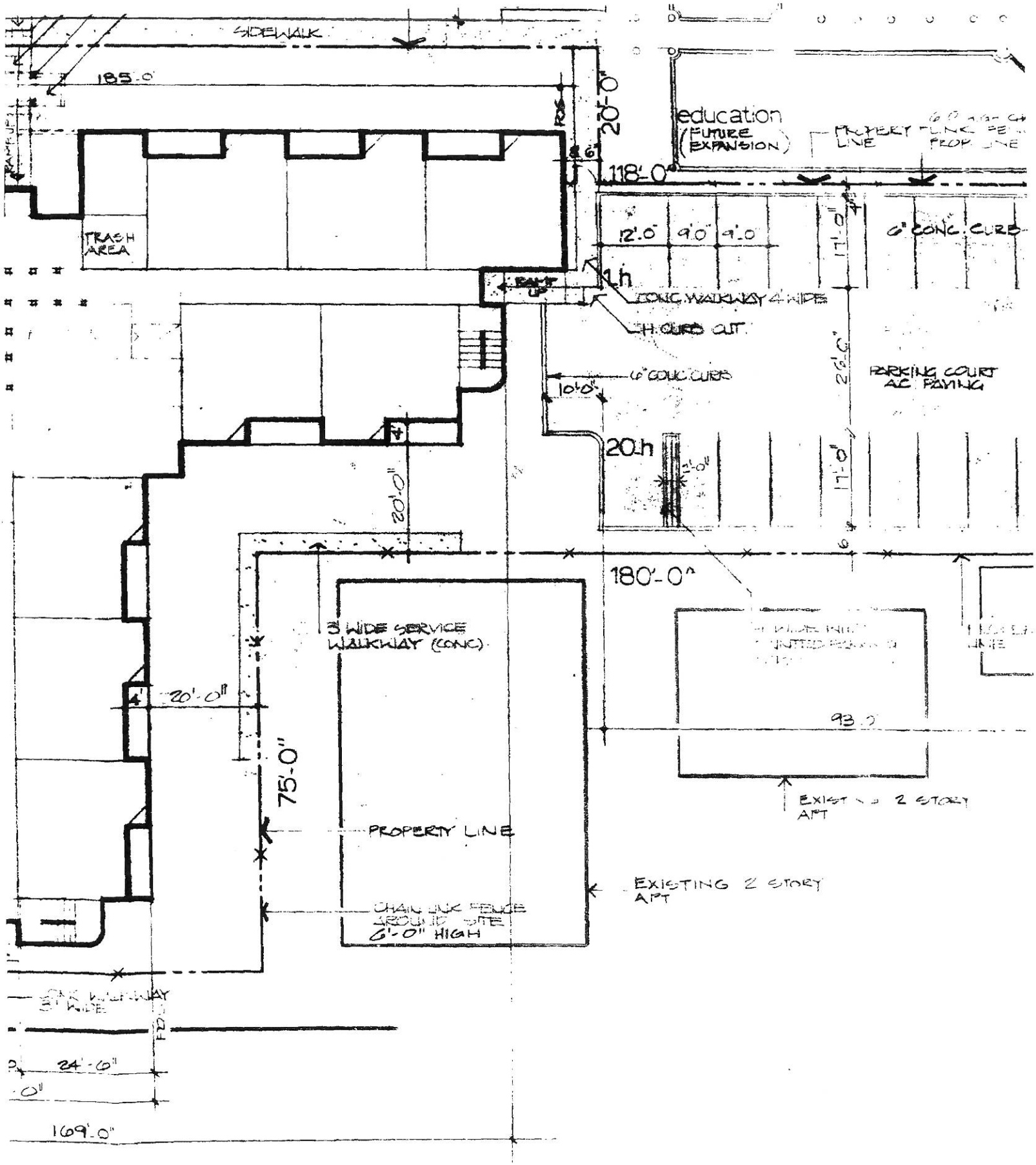
EXISTING TREES

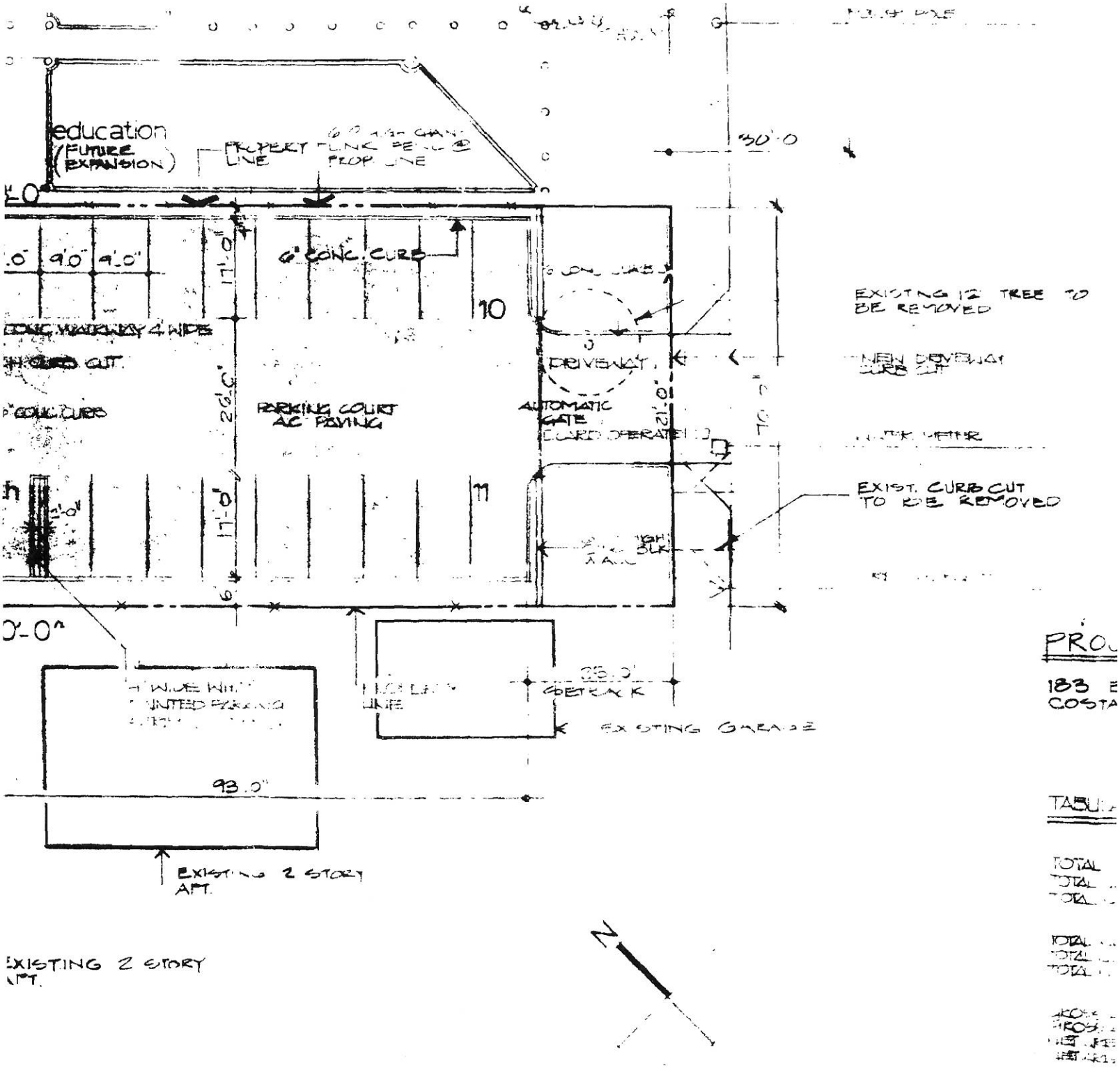
WER POLE

JOHN V. MUTLOW A.I.A.
ARCHITECTURE URBAN PLANNING INTERIOR DESIGN
672 South Lafayette Park Place Suite 30
Los Angeles, California 90057 (213) 480 0812

or


223'-0"
185.0
WALL
TRASH AREA
25'-0"
SETBACK
117'-0"
165'-0"
8'-0" HIGH ENTRY GATE
PATIO ENTRY
20'-0"
20'-6"
EXISTING CURB CUT
40'-0"
8'-0"
183'-0"
EXISTING ON GRADE PARKING


SIDEWALK
185'-0"
20'-0"
education
(FUTURE EXPANSION)
PROPERTY LINE
118'-0"
TRASH AREA
12'-0"
9'-0"
9'-0"
17'-0"
6" CONC. CURB
CONC. WALKWAY 4' WIDE
CURB CUT
6" CONC. CURB
10'-0"
26'-0"
PARKING COURT AC PAVING
20'-0"
180'-0"
3' WIDE SERVICE WALKWAY (CONC)
20'-0"
93'-0"
75'-0"
PROPERTY LINE
EXISTING 2 STORY APT
CHAIN LINK FENCE AROUND SITE 6'-0" HIGH
24'-6"
169'-0"
EXISTING 2 STORY APT.


education
(FUTURE EXPANSION)
PROPERTY LINE
PROP. LINE
30'-0
6" CONC. CURB
10
11
PARKING COURT
AC PAVING
AUTOMATIC GATE
DRIVEWAY
EXISTING 12" TREE TO BE REMOVED
EXIST. CURB CUT TO BE REMOVED
25.0'
SETBACK
EXISTING GARAGE
93.0"
EXISTING 2 STORY APT.
EXISTING 2 STORY APT.
N

EXISTING 12" TREE TO BE REMOVED

NEW DRIVEWAY CURB CUT

WATER METER

EXIST. CURB CUT TO BE REMOVED

PROJECT ADDRESS

183 E. BAY ST
COSTA MESA, CALIF.
92021

TABULATION HOUSING PROJECT

TOTAL NUMBER OF UNITS	36 (Y-1 BEDROOM)
TOTAL NUMBER OF H. UNITS	[illegible]
TOTAL NUMBER OF TYP. UNITS	31
TOTAL NUMBER OF H. PARKING	[illegible]
TOTAL NUMBER OF TYP. PARKING	18
TOTAL NUMBER OF PARKING	22 (OPEN PARKING)
GROSS AREA OF A TYP. UNIT	[illegible]
GROSS AREA OF A H. UNIT	[illegible]
NET AREA OF A TYP. UNIT	[illegible]
NET AREA OF A H. UNIT	[illegible]
LAND AREA	[illegible]
OPEN SPACE	[illegible]
PERCENT OF OPEN SPACE	58%
BUILDING AREA	[illegible]
DRIVE & OPEN PARKING	[illegible]

st. john's mano

site plan

Revisions

Date [illegible]

Scale

CITY OF COSTA MESA LOG SHEET

☐ TRACT NO. _____ ☐ PARCEL MAP NO. EP 83-11 ☐ ZONE EXCEP

☐ MISC. IMPR. _____ ☐ CROSS REF. S E 2-360 ☐ A.P. NO. 4

26 E 9-38

LOCATION 133 E. BAY ST.

ENGINEER _____ DEVELOPER [illegible]

ADDRESS _____ ADDRESS 1220 [illegible]

TELEPHONE _____ TELEPHONE _____

RECEIVED FROM PLANNING. _____ PLANNING COMMISSION AC

DRAWN IN C-10 FILE. _____ ☒ APPROVED

APPLICATION SURVEY OFFICE. DONE: _____ CITY COUNCIL ACTION. D

APPLICATION SURVEY FIELD. DONE _____ ☐ APPROVED.

ENGINEERING CONDITIONS WRITTEN _____ TENTATIVE MAP EXPIRE

RETURNED TO PLANNING _____ (18 MONTHS FOR TRAC

FEES AND RECORDS (CHECK ☐ IF APPLICABLE)

FEE	AMOUNT	DATE PAID	RECORD
☐ MAP CHECK			☐ TITLE REPORT
☐ DRAINAGE			☐ TRAVERSE SHEETS
☐ WATER ACREAGE			☐ HYDROLOGY CALCS
☐ ADVANCE ENERGY			☐ SOILS REPORT
☐ INSPECTION			☐ COUNTY CHECK LETTER
☐			☐

☐ DRAINAGE FEE DRAWN IN CMCWD BOOK _____ ☐ WATER ACREAGE FEE

DEPOSITS

TYPE	AMOUNT	CHECK NO	RECEIVED	DEPOSIT INFORMATION REF.

BOND	AMOUNT	BOND NO.	INSURANCE COMPANY ADDRESS
PERFORMANCE			
LABOR, MATERIAL			
SURVEY MONUMENT			

SUBDIVISION AGREEMENT RECEIVED. _____ HELD BY _____

ISTA MESA LOG SHEET

ARCEL MAP NO. _____ ☐ ZONE EXCEPTION NO. 82-88

ROSS REF. EP 83-11 S 82-360 ZC 84-38 ☐ A.P. NO. 426-191-16

ST.

DEVELOPER EPISCOPAL CHURCH

ADDRESS 1220 W. 4th St. Los Angeles

TELEPHONE _____

PLANNING COMMISSION ACTION. DATE. 7-[illegible]

☒ APPROVED ☐ DENIED.

CITY COUNCIL ACTION. DATE _____

☐ APPROVED. ☐ DENIED.

TENTATIVE MAP EXPIRES _____

(18 MONTHS FOR TRACTS & 12 FOR PARCEL MAPS)

S (CHECK ☐ IF APPLICABLE)

ATE PAID	RECORD	DATE RECEIVED
	☐ TITLE REPORT	
	☐ TRAVERSE SHEETS	
	☐ HYDROLOGY CALCS	
	☐ SOILS REPORT	
	☐ COUNTY CHECK LETTER	
	☐	

OOK _____ ☐ WATER ACREAGE FEE DRAWN IN CMCWD BOOK _____

K NO	RECEIVED	DEPOSIT INFORMATION REF. NO	SENT TO FINANCE.

OND NO.	INSURANCE COMPANY ADDRESS	RECEIVED	HELD BY

HELD BY

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

February 10, 19 84

TO Planning Commission FROM Kathryn Lottes, Associate Planner KL

Re: REQUEST FOR WAIVER OF PARK FEES
ZONE EXCEPTION PERMIT ZE-82-88
183 EAST BAY STREET
PLANNING COMMISSION MEETING OF FEBRUARY 14, 1984

On July 19, 1982, City Council approved Zone Exception Permit ZE-82-88, permitting development of a 36-unit senior citizen's housing project in conjunction with an existing church at the corner of Orange Avenue and Bay Street.

Applicant requests a waiver of park fees for the housing development suggesting that the church property contributes open space to the community and neighborhood. Applicant also suggests that, as the development is constructed as a tax exempt parcel, park fees should not be applied as they are to private enterprise.

Code requires that park fees shall apply to all residential developments; park fees are assessed regardless of whether the project is sponsored by a public, quasi-public or private organization. Staff suggests that senior citizens require park space to the same extent as other citizens in the City, and therefore it is appropriate to apply park fees to the senior citizens' housing project despite the fact that it is located on church property. Applicant has the option of payment of park fees or dedication of land to be used for park and recreational purposes. As all existing church property is privately owned, no portion of the property currently serves as public park space.

parcel; park fees should not be applied [illegible]

Code requires that park fees shall apply to all residential developments; park fees are assessed regardless of whether the project is sponsored by a public, quasi-public or private organization. Staff suggests that senior citizens require park space to the same extent as other citizens in the City, and therefore it is appropriate to apply park fees to the senior citizens' housing project despite the fact that it is located on church property. Applicant has the option of payment of park fees or dedication of land to be used for park and recreational purposes. As all existing church property is privately owned, no portion of the property currently serves as public park space.

In checking the records for payment of park fees, Staff found that full park fees were paid on the Casa Bella housing development, located at 1840 Park Avenue. Staff suggests that waiving the park fees would be a grant of special privilege to the applicant as other similar projects have not been granted park fee waivers.

RECOMMENDATION

Recommend to City Council denial of requested waiver of park fees for ZE-82-88.

hmm (C-5-37)

cc: Development Services Director
Assistant City Attorney
Assistant City Engineer (2)
Fire Protection Analyst
Staff (4)
File (3)

Reverend Conrad A Nordquist
183 East Bay Street
Costa Mesa, California 92627

The Bishop of the Protestant Episcopal Church
1220 West 4th Street
Los Angeles, California 90051

St. John's Manor

a ministry of

St. John the Divine Episcopal Church

January 18, 1984

Costa Mesa City Council
c/o Planning Department
P.O. Box 1200
Costa Mesa, CA 92626

Honorable City Council:

St. John's Manor respectfully requests a waiver of Park Fee for the development of the parcel at 2031 Orange Avenue, Costa Mesa, as a Low-rent Senior Citizen housing project.

The basis of our petition is that since the development forms a unitary project that is under the Planned Development zoning, the church property does contribute to open space, meeting space, and pursuant to a mutual agreement, shared parking space. St. John's Church does in fact contribute parking space for the project and has for many years contributed park space through the open area to the community and neighborhood.

While the Park Fee in lieu of tax supported park provisions is appropriate in the case of private tax base developments, in this case, the entire parcel was exempt and will continue to

the church property does contribute to open space, meeting space, and pursuant to a mutual agreement, shared parking space. St. John's Church does in fact contribute parking space for the project and has for many years contributed park space through the open area to the community and neighborhood.

While the Park Fee in lieu of tax supported park provisions is appropriate in the case of private tax base developments, in this case, the entire parcel was exempt and will continue to be exempt following the development.

Since the entire development can be understood as an eleemosynary effort on the part of St. John the Divine Episcopal Church and the owner, The Bishop of the Protestant Episcopal Church of Los Angeles, a Corporation Sole, it seems appropriate to treat this project in terms of fees in a different manner from a profit making private enterprise.

Thank you for your consideration of this request.

Sincerely,

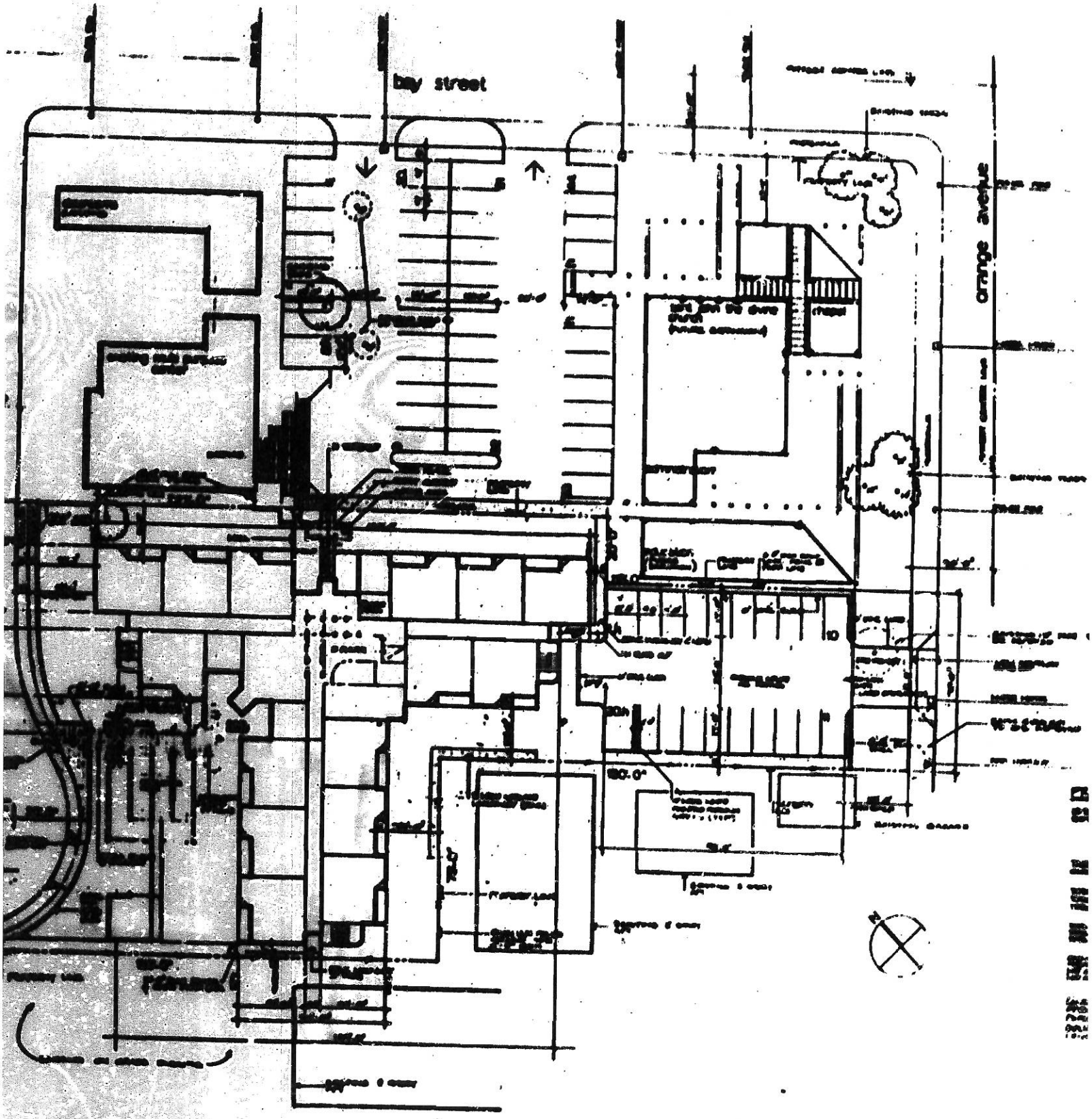
The Reverend Conrad Nordquist

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JAN 20 1984

CN/vr

ST. JOHN THE DIVINE EPISCOPAL CHURCH DEVELOPMENT CORPORATION
183 EAST BAY STREET • COSTA MESA, CALIFORNIA 92627


bay street
orange avenue

4b

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

August 16, 19 83

TO Planning Commission FROM Kathryn Lottes, Assistant Planner KL

Re: EXTENSION OF TIME ZE-82-88
183 EAST BAY STREET
PLANNING COMMISSION MEETING OF AUGUST 22, 1983

Zone Exception Permit ZE-82-88, approved by City Council on July 19, 1982, proposed construction of a 36-unit senior citizens' housing project in conjunction with an existing church located at the corner of Orange Avenue and Bay Street.

Due to delays in HUD funding, applicant requests an extension for the Zone Exception Permit in order to record the parcel map and to obtain a building permit. Working drawings have been submitted and approved by the Building Safety and Fire Prevention Divisions; Planning Division approval is pending.

In accordance with provisions regarding extensions of time for Zone Exception Permits for Planned Developments, Staff is recommending approval of a retroactive one-year extension of time for Zone Exception Permit ZE-82-88 to expire July 19, 1984. The Tentative Parcel Map, approved on August 23, 1982, is valid for one year and therefore, expires on August 23, 1983. Staff also recommends a one-year extension of Tentative Parcel Map S-82-380 to expire August 23, 1984.

RECOMMENDATION

In accordance with provisions regarding extensions of time for Zone Exception Permits for Planned Developments, Staff is recommending approval of a retroactive one-year extension of time for Zone Exception Permit ZE-82-88 to expire July 19, 1984. The Tentative Parcel Map, approved on August 23, 1982, is valid for one year and therefore, expires on August 23, 1983. Staff also recommends a one-year extension of Tentative Parcel Map S-82-380 to expire August 23, 1984.

RECOMMENDATION

Recommend to City Council approval of an extension of Zone Exception Permit, ZE-82-88, to expire July 19, 1984, and Tentative Parcel Map S-82-380 to expire August 23, 1984.

hwm (SR-9-34)

cc: Development Services Director
Assistant City Attorney
Assistant City Engineer (2)
Fire Protection Analyst
Staff (4)
File (2)

Rev. Conrad A. Nordquist
183 East Bay Street
Costa Mesa, California 92626

The Bishop of the Protestant Episcopal
Church, a corporation sole
1220 West Fourth Street
Los Angeles, California 90051

Zone Exception Permit ZE-82-88 and Tentative Parcel Map S-82-380 Rev. Conrad Nordquist/ Bishop of the Protestant Episcopal Church	Request for extension of Zone Exception Permit ZE-82-88 and Tentative Parcel Map S-82-380 for Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West 4th Street, Los Angeles, for an extension of time for a Planned Development Review for a 36-unit senior citizens' housing project in conjunction with an existing church, with variances from parking requirements including a reduction in total parking, parking in a street setback, and inadequate turn-around area, and a Parcel Map to create two parcels, located at 163 East Bay Street in an R1 zone. Environmental Determination: Negative Declaration adopted. Forwarded to City Council meeting of September 6, 1983, with a recommendation to grant the requested extensions to July 19, 1984 and August 23, 1984, respectively.

RIGHT OF WAY DIVISION RELEASE

REFERENCE ZE 82-28 DATE OCT. 25, 1983

STREET 657 VICTORIA STREET

A. P. NO. 422 - 211 - 10

LOT PORTION OF LOT 38 TRACT NO. 9

The necessary documents, as required by the Right of Way Division per the project conditions, have been completed to our satisfaction.

Right-of-Way Agent

12 FEET STREET AND HIGHWAY DEDICATION

MF 0138-62 Rev. 11/82

STANDARD CONDITIONS
FOR
ZONE EXCEPTIONS AND PARCEL MAPS
(Engineering Conditions Only)

Z.E. - 82-88

1. Construct P.C.C. residential/~~commercial~~ sidewalk per City of Costa Mesa Standard Drawings at applicant's expense. ON ORANGE AVENUE, BAY STREET, AND LAURIE LANE.

2. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width and type are subject to the approval of the Traffic Engineer.

3. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expenses.

4. (a) Dedicate all land 25 feet from the center line of LAURIE LANE ~~(Street)~~.
   (b) Dedicate all land ~~FOR feet from the center line of~~ CUL DE SAC ON LAURIE LANE
   (c) Dedicate a 3' public utility easement behind existing right of way line on LAURIE LANE.

5. Dedicate a _____ foot radius spandrel at the corner of _____ (Streets).

6. Dedicate a 15 foot diagonal corner cut-off at the corner of ORANGE AVE & BAY STREET; AND BAY STREET AND LAURIE LANE. (Streets)

7. (a) The developer shall pay the required water acreage fee of $250 per acre prior to issuance of building permit/approval of parcel map.
   (b) The developer shall pay the required water acreage fee of $50 prior to issuance of building permit/approval of parcel map. (This clause (b) is to be used for any parcel containing 10,000 square feet or less).

8. Fulfill Drainage Ordinance Fee requirements prior to: Issuance of building permit/~~approval of parcel map~~.

9. Comply with the requirements of the Department of Housing and Urban Development, Federal Insurance Administration, for Flood Hazard Insurance.

AND BAY STREET AND [illegible] LANE.

7. (a) The developer shall pay the required water acreage fee of $250 per acre prior to issuance of building permit/approval of parcel map.

   (b) The developer shall pay the required water acreage fee of $50 prior to issuance of building permit/approval of parcel map. (This clause (b) is to be used for any parcel containing 10,000 square feet or less).

8. Fulfill Drainage Ordinance Fee requirements prior to: Issuance of building permit/[redacted]

9. Comply with the requirements of the Department of Housing and Urban Development, Federal Insurance Administration, for Flood Hazard Insurance.

10. Submit improvement plans for and fully improve _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards.

11. Require cash deposit to guarantee construction of _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards. Cash deposit to be determined by City Engineer.

12. Two copies of the final parcel map shall be submitted to the Engineering Department for checking.

13. Furnish and install _____ H.P.S.V. street lights on marbelite poles. Pay advanced energy fee.

14. Construct facilities as per City of Costa Mesa Master Drainage Plan.

15. Submit current Title Report. TO CITY OF COSTA MESA.

16. Submit nine copies and one sepia of recorded map.

17. Submit Grading Plan [redacted],

2/11/83
DATE

COSTA MESA SANITARY DISTRICT

1.6

DIRECTORS
[illegible] A. Wahner, President
Orville O. Crank, Vice President
Elvin [illegible], Secretary
Robert [illegible]
Harry S. Green

SCHEDULE OF FEES

TRACT NO. _____ JOB NAME _____

PARCEL MAP NO. _____ Z.E. NO. 35-87-88

LOCATION 183 E. Bay Street

Estimated Construction Cost 0.

No. of Acres

No. of Residential Units 3/0 NEW (1 EXIST. TO BE REMOVED.)

DESCRIPTION OF FEES	AMOUNT	STATUS/DATE
Sewer Bond required	0.	
Inspection, Plan check, ORD. 16	$ 1,050.00	
Cash Deposit	0.	
Sewer Permit	$ 35.00	
C.M.S.D. connection (to be determined when obtaining bldg. permit (Based on Fixture Units)		
District No. 6 or 7 Connection *	$ 8,750.00	
C.M.S.D. Annexation		

184

Inspection, PLAN CHECK, ORD. 16	$ 1,050.00	
Cash Deposit	0.	
Sewer Permit	$ 35.00	
C.M.S.D. connection (to be determined when obtaining bldg. permit (Based on Fixture Units)		
District No. 6 or 7 Connection	* $ 8,750.00	
C.M.S.D. Annexation		
Intermin Agreement (to be determined by Manager of C.M.S.D. Tel. 754-5343)		

REMARKS

Fees Payable to Costa Mesa Sanitary District

* DISTRICT No. 6 CONNECTION CHARGE SUBJECT TO INCREASE IF PAID AFTER 4/8/83

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626 • 77 FAIR DRIVE • (714) 754-5343

TRAFFIC ENGINEERING

INTER OFFICE MEMORANDUM

Jan 11 19 [illegible]

TO: Director of Development Services **FROM:** [illegible] Transportation Manager

SUBJECT: ZE 82 28

The following suggestions are for your consideration as checked:

- [x] 1. Internal parking circulation is poor requiring backing into streets if spaces are occupied.
- [ ] 2. Parking stalls difficult for access and/or exiting - turn around inadequate.
- [ ] 3. Stall and aisle dimensions are inadequate.
- [ ] 4. Parking allows side of vehicle to be exposed to backing vehicles.
- [ ] 5. Development plan not attached.
- [ ] 6. Use Type II driveway.
- [ ] 7. Insufficient information.
- [ ] 8. See prior submittal.
- [x] 9. Other [illegible]

☒ 9. Other [illegible]

RECOMMENDATIONS:

☐ 1. Approve subject to conditions listed.

☐ 2. Approve with suggestions forwarded to developer.

☐ 3. Redesign plan to accommodate above comments.

☐ 4. Disapprove plan subject to submittal of additional information.

☒ 5. Deny.

☐ 6. Other [illegible]

CMP 0541-44, rev. 3/80 White-Development; Pink-Engineering

Kathy -

November 13, 1984

Rev. Conrad A. Nordquist
183 East Bay Street
Costa Mesa, California 92627

Re: Abandonment of Right-of-Way and Utility Easement on Laurie Lane

Dear Rev. Nordquist:

In accordance with City Council's denial of the proposed abandonment on Laurie Lane, the block wall must be moved so that it is not located within the right-of-way or the 3' utility easement. As the existing wall is located 6" in the right-of-way, it will have to be moved at least 3 1/2' in order to comply with the City Council's decision.

