



**CITY COUNCIL**  
**SUPPLEMENTAL MEMORANDUM**

MEETING DATE: SEPTEMBER 20, 2016

PH-2

**SUBJECT: APPEAL OF CONDITIONAL USE PERMIT PA-16-48 FOR ARTS AND LEARNING CONSERVATORY AND SHARED PARKING REQUIREMENTS AT 3184 AIRWAY AVENUE, SUITE A**

**DATE: SEPTEMBER 16, 2016**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER**  
**(714) 754-5611 [mel.lee@costamesaca.gov](mailto:mel.lee@costamesaca.gov)**

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For your information, the attached email lists the Conditional Use Permits and Minor Conditional Use Permits approved for the airport industrial area. The highlighted ones were previously approved within the Koll-Irvine Community Association.

Handwritten signature of Mel Lee in blue ink.

MEL LEE, AICP  
Senior Planner

Handwritten signature of Gary Armstrong in blue ink.

GARY ARMSTRONG, AICP  
Economic Development & Development  
Services Director / Deputy CEO

Attachment

cc: Palmieri Tyler, Attorneys at Law  
Attn: Michael H. Leifer  
P.O. Box 19712  
Irvine, CA 92623

Matt Christensen  
4 Park Plaza, Suite 900  
Irvine, CA 92614

Berean Community Church  
17 Sanderling  
Irvine, CA 92604

LSA Associates  
Attn: Arthur Black, Associate Transportation Planner  
20 Executive Park, Suite 200  
Irvine, CA 92614

**LEE, MEL**

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**Subject:** FW: Conditional Use Permit PA-16-48 for Arts and Learning Conservatory and Shared Parking Requirements at 3184 Airway Avenue, Suite A

**From:** Christensen, Matt [<mailto:Matt.Christensen@am.jll.com>]  
**Sent:** Tuesday, August 02, 2016 2:12 PM