Due to the delay involved with City Council's request for a second hearing on the abandonment, the Planning Division will extend the deadline for removal of the wall to December 5, 1984. This allows 30 days from the date of City Council's decision for removal of the wall.

Please be reminded that both demolition of the wall and rebuilding in a new location require permits from the Building Safety Division (located on the 2nd floor of City Hall).

Sincerely,

KATHRYN LOTTES
Associate Planner

KL:alm (C-9-63)

September 5, 1984

Reverend Conrad Nordquist
183 East Bay Street
Costa Mesa, California 92627

Dear Reverend Nordquist:

As you are aware, the abandonment of 6" of right-of-way and the public utility easement along Laurie Lane was denied by City Council on August 6, 1984. Consequently, the existing 6' block wall that was constructed 6" into the public right-of-way on the east side of Laurie Lane must be relocated. Based on the Council's decision, it appears that the wall should be placed at least 3' away from the property line on Laurie Lane.

Demolition of the existing block wall should be completed by October 6, 1984, thus allowing 60 days for the demolition work. If you desire to construct a new wall, please obtain the necessary building permit from the Planning and Building Safety Divisions. If you have any questions, please call me at (714) 754-5604.

Sincerely,

KATHRYN LOTTES
Associate Planner

KL:hmm (C-8-50)

XE-84-11

September 5, 1984

Reverend Conrad Nordquist
183 East Bay Street
Costa Mesa, California 92627

Dear Reverend Nordquist:

As you are aware, the abandonment of 6" of right-of-way and the public utility easement along Laurie Lane was denied by City Council on August 6, 1984. Consequently, the existing 6' block wall that was constructed 6" into the public right-of-way on the east side of Laurie Lane must be relocated. Based on the Council's decision, it appears that the wall should be placed at least 3' away from the property line on Laurie Lane.

Demolition of the existing block wall should be completed by October 6, 1984, thus allowing 60 days for the demolition work. If you desire to construct a new wall, please obtain the necessary building permit from the Planning and Building Safety Divisions. If you have any questions, please call me at (714) 754-5604.

Sincerely,

KATHRYN LOTTES
Associate Planner

KL:hwm (C-8-50)

September 17, 1984

Rev. Conrad Nordquist
183 East Bay Street
Costa Mesa, California 92627

Re: Block wall on Laurie Lane

Dear Rev. Nordquist:

The October 6, 1984 deadline for demolition of the block wall on Laurie Lane is rapidly approaching. Please be reminded that demolition of the wall must be completed by this date as stated in my letter to you dated September 5, 1984.

Once the existing wall is taken down, a new wall may be constructed that is at least 3' away from the property line on Laurie Lane. If the new wall is of block construction, a building permit must be obtained prior to construction.

If you have any questions, please call me at (714) 754-5604.

Sincerely,

Kathryn Lottes
Assistant Planner

KL:alm (C-3-4)

cc: Doug Clark

April 10, 1985

Rev. Conrad A. Nordquist
[redacted]
Costa Mesa, CA 92627

Dear Rev. Nordquist:

Thank you for removing the re-bar adjacent to the new Laurie Lane wall as was requested in my letter of February 4, 1985.

It has recently come to our attention that several Boston Ivy plants (Parthenocissus Tricuspicata) have not been planted along the outside of the Laurie Lane wall as required by the approved landscape plan. Please add three, evenly spaced Boston Ivy plants along the 6' high portion of the Laurie Lane wall, as required, by May 6, 1985. In addition to the ivy plants, it would be beneficial to add either grass or ground cover to the area which is now bare soil in order to prevent soil erosion (that could ultimately expose the foundation of the block wall).

Once the ivy is planted, we should reach closure on all matters pertaining to the Laurie Lane wall.

Thank you for your cooperation.

Sincerely,

KATHRYN LOTTES
Associate Planner

KL:alm (C-2-50)

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, JUNE 25, 1984.

ZONE EXCEPTION PERMIT ZE-84-112 FOR CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH, A CORPORATION SOLE, 1220 WEST FOURTH STREET, LOS ANGELES, FOR A REDUCTION OF 6" OF PUBLIC RIGHT-OF-WAY, AND VARIANCE FROM SETBACK REQUIREMENTS TO LEGALIZE AN EXISTING BLOCK WALL LOCATED AT 183 EAST BAY STREET IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

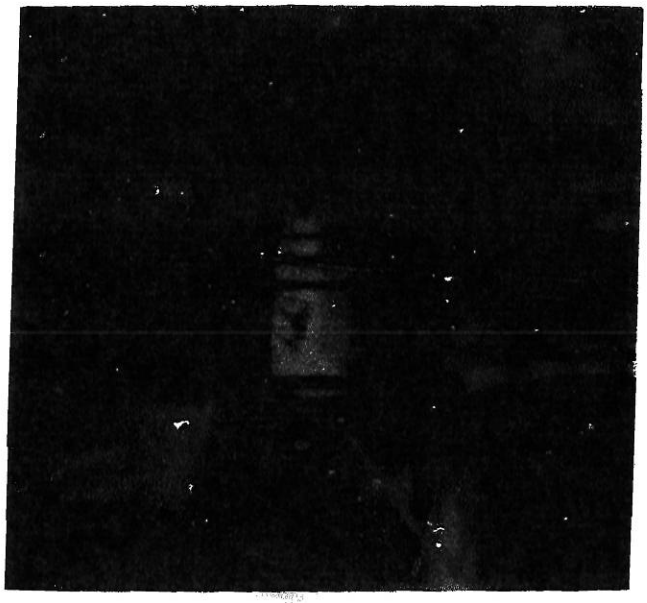
ANY ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION, WILL BE HEARD AT THIS TIME. IF YOU HAVE QUESTIONS, CALL THE PLANNING DEPT. AT (714)754-5245.

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, JUNE 25, 1984.

ZONE EXCEPTION PERMIT ZE-84-112 FOR CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH, A CORPORATION SOLE, 1220 WEST FOURTH STREET, LOS ANGELES, FOR ABANDONMENT OF 6" OF PUBLIC RIGHT-OF-WAY, AND VARIANCE FROM SETBACK REQUIREMENTS TO LEGALIZE AN EXISTING BLOCK WALL LOCATED AT 183 EAST BAY STREET IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

ANY ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION, WILL BE HEARD AT THIS TIME. IF YOU HAVE QUESTIONS, CALL THE PLANNING DEPT. AT (714)754-5245.



UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

RETURN TO

CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CA 92628-1200

(Name of Sender)

(Street or P.O. Box)

(City, State, and ZIP Code)

Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on the reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- [X] Show to whom and date delivered ..... ___¢
- [ ] Show to whom, date, and address of delivery .. ___¢

2. [ ] RESTRICTED DELIVERY ___¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $ ___

3. ARTICLE ADDRESSED TO:

REV. CONRAD NORDQUIST
183 E. BAY ST.
COSTA MESA CA 92627

4. TYPE OF SERVICE:

- [ ] REGISTERED
- [ ] INSURED
- [ ] COD
- [ ] EXPRESS MAIL

ARTICLE NUMBER
P 710 251 852

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

5. [signature]

DATE OF DELIVERY

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S SIGNATURE

SEP 5 1984

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200

FROM THE OFFICE OF THE CITY CLERK

TO: The Reverend Conrad Nordquist
St. John the Divine Episcopal Church
183 East Bay Street
Costa Mesa, California 92627

DATE: November 9, 1984

RE:

- [ ] Zone Exception Permit No. _____
- [ ] General Plan Amendment _____
- [ ] Rezone Petition No. _____
- [ ] Encroachment Permit _____
- [ ] Final Tract No. _____
- [ ] Refund _____
- [ ] Communication of _____
- [XX] Abandonment of Public Right-of-Way on the Ease Side of Laurie Lane

FROM: OFFICE OF THE CITY CLERK

CC: Planning Division ✓
Real Property

At the regular meeting of the Costa Mesa City Council held on Monday, November 5, 1984, the above was considered and the following action taken:

The abandonment of public right-of-way along the east side of Laurie Lane was denied, and Council directed that the wall be moved to the location approved under Zone Exception ZE-84-38.

Yours very truly,

EILEEN P. PHINNEY
City Clerk

me

77 FAIR DRIVE (714) 754-5223

CMF 0014-16, rev. 8/82

INTER-OFFICE MEMO

FROM: OFFICE OF THE CITY CLERK

DATE: August 9, 1984

TO:

	City Manager
	Director of Public Works
	Director of Public Safety
	Building Safety
	Finance
XX	Planning ✓
	Street
	City Attorney
	City Engineer
	Traffic Engineer
XX	~~Engineering~~ Real Property
	Right of Way
	Police
	Fire
	Parks
	Planning Commission
	Traffic Commission

RE:

	Variance No.
	Subdivision No.
	Rezone Petition No.
	Tentative Tract No.
	Final Tract No.
	Building Moving No.
	Permit for
	Precise Plan for
	Communication of
XX	Abandonment on Laurie Lane (ZE-84-112)

	See Attached

At the regular meeting of the City Council held on Monday August 6, 1984, the above was considered and the following action taken:

A motion to order the abandonment on the east side of Laurie Lane failed to carry.

CITY CLERK'S OFFICE

By: Eileen P. Phinney

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

October 31, 19 84

TO City Council FROM Kathryn Lottes, Associate Planner

Re: Abandonment of Public Right-of-Way and Public Utility Easement
183 East Bay Street
CITY COUNCIL MEETING OF NOVEMBER 5, 1984

City Council has requested reconsideration of the abandonment of 6" of public right-of-way and 3' public utility easement along Laurie Lane. This proposed abandonment was denied at the City Council meeting of August 6, 1984.

alm (C-8-64)

cc: City Manager
Assistant City Manager
Public Services Director
Fire Administration
Development Services Director
City Clerk (12)
Staff (3)
File (2)

Conrad Nordquist
183 East Bay Street
Costa Mesa, California 92627

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

August 1, 1984

TO City Council FROM Kathryn Lottes, Associate Planner KL

Re: ABANDONMENT OF PUBLIC RIGHT-OF-WAY
AND PUBLIC UTILITY EASEMENT
183 EAST BAY STREET
CITY COUNCIL MEETING OF AUGUST 6, 1984

On June 25, 1984, a variance from setback requirements was approved in order to legalize an existing 6' block wall that was constructed 6" into the public right-of-way on the east side of Laurie Lane. In conjunction with the approved variance, Staff recommends abandonment of 6" of public right-of-way and also abandonment of a 3' public utility easement located just inside (to the east) of the wall.

As discussed in the attached Staff Report, abandonment of the right-of-way does not preclude installation of normal street improvements, including a 4' sidewalk and 6" curb. Additionally, no utilities are located in, or planned for, the public utility easement nor is the easement needed for installation of public fixtures such as street lights or fire hydrants.

RECOMMENDATION

Abandon 6" of public right-of-way and 3' public utility easement.

hwm (C-8-23)
Attachments

cc: City Manager
Assistant City Manager
Public Services Director
Fire Administration
Development Services Director
City Clerk (12)
Staff (3)
File (2)

Conrad Norquist
183 East Bay Street
Costa Mesa, California 92627

INTER-OFFICE MEMO

FROM: OFFICE OF THE CITY CLERK

DATE: July 3, 1984

TO:

- [ ] City Manager
- [ ] Director of Public Works
- [ ] Director of Public Safety
- [ ] Building Safety
- [ ] Finance
- [X] Planning
- [ ] Street

- [ ] City Attorney
- [ ] City Engineer
- [ ] Traffic Engineer
- [ ] Engineering
- [ ] Right of Way
- [ ] Police
- [ ] Fire
- [ ] Parks

- [ ] Planning Commission
- [ ] Traffic Commission

RE:

- [ ] Variance No. _____
- [ ] Subdivision No. _____
- [ ] Rezone Petition No. _____
- [ ] Tentative Tract No. _____
- [ ] Final Tract No. _____
- [ ] Building Moving No. _____
- [ ] Permit for _____
- [ ] Precise Plan for _____
- [ ] Communication of _____
- [X] Abandonment on Laurie Lane

- [ ] See Attached

At the regular meeting of the City Council held on Monday, July 2, 1984, the above was considered and the following action taken:

Resolution 84-85, being A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE VACATION OF SURPLUS CITY RIGHT-OF-WAY LOCATED ALONG THE EAST SIDE OF LAURIE LANE, setting a public hearing for August 6, 1984, at 6:30 p.m., was adopted.

A copy of Resolution 84-85 is attached for your records.

CITY CLERK'S OFFICE

By: Eileen F. Phenney

RESOLUTION NO. 84-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE VACATION OF SURPLUS CITY RIGHT-OF-WAY LOCATED ALONG THE EAST SIDE OF LAURIE LANE.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Costa Mesa does hereby declare its intention to vacate surplus City right-of-way located along the east side of Laurie Lane, described as follows:

Those portions of Lot 2 as shown on a map filed in Book 182, Page 23 of Parcel Maps, records of the County Recorder, Orange County, California, more particularly described as follows:

Parcel 1: All that land lying 0.50 feet northwesterly of the following described line; beginning at the northwest corner of said Lot 2; thence south 50°00'00" east 4.50 feet to the true point of beginning; thence north 40°00'42" east 121.22 feet.

Parcel 2: All that land lying 3.00 feet southeasterly of the following described line; beginning at the northwest corner of said Lot 2; thence south 50°00'00" east 4.50 feet to the true point of beginning; thence north 40°00'42" east 121.22 feet.

RESERVING therefrom an easement for all existing underground and overhead public utilities together with the right of ingress and egress for the purpose of maintaining, replacing, and upgrading said existing public utilities.

SECTION 2. Monday, the 6th day of August, 1984, at the hour of 6:30 p.m., in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa, California, is hereby fixed as the time and place for hearing all persons interested in or objecting to the proposed vacation.

SECTION 3. These proceedings shall be conducted pursuant to the provisions of Section 8300 et seq. of the Streets and Highways Code of the State of California.

SECTION 4. The City Manager of the City of Costa Mesa is hereby directed to cause notices of the said proposed vacation to be conspicuously posted along said strips of land for at least ten (10) days before the date of said hearing. Said notices shall be posted not more than three hundred (300) feet apart, but in no event shall less than three (3) notices be posted.

SECTION 5. This Resolution shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation printed and published in the City of Costa Mesa, Orange County, California.

PASSED AND ADOPTED this 2nd day of July, 1984.

Mayor of the City of Costa Mesa

California, more particularly described as follows:

Parcel 1: All that land lying 0.50 feet northwesterly of the following described line; beginning at the northwest corner of said Lot 2; thence south 50°00'00" east 4.50 feet to the true point of beginning; thence north 40°00'42" east 121.22 feet.

Parcel 2: All that land lying 3.00 feet southeasterly of the following described line; beginning at the northwest corner of said Lot 2; thence south 50°00'00" east 4.50 feet to the true point of beginning; thence north 40°00'42" east 121.22 feet.

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SECTION 5. This Resolution shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation printed and published in the City of Costa Mesa, Orange County, California.

PASSED AND ADOPTED this 2nd day of July, 1984.

Mayor of the City of Costa Mesa

ATTEST:

Mary T. Elliott
Deputy City Clerk of the City of Costa Mesa

APPROVED AS TO FORM
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, EILEEN P. PHINNEY, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. 84-85 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 2nd day of July, 1984.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 3rd day of July, 1984.

Eileen P. Phinney
City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

By: Mary T. Elliott
Deputy City Clerk

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 7m

SITE LOCATION 183 East Bay Street

APPLICATION NO. ZE-84-112

AP # 426-191-16

MANDATORY ACTION DATE May 30, 1985

APPLICANT Bishop of Prot. Episcopal Church
(Owner of Record)

AUTHORIZED AGENT Conrad Nordquist

ADDRESS 1220 West 4th Street
Los Angeles, CA 90051

ADDRESS 183 E. Bay Street
Costa Mesa, CA 92627

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY KL:hwm

REQUEST:

Abandonment of 6-inches of public right-of-way; and a variance from setback requirements to legalize an existing block wall.

FINAL COMMISSION ACTION: June 25, 1984

Zone Exception Permit ZE-84-112 - Approved, based on the analysis and findings and subject to the conditions contained in the Planning Division Staff Report, with modification of Condition No. 1 to read:

1. A minimum of four 15-gallon trees interspersed with vine-like plants shall be installed just inside and along the entire length of the 6-foot high block wall, and shall be properly irrigated, under the direction of the Planning Division. (5-0)

APPLICANT NOTIFIED be DATE June 28, 1984

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

PLANNING ACTION SUMMARY

Location 183 East Bay Application ZE-84-112

Request Abandonment of 6" of public right-of-way and a 3' public utility easement; variance from setback requirements to legalize an existing block wall.

SUBJECT PROPERTY:

Zone PDR-HD
General Plan High Density Residential
Lot Dimensions
Lot Area 2.01 acres
Existing Development Church buildings and senior citizens' housing project (under construction)

SURROUNDING PROPERTY:

North R1/single-family, residence
South R1 & R2/multi-family residences
East R1/day-care center/single/multi
West R2/multiple-family development

DEVELOPMENT STANDARD COMPARISON

Development Standard	Code Requirement	Proposed/Provided
Lot Size		
Lot Width		
Lot Area		
Density (Residential)		
Building Coverage		
Buildings		
Paving		
Open Space		
TOTAL		
Building Height		
Setbacks		
Front		
Side (left/right)		
Rear		
Parking		
Covered		
Open		
(Standard Size)		
(Compact)		
(Handicapped)		
TOTAL		
Driveway Width		
Interior Landscaping		

NA = Not Applicable or No Requirement

CEQA Status Exempt: CEQA General Rule
Final Action City Council

I. DESCRIPTION

See Planning Action Summary.

II. PROJECT DESCRIPTION

A. Applicant proposes to legalize an existing 6' block wall that is constructed 6" into the public right-of-way along Laurie Lane. The wall was recently constructed without building permits, and does not comply with a previously granted variance from setback requirements.

B. A variance from setback requirements (ZE-84-38), approved by Planning Commission on February 27, 1984, allowed the wall to be constructed approximately 3' to 4' behind the property line. Additionally, a Condition of Approval required the existing, mature trees to be retained to the greatest extent possible. Applicant has removed three of the existing trees without authorization from the City.

III. PLANNING STAFF ANALYSIS

A. The present location of the wall will permit construction of a 4' wide sidewalk, although the proximity of the wall to the sidewalk may not allow two pedestrians to pass side-by-side.

B. Abandonment of 6" of the public right-of-way does not preclude installation of normal street improvements, including a 4' sidewalk (measured from curb face to wall face).

C. Placement of the wall between the public utility easement and the sidewalk effectively eliminates usefulness of the 3' public utility easement. The primary purpose of the public utility easements (PUE) is not for installation of water, sewer and electrical lines, but for the purpose of providing room for public fixtures, such as street lights and fire hydrants. No utilities are located in, or planned for, the easement area. Staff recommends abandonment of the public utility easement as the easement is not needed for the City's utilization.

D. The wall only partially screens church activities from the street and from homes across Laurie Lane because there is a 2'-3' grade difference between the base of the wall and the church courtyard area. As it is not possible to install landscaping between the wall and the sidewalk, Staff suggests that the applicant add trees and vine-like plants behind the wall. In order to soften the block wall, the vine-like plants should be installed to encourage a cascading growth over the outside of the wall. Trees behind the wall will soften the streetscape and provide additional screening of church activities. They will also replace the mature trees that were removed without City approval.

IV. PLANNING STAFF FINDINGS

A. Additional landscaping behind the wall will buffer church activities from adjacent residences and will soften an otherwise stark appearance of the wall.

B. Abandonment of the 6" public right-of-way and the 3' public utility easement will not preclude the installation of necessary street improvements including a standard 4' sidewalk; additionally, the public utility easement is not needed for installation of public fixtures such as street lights or fire hydrants.

C. The evidence presented substantially satisfies conditions of set forth in Costa Mesa Municipal Code Section 13-347 in that: location of the wall does not preclude installation of necessary right-of-way improvements and therefore the requested variance is warranted on the basis of special circumstances; additional landscaping will minimize visual impacts on the streetscape thereby making the project compatible with subject and surrounding properties, and the project will not result in a use or intensity which is not in accordance with the General Plan designation for the property.

V. PLANNING STAFF RECOMMENDATION

1. Approve variance from setback requirements, subject to conditions.
2. Recommend to the City Council abandonment of the public right-of-way and public utility easement.

VI. CONDITIONS, IF APPROVED

Shall meet all of the requirements of the various City Departments, copy attached hereto.

CONDITIONS OF APPROVAL

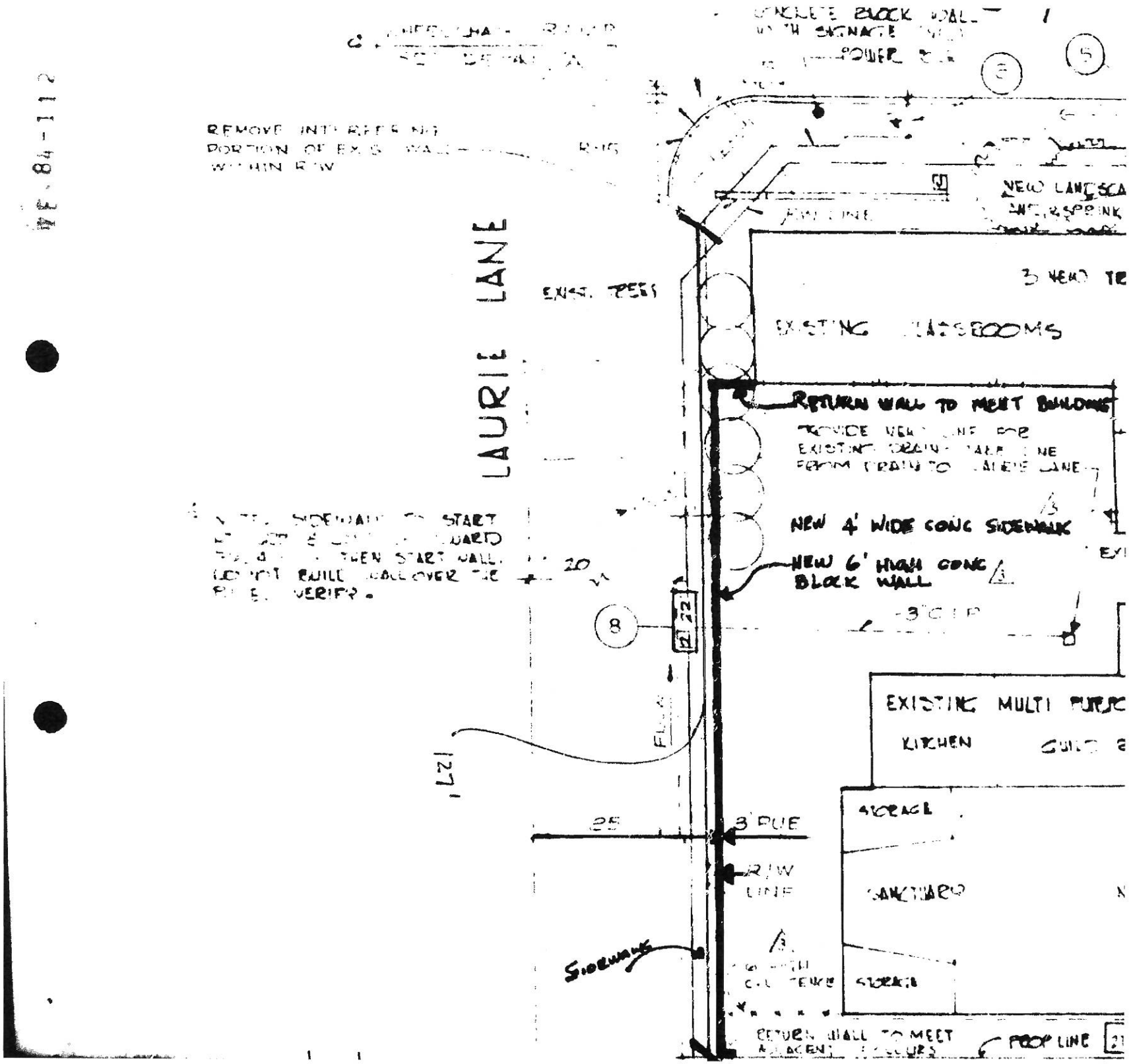
Plng. 1. A minimum of four 24" box trees interspersed with vine-like plants shall be installed just inside, and along the entire length of the 6' high block wall and shall be properly irrigated, under the direction of the Planning Division.

2. The landscape and irrigation plan submitted in conjunction with the housing project shall be amended to incorporate the plant materials required along the inside of the wall on Laurie Lane, under the direction of the Planning Division.

PLANNING COMMISSION ACTION - Meeting of June 25, 1984.

Modification of Condition No. 1 to read:

1. A minimum of four 15-gallon trees interspersed with vine-like plants shall be installed just inside and along the entire length of the 6-foot high block wall, and shall be properly irrigated, under the direction of the Planning Division.


LAURIE LANE
EXISTING CLASSROOMS
RETURN WALL TO MEET BUILDING
NEW 4' WIDE CONC SIDEWALK
NEW 6' HIGH CONC BLOCK WALL
EXISTING MULTI PURPOSE
KITCHEN
STORAGE
SANCTUARY
STORAGE
3' PUE
R/W LINE
SIDEWALK
PROP LINE
127'
25
20
8
5
3

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

May 23 19 84

TO Planning Commission FROM Perry L. Valantine, Senior Planner plv

Re: ST. JOHN THE DIVINE SENIORS HOUSING DEVELOPMENT
2031 ORANGE AVENUE/183 EAST BAY STREET

You may be aware of the complaints recently filed with the City Council on the above project. For your information, and as you may soon become involved in resolution of the block wall issue, I have attached a copy of the Staff's report on the allegations. Also attached is a copy of the letter sent to the church outlining their options relative to the wall.

hwm (C-6-16)
Attachments

cc: Development Services Director
Assistant City Attorney
Assistant City Engineer (2)
Fire Protection Analyst
Staff (4)
File (2)

May 18, 1984

Reverend Conrad A. Nordquist
183 East Bay Street
Costa Mesa, California 92627

Dear Reverend Nordquist:

On Wednesday afternoon, May 16, members of the City Staff met with your contractor, Lloyd Beach, regarding the block wall recently installed along Laurie Lane. It was agreed by all parties that the wall had been constructed in an improper location and without benefit of building permits.

While the variance (ZE-84-38) approved by the Planning Commission on February 27, 1984, allowed the wall to be constructed approximately 3' to 4' behind the property line, actual construction of the wall places it 6" within the City right-of-way. This has also placed the wall between the sidewalk and 3' public utlity easement, effectively eliminating the usefulness of the easement. To accommodate construction of the wall, three of the existing trees in the area were removed without authorization from the City. Condition No. 1 of the variance required that "applicant shall retain the existing, mature trees to the greatest extent possible, under the direction of the Planning Division."

There appear to be two options for solution to the problem:

(1) Demolish the wall and reconstruct it at the approved location, or

(2) Request abandonment of the 6" of right-of-way where the wall is located and request and obtain a setback variance to allow the wall to remain at its present location. If the wall is allowed to remain as constructed, it is likely that the City would also abandon the portion of 3' public utility easement which is located behind the wall.

The Planning Division is currently awaiting submittal of the landscape plan for the church parcel as required by Condition #25 of Zone Exception Permit ZE-82-88. Review of this plan will include consideration of specimen trees to replace those removed without proper approval. In order to resolve these problems as quickly as possible, it is requested that action toward one of the options outlined above be initiated no later than May 30, 1984. This is the final filing date for the Planning Commission hearing of June 25 should you elect to request abandonment of the right-of-way and a setback variance for the wall. For information or applications for the variance, please contact Kathryn Lottes, Associate Planner, at 754-5604.

The 30" high block wall located along Laurie Lane at the west boundary of the housing site was also constructed without building permits. As this wall has been completed and as the location appears proper, it is suggested that building permits be applied for as soon as possible. Permits for the 6' wall adjacent to church property may not be applied for until the matters discussed above have been resolved.

If you have any questions regarding the situation, please feel free to call me at 754-5609.

Sincerely,

PERRY L. VALANTINE
Senior Planner

PLV:hwm (C-8-56)

cc: Victor Newton
Kathryn Lottes

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

May 17, 1984

TO Allan Roeder FROM Perry Valantine

Re: ST. JOHN THE DIVINE SENIORS HOUSING DEVELOPMENT
2031 ORANGE AVENUE/183 EAST BAY STREET

Mr. Robert Yoder has alleged several irregularities in the construction of the housing development, block wall, and sidewalk at the referenced location. The allegations and results of Staff investigation are detailed below.

1. DEDICATION

Allegation: Insufficient dedication was taken for the sidewalk on the east side of Laurie Lane.

Response: The 4'6" dedication required on the east side of the street equalizes the two halves at 25' from centerline, allowing 4'6" from back of curb to property line on both sides in accordance with City standards. A 3' public utility easement (P.U.E.) was also dedicated behind the new property line.

2. WALL LOCATION

Allegation: Block wall was not built in the proper location; it should have been set back 3' to 4' behind the property line.

Response: The Staff Report and approved plan for ZE-84-38, a variance to allow the wall to encroach into the required 10' setback, indicate that the wall would be built 3' to 4' behind the property line, thus behind the P.U.E. Adjacent to the existing church buildings, the wall was actually constructed 4' behind the back of curb, encroaching 6" into the right-of-way. This places the wall between the sidewalk and the P.U.E. The portion of wall adjacent to the housing project was constructed 7' behind the back of curb. Although this encroaches 4" into the P.U.E., there is sufficient room to construct a standard width sidewalk. The wall was constructed without benefit of building permit.

In addition, three of six existing trees were removed to accommodate the wall. Condition #1 of ZE-84-38 required retention of the trees "to the greatest extent possible, under direction of the Planning Division." Planning Staff was not consulted prior to their removal.

3. SIDEWALK WIDTH

Allegation: Sidewalk width on the east side of the street is about 6" narrower than on the west side.

Response: The standard sidewalk detail calls for a 4'4" sidewalk behind the curb and a 2" separation between the sidewalk and property line (to accommodate 2" by 4" forms). The sidewalk on the west side of the street complies with this standard. Due to the encroachment of the new wall into the right-of-way, the area available for sidewalk is reduced to 4'; 4" less than standard. (The 2" space for forms is not required as the wall will act as a form.)

4. PUBLIC UTILITY EASEMENT

Allegation: Utility lines were installed under the sidewalk rather than in the P.U.E. because of the location of the new wall.

Response: According to the contractor, electrical conduit was buried in the area where the sidewalk will be installed. Engineering Division permits are required to install utilities in the right-of-way or P.U.E. No such permits have been obtained.

5. DENSITY

Allegation: Density approved for the housing project conflicts with the standards of the zone. CMMC Section 13-252.1(b) indicates that the density of the residential component of a mixed use development is based on the "portion of the total site area devoted to residential uses, including required parking, landscaping, open space, and driveways to serve the residential component."

Response: The project was approved on July 19, 1982, under ZE-82-88. Although the Staff Report identified the density based on the entire site as 18 units per acre, density of the residential portion alone is approximately 40 units per acre. The Staff Report indicated that the excess density, above the 30 units per acre allowed by the PDR-HD zone, was accomplished by transfer of development rights from the vacant portion of the church parcel to the residential parcel. This would reduce the number of units which could be constructed on the remainder of the site in the future. In addition, a Condition of Approval was added requiring recordation of an agreement allowing joint use of parking between the housing parcel and church parcel. The residents of the housing project will also have use of certain church facilities for recreation/meeting rooms. This would increase the land area available for calculation of density in accordance with CMMC Section 13-252.1(b).

6. OTHER

Allegation: Mr. Yoder has heard rumors that parking is being developed in the open space area to the west of the housing project at the end of Laurie Lane, and that retail stores may be installed on the lower level of the residential building.

Response: Neither parking nor commercial activities have been approved in these areas; such amendments to the plan would require additional hearings by the Planning Commission and City Council. The appearance of access for a parking lot may result from a gap in the block wall which has been left open for construction access. Masonry blocks are stockpiled near this area to complete the wall, and this will be done prior to occupany of the development.

CONCLUSION

Of the allegations made, there appears to be validity to those relating to the location of the block wall adjacent to the church buildings. The church has been advised of the two options available to remedy the problem:

(1) Demolish the wall and reconstruct it at the approved location, or

(2) Request abandonment of the 6" of right-of-way where the wall is located and obtain a setback variance to allow the wall to remain at the property line.

If the setback variance is approved, the P.U.E. behind the wall may also be abandoned. The Engineering Division indicates that abandonment of the 6" of right-of-way and P.U.E. should not significantly affect the design or improvement of public facilities in the area. Review of the required landscape plan for the church parcel (required by Condition #25 of ZE-82-88 will include consideration of specimen trees to replace those removed without approval.

hwm (C-4-92)

cc: Doug Clark

May 23 84

Allan Ponder

Perry Valantine

Re: ST. JOHN THE DIVINE SENIORS HOUSING DEVELOPMENT
WALL ON LAURIE LANE

For your information, and in case you want to pass it on to the Councilmembers, I have attached a copy of the letter sent to Reverend Nordquist outlining the steps necessary to legalize the block wall.

mmm (C-6-16)
Attachment

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P. O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT

May 18, 1984

Reverend Conrad A. Nordquist
183 East Bay Street
Costa Mesa, California 92627

Dear Reverend Nordquist:

On Wednesday afternoon, May 16, members of the City Staff met with your contractor, Lloyd Beach, regarding the block wall recently installed along Laurie Lane. It was agreed by all parties that the wall had been constructed in an improper location and without benefit of building permits.

While the variance (ZE-84-38) approved by the Planning Commission on February 27, 1984, allowed the wall to be constructed approximately 3' to 4' behind the property line, actual construction of the wall places it 6" within the City right-of-way. This has also placed the wall between the sidewalk and 3' public utlity easement, effectively eliminating the usefulness of the easement. To accommodate construction of the wall, three of the existing trees in the area were removed without authorization from the City. Condition No. 1 of the variance required that "applicant shall retain the existing, mature trees to the greatest extent possible, under the direction of the Planning Division."

There appear to be two options for solution to the problem:

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The Planning Division is currently awaiting submittal of the landscape plan for the church parcel as required by Condition #25 of Zone Exception Permit ZE-82-88. Review of this plan will include consideration of specimen trees to replace those removed without proper approval. In order to resolve these problems as quickly as possible, it is requested that action toward one of the options outlined above be initiated no later than May 30, 1984. This is the final filing date for the Planning Commission hearing of June 25 should you elect to request abandonment of the right-of-way and a setback variance for the wall. For information or applications for the variance, please contact Kathryn Lottes, Associate Planner, at 754-5604.

The 30" high block wall located along Laurie Lane at the west boundary of the housing site was also constructed without building permits. As this wall has been completed and as the location appears proper, it is suggested that building permits be applied for as soon as possible. Permits for the 6' wall adjacent to church property may not be applied for until the matters discussed above have been resolved.

If you have any questions regarding the situation, please feel free to call me at 754-5609.

Sincerely,

Perry L. Valantine

PERRY L. VALANTINE
Senior Planner

PLV:hwm (C-8-56)

cc: Victor Newton
Kathryn Lottes

The Church Insurance Company

PACIFIC BRANCH: 5 Third Street, Suite 600, San Francisco, CA 94103
800 SECOND AVENUE (at 42nd Street) NEW YORK, N.Y. 10017
TELEPHONE: (212) 661-6700

Certificate Of Insurance

AGENT: Charter Insurance Agency, 610 Shatto Place, Los Angeles, CA 90005

Quarterly premium $262.00

Policy Type: Comprehensive
Renews Policy No. P-2101-008

Policy No. P-2300
Certificate No. 009
Account No. 2879

Named Insured and Post Office Address: The Bishop of the Protestant Episcopal Church in Los Angeles, a Corporation Sole, et al
P. O. Box 2164, Los Angeles, California 90051

Policy Period: From April 1, 1983 To April 1, 1986
Noon Standard Time at the location of the described property

Location and description of Premises:	100% Replacement Cost Building	Contents
St. John the Divine Church, Costa Mesa		
a) Church - 183 East Bay Street	$274,046	$27,390
b) Sunday School - 183 East Bay Street	Included	Included

	Limit of Liability	COVERAGE	Perils Insured Against
SECTION I Property Coverage	$ 33,404,964	A. & B. Building(s) & Personal Property	Fire, Lightning, Extended Coverage, Vandalism/Malicious Mischief, and Special Coverage
	$	C. Loss of Income	
	$ 5,000	D. Additional Expense	
	$ Per Form CP-5	E. Fine Arts and Other Valuable Equipment	All Risk
	$ 1,000	F. (a) Theft, Including Monies & Securities	
	$ Per Form CP-5	G. Comprehensive Glass	All Risk
	$	H. Other(s)	
	$ 1,500	F.(b) Theft, Excluding Monies & Securities	

	Limit of Liability	COVERAGE	
SECTION II Liability Coverage	$ 2,000,000	I	Liability – Comprehensive – Personal Injury/Property Damage each occurrence
	$ 2,000,000		Products – Aggregate Limit of Liability
	$ 1,000	J.	Medical Payments - Each Person
	$ 25,000		Medical Payments - Each Occurrence
	$	K.	Other(s)
	$		

Coinsurance clause(s): Coverages A & B - 90% (Agreed Amount Endorsement)

Loss Deductible Clause(s): Coverages A & B - $100 Disappearing at $500;
Coverages D - None; Coverages F.(a) and F.(b) - $100 flat each occurrer

Mortgagee(s):

Forms Applying: CP-2, 3A, 4, 5, 7, 8 and 18A(8-73); CP-11(1-80); CP-17Q and 26(10-78); CP-18(8-79); CP-18A(1-77) and CP-18D(8-78); IL 00 02(4-77) and IL 01 14(11-81

Certificate issued to: St. John the Divine Episcopal Church
Address: 183 East Bay Street, Costa Mesa, CA 92627

This is to certify that the described policy providing, subject to the terms thereof, the insurance set forth above has been issued by the Company and is in force at this date. The insurance afforded is only with respect to such and so many of the Coverages for which a limit of liability is shown.

In the event this policy is cancelled, the Company agrees to notify the mortgagee named herein twenty (20) days prior to such cancellation. Notice by certified mail shall be deemed to be sufficient notice.

The Company also agrees to notify the party to whom this certificate is issued of said cancellation. Failure on the part of the Company to give such notice shall not, however, impose any liability on its part.

Dated March 1, 1983 Signed [signature] Authorized Representative

FORM 3971 (9-74)

City of Costa Mesa
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATION OF PUBLICATION

This is to certify that ZE-84-112
(Rezone Petition or Zone Exception Permit)

for Lindsay, Inc. Estate of Episcopal Church / Donald Wrzynski
(Applicant/Authorized Agent)

was published — (Date) with 55 (Number) postcards

being mailed to property owners of record as shown in our files on

June 13, 1984.
(Date)

Douglas K. Clark

DOUGLAS K. CLARK
Director

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, JUNE 25, 1984.
REGARDING THE FOLLOWING APPLICATION

ZONE EXCEPTION PERMIT ZE-84-112 FOR CONRAD NORDQUIST, AUTHORIZED AGENT FOR THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH, A CORPORATION SOLE, 1220 WEST FOURTH STREET, LOS ANGELES, FOR ABANDONMENT OF 6" OF PUBLIC RIGHT-OF-WAY, AND VARIANCE FROM SETBACK REQUIREMENTS TO LEGALIZE AN EXISTING BLOCK WALL LOCATED AT 183 EAST BAY STREET IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

A.P. NO. 426-191-01
RODRIGUEZ, JO ANN
152 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 426-191-02
SHORES, GENE L
MC KENZIE, ROGER G
2625 WESTMINSTER PL
COSTA MESA, CA 92627

A.P. NO. 426-191-03
GUMP, W D
12412 HALEY ST
SUN VALLEY, CA 91352

A.P. NO. 426-191-04
KINSFATHER, DOROTHEA J
164 E 20TH ST
COSTA MESA, CA 92627

A.P. NO. 426-191-05
UENO, TAKENORI
166 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 426-191-06
WALSHE, JOSEPH T
178 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 426-191-07
ISHIHARA, ROBERT N
1997 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-191-08
TAJIMA, WILLIAM T
188 -A E 20TH
COSTA MESA, CA 92627

A.P. NO. 426-191-09
WOODHEAD, WILLIAM H
1531 BONNIE DOON
NEWPORT BEACH, CA 92660

A.P. NO. 426-191-10
EVANS, DONALD D
198 E 20TH ST
COSTA MESA, CAL 92627

A.P. NO. 426-191-11
ALBERS, ILA JEAN
2012 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-191-12
~~ALBERS, ILA JEAN~~
~~2012 ORANGE AVE~~
~~COSTA MESA, CA~~ 92627

A.P. NO. 426-191-13
BRULOTTE, WILFRED
2017 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-191-14
GREER, MICHAEL D
1428 CALLE PLAZERIAS
LAS LOMITAS, CA 92025

A.P. NO. 426-191-15
PAU, WEN S
18012 STARMONT LN
HUNTINGTON BEACH, CA92649

A.P. NO. 426-191-16
CHURCH, BISHOP OF
PROTESTANT EPISCOPAL IN L
A (CR)
CHURCH, ST JOHN DIVINE
2043 ORANGE AVE 92627

A.P. NO. 426-191-17
LEEWARD APARTMENTS LTD
17835 VENTURA BLVD #210
ENCINO, CA 91316

A.P. NO. 426-191-18
CUSICK, MORRIS W
229 19TH ST
NEWPORT BEACH, CAL 92663

A.P. NO. 426-191-19
TEULIE, DOUGLAS J
920 ALEPPO
NEWPORT BEACH, CAL 92660

A.P. NO. 426-191-20
KENT, ROBERT C
2032 FULLERTON AVE APT A
COSTA MESA, CAL 92627

A.P. NO. 426-191-21
LEDIN, ROGER TR
2036 FULLERTON AVE
COSTA MESA, CA 92627

A.P. NO. 426-191-22
PICASCIA, STACY
2040 FULLERTON AVE #A
COSTA MESA, CAL 92627

A.P. NO. 426-191-23
SAUNDERS, EDWARD C TR
8229 S CALIFORNIA AVE
WHITTIER, CA 90602

A.P. NO. 426-192-01
YODER, ROBERT F
155 BUOY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-02
SAXTON, WILLIAM W
1118 BERKSHIRE LN
NEWPORT BEACH, CA 92660

A.P. NO. 426-192-03
JARZOMB, LEO F
167 BUOY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-04
HECK, CHRISTINE B
173 BUOY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-05
JENNER, JAMES L
179 E BUOY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-06
LUKEI, ALAN F
38 ASHWOOD
IRVINE, CA 92714

A.P. NO. 426-192-07
JACK, GEORGE P
191 BUOY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-08
GILBERT, SUSAN G
197 BUOY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-09
STEINHAUSER, MARILYN L ET
AL
196 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-10
MURPHY, JAMES E
190 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-11
CRILLY, JAMES
184 E BAY ST
COSTA MESA, CAL 92627

A.P. NO. 426-192-12
SKORO, VAL
1601 BAYADERE TER
CRONA DEL MAR, CAL 92625

A.P. NO. 426-192-13
FENCHAK, VIRGINIA M
172 E BAY ST
COSTA MESA, CA 92627

A.P. NO. 426-192-14
ROLFE, EDWIN H
2523 VISTA BAYA
NEWPORT BEACH, CAL 92660

A.P. NO. 426-192-15
ASHCROFT, WILLIAM T S
160 E BAY ST
COSTA MESA, CAL 92626

A.P. NO. 426-192-16
HILL, HARRY J
154 BAY ST
COSTA MESA, CA 92627

A.P. NO. 426-201-02
ALBERS, WALTER F
2012 ORANGE AVE
COSTA MESA, CA. 92627

A.P. NO. 426-201-03
ALBERS, WALTER F
2012 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-201-04
LEAKE, KENNETH J
2020 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-201-05
FOREHAND, JACK P
213 SIERKS ST
COSTA MESA, CA 92627

A.P. NO. 426-201-19
PETERKA, JOHN L
216 E 20TH ST
COSTA MESA, CA 92627

A.P. NO. 426-202-03
FENTON, PETER J TR
%KING, M E
2040 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-202-04
WHITEHEAD, BOBBY D
2044 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-202-05
MELLO, ARTHUR
516 TUSTIN AVE
NEWPORT BEACH, CA 92663

A.P. NO. 426-202-06
SPARKS, ARVIL
2056 ORANGE AVE
COSTA MESA, CA 92627

A.P. NO. 426-202-07
SPARKS, ARVIL
710 S ANAHEIM BLVD #B2
ANAHEIM, CA 92805

A.P. NO. 426-202-08
OGDEN, ALBERT W
2066 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 426-202-09
OSER, MARGARET E TR
16451 MALDEN CIR
HUNTINGTON BEACH, CA92649

A.P. NO. 426-202-38
GARCIA, LUIS
227 SHERWOOD PL
COSTA MESA, CA 92627

A.P. NO. 426-202-47
STREET, JOHN A
228 ROBINHOOD PL
COSTA MESA, CA 92627

A.P. NO. 426-202-48
OSSENDOTH, ALFRED
223 ROBINHOOD LN
COSTA MESA, CAL 92626

A.P. NO. 426-202-49
FARRELL, ROBERT L ET AL
229 ROBINHOOD PL
COSTA MESA, CA 92627

A.P. NO. 426-202-59
BARR, THOMAS A ET AL
218 SIERKS ST
COSTA MESA, CA 92627

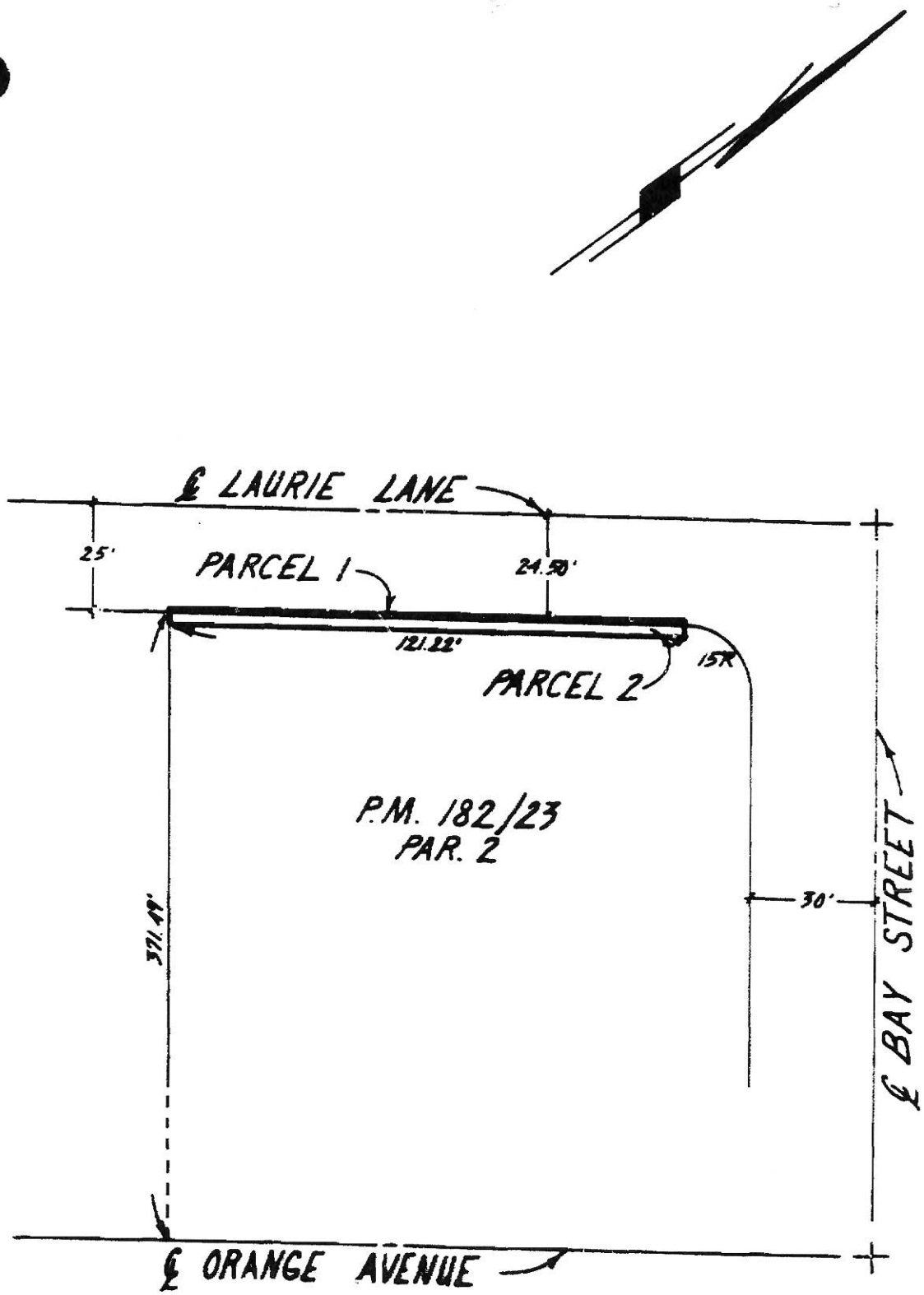
A.P. NO. 426-202-60
ASSISTANCE LEAGUE OF
NEWPORT BEACH CALIFORNIA
505 32ND ST
NEWPORT BEACH, CA 92663

A.P. NO. 426-202-63
ASSISTANCE LEAGUE OF
NEWPORT BEACH
505 32ND ST
NEWPORT BEACH, CA 92663

183 BAY STREET

ZE-84-112
(Abandonment)

Nordquist



CITY OF COSTA MESA

ABANDONMENT MAP

DESC NO.	DRAWN BY:
SCALE: 1"=30'	DATE: 6-27-84

THIS IS NOT A SURVEY BUT IS COMPILED FROM EXISTING RECORDS

77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

APPLICATION NO. (s) ZE-84-112

I, (1) CONRAD NORDQUIST, hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (2) Address: 183 E BAY ST

(3) PLANNING ACTION(S) REQUESTED	Account No.	(Office Use) Fee
☒ Zone Exception(s)		
A. ☒ Variance(s) No. _____	0131110009	$ 25.00
B. ☐ Conditional Use Permit(s) No. _____	0131110009	
☐ Development Review	0131110009	
☐ Subdivision: A. ☐ Tentative Map of Tract _____	0131120004	
B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	
☐ Planned Development Review		
A. ☐ Preliminary B. ☐ Final	0131110009	
☐ General Plan Amendment	0131110009	
☐ Rezone	0131110009	
☒ Other Abandonment		NC
☐ Negative Declaration ☐ Environmental Impact Report –	0131190106	
NF = No Fee Required by Ordinance	Total Fee	$ 25.00

(4) ☐ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(5) ☐ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(6) APPLICANT (Property Owner Only) *Type or Print*

THE BISHOP OF THE PROTESTANT
(Property Owner)
EPISCOPAL CHURCH, A CORPORATION SOLE
(Mailing Address)
LOS ANGELES 90051
(City/State/Zip)
Phone: 213-482-2040
(Area Code)

I attest under penalty of law to the truth and correctness of all facts exhibits, maps and attachments presented with and made a part of this application.

(7) I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

(8) SEE PREVIOUS APPLICATIONS
Signature - Applicant (Property Owner only)

Subscribed and sworn to before me this _____ day of _____, 19____.

_____
Signature (Notary)

(SEAL)

(9) AUTHORIZED AGENT *Type or Print*

CONRAD NORDQUIST
(Authorized Agent)
183 E. BAY ST
(Mailing Address)
COSTA MESA 92627
(City/State/Zip)
Phone: 714-548-2237
(Area Code)
(Signature)

TO BE COMPLETED BY APPLICANT

(Office Use Only)
Assessors Parcel No. AP # 426-191-16 (as per Maps, 19~~83-84~~)
CEQA Exempt Date Filed 5/30/84
Zone [redacted] ADE-HD General Plan Designation High density Res
REQUEST:

Abandonment of 6" of public right-of-way-, and variance from setback requirements to legalize an existing block wall.

☒ Planning Commission Hearing – 6:30 p.m. 25 June 1984
☐ Staff Review Only. You will be notified by mail of the final decision. Application Ready to Process [redacted] (Initial) 5/31/84 (Date)

WHEN COMPLETED, PLEASE RETURN ALL COPIES TO PLANNING DIVISION.

CMF 0602-30 rev. 7/83 White - City Clerk or Planning; Canary - Applicant; Pink - Finance; Goldenrod - Authorized Agent

City of Costa Mesa/Planning Division
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number ZE-84-112 Date Received/By RED 5-30-84

Zone R-1 General Plan Designation High density Resi

Recommendation EXEMPT / CEQA GENERAL RULE

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and **return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:**

Location of Project 183 E BAY ST

Description of Project Abandonment of 6" of public R.O.W. and variance from setback requirements to legalize an existing block wall.

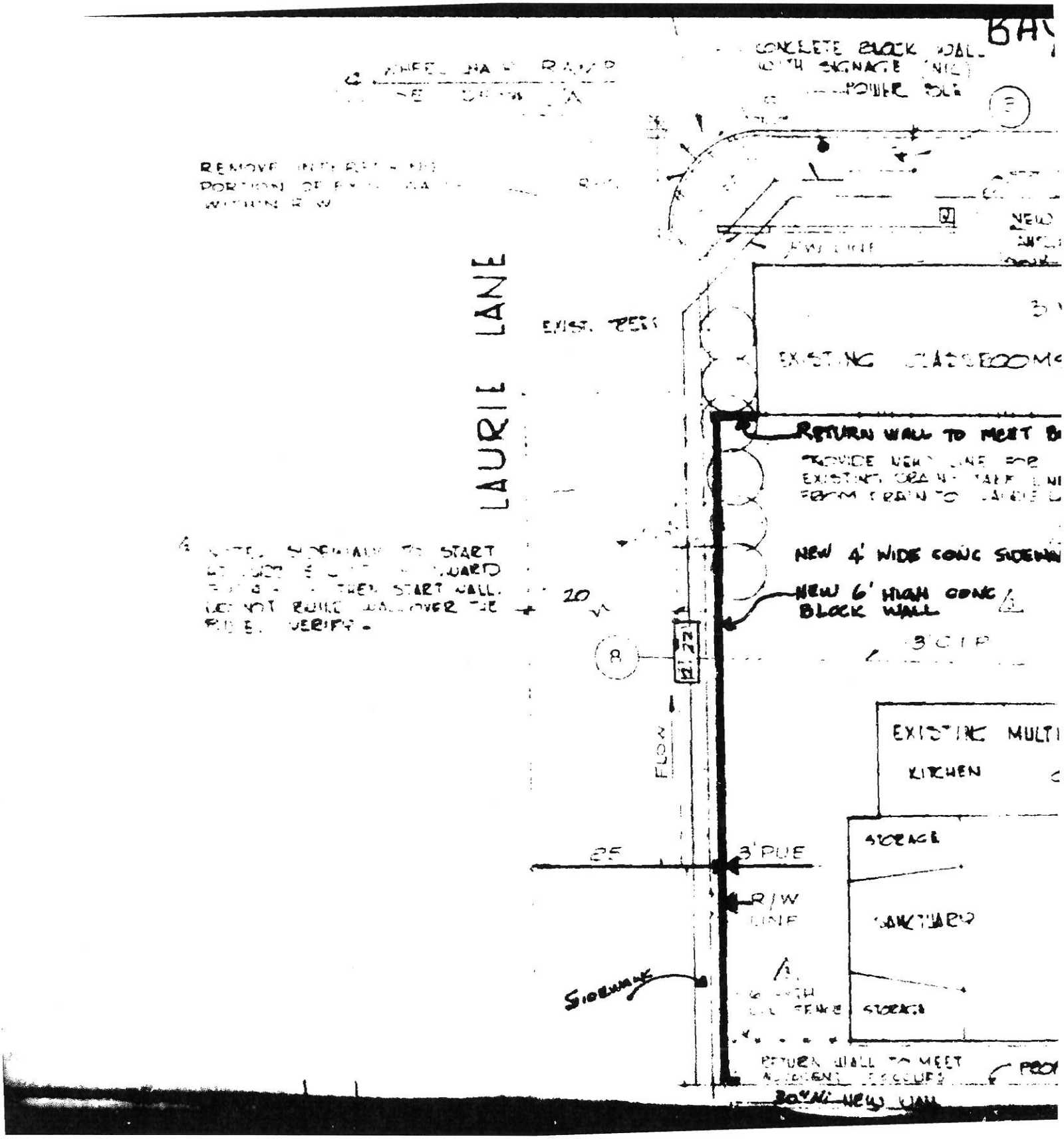
Submitted by CONRAD Nordquist Date 5-30-84

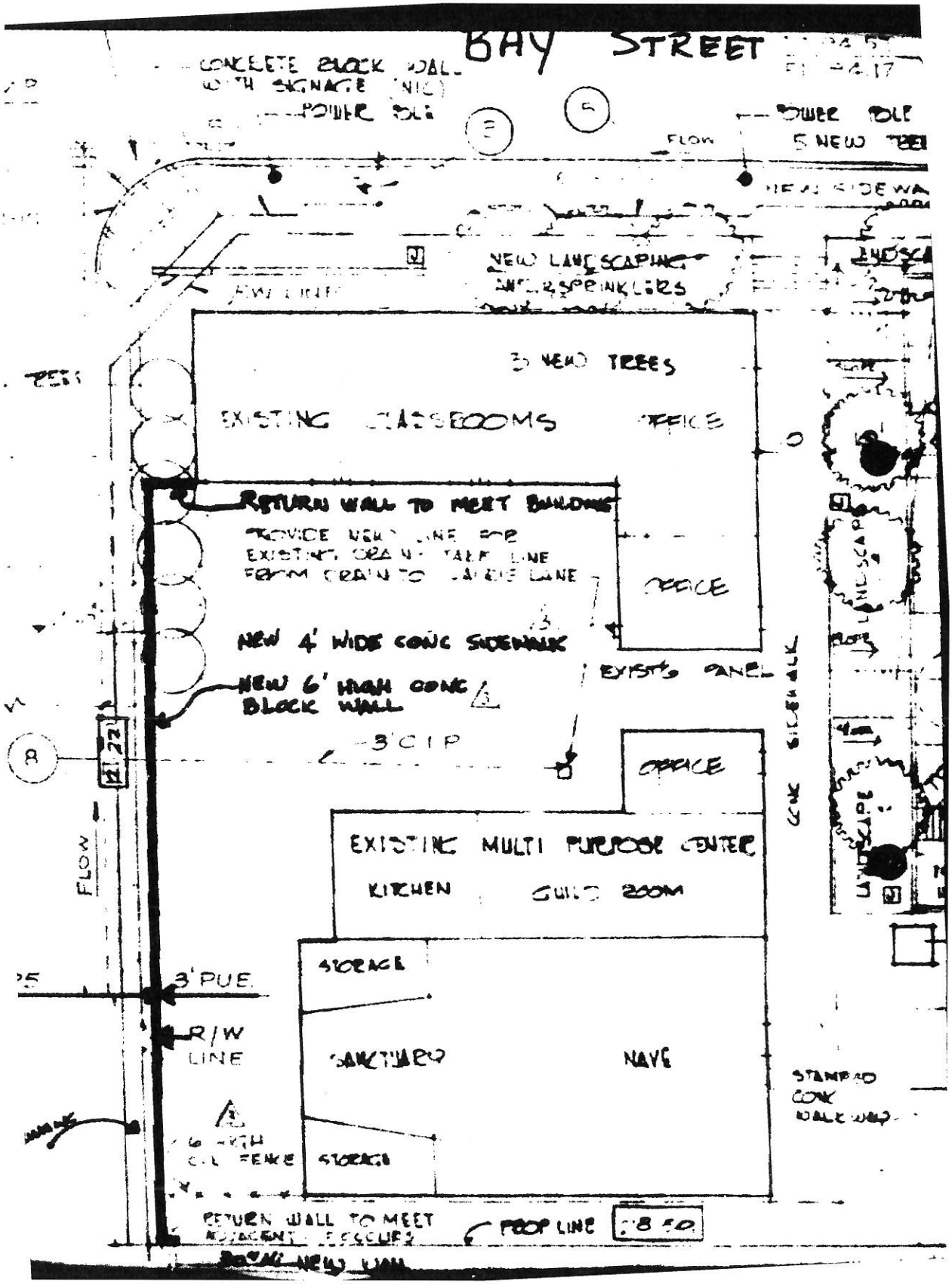
Mailing Address 183 E BAY Phone 714 545-8[illegible]

Zip Code 92627

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.


LAURIE LANE
EXISTING CLASSROOMS
RETURN WALL TO MEET
NEW 4' WIDE CONC SIDEWALK
NEW 6' HIGH CONC BLOCK WALL
EXISTING MULTI
KITCHEN
STORAGE
SANCTUARY
3' PUE
R/W LINE
SIDEWALK
FLOW
20
25


BAY STREET
CONCRETE BLOCK WALL WITH SIGNAGE (NIC)
POWER POLE
POWER POLE
FLOW
NEW LANDSCAPING W/ SPRINKLERS
3 NEW TREES
EXISTING CLASSROOMS
OFFICE
RETURN WALL TO MEET BUILDING
NEW 4' WIDE CONC SIDEWALK
NEW 6' HIGH CONC BLOCK WALL
3' C.I.P.
OFFICE
EXISTING MULTI PURPOSE CENTER
KITCHEN
GUILD ROOM
FLOW
3' PUE.
R/W LINE
STORAGE
SANCTUARY
NAVE
STORAGE
STANDARD CONC WALKWAY
RETURN WALL TO MEET
PROP LINE

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PLANNING ACTION DESCRIPTION/JUSTIFICATION
(Please See Instructions)

(1) Project Location 183 E. Bay Street (along Laurie Lane)

(2) Describe Project and Request(s) Abandonment of 6" of right-of-way where the wall was constructed according to variance ZE-84-38, and a set-back variance to allow the wall to remain in its present location as well as the abandonment of the 3' public utility easement located behind the wall.

(3) If application is for Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area

(4) If application is for Variance(s), answer the following: Government Code Section 65906 states: "Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

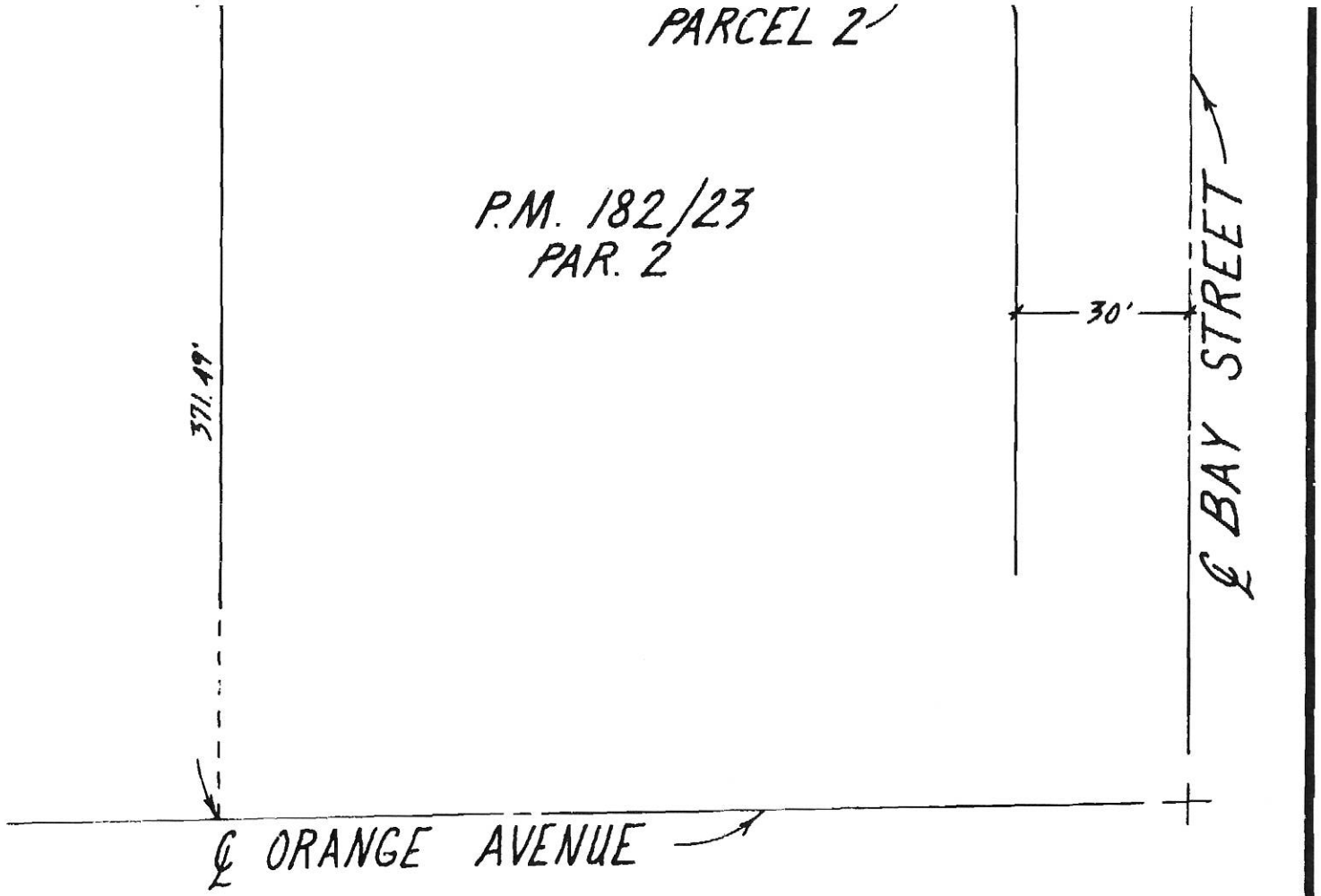
Describe how your request for a variance(s) meets the above Government Code requirements.

The granting of this variance would conform to Government Code section 65906 because it would acknowledge that the wall, constructed according to the intent of all parties would conform to the drawings, which had previously been approved.

Long Beach 548-4162

CMF 0603 30

STREET
30'
PM. 182/23
PAR. 2
371.49'
PARCEL 2
15'R
121.22'
PARCEL 1
25'
24.50'
℄ LAURIE LANE

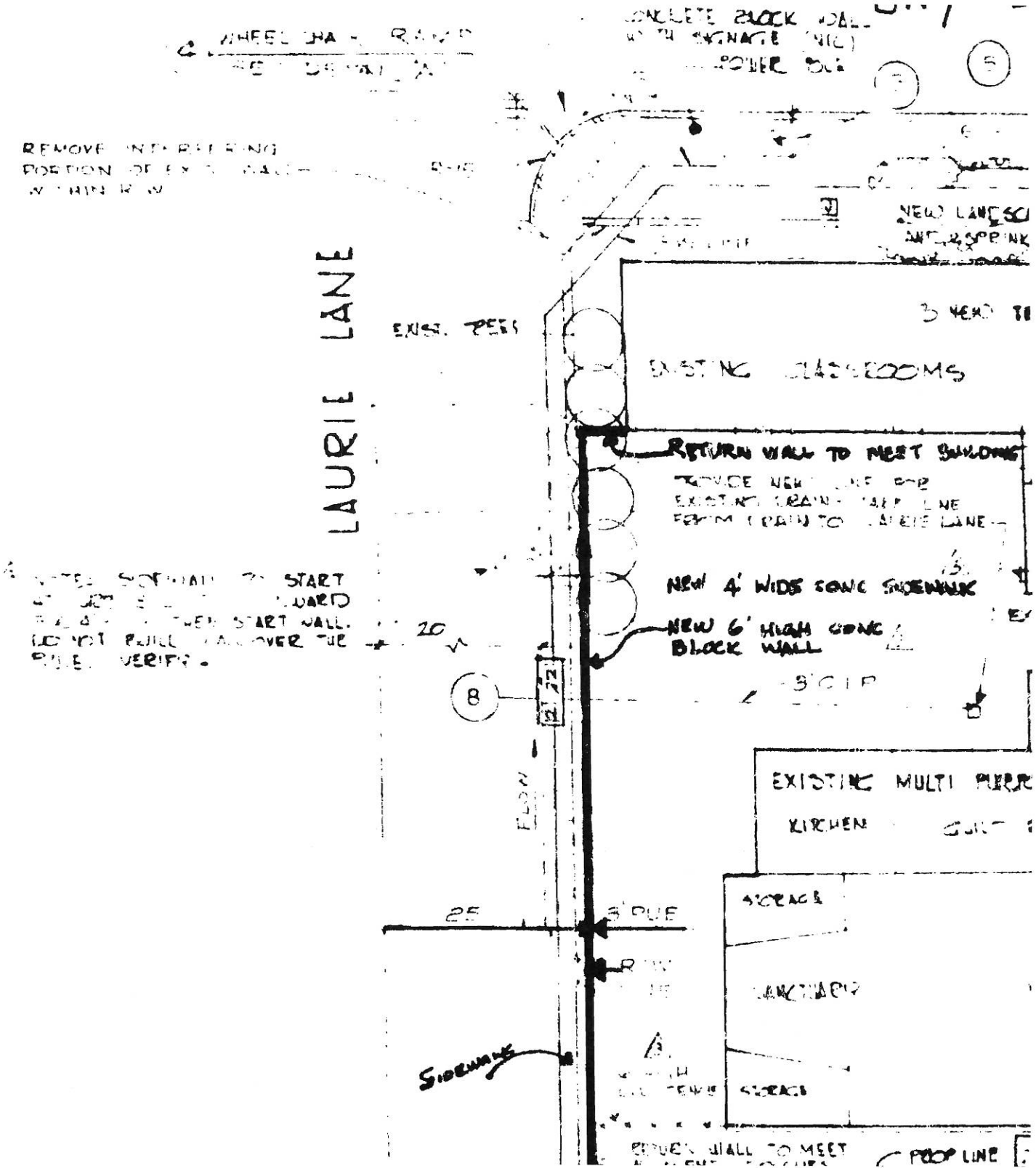


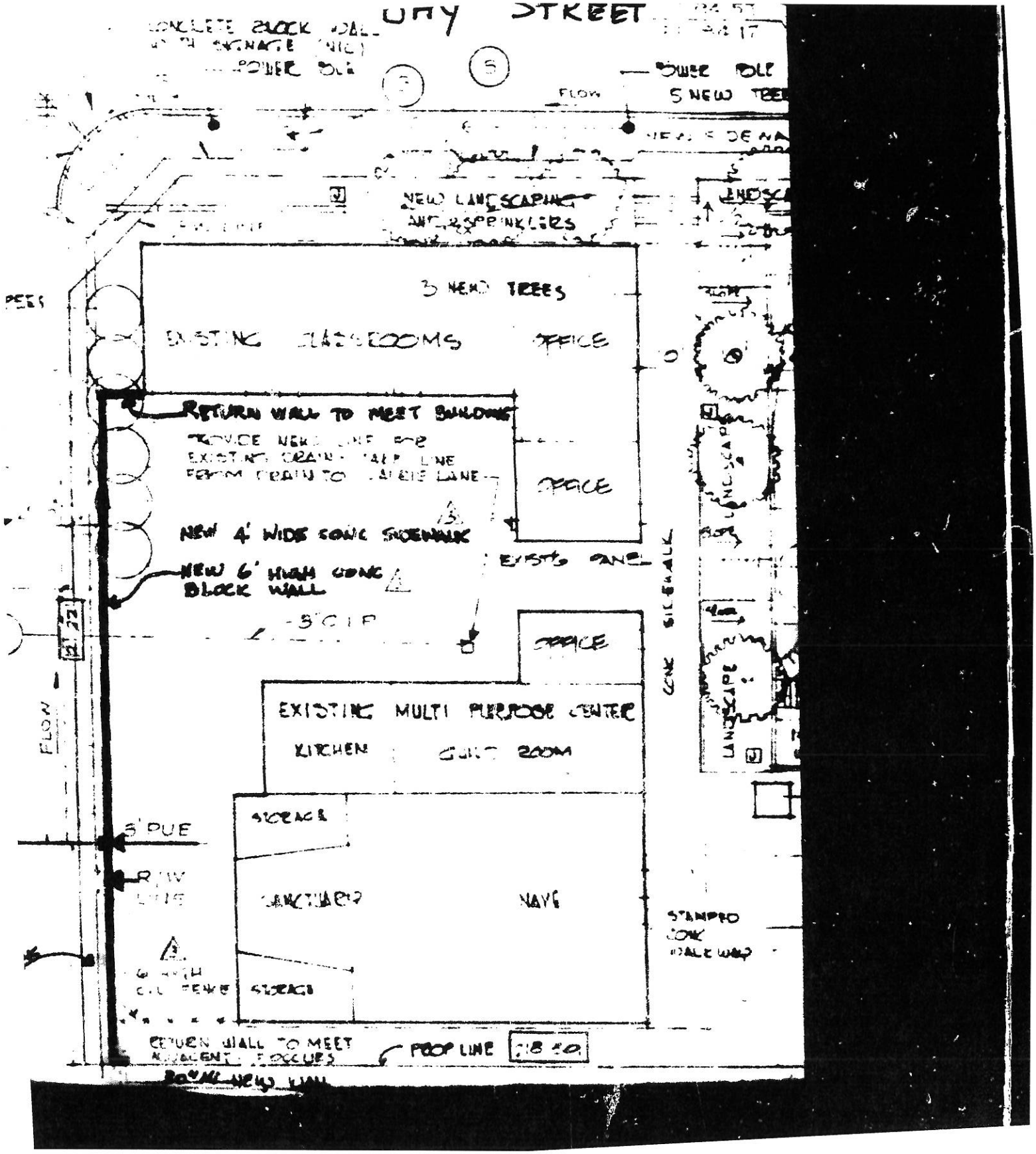
CITY OF COSTA MESA

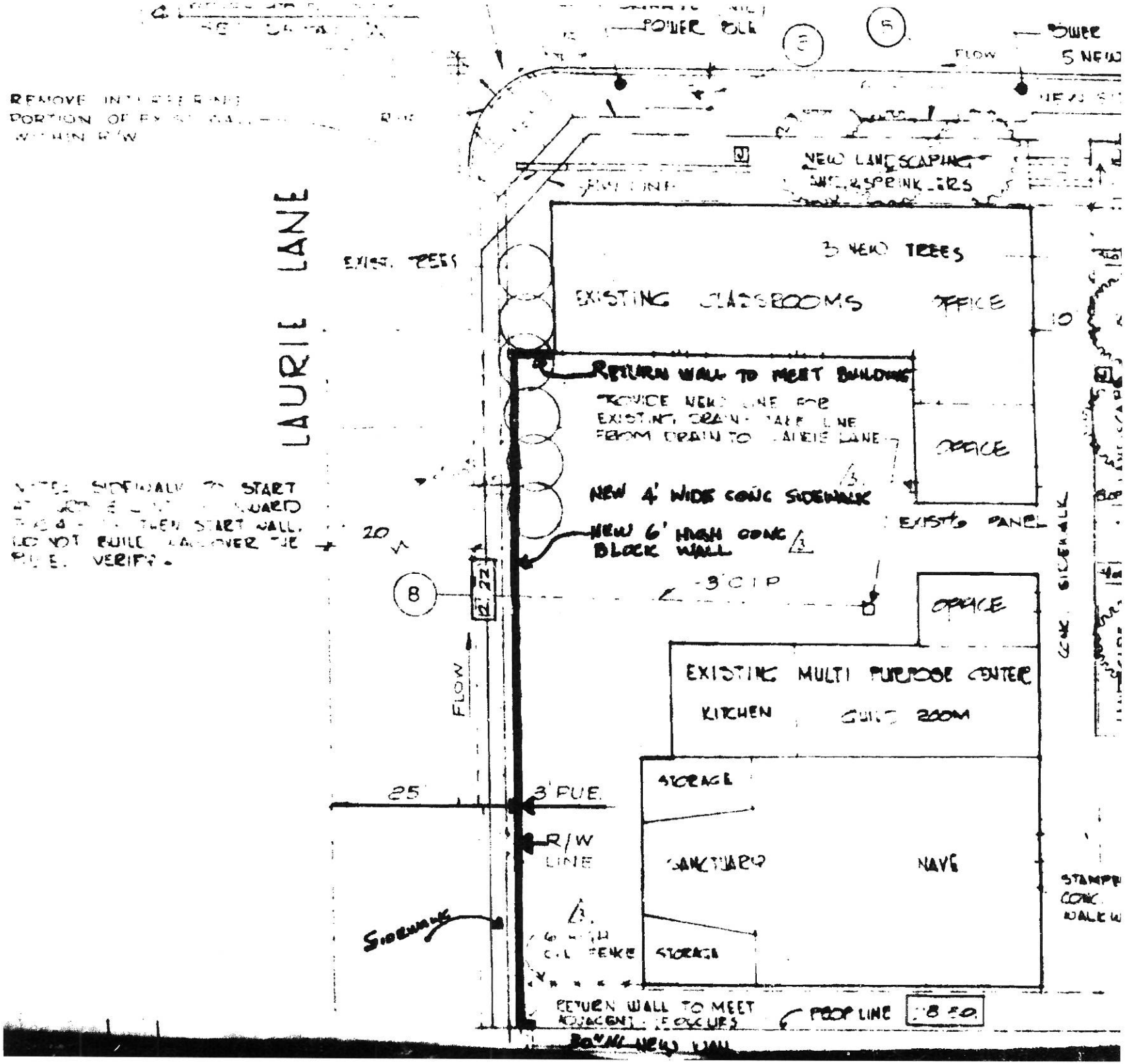
ABANDONMENT MAP

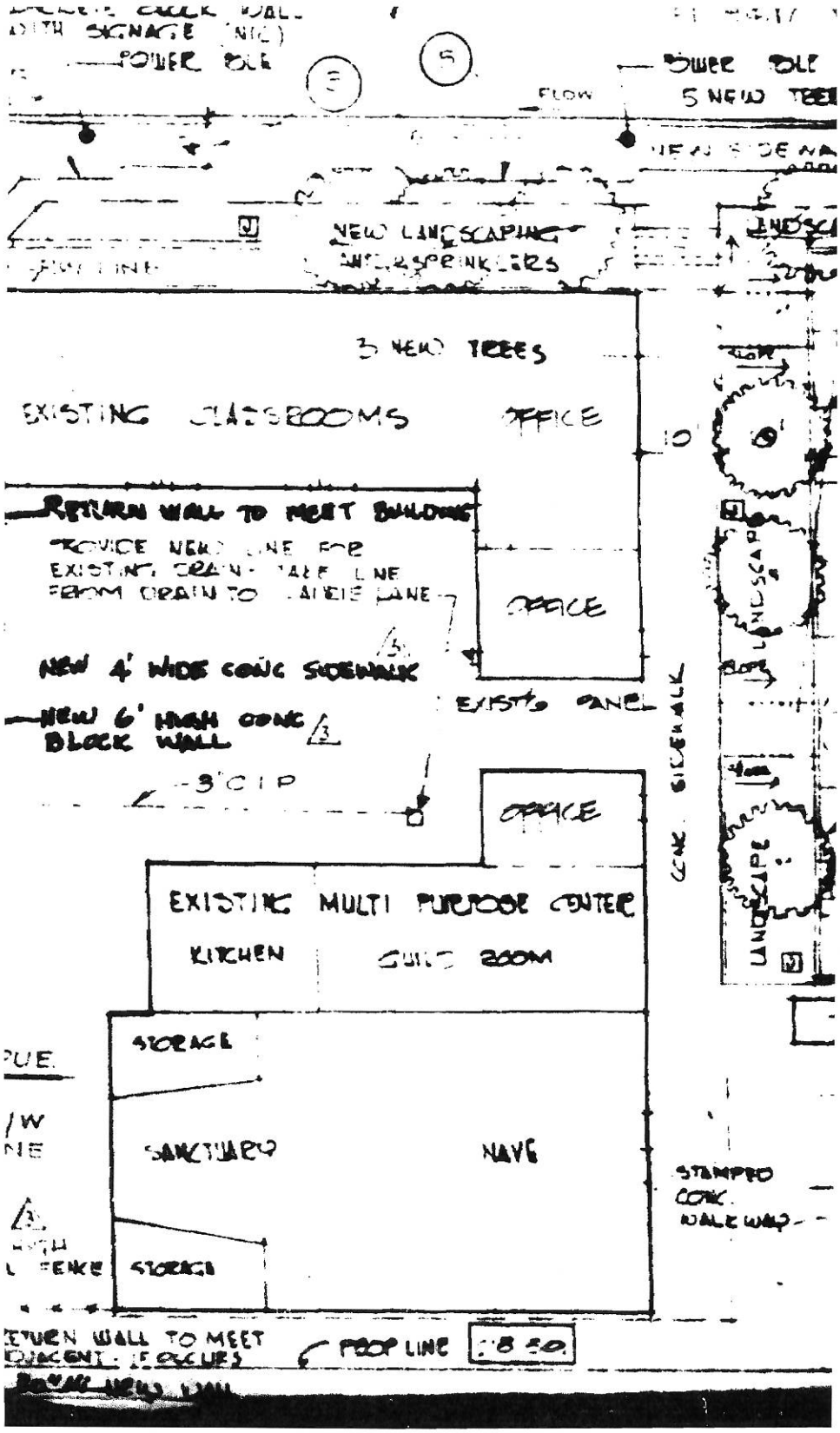
DEED NO.	DRAWN BY:
SCALE: 1"=30'	DATE: 6-27-84

THIS IS NOT A SURVEY BUT IS COMPILED FROM EXISTING RECORDS


LAURIE LANE
EXIST. TREES
EXISTING CLASSROOMS
RETURN WALL TO MEET BUILDING
NEW 4' WIDE CONC SIDEWALK
NEW 6' HIGH CONC BLOCK WALL
EXISTING MULTI PURPOSE
KITCHEN
STORAGE
SANCTUARY
STORAGE
SIDEWALK
25
20
8
5
3
FLOW
PROP LINE


STREET
POWER POLE
FLOW
5 NEW TREES
NEW LANDSCAPING
3 NEW TREES
EXISTING CLASSROOMS
OFFICE
RETURN WALL TO MEET BUILDING
OFFICE
NEW 4' WIDE CONC SIDEWALK
NEW 6' HIGH CONC BLOCK WALL
OFFICE
EXISTING MULTI PURPOSE CENTER
KITCHEN
STORAGE
5' PUE
SANCTUARY
NAVE
STAMPED CONC WALK WAY
STORAGE
RETURN WALL TO MEET
PROP LINE


LAURIE LANE
POWER POLE
FLOW
NEW LANDSCAPING
3 NEW TREES
EXISTING CLASSROOMS
OFFICE
RETURN WALL TO MEET BUILDING
OFFICE
NEW 4' WIDE CONC SIDEWALK
NEW 6' HIGH CONC BLOCK WALL
EXIST'G PANEL
CONC. SIDEWALK
20
22
8
3' C.I.P.
OFFICE
EXISTING MULTI PURPOSE CENTER
KITCHEN
FLOW
25
3' P.U.E.
STORAGE
R/W LINE
SANCTUARY
NAVE
SIDEWALK
STORAGE
RETURN WALL TO MEET
PROP LINE


POWER POLE
FLOW
POWER POLE
5 NEW TREES
NEW LANDSCAPING
3 NEW TREES
EXISTING CLASSROOMS
OFFICE
10'
RETURN WALL TO MEET BUILDING
OFFICE
NEW 4' WIDE CONC SIDEWALK
EXIST'G PANEL
NEW 6' HIGH CONC BLOCK WALL
3" C I P
OFFICE
CONC SIDEWALK
EXISTING MULTI PURPOSE CENTER
KITCHEN
GUILD ROOM
STORAGE
SANCTUARY
NAVE
STAMPED CONC. WALK WAY
STORAGE
PROP LINE

CITY OF COSTA MESA
CALIFORNIA 92626 P.O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT

September 29, 1983

To:

Building Safety Division
Business License Division
Communications
County Administration Office
County Clerk
County Registrar of Voters
County Tax Assessor
Engineering Division (2)
Finance, Revenue Division
Fire Prevention
Manager, MID
Mesa Consolidated Water District
Newport-Mesa Unified School District (2)
Pacific Telephone Company (2)
Police Department - Plng. & Research
Santa Ana Heights Water Company
Sanitary District Engineer
Southern California Edison Co.
Southern California Gas Co.
State Board of Equalization
Street Division
United States Post office, Adams Avenue
United States Post Office, Santa Ana
Zip 4 - Santa Ana
File (2)

The City of Costa Mesa wishes to advise you that, in conjunction with a new project, the following addresses have been changed:

OLD ADDRESS	NEW ADDRESS*	A.P. NO.
183 East Bay Street	Parcel 2 - 183 East Bay Street	426-191-16
183 East Bay Street	Parcel 1 - 2031 Orange Avenue	426-191-16

* See attached plan

For your convenience we are listing the agencies above that we have notified of the change. In addition to those listed, you are advised to notify your correspondents of the change in order to avoid any possible interruption of mail service.

Your cooperation in this matter is appreciated.

Sincerely,

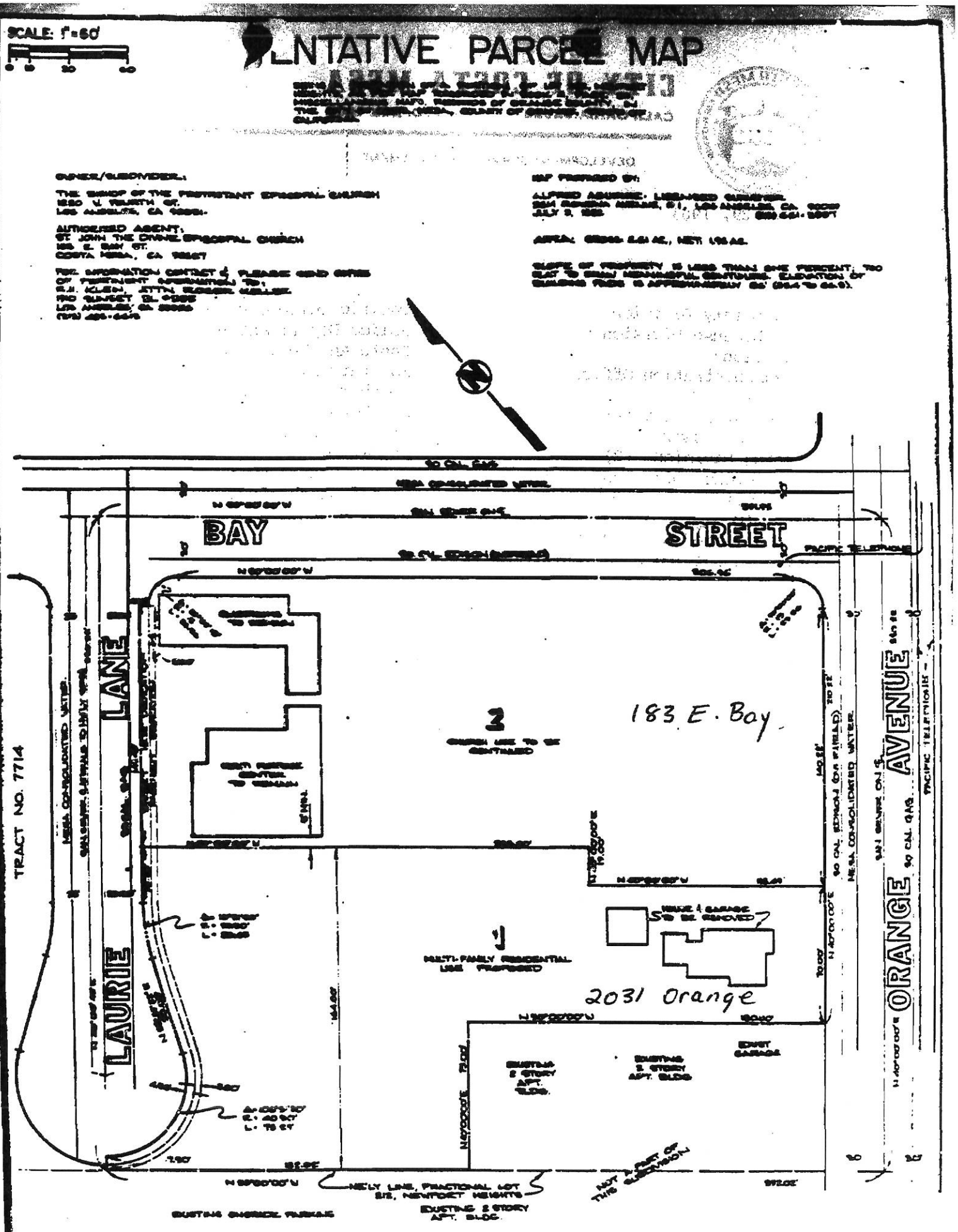
Millie Summerlin

MILLIE SUMMERLIN
Associate Planner

MS:hwm (F-1-81)

cc: Rev. Conrad A. Nordquist
183 East Bay Street
Costa Mesa, California 92627

Code Enforcement/Business License (714) 754-5234
Building Division (714) 754-5626 Planning Division (714) 754-5245
77 FAIR DRIVE



TENTATIVE PARCEL MAP S-82-380
Rev.Nordquist/
Episcopal Bishop 183 Bay Street

September 29, 1983

To:

Building Safety Division
Business License Division
Communications
County Administration Office
County Clerk
County Registrar of Voters
County Tax Assessor
Engineering Division (2)
Finance, Revenue Division
Fire Prevention
Manager, MID
Mesa Consolidated Water District
Newport-Mesa Unified School District (2)
Pacific Telephone Company (2)
Police Department - Plng. & Research
Santa Ana Heights Water Company
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Sincerely,

MILLIE SUMMERLIN
Associate Planner

MS:hwm (F-1-81)

cc: Rev. Conrad A. Nordquist
183 East Bay Street
Costa Mesa, California 92627

MINUTES OF THE CITY OF COSTA MESA
FINANCE ADVISORY COMMITTEE
MAY 26, 2015
3:30PM

CALL TO ORDER

The meeting was called to order by the Mr. Shaw at 3:30 p.m. in Conference Room 1A at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

ROLL CALL

Members Present:	Chair Terry Shaw, Members: Jeff Arthur, Howard Hull, Robert Juneman, Tom Pollitt, Richard Riva, Mayor's Designee-Katrina Foley
Staff Present:	Interim Finance Director Stephen Dunivent, Assistant Finance Director Colleen O'Donoghue, Revenue Supervisor Jennifer King, Executive Secretary Kathy Ulrich
Members Absent:	Vice-Chair Jim Fisler, Members: Christopher Graham, Colin Smith, CEO Tom Hatch

PUBLIC COMMENTS

There were no public comments.

MEMBER'S REPORTS, COMMENTS, AND SUGGESTIONS

There were no member comments.

APPROVAL OF MINUTES

1. Meeting of April 28, 2015 –
   Moved/Second: Richard Riva/Jeff Arthur
   The motion carried, by the following roll call vote:
   Ayes: Terry Shaw, Jeff Arthur, Howard Hull, Bob Juneman, Tom Pollitt, Richard Riva
   Nays: None
   Absent: Jim Fisler, Christopher Graham, Colin Smith, Tom Hatch
   Abstain: Katrina Foley
   Motion carried: 6-0-1

OLD BUSINESS –

a) BUSINESS LICENSE UPDATE
Ms. King updated the Committee on the status of business licenses – applications and on-line renewals, as well as the Franchise Tax Board (FTB) data sharing

program. The Committee has asked Staff for estimated costs associated with the Business License program, to include mailings and staff time.

NEW BUSINESS -

a) INTRODUCE NEW FINANCE DEPARTMENT PERSONNEL
Mr. Dunivent introduced new Treasury Management staff; Melynda Shank, Matt Schmelzel and Jon Kondo, and Budget staff: Anna Baca and Dustin Birn.

b) FILLED & VACANT REGULAR FULL-TIME POSITION UPDATE
Mr. Dunivent updated the Committee with a chart indicating filled & vacant full-time employees, but will be updated to reflect part-time employees too.

c) CAPITAL ASSET IMPROVEMENT ORDINANCE
Mr. Dunivent reviewed the draft ordinance, followed by discussion. A motion was made by Mr. Pollitt, seconded by Mr. Riva to accept the draft as written.
The motion carried, by the following roll call vote:
Ayes: Jeff Arthur, Howard Hull, Tom Pollitt, Richard Riva
Nays: Terry Shaw, Bob Juneman
Absent: Jim Fisler, Christopher Graham, Colin Smith, Tom Hatch
Abstain: Katrina Foley
Motion carried: 4-2-1
The ordinance is scheduled to go to Council at the June 16th Council meeting.

d) THE MILLS ACT
Mr. Dunivent and Mr. Shaw explained the concept of the Mills Act, which is sometimes difficult to qualify for and homeowners have to maintain and rehabilitate their structures if necessary.

e) FY 15-16 PRELIMINARY BUDGET UPDATE
Mr. Dunivent updated the Committee on the upcoming budget adoption, scheduled to go to Council at the June 16th Council meeting.

OPEN DISCUSSION / FUTURE AGENDA ITEMS

- Business License Updates
- Business Development
- Dashboard request on the City website for the FAC
- Meet new Finance personnel

ADJOURNMENT - The meeting was adjourned at 5:00 p.m. to the regular meeting on June 30 at 3:30 p.m.

Terry Shaw, Chair

Stephen Dunivent

Stephen Dunivent, Interim Finance Director

LEGACY PARTNERS

Rental Real Estate

Property Management

Acquisitions

Development

Construction Management

Financial Services

Marketing Services

Design Services

Renovations

June 6, 2015

Ms. Claire Flynn
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

RE: Proposed 2015 update to the Park In-Lieu Impact Fees (Park Fees)

Dear Claire,

As a follow up to our conversation last week, I am writing to seek clarification regarding the proposed update to the Park Fees which will be in front of the City Council in late June or early July.

While the new park fees would appear to apply to 580 Anton since it is a residential development project (which is currently in plan check where building permits are still pending), it is not clear about the intent to apply the new park fee to projects approved under previously approved vesting tentative tract maps.

As you know, the 580 Anton project actually has a vested tract map, however, will be developed, held and operated as luxury rental (apartment) project. Under the conditions of approval for the project the Park Fees were established at $7,829 per unit.

Similar to other recently approved apartment projects in the City of Costa Mesa (Symphony Towers & Baker Street/Red Oak), 580 Anton is providing a high level of amenity, recreation and open space within the project. In the case of 580 Anton, we anticipate investing over $4,250,000 in these areas including improving a portion of the common area adjacent to the lake which is also accessible to the public.

In the event, the City Council does approve the Alternate 2 proposal, I would ask that they consider the applicability of the reduced apartment fee to the 580 Anton project. Based upon the level of amenity and recreation space in the project, I believe it is justified. While the new Park Fee would be higher than both Symphony Towers and Baker Street/Red Oak rental projects, it would be more in line than the current Park Fee and help reduce the current competitive advantage these projects have over 580 Anton.

Similar to Symphony Towers, we would be prepared to enter into a covenant agreement prohibiting us from filing a condo regime without the payment of the higher fee structure associated with Condominium developments.

I appreciate yours and the City Council's consideration and clarification on this matter. Please contact me if you would like to discuss or have any questions.

Sincerely,

Timothy O'Brien
Senior Managing Director

5141 California Avenue, Suite 100, Irvine, CA 92617
Legacy Partners • T: 949.930.6600 F: 949.833.3062
www.legacypartners.com

Building Industry Association of Southern California, Inc.
ORANGE COUNTY CHAPTER

August 4, 2015

Mayor Stephen Mensinger and Honorable Councilmembers
City of Costa Mesa
77 Fair View Drive
Costa Mesa, CA 92626

Re: **COMMENTS ON PROPOSED PARKLAND IMPACT FEES**

Dear Mayor Mensinger and Honorable Councilmembers,

On behalf of our membership, we would like to offer comments on the proposed update to the City's Parkland In-Lieu Fees Program (Parkland Impact Fees). We would like to thank City staff for their outreach and for the opportunity to review the proposed fee adjustment.

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) is a non-profit trade association of over 1,000 member companies employing over 100,000 people affiliated with the home building industry. The Orange County Chapter represents the largest member base within BIA Southern California. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

After review of the City staff's report related to the proposed Parkland Impact Fees, we would like to offer our support for the reduction from the current fee program for Single Family and Multi-Family Owner dwelling units (condominiums) as enumerated in Alternative 1 within the staff report. Additionally, with the numerous recreational amenities offered in newly constructed apartments, we would like to urge the council to consider a lower apartment fee due to the already high cost of housing as it stands today.

Housing costs in our region are affected greatly by development fees. Statewide, Orange County is second only to the Bay area in terms of housing costs. We encourage the City to maintain its in-lieu park fees at the lowest rate possible in accordance with the requirements of State law.

As always, we remain a resource to the City on important issues that are related to the well-being of our local communities.

Thank you for your time and thoughtful consideration.

Respectfully,

Michael Balsamo
Chief Executive Officer

PRESIDENT
JOAN MARCUS-COLVIN
THE NEW HOME COMPANY

VICE PRESIDENT
JIM YATES
RANCHO MISSION VIEJO

TREASURER
PHIL BODEM
TAYLOR MORRISON

SECRETARY
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SCOTT STARKEY
STARKEY COMMUNICATIONS

CHIEF EXECUTIVE OFFICER
MICHAEL BALSAMO

24 Executive Park, Suite 1
Irvine, California 92614
949.553.9500 | biaoc.com

MEJIA, JESSICA

Subject: FW: Tonight's City Council Meeting

From: Janet Krochman [redacted]
Sent: Tuesday, August 04, 2015 8:44 AM
To: Mayor <Mayor@costamesaca.gov>
Cc: RIGHEIMER, JIM <JIM.RIGHEIMER@costamesaca.gov>; MONAHAN, GARY <GARY.MONAHAN@costamesaca.gov>
Subject: Tonight's City Council Meeting

Good Morning Gentlemen:

I will be speaking tonight on the City's Homeless Population and its impact on Harbor Blvd businesses (as that is my only direct area of knowledge). In the last week, I have had three visits to the office building at Baker & Harbor, one in the middle of the day. Two calls to CMPD-one resulted in arrests (I believe but have yet to confirm). The impact to my business alone has been substantial and it has been an issue since I moved in one year ago. I have worked with CMPD, the landlord and neighboring businesses but the issue only seems to be alleviated for a short time before it returns. I have employee safety issues and client concerns on top of my own safety issues. I am hoping to work with the City in a more proactive way (as does my landlord) in addressing these issues.

Thank You

Janet Lee Krochman, CPA

From: Marlo [redacted]
Sent: Tuesday, August 04, 2015 10:01 AM
To: FOLEY, KATRINA <KATRINA.FOLEY@costamesaca.gov>; MENSINGER, STEPHEN <STEPHEN.MENSINGER@costamesaca.gov>; RODELIUS, SHARON <SHARON.RODELIUS@costamesaca.gov>
Subject: Fwd: Saint John the Devine parking lot/farmers market

To: Jim Righeimer [redacted], SANDRA GENIS <SANDRA.GENIS@costamesaca.gov>
Subject: Saint John the Devine parking lot/farmers market

Ladies and Gentlemen:

I oppose the farmers market/lot expansion.

My over all concerns regarding the proposed St. John the Divine farmers market and parking lot increase in correlation with, the prevalent growth of slh/AA meetings hosted by the church are as follows:

Whether intended or not, St. John the Divine church has become a large hub for group home/AA meetings. In comparison, St. Joachim's has 5000 attendees, 3000 of which are registered parishioners and they offer 1 AA meeting/monthly for 35, St. Andrews, another substantial parish, has 1 AA meeting and 3 Alanon meetings/weekly and St. Mary's, with 2000-3000 parishioners offers 0 meetings. However, St. John the Divine has 12 meetings/per week (that's 6 days a week), of heavily attended meetings scattered throughout the day from 6:30am to 8:30pm which generate increased traffic, smoking and loitering.

I understand Pastor Phil's hopes to increase the number of parishioners beyond the now 200 or 300 and increase the church masses beyond the scheduled 4/weekly. In the past 10 yrs there has not been enough interest to warrant a Saturday evening service. Yet, they do offer a Saturday 6pm AA meeting. I appreciate Pastor Phil's passion for a farmers market as I myself am fond of the occasional farmers market, but the above statistics are real and concerning. Our neighborhood is inundated with slh homes and all that is associated with them, high traffic volume, compromised street parking outside our homes and the increasing number of unsavory characters and their "friends" aimlessly roaming our surrounding streets. It seems fair to say with only 4/weekly church related services and 1 farmers market /weekly, one might deduce that the request for additional parking is to meet the potential growth needs of the predominate slh community. The pastor insists that he has no intensions too increase the actual number of AA meetings beyond the current weekly 12, but he will not clarify any restrictions as to the number of persons attending each of these 12 meetings. In summary, regardless of the weekly farmers market success or failure, essentially you are being asked to approve a larger parking lot potentially for increased AA attendants, which this neighborhood should not have to accommodate.

I have had the pleasure of meeting most of you at neighborhood gatherings regarding all of the many sober living homes surrounding our Bay Street. With all that comes with those homes, we have been forced to as they say, suck it up and have faith in the new ordinances. If and when an actual "parking lot" expansion must occurs, please consider the residents on Bay Street who will be directly impacted by these changes and unknowns.

* Reevaluate overall parking lot design to incorporate parking spaces aligned from east to west. According to the proposed design there will be 10 north facing parking spaces provided. This will mean car lights at all hours of the day/weekly, intruding on the residential homes on Bay Street. As for residents of 2040 Orange Ave, they would have the shield of their high fence.

* Increase the easement on Bay Street back more than the proposed 5 feet from the outlined sidewalk.

This being a hot topic for many living in the neighborhood, I appreciate your time and thought on all of the above issues and interests.

Best regards,
Marlo Steinhauser
[redacted]

MEJIA, JESSICA

Subject: FW: Appeal Fees from other Cities

From: FLYNN, CLAIRE
Sent: Tuesday, August 04, 2015 12:54 PM
To: ARMSTRONG, GARY <GARY.ARMSTRONG@costamesaca.gov>
Cc: ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov>; ASHABI, MINOO <MINOO.ASHABI@costamesaca.gov>; STEPHEN MENSINGER <stephenmensinger@gmail.com>; SHELTON, KELLY <KELLY.SHELTON@costamesaca.gov>; HATCH, THOMAS <THOMAS.HATCH@costamesaca.gov>
Subject: Appeal Fees from other Cities

Gary:

Based on a very quick survey completed by Planning staff today, it appears that the City of Costa Mesa's appeal fees are among the lowest of the Cities randomly surveyed. The following fees are ranked from highest to lowest.

CITY OF NEWPORT BEACH:
$4,289 Appeal fee to City Council
$4,575 Appeal fee to Planning Commission

https://www.newportbeachca.gov/Home/ShowDocument?id=131

CITY OF SANTA ANA
$3,751 Appeal Fee for Applicants
http://www.santa-ana.org/finance/budget/documents/15-16_Misc-Fee%20Sch_Proposed-FINAL-DRAFT3.pdf

CITY OF HUNTINGTON BEACH
$3,383 Appeal Fee to City Council
$2,501 Appeal Fee to Planning Commission

http://www.huntingtonbeachca.gov/files/users/planning/Planning_Fee_Schedule_Sept2014.pdf

CITY OF IRVINE:
Varies from $3,000 to over $10,000 per appeal. Charge per hour is $128/per hour.

http://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=25632#page=3&zoom=auto,-74,363

CITY OF ANAHEIM
Varies; $2,300 Appeal Fee to City Council,

http://www.anaheim.net/departmentfolders/planning/Fees/feeschedule.pdf

CITY OF MISSION VIEJO
$2,000 Appeal fee to Planning Commission

http://cityofmissionviejo.org/viewdocument.aspx?id=3282

CITY OF ORANGE
$1,000 Appeal fee
http://www.cityoforange.org/civicax/filebank/blobdload.aspx?BlobID=12704

CITY OF COSTA MESA
$690 Appeal fee to the Planning Commission
$1,220 Appeal fee to the City Council

Thanks.

Claire L. Flynn AICP
Asst. Development Services Director
Development Services Department
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92626
(714) 754-5278

MEJIA, JESSICA

Subject: FW: Public Hearing Item #3 on tonight's City Council Agenda (St. John the Divine Episcopal Church proposed farmers' market)
Attachments: Orange County Farmers Markets.pdf; Orange County Farmers Markets.pdf

From: Cynthia McDonald [redacted]
Sent: Tuesday, August 04, 2015 1:00 PM
To: GENIS, SANDRA <SANDRA.GENIS@costamesaca.gov>; FOLEY, KATRINA <KATRINA.FOLEY@costamesaca.gov>; RIGHEIMER, JIM <JIM.RIGHEIMER@costamesaca.gov>; MENSINGER, STEPHEN <STEPHEN.MENSINGER@costamesaca.gov>; MONAHAN, GARY <GARY.MONAHAN@costamesaca.gov>
Cc: GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Public Hearing Item #3 on tonight's City Council Agenda (St. John the Divine Episcopal Church proposed farmers' market)

Councilmembers:

I am a great fan of farmers' markets. Each Saturday, rain or shine, I shop at the SOCO Farmers' Market. In fact, most of my grocery money is spent there.

I've shopped at many farmers' markets. All have been in areas that are either zoned commercial or on public land, such as parks. None have been in a residential area. While I think the Eastside of Costa Mesa could benefit from a farmers' market, I feel the proposed location would be incompatible with the surrounding neighborhood for the following reasons:

- There will be a negative impact of increased traffic on the neighborhood. Most clients will arrive by car, as riding a bicycle on Orange Avenue is precarious at best, and carrying a bag or two on a bike makes it difficult to prevent bruising of fruit and veggies (we use a trailer when shopping by bike, which takes up more parking space). The market will be busier at certain times as opposed to others, and if the popularity of the SOCO market is any indication, the proposed number of off-street parking spots will not be enough and overflow will impact the nearby streets. Parking on the Eastside is almost always a problem, so why make it worse?
-
- Adding a stop sign on a street that is used for emergency vehicles is likely going to cause a delay in providing fire, ambulance and police services.
-
- Many vendors use generators for equipment or refrigeration units, as health department inspectors require food to be kept at safe temperatures. The generators are loud and emit fumes.
-
- There is always trash, dropped food, etc. and farmers' markets need to provide the cleanup after the vendors depart. This will require the use of water to wash away sticky fruit at a time when we are to be conserving.
-
- Farmers' markets are commercial operations designed to make money for the lessors, operators and vendors. While I understand the church will be providing a service to the community, there is no way the City can confirm that the church is not benefiting from the operation of the farmer's market or using it as a fundraising vehicle for its proposed expansion. The church property is not zoned commercial and should not be used as such. In addition, I was unable to confirm that this will be a Certified Farmers' Market, which is a very important distinction.

-
- If the farmers' market is unsuccessful, then the church has received an entitlement for additional parking that it may not have received otherwise. While I have nothing against the church, rules are rules and the City should protect the interests of all Costa Mesa residents.

I believe a better solution would be for the church would use a van or bus to transport parishioners to the Saturday SOCO Farmer's Market or the one on Thursdays at the Fairgrounds. SOCO has the added value of shops that supply additional food products and kitchen equipment. There are cooking classes where the chef takes students to the farmers' market, helps them select food and then teaches them how to prepare it. I guess I'm proselytizing a bit, but I doubt the church's market will be able to provide the same benefits.

Attached is a list of farmers' markets in Orange County and their locations. Please review this list, as it will give you further indication of why the location of the proposed market is untenable.

Thank you for your consideration.

Cynthia McDonald

[redacted]

Costa Mesa, CA 92626

[redacted]

OC Farmers Markets

Orange County Farmers Markets

- Listed by city -

***Due to possible seasonal or weather related changes to times & locations, we encourage you to click on the link of the event holder to get the most updated information.*

Anaheim

Buena Park | **Corona Del Mar**
Costa Mesa | **Dana Point**
Fullerton | **Huntington Beach**
Irvine | **Laguna Beach**
Laguna Hills | **Laguna Niguel**
Newport Beach | **Orange**
San Clemente | **San Juan Capistrano**
Santa Ana | **Seal Beach**
Tustin | **Yorba Linda**

SHOP BY DAY OF THE WEEK

- Related Sections -

Organic Food / Stores

Food Product Compliance / Marketing

List of Farmers Markets in Orange County

Anaheim

Farmers Park Certified Farmers' Market
Anaheim Packing District
400 S. Anaheim Blvd., Anaheim, CA
Sundays
10 AM - 3 PM
More Information
Operated by Downtown Anaheim, the vision for this new urban market is to offer the community high quality agricultural goods from local growers and ranchers, as well as gourmet artisan foods.

- - - - - - - - - - - -

Downtown Anaheim Certified Farmers' Market & Craft Fair
Center St. Promenade & Lemon Sts.
Thursdays
12 PM - 7 PM
**January 17-March 7, 2013*
12 PM - 4 PM (Winter Hours)
More Information
Local California certified Farmers, International Foods, craft fair and Homegrown Music series.

- - - - - - - - - - - -

Anaheim Kaiser Permanente CFM
3440 E. La Palma Ave. Anaheim, CA
Fridays
9 AM - 2 PM
More Information

Located across from the parking structure. Affiliated with California Federation of Certified Farmers' Markets. The certified farmers market concept is an effort to re-establish the traditional link between farmers and consumers in California.

Buena Park

Corner of La Palma and Stanton Sears Parking Lot
Saturdays
9 AM - 2 PM
More Information

Affiliated with California Federation of Certified Farmers' Markets. Farm fresh fruits & vegetables, free range eggs, raw honey, baked goods. Along with your fresh produce, shoppers can enjoy a variety of hot, fresh foods made to order!

Corona Del Mar

Margarite & Pacific Coast Hwy
Saturdays
9 AM - 1 PM
More Information

Limited parking on-street and in a small lot. Affiliated with California Federation of Certified Farmers' Markets. Open since 1996, look for prepared foods, honey, fresh fish, and flowers—and lots of fruits and vegetables from premier growers often not seen at other markets.

Costa Mesa

Orange County Fairgrounds
88 Fair Drive, Costa Mesa
Thursdays
9 AM - 1 PM (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified

Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

- - - - - - - - - - - -

SoCo Farmers' Market
SoCo Collection
3315 Hyland Ave
Saturdays
9 AM - 2 PM
More Information

Certified Farmers' Market run by community non-profit, Sprouts of Promise Foundation. Featuring local farm fresh fruits and vegetables, raw honey, fresh almonds, fresh eggs, meat, and poultry.

Dana Point

Pacific Coast Hwy & Golden Lantern S
Saturdays
9 AM - 1 PM
More Information

Affiliated with California Federation of Certified Farmers' Markets. The certified farmers market concept is an effort to re-establish the traditional link between farmers and consumers in California. Put simply, certified farmers' markets (CFM's) are "the real thing," places where genuine farmers sell their crops directly to the public. It is where the agrarian community relates to the urban community

Fullerton

Independence Park, 801 W. Valencia Drive
Wednesdays
8 AM - 1:00 PM
More Information

The Farmers Market offers fresh fruit, vegetables, eggs, honey, fish, flowers, plants, nuts and bread. It is operated by the nonprofit Fullerton Certified Farmers Market Board

- - - - - - - - - - - -

Downtown Plaza, Wilshire & Pomona
Thursdays
4 PM -8:30 PM / April-Oct
More Information

OPEN APRIL - OCTOBER

Fullerton Market offers farm-fresh produce, flowers, fresh-baked breads, live entertainment, outdoor beer garden, arts and crafts, and activities for children. In addition to the traditional favorites, new vendors will be added each week. The market is free.

Huntington Beach

Surf City Nights is a Weekly Street Fair and Certified Farmers Market
Tuesdays
5PM - 9PM
More Information

Orange County's largest weekly street fair and certified farmers' market.

Every Tuesday from 5 pm to 9 pm, 90 vendors presents unique handcrafted wares: furniture, jewelry, art, clothing, live music, street performers, community groups and kids' activities.

- - - - - - - - - - - -

Pier Plaza
Main Street & Pacific Coast Highway
(next to the pier)
Fridays
1 PM - 5 PM (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

Irvine

Irvine Kaiser Permanente CFM
6670 Alton Parkway, Irvine, CA
Wednesdays
9 AM - 1 PM
More Information

Located in front of the Medical Office Building. Affiliated with California Federation of Certified Farmers' Markets. The certified farmers market concept is an effort to re-establish the traditional link between farmers and consumers in California.

- - - - - - - - - - - -

Mariners Church parking lot, On the corner of Bonita Canyon & Turtle Ridge
Saturdays
8 AM - Noon (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

- - - - - - - - - - - -

The Great Park in Irvine, Marine Way off Sand Canyon
Sundays
10 AM - 2 PM (rain or shine)
More Information

Every week, rain or shine, the Great Park Certified Farmers Market features fresh, locally grown fruits and vegetables, handcrafted artisan products, live music and entertainment, and a selection of gourmet food trucks. Take home fresh produce grown on the Great Park Farm and other local farms and enjoy live entertainment, including live music, car shows, and more.

Laguna Beach

Lumberyard Parking Lot - next to the City Hall
Saturdays
8 a.m. - Noon
8 - 11 a.m. July and August (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

Laguna Hills

Laguna Hills Mall Parking Lot the 5 Freeway and El Toro Road
Fridays
9 AM - 1 PM (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

Laguna Niguel

Plaza De La Paz Shopping Center
on the Corner of La Paz and Pacific Park
Sundays
8 AM - 12 PM (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

Newport Beach
TEMPORARILY CLOSED FOR CONSTRUCTION

Newport Beach Farmers Market
Lido Marina Village
Sundays
9 a.m. to 2 p.m. Open Rain or Shine
More Information

Established in 2010, this certified farmers' market is located in Lido Marina Village of Newport Beach.

Orange

Orange Farmers & Artisans Market
Located at 304 N. Cypress Street
on the corner of Cypress & Palm in Old Towne Orange
Saturdays
9AM - 1PM (rain or shine)
More Information

The Old Towne Orange Farmers and Artisans Market is a certified farmers market operated by the non-profit Orange Home Grown, Inc. The market features a large selection of fruits, vegetables, nuts, mushrooms, honey, free range eggs, hormone free beef, poultry and milk, and shell fish from a local aqua farm, fresh bread, baked goods, jellies and more. Enjoy complimentary coffee while you shop.

- - - - - - - - - - - - -

Orange

Irvine Regional Park
1 Irvine Park Road, Orange, CA
Tuesdays
9 AM - 1 PM (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

San Clemente

200 block Avenida Del Mar Dr.
Sundays
9 AM - 1 PM (rain or shine)
More Information

Affiliated with California Federation of Certified Farmers' Markets. The certified farmers market concept is an effort to re-establish the traditional link between farmers and consumers in California. Put simply, certified farmers' markets (CFM's) are "the real thing," places where genuine farmers sell their crops directly to the public. It is where the agrarian community relates to the urban community

San Juan Capistrano

El Camino Real & Yorba Street
Wednesdays
Spring & Summer 3pm – 7pm
Fall & Winter 3pm – 6pm
More Information

More than 30 vegetable, fruit and flower vendors will be selling farm-fresh goods. The Market also includes fresh breads, olives, eggs and Hummus with pita chips, all right in the heart of San Juan Capistrano historic downtown!

Seal Beach

Seal Beach Village
13960 Seal Beach Blvd., Seal Beach
Tuesdays
9 am - 1 pm

Opened in 2010, this small Tuesday market is convenient for nearby Leisure World residents. Around 15 vendors that and include many familiar to other Orange County farmers markets.

Santa Ana

Spurgeon Promenade / Between 3rd and 4th Street on Spurgeon Street
Thursdays
4 - 8 pm
More Information

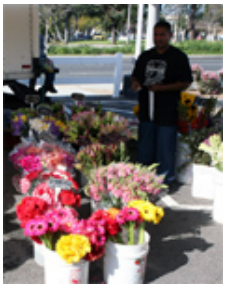
Opened in March 2014. The DTSA (Downtown Santa Ana) Farmers' Market is a community-oriented, chef-driven Farmers' Market that strives to bring the highest quality produce at the best price possible.

Tustin

Corner of El Camino Real and 3rd Street
Wednesdays
9 AM - 1 PM (rain or shine)
More Information

Affiliated with Orange County Farm Bureau Sponsored Certified Farmers' Markets. California certified farmers' markets are the real thing - places where genuine farmers sell fruits, nuts and vegetables directly to the public. Every farmer who sells at a certified market is inspected by the county agricultural commissioner to make sure he/she actually grows the commodity being sold.

Yorba Linda



Main St. & Imperial Highway
Saturdays
9 AM - 1 PM
More Information

Crafters, Food Vendors and Certified Farmers. Featuring produce grown naturally or organically, honey, flowers, eggs.

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Organic Food / Stores

Hanson's Market
San Clemente & San Juan Capistrano

Hanson's Market
natural foods

San Clemente & San Juan Capistrano's Natural & Organic community food stores featuring organic fruits and vegetables, deli with meat, cheese sandwiches to order, raw juice & smoothie bar, wine, craft beers plus a Health & Wellness Center with staff available for your holistic and nutritional questions at any time!!!

LOCATIONS:
415 Avenida Pico #P

San Clemente, CA

32382 Del Obispo St
San Juan Capistrano, CA

back to top

Food Product Compliance / Marketing

Food Trade Consultants
Start you own food business!

Do you have a secret recipe or food idea? FTC provides newcomers to the commercial food manufacturing business with a crash course in the basics. We will take you step-by-step through the process and show you how to get your stovetop recipe converted into a certified, FDA compliant, commercial manufacturer's formula, into production, packaged and ready for sale to the mass market.

949-584-2079

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Many photographic images courtesy of OCBook.com

MEJIA, JESSICA

Subject: FW: Farmer's Market SUPPORT

-----Original Message-----
From: Taylor Dunn [mailto:tjdunn23@gmail.com]
Sent: Tuesday, August 04, 2015 1:38 PM
To: stephen.mensinger@costamesaca.gov
Subject: Farmer's Market SUPPORT

Hello Mr. Mensinger,

I'm a 15 year resident here on the east side (Santo Tomas avenue). ☺
I just wanted to let you know that I support the east side farmer's market proposed by Philip DeVaul of St. John the Divine. I'm not a parishioner but I support the work the church does and I really want this Farmer's market! Unfortunately I don't think I can make it to the city council meeting tonight, I have a friend in need ☺
Thank you so much for your time.
Taylor Dunn

Sent from my iPhone

RECEIVED
CITY CLERK
15 AUG -4 PM 2:44
CITY OF COSTA MESA
BY Jessica Mejia

Exhibits to Appeal of Planning Application PA-14-41

SECTION I

Application to Rezone
From Vacant R-1
To Erect a Church

APPLICATION FOR VARIANCE
UNDER ORDINANCE NO. X
SECTION NO.
THE ZONING ORDINANCE OF
THE CITY OF COSTA MESA

PAID
JUN 24 1955
Vol -2504
CITY OF COSTA MESA

NO. 134

DATE June 22,1955.

FEE: $25.00

Application must be submitted in quadruplicate.

TO THE CITY PLANNING COMMISSION
COSTA MESA, CALIFORNIA:

~~EPISCOPAL DIOCESE OF LOS ANGELES, CALIFORNIA, a cor-poration sole,~~ THE BISHOP OF THE PROTESTANT EPISCOPAL DIOCESE IN LOS ANGELES A CORPORATION SOLE INCUMBENT

Applicant (property owner or his agent) 615 So.Figueroa St. Los Angeles 17,Calif. Mailing Address Phone Number

Authorized Agent Mailing Address Phone Number

TO PERMIT:

To erect Church ~~property and/or church school, or residence.~~

183 E. BAY ST.

ATTACH three (3) plans (which become a part hereof) on the subject property.
Give legal description of property: (If too lengthy, please attach.)

Give street address of premises or describe location clearly to enable property to be readily identified in the field: Lot 222 of Newport Heights, MM 4/83 Or.County,Calif.excepting therefrom Swly 135 ft of Sely 180 ft.Also excepting a one-half int.in irrigation pipe line along Swly in orig land as reserved by Charles Prinslow and wife in dd recd.May 6,1923 at 4cb pg 253 Deeds.

State whether any adjoining property is owned or leased by applicant: No

Present use of property: vacant

Property classified (zoned) as: R-4

State hereunder in what respects, as to this property, practical difficulty, unnecessary hardships, or results inconsistent with the general purpose and intent of the Land Use Ordinance occur through strict application of its regulations:

[illegible]

Planning Commission [illegible]

THE BISHOP OF THE PROTESTANT EPISCOPAL DIOCESE IN LOS ANGELES A CORPORATION SOLE
INCUMBENT
by [illegible]

T-1

SECTION II

Request for A General Plan Amendment from Low Density to Planned Developmental Residential

GP-79-3A

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 556-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

2-72 6/21/79 150.00 TL

APPLICATION NO.(s) (1) GP-79-3A
FILING DATE (2) 14 JUNE 1979 CEQA (3) NEGATIVE DECLARATION
I, (4) Bishop of Protestant Episcopal Church hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (5) Address: 183 Bay Street Costa Mesa California
(6) Assessor's Parcel No AP # 118-063-48
(7) Nearest Major Cross Streets Orange Ave - Bay Street (as per Maps, 19[illegible])
(8) PLANNING ACTION(s) REQUESTED

	Account No.	(Office Use) Fee
☐ Zone Exception(s)		
A. ☐ Variance(s) No. _____	0131110009	$ _____
B. ☐ Conditional Use Permit(s) No. _____	0131110009	_____
C. ☐ CP Approval No. _____	0131110009	_____
☐ Development Review		_____
☐ Subdivision: A. ☐ Tentative Map of Tract _____	0131120004	
B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	_____
☐ Encroachment Permit		_____
☐ Planned Development Review		
A. ☐ Preliminary B. ☐ Final		
☐ Relocation Permit		_____
☑ Other General Plan Amendment	0130750000	100.00
☑ Negative Declaration ☐ Environmental Impact Report –	0131190009	50.00

NF = No Fee Required by Ordinance (9) Total Fee $ 150.00

(10) ☑ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)
(11) ☑ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.
(12) APPLICANT (Owner of Record Only) *Type or Print*
The Bishop of the Protestant Episcopal Church, a Corporation Sole
(Owner of Record)
1220 West Fourth Street
(Mailing Address)
Los Angeles, California 90051
(City/State/Zip)
Phone: 213/ 482 2040
(Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(13) I hereby authorize Rev Conrad A. Nordquist to act as my representative and to bind me in all matters concerning this application.

(14) [signature]
Signature — Applicant (Owner of Record only)

Subscribed and sworn to before me this [illegible] day of [illegible], 19[illegible]
[illegible] (Notary)
OFFICIAL SEAL
MARINE C. BENNETT
NOTARY PUBLIC
My Commission Expires [illegible]

(15) AUTHORIZED AGENT *Type or Print*
Rev. Conrad A. Nordquist
(Authorized Agent)
~~2043 Orange Ave~~ 125 E. Bay St.
(Mailing Address)
Costa Mesa California 92627
(City/State/Zip)
Phone: 714/ 548 2237
(Area Code)
[signature]
(Signature)

(Office Use Only)

(16) Zone R1 (17) General Plan Designation LOW DENSITY RESIDENTIAL
(18) REQUEST:
GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

(19) ☑ Planning Commission Hearing – 6:30 p.m. OCTOBER 8, 1979
(20) ☐ Staff Review Only. You will be notified by mail of the final decision. (21) Application Complete RWR (Initial) 44

CMF 0602-32 White - City Clerk or Planning; Green - Planning; Canary - Applicant; Pink - Finance; Goldenrod - Authorized Agent

II - 1

RESOLUTION NO. 79-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ~~THE CITY COUNCIL OF THE~~ CITY OF COSTA MESA CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT GP-79-3A, AMENDING THE GENERAL PLAN OF THE CITY OF COSTA MESA.

WHEREAS, the General Plan 1990, as amended, was adopted by the City Council of the City of Costa Mesa by Resolution No. 71-27 on April 5, 1971; and

WHEREAS, General Plan Amendment GP-79-3A, a plan to change the proposed land use at 183 East Bay Street and at 2043 Orange Avenue has been recommended for adoption by the Planning Commission; and

WHEREAS, the change recommended for adoption by the Planning Commission is Option II, from Low Density Residential to Planned Development Residential-High Density, PDR-HD; and

WHEREAS, public hearing ws duly held in accordance with Section 65355 of the Government Code of the State of California, all persons having been given the opportunity to be heard, both for and against said Amendment GP-79-3A to the General Plan; and

WHEREAS, this Council deems it to be in the best interest of the City that said Amendment to the General Plan be adopted;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa that General Plan 1990 is hereby amended by the adoption of Option II of General Plan Amendment GP-79-3A, as shown on Exhibit "A", attached hereto and made a part hereof.

PASSED AND ADOPTED this 5th day of November, 1979.

ATTEST:

Eileen P. Phinney
City Clerk of the City of Costa Mesa

Mayor of the City of Costa Mesa

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF COSTA MESA)

APPROVED AS TO FORM

CITY ~~ATTORNEY~~

I, EILEEN P. PHINNEY, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. 79-132 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 5th day of November, 1979.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal

WHEREAS, General Plan Amendment GP-79-3A, a plan to change the proposed land use at 183 East Bay Street and at 2043 Orange Avenue has been recommended for adoption by the Planning Commission; and

WHEREAS, the change recommended for adoption by the Planning Commission is Option II, from Low Density Residential to Planned Development Residential-High Density, PDR-HD; and

WHEREAS, public hearing ws duly held in accordance with Section 65355 of the Government Code of the State of California, all persons having been given the opportunity to be heard, both for and against said Amendment GP-79-3A to the General Plan; and

WHEREAS, this Council deems it to be in the best interest of the City that said Amendment to the General Plan be adopted;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa that General Plan 1990 is hereby amended by the adoption of Option II of General Plan Amendment GP-79-3A, as shown on Exhibit "A", attached hereto and made a part hereof.

PASSED AND ADOPTED this 5th day of November, 1979.

ATTEST:

Eileen P. Phinney
City Clerk of the City of Costa Mesa

Mayor of the City of Costa Mesa

APPROVED AS TO FORM

CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF COSTA MESA)

I, EILEEN P. PHINNEY, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. 79-132 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 5th day of November, 1979.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 6th day of November, 1979.

Eileen P. Phinney
City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626

TO: Reverend Conrad A. Nordquist
183 Bay Street
Costa Mesa, CA 92627

FROM: THE PLANNING DEPARTMENT

DATE: October 11, 1979

RE:

General Plan Amendment GP-79-3A

Specific Plan _____

Precise Plan _____
(Streets)

Abandonment _____

Other _____

At the regular meeting of the Costa Mesa Planning Commission held on October 8, 1979, the above was considered and the following action taken:

It was moved by Mrs. DiDomenico, seconded by Dr. Thven and carried 5-0 that Option 2 contained in the Planning Division Staff Report be recommended for approval.

SIGNED: Charles W. Roberts
Charles W. Roberts, Planning Director

II-4

GENERAL PLAN AMENDMENT GP-79-3A

I. INTRODUCTION

This privately initiated General Plan Amendment concerns the Saint John the Divine Protestant Episcopal Church property located southwest of Orange Avenue and Bay Street (Map 7). This property is currently designated Low Density Residential by the General Plan and a High Density Residential designation is requested in order to enable the construction of 36 senior citizen housing units. These units would be financed through HUD Section 202 funds. The proposed project includes a new church with ancillary facilities to also be located on the site. The Amendment is requested by Reverend Conrad A. Nordquist as authorized agent for the Bishop of the Protestant Episcopal Church.

II. AREA DESCRIPTION

The subject property is 2.015 acres in area. The westerly portion of the area is developed with the existing church and parking lot. A single-family residence occupies the southeasterly corner of the site. The remainder of the site is vacant. In order for HUD funds to be used in financing the proposed project, a Parcel Map will have to be processed to separate the Church and housing sites, although the church would retain management of both parcels.

Adjoining the subject property to the south are properties developed wit single- and multiple-family uses (Map 8). The General Plan designates this area s Medium Density Residential and the zoning is R2 except for one parcel at 20 Orange Avenue. This property is developed with a five unit apartment although zoned R1 and designated Low Density Residential.

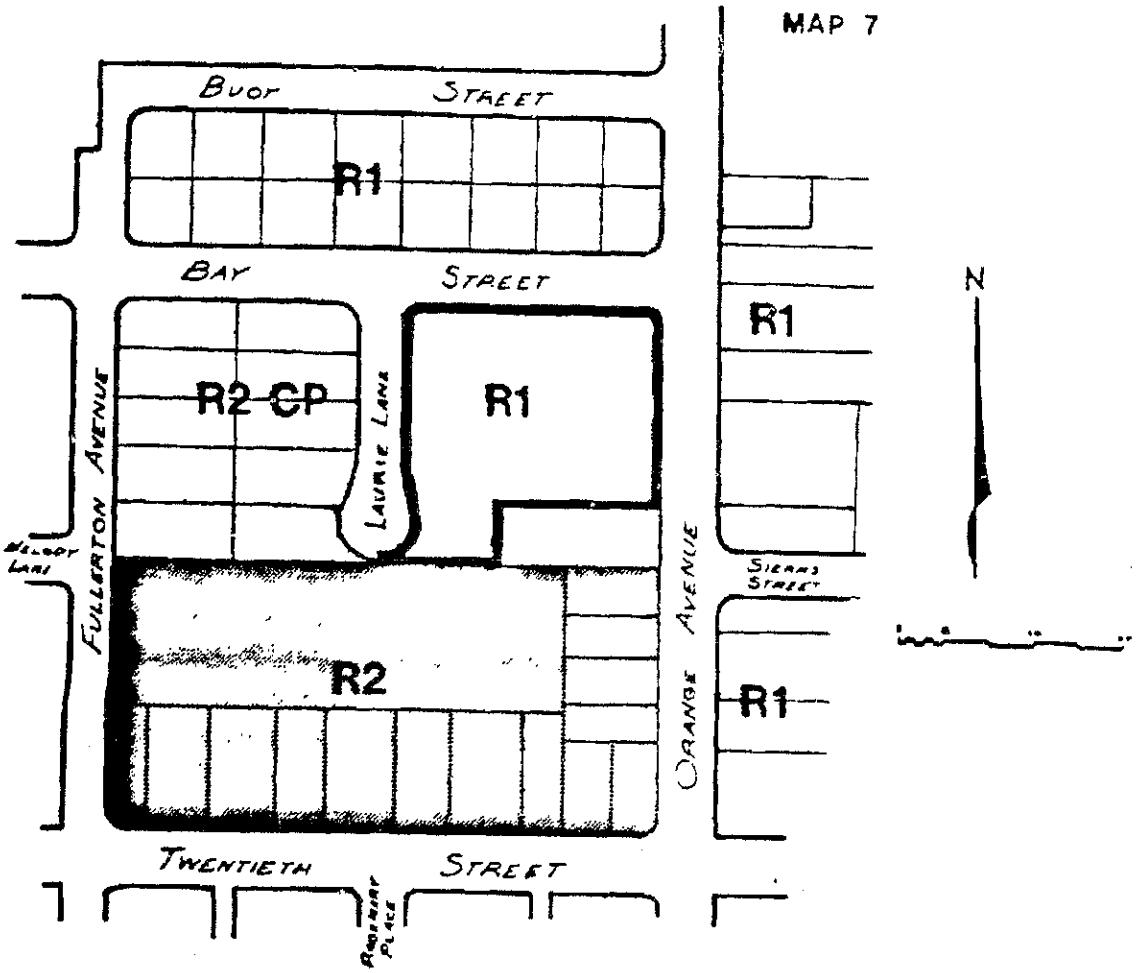
West of the Study Area across Laurie Lane is also designated as Low Density Residential by the General Plan, although zoned R2-CP. This area of inconsistency includes ten parcels fronting on Laurie Lane and Fullerton Avenue which ar developed with duplexes and triplexes.

North of the Study Area are single-family homes along the north side of Bay Street. These properties are designated for Low Density Residential use and are zoned R1 The area east of Orange Avenue, zoned R1, is also indicated as Low Density Residential by the General Plan. Although most of the parcels are developed with single-family homes, there are several nonconforming properties with more than one unit, a frequent occurence throughout this easterly section of Costa Mesa. Directly across the street from the subject property is a day care center.

The Study Area for this Amendment has not been expanded to include adjacent areas with inconsistencies between the General Plan, zoning or land use. These areas are being examined in the studies being conducted for the Land Use Element of the General Plan.

GP·79·3A
OPTION I
EXISTING GENERAL PLAN
AND ZONING

MAP 7



GENERAL PLAN DESIGNATION

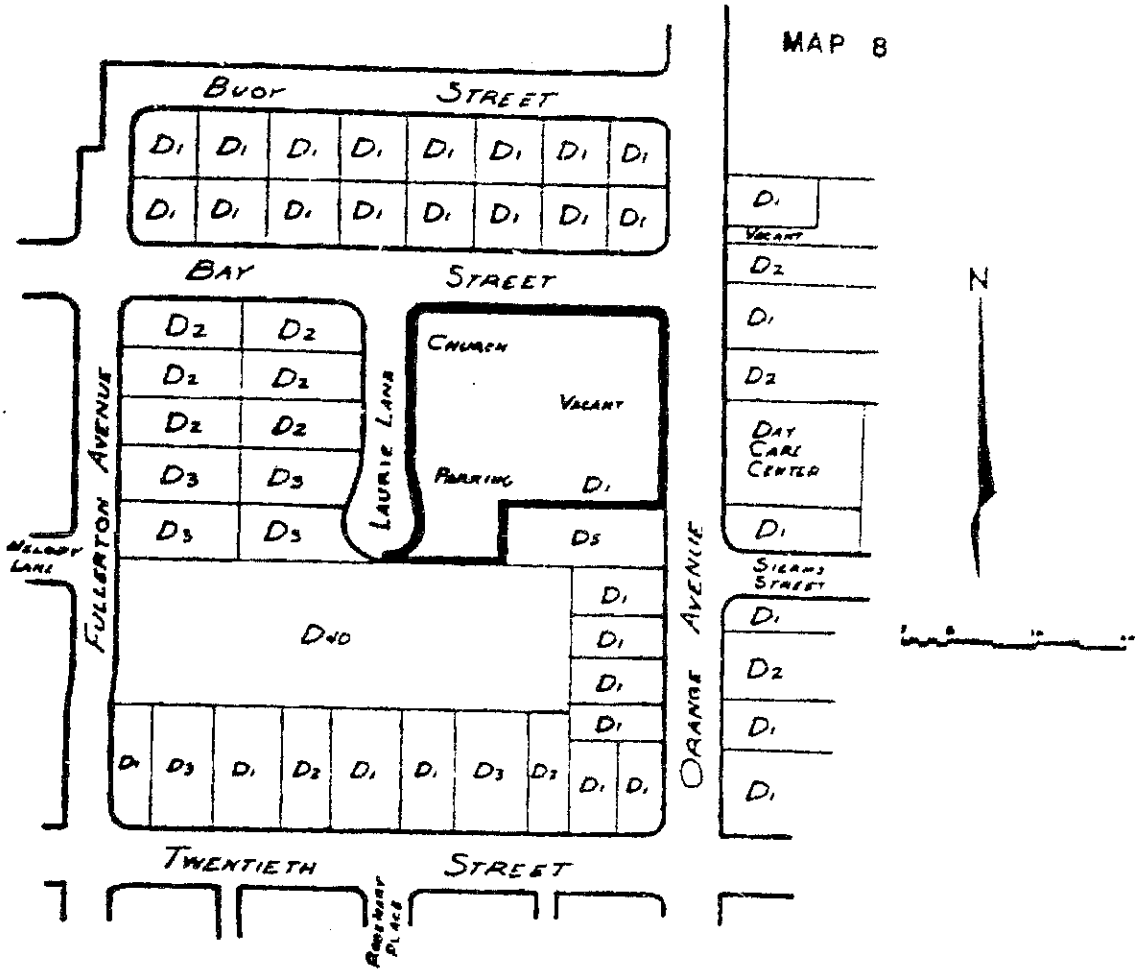
LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

GP·79·3A

LAND USE

MAP 8



D5: DWELLING/NUMBER OF UNITS [FIVE]

III. ENVIRONMENTAL REVIEW

An Initial Study of Environmental Impact was conducted for the proposed Amendment to the General Plan and the subsequent development of 36 senior citizen housing units and new church facilities. The impacts identified relate to circulation, land use and population. Since the new church is actually a relocation of an existing use, no new traffic or land use impacts would be caused. The 36 unit senior citizen apartment would have three potential areas of impact. Although an apartment building this size would normally generate approximately 290 vehicle trip ends daily, the tenant composition of this development is expected to result in substantially lesser traffic generation. Similarly, 36 apartment units would normally house an estimated 72 persons, however, the small unit size and tenant composition of this project will result in many single tenant units. Since the use is compatible with adjacent uses, no significant land use impacts are anticipated. The Initial Study concludes that a Negative Declaration of Environmental Impact can be adopted.

IV. GENERAL PLAN CONFORMITY

The requested Amendment has been examined in respect to the various elements and subelements of the General Plan currently being prepared. Although the General Plan has not been adopted, the proposed Amendment and subsequent development have been compared to those applicable components which will be included in the General Plan (Table 3).

Of the eight sections of the Environmental Resources/Management Element, the impact on open space appears to be the only significant concern. The majority of the site is vacant and planted with grass. Development of the project will eliminate this private open space, which is not included in the City's inventory of interim open space.

Several applicable concerns were identified in comparing the proposed Amendment and development with the subelements of the Community Development/Management Element. The project involves private redevelopment of the property. The new development will play a significant role in maintaining or altering the image of the existing neighborhood. The church, which will be located on a more visible portion of the site, will be a prominent feature. The housing and other facilities to be provided for elderly persons are consistent with the needs identified in both the Human Resources and Housing Subelements. Because of the density of the units, an amendment to the current General Plan and Land Use Ordinance may be necessary to permit more than 30 units per acre. The Housing Subelement being prepared will include a means of permitting increased densities for projects which meet the needs of households with specialized housing requirements. The project will cause an increased demand for public services in this area. However, the property will not generate property taxes since it will be operated by a non-profit organization.

The land use concerns, discussed in greater length later in this report, are also being examined in the studies being conducted for the Land Use Element. The requested High Density Residential designation is one of three being considered for the area. Low and Medium Denisty Residential are also being considered for the subject and adjacent properties.

TABLE 3. GENERAL PLAN/PROPOSED AMENDMENT CONFORMITY

ELEMENT/SUBELEMENT	COMMENTS
I. Environmental Resources/ Management Element	
A. Open Space	A. Although a large portion of this site is vacant, it is not included in the inventory of interim open space.
II. Community Development/ Management Element	
A. Redevelopment	A. Replacement of the existing structures with those included in this project is a form of private redevelopment.
B. Urban Design	B. The design of the proposed development, particularly that of the Church, will impact the image of the neighborhood.
C. Human Resources	C. Providing housing and recreation facilities for persons with specialized requirements is consistent with needs identified.
D. Housing	D. Project provides housing for households with special needs. Project may exceed the maximum density of the High Density Residential designation, requiring a density bonus for including specialized housing.
E. Public Facilities and Services	E. Project will cause general increase in demand for public services.
F. Economic	F. Being tax exempt, the project will not generate property tax revenue.
III. Land Use Element	The proposed designation of High Density Residential is one of three being considered for the subject and adjacent properties in the land use studies.

V. LAND USE OPTIONS

Four land use options have been prepared which compare the existing General Plan and zoning (Option I) with the requested Amendment. Options II, III and IV all discuss a High Density Residential Land Use designation but present different zoning alternatives.

A. Option I (Map 7) retains the existing Low Density Residential Land Use designation and the R1 zoning. This arrangement would be compatible with the General Plan and zoning of properties across the streets to the north and east, although dissimilar to the General Plan designation, zoning or development of adjacent properties in the same block. The specific use being considered for the site would not be permitted in the R1 zone, and the unit density exceeds the General Plan Low Density Residential maximum.

If the R1 zoning is retained, eventual residential redevelopment would permit the subdivision of the subject property and construction of approximately 14 single-family homes on the subject property.

Adopted

* B. Option II (Map 9) would amend the General Plan designation to High Density Residential and establish Planned Development Residential-High Density, PDR-HD, zoning on the entire Study Area.

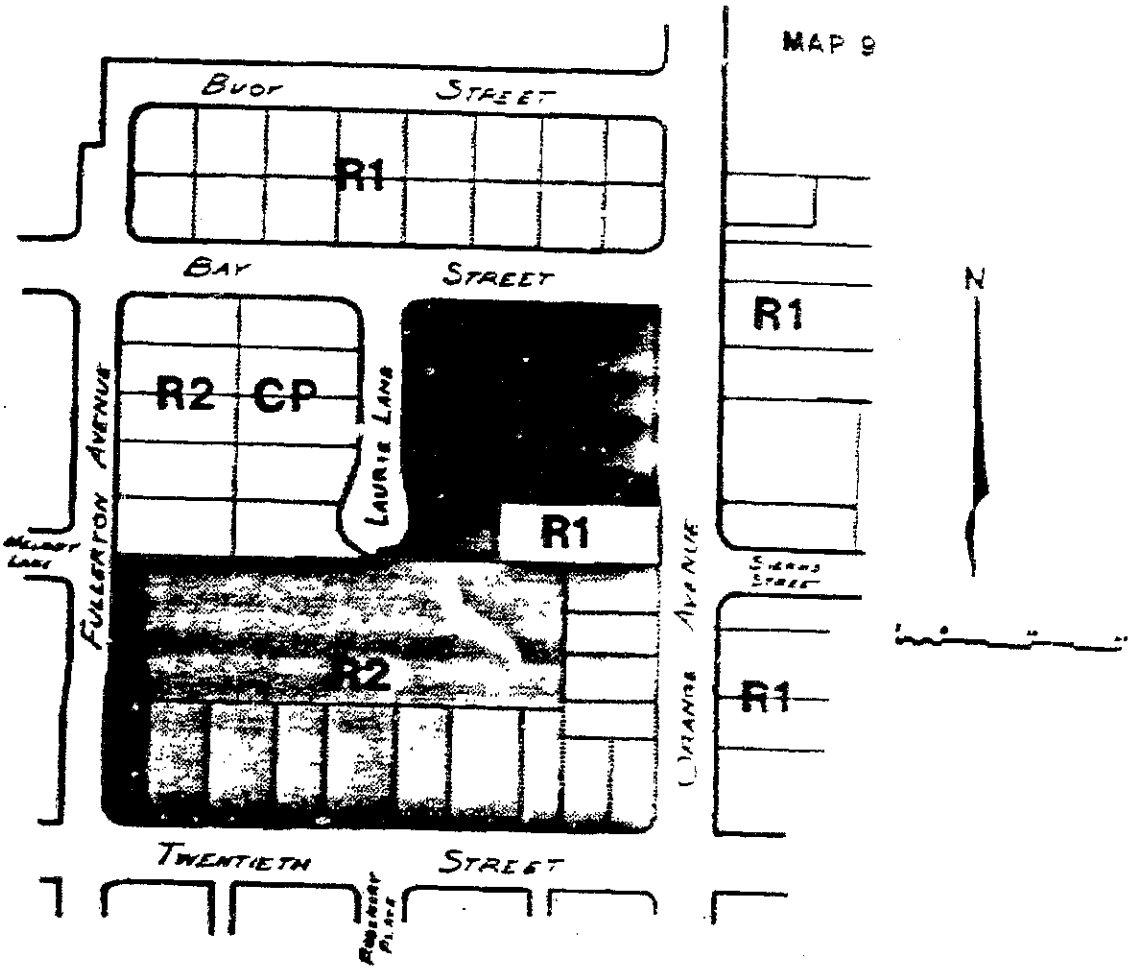
Planned Development zoning has the purpose of encouraging the application of more imaginative and innovative planning concepts than would be permitted under convertional zoning categories. One of the applicable intents of the Planned Development Ordinance is to enable developments which meet the broader goals of the General Plan through the integration of uses. The PDR zones permit complimentary uses of a religious or educational nature. Thus the church and related classrooms would be considered complimentary uses and the dual use of the property would be accommodated. The existing church building is proposed to be used by both the church congregation and the senior citizens. This shared use is in accordance with the Planned Development concept, which encourages the integration of uses and structures.

The PDR-HD zone permits residential development at a density of 15 to 30 units to the acre. Considering the entire site in the calculation of density would result in a ratio of 17.9 units per acre with the 36 units proposed.

A conceptual site plan had been prepared which places the Church on the corner of Orange Avenue and Bay Street and the apartment units near the southerly end of Laurie Lane. This plan did not have the 25 foot setback or the amount of parking required by Planned Development zoning. It also appeared that maximum site coverage of 29 percent was exceeded and that the minimum 42 percent open space requirement was not attained. However, this initial plan was intended to be only conceptual. The project proponents are aware that the preparation of the actual site plan will require a more careful consideration of applicable development standards.

GP·79·3A

OPTIONS II, III, & IV



GENERAL PLAN DESIGNATION

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

OPTION II: PDR-HD ZONING FOR ENTIRE SITE

OPTION III: R4 ZONING FOR APARTMENT PORTION OF SITE, I&R FOR REMAINDER

OPTION IV: I&R ZONING FOR ENTIRE SITE, GENERAL PLAN AMENDMENT NOT ESSENTIAL BUT ADVISABLE

General Plan designation of the [illegible] The portion of the site to be [illegible] would be rezoned R4 and the remainder [illegible]

[illegible] to the High Density Residential [illegible] more than 30 units to the acre. [illegible] into two parcels, the residential [illegible] respective parcel. The residential [illegible] acres in area, resulting in a [illegible]

[illegible] classification to allow more than [illegible] its application in the Downtown [illegible] Area Plan, an element of the General [illegible] Area, over 35 units per acre can be [illegible] specialized housing. In order to accom- [illegible] similar proposals in the future, the [illegible] be amended to allow densities in [illegible] has the specific intent of provid- [illegible] families and individuals with [illegible] of such households would be [illegible]

[illegible] Plan classification, the property [illegible] R4 zone (CMMC§ 13-178) would also [illegible] the processing of a Conditional Use [illegible] permitted by the R4 zone in the [illegible] would have to be expanded to [illegible] allowed Citywide when a project has [illegible]

[illegible] the list of permitted uses in the [illegible] zone. Churches are not listed as a [illegible] although they have been allowed in this [illegible] Although a Zone Exception could be [illegible] it may be appropriate to add [illegible] establishments for religious worship as [illegible] accommodate the current proposal as well [illegible]

[illegible] the General Plan to High Density [illegible] R zoning. In addition to adding [illegible] R zone as discussed under Option III, [illegible] be further amended to include housing as [illegible]

[illegible] Permit could be granted to allow [illegible] managed by the primary conforming user [illegible] would thus allow the proposed units since [illegible] the Divine Church.

It should be pointed out that the General Plan would not necessarily require amendment if the I & R zoning is modified as discussed above. However, the retention of a Low Density Residential Land Use designation may not be appropriate if the City actually plans to allow a development with a unit density which far exceeds that associated with a Low Density Residential area.

Costa Mesa contains 1,763 acres of land zoned Institutional and Recreational. Amending the I & R zone to allow housing as a conditional use could have widespread potential applicability.

VI. RECOMMENDATION

Planning Staff recommends implementation of Option II. The proposed development is in accordance with Housing Element Goal No. 2 in that it provides housing for families and individuals with specialized housing requirements. A High Density Residential General Plan designation and PDR-HD zoning will permit the uses proposed without requiring modification to the existing General Plan classifications or Land Use Ordinance. Although the size of the parcel for the apartment development results in a density exceeding 30 units per acre for that individual parcel, both the church and apartment parcels can be used in the calculation of density since a Planned Development is defined as an area developed as an integrated unit under single ownership or control and having a Planned Development designation. The shared use of the existing church building is an example of the integration of uses on the subject property. Establishment of Planned Development zoning on the site will also afford review of the development by both Planning Commission and City Council.

A High Density Residential designation would be consistent with existing General Plan designations east of Orange Avenue, which are predominantly Medium and High Density Residential. The adjacent areas of inconsistency will remain as Low Density Residential; however, they will be re-examined in the considerations of the upcoming Land Use Element.

RESOLUTION NO. PC-79-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT, GP-79-3A TO AMEND THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 183 E. BAY STREET AND 2043 ORANGE AVENUE FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.

THE COSTA MESA PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

THAT, WHEREAS, pursuant to applicable provisions of the California Government Code, Title 7, Chapter 3, the Costa Mesa Planning Commission has processed and reviewed the proposed amendment to the General Plan of the City of Costa Mesa as designated herein; and

WHEREAS, the purpose of General Plan Amendment GP-79-3A is to enable the construction of low and/or moderate income senior citizen housing units; and

WHEREAS, the requested amendment is consistent with the goals of the Housing Element of the General Plan to provide housing for families and individuals with specialized housing requirments; and

WHEREAS, the requested General Plan Amendment is consistent with the General Plan designations and development in the immediate vicinity; and

WHEREAS, pursuant to the California Government Code Section 65351, said Planning Commission herewith transmits its recommendation to the City Council, as found, determined and decided upon at a duly noticed public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED that based upon the findings as set forth in the Planning Division Staff Report for General Plan Amendment GP-79-3A be, and is hereby recommended for approval to amend the General Plan Designation of the property located at 183 E. Bay Street and 2043 Orange Avenue from Low Density Residential to High Density Residential.

PASSED AND ADOPTED THIS 8th day of October, 1979

Richard Carstensen

Richard Carstensen, Chairman of the
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, DOUGLAS K. CLARK, hereby certify that the foregoing Resolution No. PC-79-14 was duly adopted at a regular meeting of the Costa Mesa Planning Commission which was held on the 8th day of October 1979, and carried by the following roll call vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Douglas K. Clark
Acting Secretary, Costa Mesa Planning Commission

APPROVED AS TO FORM:

CITY ATTORNEY

BY: Burl Wood
Assistant City Attorney

APPROVED AS TO CONTENT:

Douglas K. Clark for CWR
Development Services Director

SECTION III

Zoning Exemption

ZE-82-88

Variance and Conditions for Construction of

St. John Manor

19 July 1982 City Council minutes

MOTION
Ordinance 82-12
Adopted

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, CHANGING THE ZONING OF A PORTION OF LOT 117 OF TRACT NO. 300 FROM R1 TO PDR-LD, in connection with Rezone Petition R-82-07, Norma Hertzog, for property located at 273 and 277 Monte Vista Avenue, was given second reading and adopted by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Hall, McFarland, Johnson
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Schafer
ABSTAINING:	COUNCIL MEMBERS:	Hertzog

R-79-15
Nordquist/
Episcopal Church

The Clerk presented for second reading and adoption, Ordinance 79-32, to change the zoning of property located at 183 East Bay Street from R1 to PDR-MD, in connection with Rezone Petition R-79-15, the Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West Fourth Street, Los Angeles. Environmental Determination: Negative Declaration adopted for General Plan Amendment GP-79-3A.

ZE-82-88

The Clerk also presented Zone Exception ZE-82-88, for variances from parking requirements including reduction in total parking, parking in a street setback, and inadequate turn-around area, in conjunction with a Planned Development Review, for a 36-unit senior citizens housing project in connection with an existing church.

The Development Services Director presented the background for the subject project and reported that first reading was given to Ordinance 79-32 on December 17, 1979, with second reading and adoption held until funding was approved by Housing and Urban Development (HUD). The funding has been obtained by the applicant. The Director further reported that at the request of the Planning Commission, new site plans have been submitted which will eliminate the need for a turn-around and will provide improved traffic circulation; the proposed automatic gate at the entrance to the Orange Avenue parking area will be deleted, thereby eliminating concerns about adequate stacking area and traffic congestion on Orange Avenue; and the modified site plan will allow greater joint use of parking between the church and housing parcels.

At the request of Vice Mayor Hall, the Development Services Director explained the Federal funding for non-profit organizations in which the tenants' rents are in an amount equal to 25 percent of their income, with the balance funded by HUD.

Reinhold H. Klein, 1910 Sunset Boulevard, Los Angeles, housing consultant for the project, stated that the maximum height of the project is 30 feet and pointed out on the slide screen the location of the two- and three-story structures. Mr. Klein also mentioned that because of the revised plan, only two variances are now needed: setback on Bay Street, and reduction in total parking. He also reported that based on a survey of similar projects, the need for the same number of parking spaces which would be required for family housing is not necessary since many of the elderly do not drive automobiles. Mr. Klein also stated that surveys indicate that as the project matures, use of automobiles decreases.

In response to Vice Mayor Hall's questions regarding selection of tenants, Mr. Klein detailed the procedure required by HUD which includes priority being given to qualified citizens of the community.

III-1

Reverend Conrad Nordquist, St. John the Divine Episcopal Church, spoke in support of the project stating that there was a crucial shortage of housing in the area, and he felt this project would alleviate at least a small portion of the low-rent housing shortage. Responding to questions from the Council, Reverend Nordquist stated that van transportation is not being planned at this time but such a service is a possibility, and that the tenants of the project will have the use of the Church's recreational facilities.

Jerome Vandewalle, 2810 San Juan Lane, Costa Mesa, spoke in support of the project and pointed out the following reasons: additional housing is needed in Costa Mesa, especially senior citizens housing as evidenced by the waiting list at the Casa Bella development; the project is well-conceived and will not cause additional taxation of Costa Mesa residents; the community has an obligation to the elderly who have spent their lives in the community and who have contributed to all; the project will not be detrimental to the community and will not be an inconvenience to Costa Mesa citizens.

Walter Miller, 275 East 18th Street, Apartment 37, Costa Mesa, supported the project and related the plight of an elderly friend living in a small room for which he must pay a rental of $300.00 per month.

Anna Shereshevsky, 2152 Elden Avenue, Costa Mesa, stated that there should be no objecttions to caring for the elderly and the handicapped, and there was a need for this type of development based on the waiting list which exists at the Casa Bella Senior Citizens Apartments.

Gigi Nordquist, 974 Modjeska Circle, Costa Mesa, spoke in support of the project because of the need that exists for senior citizens housing.

Vice Mayor Hall asked if any communications had been received opposing the project, and the City Clerk responded that there were none.

Bob Yoder, 155 Buoy Street, Costa Mesa, voiced his objection to the proposed project and submitted for the record the following communications in opposition to the development: a petition containing 52 signatures, a letter from Alyce H. McCardle, 1997 Fullerton Avenue, Costa Mesa, and Roy R. McCardle, 273 East 21st Street, Costa Mesa.

Mr. Yoder stated that he is not against homes for the elderly, however, he was concerned with the quality of life on the eastside, and suggested the City purchase subject site for a park. He based his objection to the the project for the following reasons: traffic increase on Bay Street and Orange Avenue which are already heavily traveled, lack of sidewalks; density too high for the neighborhood; insufficient parking; and project is not easily accessible to stores and reasonably-priced restaurants. Mr. Yoder proposed that the Church dedicate subject site to the City for a one-acre park, and in return the City allow the project to be built on City property across from Lions Park, within the Redevelopment Area.

Linda Young, 252 Sierks Street, Costa Mesa, opposed the project, stating that it would cause an increase in traffic. She suggested that since there were two vacant school sites in the neighborhood, one of those sites would be more appropriate for the project. Ms. Young also objected to the three-story design for a portion of the development.

Thomas Barr, 218 Sierks Street, strongly objected to any three-story structures in the neighborhood.

Albert Ogden, 2066 Orange Avenue, and James Crilly, 184 East Bay Street, stated that they agreed with the objections presented by Mr. Yoder.

Keith Hall, 1958 Fullerton Avenue, Costa Mesa, opposed three-story development.

Fran Albers, 2012 Orange Avenue, owner of four R1 lots in the area, voiced opposition to any other zoning except R1.

Eileen White, 543 West Wilson Street, Apartment C-1, Costa Mesa, former resident at 184 East Bay Street, opposed the project because as a child a Church official promised that the children could play on that property.

Stanley Brown, 308 Robinhood Lane, Costa Mesa, stated that he did not know if he was for or against the project, however, since residents moved into the area with R1 zoning, this should be an overriding consideration in making a decision.

Reinhold Klein again spoke to clarify issues that had been addressed. He stated that three sides on Bay Street are higher density than R1. As to the three-story structure, it will be located from 175 feet to 200 feet from Bay Street and only 7 of the 36 units will be in the three-story structure. Mr. Klein responded to a suggestion made by Mr. Yoder that the project be transferred to another site, stating that this is not permitted by HUD. He also suggested that the two vacant school sites in the area would be more appropriate locations for parklands. Mr. Klein reiterated that the height of the proposed project does not exceed 30 feet.

Mr. Yoder disagreed with Mr. Klein's statement concerning present zoning in the area, and expressed his doubt regarding Mr. Klein's statement that the project could not be transferred to another site. Mr. Yoder also stated that if the higher density is approved, it will set a precedent to allow higher density for other properties in the area.

There being no other speakers, Vice Mayor Hall asked for Council comments.

Councilman Johnson commented that both the applicant and the residents had valid arguments and it would be difficult to reach a decision. In view of this, he asked that this item be continued for further study.

Councilman McFarland expressed appreciation for the input from the residents and their concerns, however, he stated his opinion that in view of the present housing shortage, it is imperative to allow higher densities. Referring to the concerns of the residents regarding traffic, Councilman McFarland stated that R1 development would generate more traffic than the proposed project. He further stated that the need for this type of housing cannot be questioned, that he felt it was an excellent project with an excellent location, and that since Council has dealt with the request for over two years, there was no reason to delay a decision.

Councilwoman Hertzog commented that everyone agrees that senior citizens housing is needed but not in their own neighborhood. She also voiced her opinion

that traffic would not be significantly increased, the 30-foot height would blend in with the surrounding area, and that although changes are difficult to accept, they must be made to alleviate the present housing shortage.

Vice Mayor Hall asked the Director of Public Services for an estimate of additional traffic generated by R1 zoning, family units, and the proposed zoning for senior citizens housing. It was concluded that assuming all residents of the proposed project drove automobiles, increase in traffic would be approximately the same for all three uses.

Vice Mayor Hall addressed Mr. Yoder's recommendation that the subject site be developed as a park, responding that priorities must be considered, and it would be too costly to develop the site for park use. The Vice Mayor also alluded to the concern over increased traffic, and voiced his opinion that heavy increase in traffic throughout the City is inevitable. Referencing R1 zoning, Vice Mayor Hall stated that it is very difficult to retain this designation, that higher densities must be allowed in order to alleviate the shortage of housing. As to parking, the Vice Mayor reported that the parking situation will be reviewed in six months in order to determine if more parking spaces will be required.

MOTION
Ordinance 79-32
Adopted

On motion by Councilman McFarland, seconded by Councilwoman Hertzog, the Negative Declaration of Environmental Impact was adopted, and Ordinance 79-32, being AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, CHANGING THE ZONING OF A PORTION OF LOT 901, NEWPORT MESA TRACT, FROM R1 TO PDR-HD, was given second reading and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Hall, Hertzog, McFarland
NOES: COUNCIL MEMBERS: Johnson
ABSENT: COUNCIL MEMBERS: Schafer

Responding to Vice Mayor Hall's question regarding the variances, the Development Services Director reported that the zone exception and two variances are under consideration at this time, the variances being for setback on Bay Street, and reduction in total parking.

MOTION
ZE-82-88
Approved

On motion by Councilman McFarland, seconded by Councilwoman Hertzog, the Negative Declaration of Environmental Impact was adopted, and Zone Exception ZE-82-88 was approved based on the analysis and findings contained in the Planning Staff Report, and subject to all conditions also contained in the Staff Report.

Vice Mayor Hall asked if the applicant agreed to all conditions, and the Reverend Nordquist replied he had read the conditions and agreed to all of them.

The motion to approve the zone exception carried 3-1, Councilman Johnson voting no.

RECESS

Vice Mayor Hall declared a recess at 8:55 p.m. and the meeting reconvened at 9:10 p.m.

WARRANTS

MOTION
Warrant 1184
Approved

On motion by Councilwoman Hertzog, seconded by Councilman McFarland, Warrant Resolution 1184, including Payroll 8214, was approved by the following roll call vote:

AYES: COUNCIL MEMBERS: Hall, Hertzog, McFarland, Johnson
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Schafer

III-4

7-12-82

12 June 1982
Planning Commission

OLD BUSINESS: (Continued)

ZE-82-79
(Continued)

Approval was based on findings that approval would not lead to precedent setting inasmuch as the trailers are totally non-visible from the street and appear to be almost a part of an older mobile home park adjacent to subject property. The Commission felt there was sufficient justification to grant use of the trailers due to the unique situation and circumstances that exist.

Mr. Davenport stated that he had voted against the motion because he felt the applicant was remiss in not disclosing previously the charitable nature of his involvement in the community. Mr. Davenport felt that Staff findings were valid and he had difficulty in approving the Conditional Use Permit.

Zone Exception Permit ZE-82-81 Dave Lavin/ Temple Sharon

The Commission considered the public hearing continued from the meeting of June 14, 1982, for Zone Exception Permit ZE-82-81, for Dave Lavin, authorized agent for Temple Sharon, 617 Hamilton Street, for a Conditional Use Permit, to allow a school in an existing building currently occupied by Temple Sharon, located at the above address, in an R2 zone. Environmental Determination: Exempt.

Planning Staff recommended approval, subject to conditions.

Mr. Dave Lavin, representing the applicant, stated he had received a copy of the Staff Report and was in agreement with the conditions contained therein.

Mr. Sloate asked various questions concerning proposed use of the temple.

There being no one else wishing to speak on this item, the Chairman closed the public hearing.

MOTION
Approved

It was moved by Ms. Sawyer-Watson, seconded by Mr. Clarke, and carried 5-0, that Zone Exception Permit ZE-82-81 be approved, based on the analysis and findings and subject to the conditions contained in the Planning Division Staff Report.

Zone Exception Permit ZE-82-88 Reverend Conrad A. Nordquist/Bishop of Protestant Episcopal Church

The Commission considerd the public hearing continued from the meeting of June 28, 1982, for Zone Exception Permit ZE-82-88, for Reverend Conrad A. Nordquist, authorized agent for the Bishop of the Protestant Episcopal Church, 1220 West Fourth Street, Los Angeles, for variances from parking requirements including reduction in total parking, parking in a street setback, and inadequate turn-around area, in conjunction with a Planned Development Review for a 36-unit senior citizens' housing project in conjunction with an existing church located at 183 East Bay Street, in an R1 zone. (Rezone to PDR-HD pending.) Environmental Determination: Negative Declaration for GP-79-3A.

Planning Staff recommended that this application be recommended to the City Council for approval, subject to conditions.

Reverend Conrad Nordquist, representing the applicant, stated he had received a copy of the Staff Report and was in agreement with the conditions contained therein. Reverend Nordquist explained that the plans had been modified to relocate one unit to resolve the problem of turn-around area on-site. He felt the project was now ready for construction.

Mr. Robert Yoder, 155 Buoy Street, informed the Commission he had a petition with approximately 36 signatures of residents opposed to the planned development of the subject property. Mr. Yoder further stated that the project did not comply with the 30-foot, two-story height limitation and was

ZE-82-88
(Continued)

three stories in some areas. Mr. Yoder also felt the planned parking was too far away from the units; he thought the units were being jammed in and would not serve the best interests of the neighborhood as a whole.

Ms. Summerlin informed the Commission that a Planned Development does not have a height limitation.

Mr. Valantine stated that at the previous public hearing the Staff recommendation was for denial; however, since that time significant improvements have been made to the on-site parking and traffic circulation for the project, which was the reason for the change in the Staff recommendation.

Mr. Yoder asked further questions concerning the lack of garages for the units, and noted that the property is still zoned R1. Mr. Valantine informed the Commission that the Rezone Ordinance had received first hearing by the City Council; the second reading and adoption of the Ordinance are still pending and would be heard in conjunction with the City Council hearing of the Planned Development. Mr. Yoder stated he would present his petition to the City Council at that time.

Some discussion of the parking facilities followed.

Mr. Albert Ogden, 2066 Orange Avenue, asked questions concerning the institutional-looking elevations of the buildings. Mr. Davenport stated that the Commission had been concerned with this issue due to the fact the drawings originally did not show any detailed elevations. However, since that time the applicant had provided drawings that relieved the Commission's and Staff's concerns in this respect. Mr. Davenport asked the architect who was in attendance to show the concerned members of the public the drawings which depict the three-dimensional design of the buildings.

Mr. W. F. Albers, 2012 Orange Avenue, stated that he owns several properties in the area and had recently constructed a new home. He noted that a number of restrictions had been placed on his project and objected to the fact that the subject project had progressed this far with the neighbors being unaware of what is really going on.

Ms. Jeanie Murphy, 190 East Bay Street, stated that she lives directly across the street from the church. She was not opposed to senior citizens' housing but was opposed to sub-standard housing which she felt the project will produce due to insufficient parking. Ms. Murphy further stated there are traffic problems in the area and less traffic was needed--not more.

Mr. Reinhold Klein, representing the applicant, gave an informative explanation of his years spent in planning housing for senior members of the community. He informed the Commission that the higher structures will be located closer to the church, with two-story structures located closer to the residential neighbors. Mr. Klein also described the design of the project, and urged the neighboring residents to support this plan for senior citizens' housing.

Mr. Yoder stated that the federal government did not have a good track record for providing attractive developments and had produced some very poor developments. He did not feel it was fair to suggest the neighbors were opposed to homes for the aged; however, Mr. Yoder suggested there are other locations where the proposed housing would be appropriate.

OLD BUSINESS: (Continued)

ZE-82-88 (Continued)

More discussion followed concerning parking for the Casa Bella project and the traffic situation in the area of the proposed project.

There being no one else wishing to speak on this item, the Chairman closed the public hearing.

MOTION
Recommend Approval

It was moved by Mr. Van Aken, seconded by Mr. Clarke, and carried 5-0, that Zone Exception Permit ZE-82-88 be recommended to the City Council for approval, based on the analysis and findings and subject to the conditions contained in the Planning Division Staff Report.

Zone Exception Permit ZE-82-93
Craig Chamberlain/
Robert J. Krogh

The Commission considered the public hearing continued from the meeting of June 28, 1982, for Zone Exception Permit ZE-82-93, for Craig Chamberlain, authorized agent for Robert J. Krogh, 17781 Beach Boulevard, Huntington Beach, for variances from density, parking and setback requirements to legalize the use of a fiberglass dome as a second dwelling unit, located at 1984 Church Street, in an R2 zone. Environmental Determination: Exempt.

Planning Staff recommended denial and removal of the dome structure within 30 days of Commission action.

Ms. Summerlin informed the Commission that Condition #3 in the Staff Report should be corrected to show that Conditions #14 through #18 must be completed within thirty (30) days or the structure removed (with demolition permit).

Mrs. Georgiana Minor, 1986 Church Avenue, informed the Commission that the applicant had left the Council Chambers and had informed her he had another meeting to attend.

There was nobody in attendance to represent the applicant in this matter.

Chairman Davenport asked Mrs. Minor to make any statements she wished concerning the application. She informed the Commission that she lives next door to the subject property and the only way for access to the fiberglass dome was via an easement. Although some people feel it is an alley, Mrs. Minor stressed that it is shown on her deed as a 7-1/2-foot utility easement. She further stated she has a 4-car garage on her property facing the easement and noted that she frequently has difficulty in getting out of her garage because the tenants of the subject property park on the easement.

Although Mr. Davenport felt the item was a somewhat controversial issue, he thought that as the applicant had left the public hearing and would not be returning, the Commission should take action.

There being no one else wishing to speak on this item, the Chairman closed the public hearing.

MOTION

It was moved by Mr. Clarke, seconded by Ms. Sawyer-Watson and carried 5-0, that the variances from parking and setback requirements to legalize the use of a fiberglass dome as a second dwelling unit be denied, based on the analysis and findings contained in the Planning Division Staff Report for Zone Exception Permit ZE-82-93. The density variance was approved subject to conditions contained in the Staff Report with additional conditions to read:

21. Applicant shall direct the tenant to vacate the dome as soon as is legally possible under the terms of the lease.

I. DESCRIPTION

A. Subject Property
1. Location - South-west of Orange Avenue and Bay Street, and East of Laurie Lane
2. General Plan Designation - High Density Residential
3. Zone - R1 (PDR-HD pending, under Rezone Petition R-79-15)
4. Present Development - Church, residence, vacant
5. Property Size - 2.01 acres
6. CEQA Determination - Negative Declaration adopted for General Plan Amendment GP-79-3A
7. Background -
   a. GP-79-3A amended the Land Use Designation of subject property from Low Density Residential to High Density Residential.
   b. R-79-15 has had first reading of the Ordinance (79-32). Second reading was held until HUD approved the project funding and the project was filed with the City. This rezoning would establish Planned Development Residential-High Density zoning on the property.

B. Surrounding Property -

1. North - Single-family residences, R1 zone.
2. South - Multiple-family development, R1 and R2 zones.
3. East - Day Care Center, single-family and multiple-family dwellings, R1 zone.
4. West - Multiple-family development, R2 zone.

II. REQUEST

A. Request is for variances from parking requirements including reduction in total parking, parking in a street setback, and inadequate turn-around area, in conjunction with a Planned Development Review for a 36-unit Senior Citizens' Project in conjunction with an existing church (St. John the Divine Episcopal Church).

B. Project proposes a 3-story residential structure containing 36 1-bedroom dwelling units. Project funding will be through the Department of Housing and Urban Development. The church is and will remain the sponsor of the project. The Department of Housing and Urban Development, however, has required that a non-profit corporation be formed to own and manage the project. The housing project will occupy a separate 39,622-sq. ft. parcel; the church and related facilities will retain a 48,736-sq. ft. parcel.

C. Applicant has proposed that residents of the housing facility be permitted to utilize the social and recreational facilities of the church on a scheduled or as-needed basis to avoid the need for more extensive social and recreational facilities to be built as part of the housing project.

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 6c

SITE LOCATION 183 East Bay Street

APPLICATION NO. ZE-82-88

AP # 426-191-16

MANDATORY ACTION DATE June 4, 1983

APPLICANT Bishop of Protestant Epis. Chrch
(Owner of Record)

AUTHORIZED AGENT Rev. Conrad A. Nordquist

ADDRESS 1220 West Fourth Street
Los Angeles, CA 90051

ADDRESS 2043 Orange Avenue
Costa Mesa, CA 92627

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY

REQUEST:

Variances from parking requirements, including reduction in total parking, parking in a street setback, and inadequate turnaround area, in conjunction with a Planned Development Review for a 36-unit Senior Citizens' Housing project in conjunction with an existing church.

FINAL COMMISSION ACTION:

NO

APPLICANT NOTIFIED _____ DATE _____

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

CMF 0360-30, rev. 1/82

III-9

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A. Subject Property
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4. Present Development - Church, residence, vacant
5. Property Size - 2.01 acres
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C. Applicant has proposed that residents of the housing facility be permitted to utilize the social and recreational facilities of the church on a scheduled or as-needed basis to avoid the need for more extensive social and recreational facilities to be built as part of the housing project.

II REQUEST (continued)

D. The approved General Plan Amendment and pending rezone were initiated specifically for this project. The shared use of facilities and specialized housing provided in the proposed development were cited in the General Plan Report as examples of Planned Development features.

III. ANALYSIS

A. Planned Development Review -

1. It is the intent of the Planned Development Ordinance to accommodate developments which utilize innovative planning concepts and which meet the broader goals of the General Plan, but which may not comply strictly with zoning regulations. Compliance with the General Plan can be exhibited through excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development.

2. The Planned Development Residential - High Density zone allows residential developments to be combined with religious, educational, or recreational uses if the City Council finds such uses to be compatible with the residential project. With the shared use of recreational facilities, it appears that the uses in the proposed project will be compatible.

3. Density -
   a. Permitted: 15.1 to 30.0 units per acre
      Proposed: (1) Overall site: 17.9 units per acre
      (2) Housing parcel: 39.56 units per acre
   b. Subject application proposes the concept of a density transfer wherein development rights of the church parcel are transferred to the housing parcel. Within an overall Planned Development, this is an acceptable development technique inasmuch as the project is viewed as a whole rather than as separate parcels.
   c. Applicant is advised that, due to the density transfer, should the church elect to develop additional dwelling units on its parcel, the maximum allowable units would be 24. Prior to such development, it would be necessary to amend subject Planned Development (if approved).
   d. Based on the provisions of the Planned Development Ordinance, subject project is entitled to 15 units per acre (30 units total). However, increased density may be obtained if a project meets some or all of 11 specific design criteria. The requested density (17.9 units per acre) is warranted based on the project's compliance with the following criteria:
      (1) Provision of low or moderate income housing,
      (2) Location within one-quarter mile of a public transit route.

III. ANALYSIS (continued)

4. Open Space -
   a. Required: 42%; Provided: 42.76%
   b. Site Coverage:

	Housing Project	Existing Church and Future Expansion	Total
Building Area (sq.ft.)	13,146	14,146	27,292
Paved Vehicular Area (sq.ft)	6,687	16,599	23,286
Open Space (sq.ft.)	19,789	17,991	37,780
Percent Open Space	49.9	36.9	42.76

5. Traffic Circulation -
   a. The new parking area for the church will be located off Bay Street and parking for the housing project will have access from Orange Avenue. There will be no access to any parking area from Laurie Lane.
   b. It does not appear there will be any joint use of parking between the Church and the Senior Citizens' housing project.
   c. A card-operated automatic gate is shown at the entrance of the Orange Avenue parking. There is only 25 feet of "stacking area" between the property line and this gate, sufficient area for only one vehicle. This limited stacking area could create additional traffic congestion on Orange Avenue. Staff suggests that a minimum 40-foot deep stacking area be provided.
   d. Since the gate is card-actuated, it appears that guests would not be able to utilize this parking area. Thus it will be necessary to record a parking agreement allowing visitors of the senior citizens to park on the church lot.

6. Building Height and Design -
   a. The Planned Development Ordinance does not impose a height limit but, rather, requires that the design of the building comply with the intent of the Ordinance.
   b. Details are not available on the design and height of the future church facilities. Thus, a final development plan for that portion of the project will need to be submitted separately.
   c. The residential building configuration is approximately a "T" with the stem of the "T" containing 2 stories and the top containing 3 stories. The intent of this design is to minimize the impacts of the structure on adjacent residential properties to the south.
   d. The 2-story roofline has a height of 21 ft. 6 inches, the 3-story roofline is 29 ft. 6 inches high, and other portions of the building extend to a maximum height of 36 feet.
   e. From the submitted plans, the proposed residential structure appears box-like and institutional. The exterior is stucco, apparently without other "relief" materials. The roof is flat.
   f. The structure also appears massive, especially in relation to the surrounding development. Parallel to Bay Street, the residential structure has a width of 185 feet. Parallel to Laurie Lane, the length is approximately 150 feet.

III. ANALYSIS (continued)

g. The structure does not appear to be particularly compatible with surrounding development.

7. Perimeter fencing -

a. There are no specific fencing requirements in the Planned Development Ordinance for residential developments. This Ordinance does require that "Each planned development shall provide reasonable visual and acoustical privacy for dwelling units" and that fencing "shall be used as appropriate for the aesthetic enhancement of (the) property."

b. This application proposes 6-foot high chain-link fencing between the housing and church parcels, and between the housing parcel and the adjacent residential properties.

(1) Staff suggests that chain-link fencing will not enhance the property nor will it protect the privacy of the residents of either the housing project or adjacent properties.

(2) The chain-link fencing between the church and housing portions of the project may create a "fish bowl" effect for the residents of the housing project. Additionally, several of the residential units are located opposite the church parking and could be adversely impacted by the church and day school traffic without more substantial fencing.

c. In keeping with the intent of the Planned Development Ordinance, Staff is recommending installation of 6-foot high wood fencing on interior property lines.

d. A separate section of City Code regulates fencing within street setbacks and prohibits fencing in excess of 30 inches in height within 10 feet of the street property lines. A 3 ft. 6-inch concrete block wall is shown on the housing parcel within 3 feet of the ultimate property line on Laurie Lane. It will be necessary to reduce this wall to 30 inches in height or to obtain a separate variance. Additionally, it appears that there is an 8-ft. high entry gate connected to this low wall. An 8-ft. high gate would only be permitted 25 feet behind the property line.

8. Dedication of Land -

The Engineering Division is requiring additional right-of-way dedication on Laurie Lane and at corners of the property. On the submitted plans, this dedication is shown on the housing parcel but not on the church parcel. Applicant is advised that development standards, including density and open space, are based on net land area after dedication. Thus, at such time as the church parcel is developed, open space and overall density, etc., will be reevaluated based on total net parcel size.

III. ANALYSIS (continued)

B. Variance: Amount of Parking

1. Plans have not been submitted showing the floor plan and seating arrangement of the existing or proposed church. However, the project architect indicates that the existing facility contains pew seating for 132 persons. Based on this information, the proposed 44 parking spaces would be adequate for the church (1 space for each 3 fixed seats within the main auditorium or assembly area). Staff requests that two copies of a detailed floor plan of the existing facilities be submitted for Fire and Planning Division records and also to verify the parking requirement.

2. The existing parking for the church is 69 spaces. Staff has received calls from surrounding property owners indicating that currently there is significant parking congestion during church services.

3. 20 parking spaces are provided for the housing parcel. 58 are required by Code. This represents a 65.5% reduction in required parking. (Ratio = 0.56 space provided per unit).

4. The basis for this reduction is an assumption that elderly people do not have as many vehicles as the general populace.

5. The Casa Bella Senior Citizens' Housing Project at 1840 Park Avenue was granted a parking variance in 1977 based on a similar assumption. Additionally, Casa Bella is located within the downtown area and it could also be assumed that the need for cars would, therefore, be reduced. Thus, a 77% reduction in parking was granted (0.37 space provided per unit). Unfortunately, however, there appears to be a decided parking problem at that site.

6. Subject property is not conveniently located to shopping or recreational facilities, thus there may be even a greater need for parking than at Casa Bella.

7. The Police Department indicates that there is already significant off-site parking congestion on the streets surrounding subject property and suggests that the variance request is unreasonable.

C. Variance - Inadquate Turn-around -

1. Code requires that a turn-around be provided at the end of dead-end parking aisles in excess of 100 feet in length. An adequate turn-around is not provided at the end of the Orange Avenue parking lot; thus, if all spaces are occupied, a vehicle would be required to back out onto the street. Such an exit would be difficult due to the automatic gate and would be hazardous due to traffic on Orange Avenue.

III. ANALYSIS (continued)

2. There is no hardship warranting the omission of a turn-around.

3. The lack of a turn-around and lack of adequate stacking area at the automatic gate entrance are inconsistent with development standards of the Planned Development Ordinance which require "smooth traffic flow" and "minimum hazards."

D. Variance - Parking in Street Setback -

1. For Planned Development zoned parcels, Code requires a 25-foot deep landscaped setback adjacent to any public right-of-way.

2. Applicant is requesting a variance to provide parking within 5 feet of the Bay Street property line.

3. The property has a unique circumstance inasmuch as it is abutted by streets on three sides. Few properties are faced with this condition.

4. A significant amount of landscaped area will be available on the remainder of the Bay Street setback.

E. Summary -

The concept of providing low- to moderate-income housing for senior citizens is both acceptable and desirable, as evidenced by the City's approval of a General Plan Amendment on subject property to accommodate such a project. It appears that the implementation, however, needs some modifications before findings can be made that the project meets the intent of the Planned Development Ordinance, especially with respect to adequacy of parking and traffic circulation. Staff would be reluctant to recommend approval of subject proposal unless at least 50% of the required parking for the housing project were provided and unless the traffic circulation problems were resolved.

IV. PLANNING STAFF FINDINGS

A. The project is consistent with a goal of the City's General Plan by providing low- to moderate-income housing.

B. The combination of uses will be acceptable inasmuch as the church and the residential development should be compatible.

C. The proposed shared use of facilities and the proposed density transfer are acceptable functions of a Planned Development.

D. Housing parcel parking:
1. The overall property is large and does not have any inherent site hardships which warrant the proposed reduction in parking for the housing parcel.
2. The parking reduction appears excessive, particularly since subject property does not have convenient, nearby shopping and recreational facilities.

IV. PLANNING STAFF FINDINGS (continued)

3. With respect to parking and circulation, the project fails to meet the intent of the Planned Development Ordinance that projects exhibit excellence in site planning, and the specific requirements that there be smooth traffic flow and minimum hazards.

E. The appearance of the proposed residential structure is institutional and box-like, with little visual relief. Other low- to moderate-income projects approved by the City have not demonstrated such starkness.

F. The proposed variance to allow parking in the Bay Street setback is acceptable due to subject property's frontage on three streets.

V. PLANNING STAFF RECOMMENDATION

Recommend denial to the City Council.

VI. CONDITIONS, IF APPROVED

Shall meet all requirements of various City departments, copy attached hereto.

VII. PLANNING COMMISSION ACTION - MEETING OF JUNE 28, 1982

Continued to July 12, 1982.

FOR MEETING OF JULY 12, 1982

VIII. EVALUATION

A. The applicant met with the Planning Commission at the Study Session of July 6, 1982 and suggested possible modifications which appear to resolve the major problems. Plans showing the modifications, however, have not been submitted.

B. Traffic Circulation

1. The proposed revisions include modifying the easterly end of the apartment building by removing a one-story end unit and providing one additional third-story unit. This will allow a driveway between the housing project parking and the church parking area which will eliminate the need for a "turn-around" and will provide improved traffic circulation.
2. The proposed automatic gate at the entrance to the Orange Avenue parking area will be deleted, thereby eliminating concerns about adequate stacking area and traffic congestion on Orange Avenue.

C.

VIII. EVALUATION (Cont.)

C. Building Design

Apparently, the applicant demonstrated at the Study Session that the building is not as stark as it appears in the submitted elevation drawings.

D. Parking Variance

1. The modified site plan will allow greater joint use of parking between the church and housing parcels. Should there be a higher demand for tenant and/or guest parking for the apartment project than anticipated by the applicant, it can be accommodated on the church parcel.
2. Staff has included a condition of approval which requires review of the parking six months after completion of the housing project. If, at that time, it is determined that there is a parking problem, provision of additional parking on the church parcel could be required.

IX. PLANNING STAFF FINDINGS

A. The project is consistent with a goal of the City's General Plan by providing low- to moderate-income housing.

B. The combination of uses will be acceptable inasmuch as the church and the residential development should be compatible.

C. The proposed shared use of facilities and the proposed density transfer are acceptable functions of a Planned Development.

D. The joint use of the overall parking between the housing parcel and the church parcel may accommodate the needs of both activities. Should overall parking be inadequate, additional parking can be provided on the church parcel at a later date.

E. The proposed variance to allow parking in the Bay Street setback is acceptable due to subject property's frontage on three streets.

X. PLANNING STAFF RECOMMENDATION

Recommend approval to the City Council.

XI. CONDITIONS, IF APPROVED

Shall meet all the requirements of the various City Departments, copy attached hereto.

CONDITIONS, IF APPROVED (REVISED FOR PLANNING COMMISSION MEETING OF JULY 12, 1982)

Plan. 1. Prior to issuance of building permits:
a. Detailed floor plans (2 copies) of the existing church facilities shall be submitted to the Planning Division for review.
b. The new parking area for the church shall be paved and striped in accordance with City standards.
c. A trash enclosure shall be provided for the church parcel.
d. The method of trash pickup for the housing project is unclear. Details shall be submitted to the Planning Division for approval. An exterior trash enclosure may be required.

2. Prior to occupancy of the housing project, an agreement shall be approved by the Planning Division and recorded with the County, which allows joint parking between the housing parcel and the church parcel.

3. Six-foot high opaque fencing shall be provided on all interior property lines. Type of fencing shall be approved by the Planning Division.

4. Future development on the church parcel is considered only conceptual at this time. A separate final development plan must be approved prior to any additional development or construction on that portion of the property.

5. Grading and construction can increase the amount of airborne dust in the vicinity of the proposed development. To control the dust, the developer shall spray and water the construction site under the direction of the Building and Safety Division and all construction vehicles shall be sprayed prior to leaving the site.

6. All on-site utility services (Edison and Telephone) shall be installed underground.

7. Installation of all utility meters shall be performed in a manner so as to obscure said installation from view from any place on or off the property. Said installation shall be in a manner acceptable to the Public Utility and shall be in the form of a vault, wall cabinet, or wall box, and shall be installed in accordance with standard plans and specifications of the City of Costa Mesa.

8. Any mechanical equipment such as air-conditioning compressors and duct work shall be screened from view.

9. The parking for this project shall be reviewed by the Planning Commission six months after opening of the senior citizen's apartments. If it is determined that there is a parking problem, provision of additional parking on the church parcel may be required.

10. Revised site plans shall be available for Staff review at least one week prior to City Council action on this matter. Full-size and reduced site plans shall be submitted for City Council review under the direction of the Planning Division.

Eng. 11. Submit current Title Report.

12. Submit Grading Plan.

Leis. 13. Existing trees shall remain.

Serv.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS:

Eng. 14. Construct P.C.C. residential sidewalk per City of Costa Mesa Standard Drawings at applicant's expense on Orange Avenue, Bay Street and Laurie Lane.

CONDITIONS IF APPROVED - ORDINANCE REQUIREMENTS (Continued)

15. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width and type are subject to approval of the Traffic Engineer.
16. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expense.
17. a. Dedicate all land 25 feet from the centerline of Laurie Lane.
    b. Dedicate all land for cul-de-sac on Laurie Lane.
    c. Dedicate a 3-ft. public utility easement behind existing right-of-way line on Laurie Lane.
18. Fulfill Drainage Ordinance Fee requirements prior to issuance of building permits.

Fire 19. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated 2A10BC as these extinguishers are suitable for all types of fires and are less expensive.
20. Provide for approved detectors of products of combustion other than heat to be installed in accordance with the 1973 Edition of the Uniform Building Code.
21. Provide an approved fire alarm system in accordance with Section 13.307 of the Uniform Fire Code - 1976 Edition.

Plan. 22. Approval of the Planned Development shall be for a period of one (1) year. Prior to expiration of that time an extension may be requested or the permit will lapse.
23. Any subdivision of the property shall meet all requirements of the State Subdivision Map Act and of City Codes.
24. Park fees shall be paid in accordance with City Standards prior to issuance of building permits.
25. Care and maintenance of open space and other common facilities shall be be provided in accordance with the provisions of the Planned Development Ordinance. Both parcels shall be fully landscaped in conjunction with development of the housing project to provide a unified appearance for the overall planned development.
26. All fences and required street setbacks shall comply with City Code.
27. A detailed landscape/irrigation plan shall be approved by the Planning Division prior to issuance of any building permits. Said plan shall include, but not be limited to: type, size, and location of all plants and trees; type of ground cover; sprinklers; all walls, fences, or barriers; trash enclosures; driveways; parking lots and security lighting; and type, location, and assignment of street addresses on property. Landscaping shall be installed in accordance with the approved plan prior to release
28. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland cement concrete curbing.
29. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
30. In compliance with the provisions of the California Administrative Code, Title 25, Chapter 1, Sub-chapter 1, Article 4, the applicant shall submit an acoustical analysis of the proposed development, prepared under the supervision of a person experienced in the field of acoustical engineering. Two copies of said report shall be submitted with the application for building permits. The acoustical analysis shall evaluate existing and projected

CONDITIONS, IF APPROVED (continued)

noise levels, noise attenuation measures to be applied, and the noise insulation effectiveness of the proposed construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with recommendations contained within the acoustical analysis. Upon completion of the subject structures, field tests may be required under the provisions of Title 25.
of utilities.

REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO APPLICANT

Sani. Dist. 31. Developer will be required to construct sewers to serve this project, at his own expense, meetng the approval of the Costa Mesa Sanitary District.

32. County Sanitation District fees, fixture fees, and sewer permit required prior to installation of sewer.

Water Dist. 33. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

SR-4-10

SECTION IV

Interoffice Memorandum dated
May 17, 1984
Regarding the explanation of
the
Transfer of Development Rights

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

May 17, 1984

TO Allan Roeder FROM Perry Valantine

Re: ST. JOHN THE DIVINE SENIORS HOUSING DEVELOPMENT
2031 ORANGE AVENUE/183 EAST BAY STREET

Mr. Robert Yoder has alleged several irregularities in the construction of the housing development, block wall, and sidewalk at the referenced location. The allegations and results of Staff investigation are detailed below.

1. DEDICATION

Allegation: Insufficient dedication was taken for the sidewalk on the east side of Laurie Lane.

Response: The 4'6" dedication required on the east side of the street equalizes the two halves at 25' from centerline, allowing 4'6" from back of curb to property line on both sides in accordance with City standards. A 3' public utility easement (P.U.E.) was also dedicated behind the new property line.

2. WALL LOCATION

Allegation: Block wall was not built in the proper location; it should have been set back 3' to 4' behind the property line.

Response: The Staff Report and approved plan for ZE-84-38, a variance to allow the wall to encroach into the required 10' setback, indicate that the wall would be built 3' to 4' behind the property line, thus behind the P.U.E. Adjacent to the existing church buildings, the wall was actually constructed 4' behind the back of curb, encroaching 6" into the right-of-way. This places the wall between the sidewalk and the P.U.E. The portion of wall adjacent to the housing project was constructed 7' behind the back of curb. Although this encroaches 4" into the P.U.E., there is sufficient room to construct a standard width sidewalk. The wall was constructed without benefit of building permit.

In addition, three of six existing trees were removed to accommodate the wall. Condition #1 of ZE-84-38 required retention of the trees "to the greatest extent possible, under direction of the Planning Division." Planning Staff was not consulted prior to their removal.

3. SIDEWALK WIDTH

Allegation: Sidewalk width on the east side of the street is about 6" narrower than on the west side.

Response: The standard sidewalk detail calls for a 4'4" sidewalk behind the curb and a 2" separation between the sidewalk and property line (to accommodate 2" by 4" forms). The sidewalk on the west side of the street complies with this standard. Due to the encroachment of the new wall into the right-of-way, the area available for sidewalk is reduced to 4'; 4" less than standard. (The 2" space for forms is not required as the wall will act as a form.)

4. PUBLIC UTILITY EASEMENT

Allegation: Utility lines were installed under the sidewalk rather than in the P.U.E. because of the location of the new wall.

Response: According to the contractor, electrical conduit was buried in the area where the sidewalk will be installed. Engineering Division permits are required to install utilities in the right-of-way or P.U.E. No such permits have been obtained.

5. DENSITY

Allegation: Density approved for the housing project conflicts with the standards of the zone. CMMC Section 13-252.1(b) indicates that the density of the residential component of a mixed use development is based on the "portion of the total site area devoted to residential uses, including required parking, landscaping, open space, and driveways to serve the residential component."

Response: The project was approved on July 19, 1982, under ZE-82-88. Although the Staff Report identified the density based on the entire site as 18 units per acre, density of the residential portion alone is approximately 40 units per acre. The Staff Report indicated that the excess density, above the 30 units per acre allowed by the PDR-HD zone, was accomplished by transfer of development rights from the vacant portion of the church parcel to the residential parcel. This would reduce the number of units which could be constructed on the remainder of the site in the future. In addition, a Condition of Approval was added requiring recordation of an agreement allowing joint use of parking between the housing parcel and church parcel. The residents of the housing project will also have use of certain church facilities for recreation/meeting rooms. This would increase the land area available for calculation of density in accordance with CMMC Section 13-252.1(b).

SECTION V

August 4, 2015
City Council Agenda Report
Reference pages

Issue/Concern	Proposed	Modified Conditions
Parking Lot Reconfiguration / Lighting (night hours)	Temporary lighting for potential evening hours.	Installation of low hedge / shrubs along Bay Street frontage to shield light and glare from headlights.
Fire Department Access to St. John's Manor	Parking lot reconfiguration allows vehicle circulation and access to St. John's Manor from the Church parcel.	Submittal of an emergency access plan to be approved by the Fire Chief ensuring direct access for emergency fire response/paramedic vehicles to St. John's Manor senior housing complex.

Revised Site Plan

Residents living across Bay Street expressed a concern with light and glare as a result of the reconfiguration of the parking lot. A condition of approval required construction of a low wall or planting of a hedge along the Bay Street frontage of the parking lot to mitigate this concern. In response, the applicant further revised the site plan to increase the landscaped area along the Bay Street frontage. The parking spaces that faced north were eliminated, reducing the total number of on-site parking from 80 to 70 spaces. As the conceptual landscape plan shows, the additional landscaped area would be planted with drought tolerant shrubs and ornamental plants (Attachment 8).

Existing Open Space Area Originally Considered for Future Church Building P.159

The church has a large lawn area (approx. 17,000 SF) that faces Orange Avenue that was intended as a future development site. At the time that the City Council approved the neighboring senior housing complex (Zoning Exception Permit ZE-82-88), a Church expansion concept was also granted. The site plan included a complex of buildings in the location of the front lawn area. The new buildings were not constructed and instead the entire front portion of the property was landscaped until more definitive expansion plans would be submitted for consideration by the Planning Commission. Review of City records, including the HCD records of Agreements between the City and St. John Manor, indicates no requirements or conditions of approval mandating the preservation of the front lawn area as open space.

Public Correspondence Received to Date

A total of 35 form letters have been received in support of the proposed farmers market. The reasons provided in support of the farmers market included support of locally sourced agriculture and the fostering of a sense of community. Eight emails and letters in opposition were submitted prior to the Planning Commission meeting. As noted above, the concerns included the appropriateness of the use within the residential neighborhood, noise, litter, items for sale by vendors, increased traffic, sufficiency of parking, and provision of emergency response vehicle access to St. John's Manor. Since the Planning Commission meeting, one phone call and letter were received in opposition to the proposed project reiterating land use compatibility and traffic concerns. All of the public correspondence is included as an attachment.

Appeal/De Novo Hearing

The City Council hearing for this appeal is a **de novo hearing** in which the City Council may consider the project in its entirety. The purpose of this report is to provide responses to the issues raised by the appellant, and to highlight and/or clarify the evidence in the administrative record that was presented to the Planning Commission prior to its action.

Issues Raised by Appellant in Appeal Application

On June 12, 2015, an appeal of the Planning Commission's decision was filed by Carrie Renfro, a neighboring property owner. The following is a listing of the concerns described in the appeal application:

- Concerns with additional traffic and parking. The appellant stated that a traffic study should be conducted for the intersection of E. Bay Street and Orange Avenue.
- Farmers market would be an incompatible commercial use in this residentially zoned neighborhood.

ANALYSIS

The following analysis provides responses to the concerns raised by the appellant. More detailed information is provided in the Planning Commission staff report.

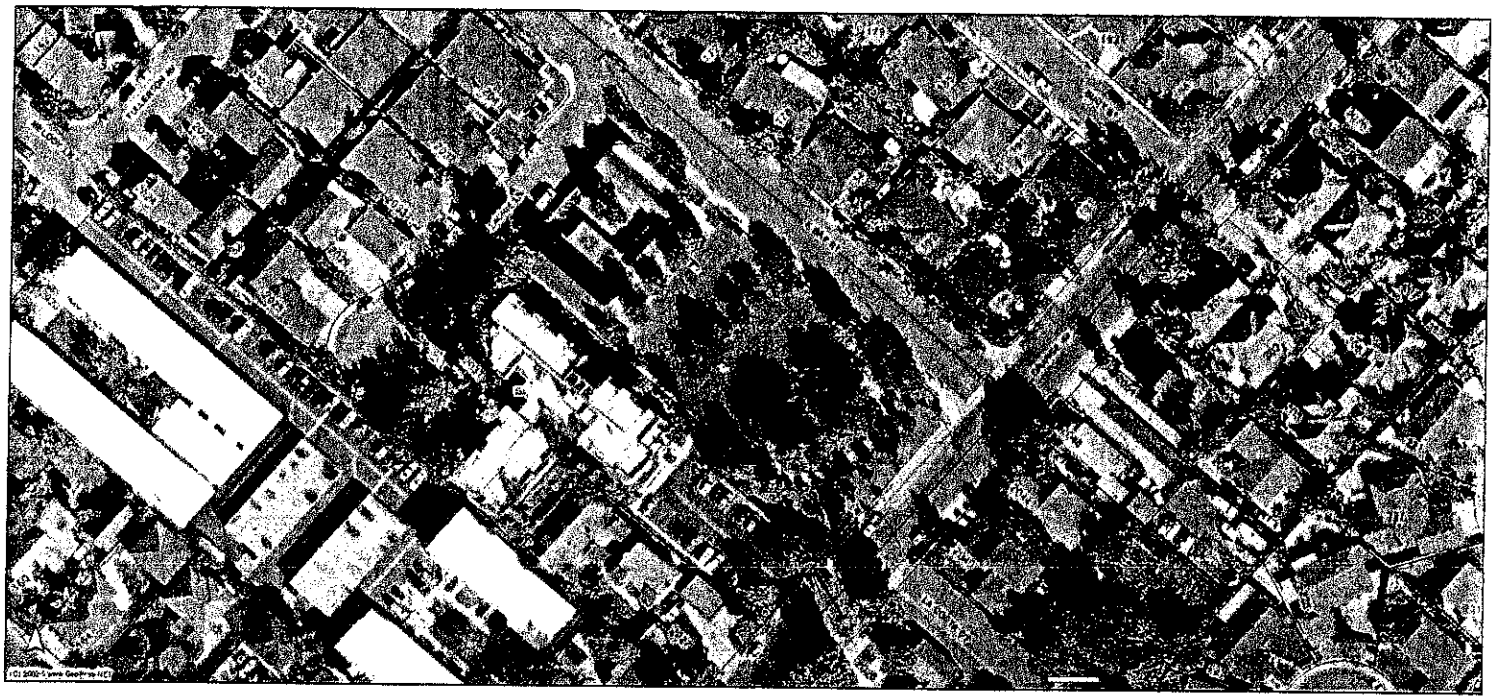
- *Traffic and pedestrian safety*

  The Transportation Division determined that since the farmers market would take place on Saturday during off-peak hours, the traffic volume is anticipated to be low. The Planning Commission concurred with the information included in the supplemental memorandum dated June 3, 2015 (Attachment 3), and required a traffic study to be completed to determine if a stop sign and cross walk are warranted at the intersection of Orange Avenue and E. Bay Street before the farmers market operations could commence.

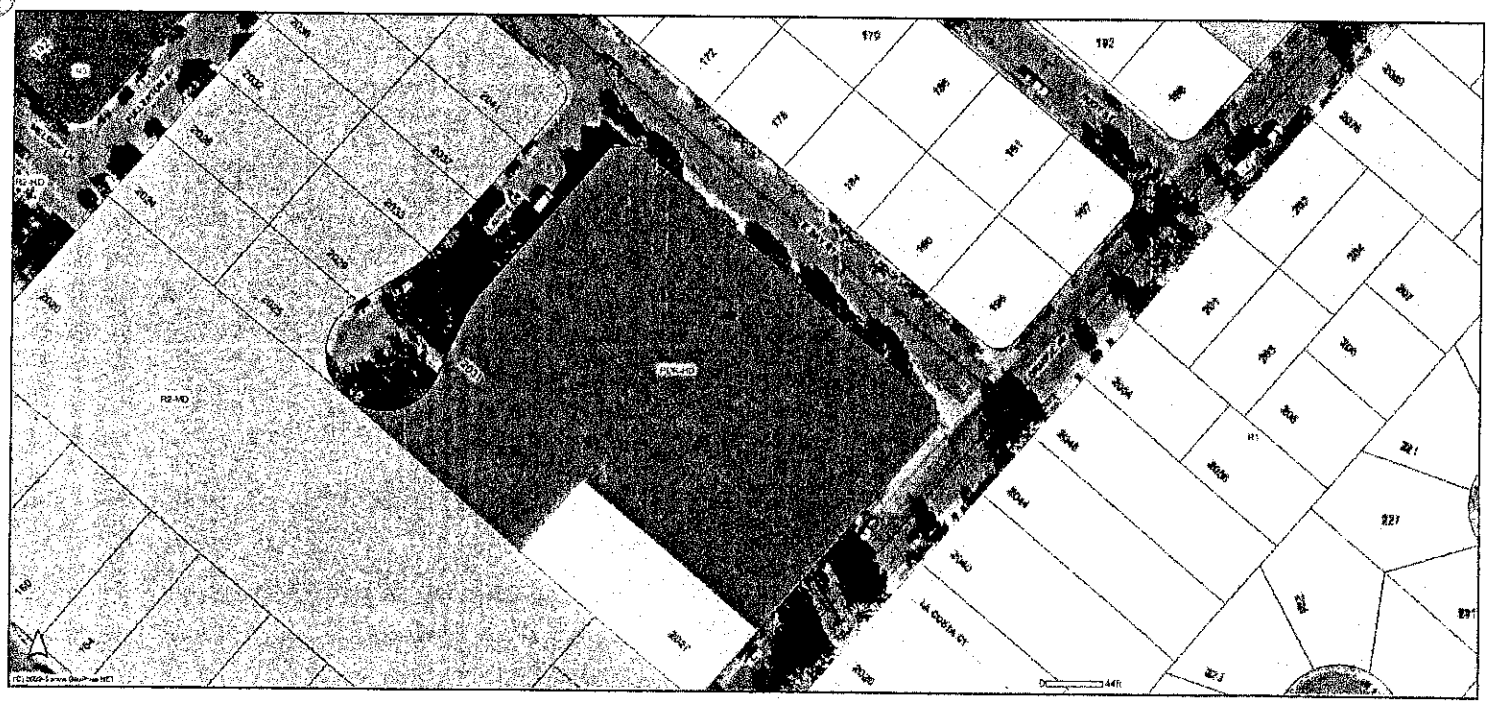
- *On-site Parking*

  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. As conditioned, parking attendants would be present to direct and guide patrons onto the site and would post temporary signs directing customers to the parking lot. In addition, a condition of approval would require reducing the number of vendors, if parking impacts are experienced. The church is located at the intersection of two collector streets and is readily accessible via alternate modes of transportation, including walking, biking and a transit line.

Vicinity Map



Zoning Map



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.

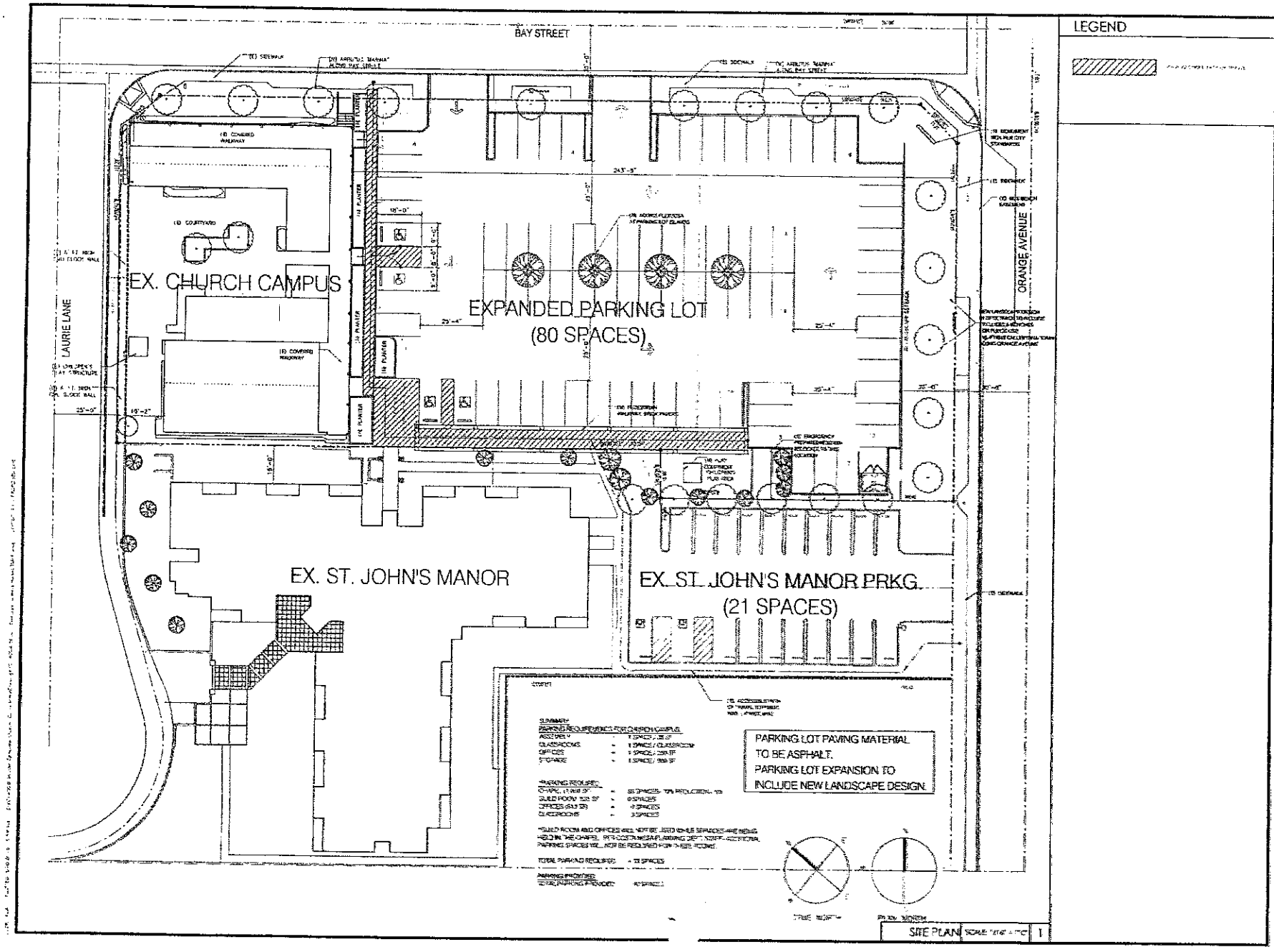
The parking lot expansion will need to meet the minimum landscape requirements; six trees per each parking space are required, with at least half of the trees required to be evergreen. Because of the number of new parking spaces and impervious surface area, a water quality management plan has been submitted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


BAY STREET
LAURIE LANE
ORANGE AVENUE
EX. CHURCH CAMPUS
EXPANDED PARKING LOT
(80 SPACES)
EX. ST. JOHN'S MANOR
EX. ST. JOHN'S MANOR PRKG.
(21 SPACES)
LEGEND
PARKING LOT PAVING MATERIAL
TO BE ASPHALT.
PARKING LOT EXPANSION TO
INCLUDE NEW LANDSCAPE DESIGN.
SITE PLAN
ST. JOHN THE DIVINE
EPISCOPAL CHURCH
183 E. BAY STREET
COSTA MESA, CA 92627
PROPOSED SITE PLAN
A1.1

-59-

T-5

SECTION VI

E-Mails from Staff regarding

1) Confirmation of Open Space Requirement
2) Definition of Open Space

ASHABI, MINOO

From: GARDEA, ANTONIO
Sent: Monday, June 08, 2015 10:57 AM
To: ASHABI, MINOO
Subject: RE: St. John the Divine Farmers Market

The lawn area helped fulfill the open space requirement for the St. John's Manor project.
The two parcels are considered as one project site in terms of allowable density and minimum open space.
A conceptual approval was granted for expansion of the Church, which was not carried out.
The combined site complies with the 42% open space requirement.

From: ASHABI, MINOO
Sent: Monday, June 08, 2015 10:21 AM
To: GARDEA, ANTONIO
Subject: FW: St. John the Divine Farmers Market

Please see Claire' email below.

For examples of PDR-HD, I only found these two uses.

Wyndham Hotel and The Lakes Shopping Center

1955 History of PMD

Claire

VI-1

[redacted]

From: "GARDEA, ANTONIO" <antonio.gardea@costamesaca.gov>
Date: Tuesday, July 28, 2015 3:37 PM
To: [redacted]
Subject: RE: farmers market appeal

Carrie,
As I mentioned both parcels, St. John's Manor and the Church, are considered one site.

The total site area is 88, 358 sf
Building and parking areas are 51, 176 sf
Open space is 37,183 sf.

Here is the zoning definition of open space.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than 5 feet in depth by projections which are at least 8 feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than 8 feet above grade.

From: [redacted]
Sent: Tuesday, July 28, 2015 3:01 PM
To: GARDEA, ANTONIO <antonio.gardea@costamesaca.gov>
Subject: farmers market appeal

Hi, Carrie Renfro here. Can you please give me a specific breakdown of square footage for how you are calculating the open space for the farmer's market?

SECTION VII

Photos:

1) Manor Resident Parking Lot
2) Newport Blvd. at Bay Street

SWARNO
SWARNO

55

SECTION VIII

Costa Mesa Bicycle Map And Safety Guide

Costa Mesa BICYCLE MAP AND SAFETY GUIDE

SECTION IX

Costa Mesa Code Enforcement
Brochure regarding
Garage Sales

Most of us have experienced the frustration of trying to find space for all the things that accumulate in our homes over the years. Garage sales are excellent ways to solve storage problems, while providing unique shopping opportunities for others. (We've all heard the saying, "One man's junk is another man's treasure.")

However, when garage sales get out of hand, or are held on a regular basis, they can detract from our neighbors ability to enjoy their property in what is normally a quiet residential area. Most people can overlook the temporary inconveniences caused by traffic, noise, and signs associated with occasional garage sales. But when garage sales are held continually, or when they involve sales of new merchandise in a sort of "swap meet," these inconveniences become more permanent and harder to ignore.

For these reasons, the City of Costa Mesa, like most cities, has adopted regulations aimed at allowing all residents the opportunity to "clean out" from time-to-time, while maintaining the character of our residential neighborhoods.

Following is a summary of the Garage Sale Regulations

"Garage Sales" include **"Yard Sales," "Moving Sales"** and other similar events.

Used, personal, and **household items** may be sold at garage sales, but garage sales are not intended for sale of new merchandise.

Each **property** may hold garage sales **two times per calendar year.** (This means that owners or tenants of apartment properties may have to get together and decide which days they will devote to garage sales, so no one gets left out.)

Garage Sales may last for no more than **3 days each**.

Signs advertising garage sales may be placed in the parkway if they are mounted to stakes. No signs are allowed on street signs, trees, utility poles or in street medians. Signs can be legally placed in the parkway from 6:00 a.m. on Friday until 6:00 p.m. Sunday.

Your voluntary compliance with these standards will help eliminate the problems associated with commercial and/or continual garage sales, keep your neighborhood relatively free of unsightly garage sale signs, and ensure that the quality of life is maintained in our City's residential neighborhoods.

A Code Enforcement Officer may stop to leave a copy of this brochure when a first or second garage sale is observed on a property to remind residents of the two-sale limit. Please do not be offended if you are contacted in this manner; it is simply a reminder to ensure you are aware of the regulations and do not unknowingly exceed the limit.

If you have any questions concerning garage sales, please call the

Code Enforcement Office
Monday through Friday
714.754.5623

To report continual or commercial garage sales, or other code violations, you may leave a message on the City's automated Code Enforcement Hotline by dialing **714.754.5607** at any time. The hotline is monitored during business hours, Monday through Friday.

H.2

2256-30 (rev. 8-2012)

Date of 1st garage sale: _____

Date of 2nd garage sale: _____

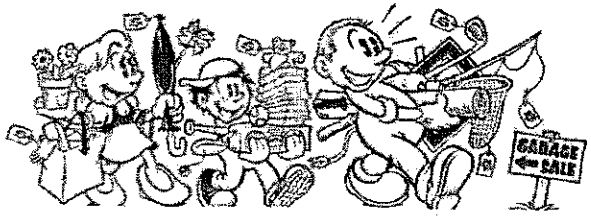
_____
Code Enforcement Officer

Important Phone Numbers

Animal Control	714.754.5311
Building Permit Information	714.754.5273
Code Enforcement Business Phone	714.754.5623
Code Enforcement-24 Hour Hotline	714.754.5607
Graffiti - 24 Hour Hotline	714.327.7491
Potholes - 24 Hour Hotline	714.754.5207
Sanitary District	949.645.8400
Trash and Debris on Private Property	714.754.5607
Trash Collection Inquiries	949.645.8400
Trash Removal from Street	714.754.5323
Zoning Information	714.754.5245

City of Costa Mesa
Development Services Department
Code Enforcement

77 Fair Drive
P.O. Box 1200
Costa Mesa, Calif. 92628-1200
714.754.5623



Planning a Garage Sale?

Here are some things you should know. . .

St. John's Manor

a ministry of

St. John the Divine Episcopal Church

confirms mutual agreement

January 18, 1984

Costa Mesa City Council
c/o Planning Department
P.O. Box 1200
Costa Mesa, CA 92626

Honorable City Council:

St. John's Manor respectfully requests a waiver of Park Fee for the development of the parcel at 2031 Orange Avenue, Costa Mesa, as a Low-rent Senior Citizen housing project.

The basis of our petition is that since the development forms a unitary project that is under the Planned Development zoning, the church property does contribute to open space, meeting space, and pursuant to a mutual agreement, shared parking space. St. John's Church does in fact contribute parking space for the project and has for many years contributed park space through the open area to the community and neighborhood.

While the Park Fee in lieu of tax supported park provisions is appropriate in the case of private tax base developments, in this case, the entire parcel was exempt and will continue to

the church property does contribute to open space, meeting space, and pursuant to a mutual agreement, shared parking space. St. John's Church does in fact contribute parking space for the project and has for many years contributed park space through the open area to the community and neighborhood.

While the Park Fee in lieu of tax supported park provisions is appropriate in the case of private tax base developments, in this case, the entire parcel was exempt and will continue to be exempt following the development.

Since the entire development can be understood as an eleemosynary effort on the part of St. John the Divine Episcopal Church and the owner, The Bishop of the Protestant Episcopal Church of Los Angeles, a Corporation Sole, it seems appropriate to treat this project in terms of fees in a different manner from a profit making private enterprise.

Thank you for your consideration of this request.

Sincerely,

Conrad Nordquist

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JAN 20 1984

ST. JOHN THE DIVINE EPISCOPAL CHURCH DEVELOPMENT CORPORATION
[illegible] EAST BAY STREET • COSTA MESA, CALIFORNIA 92627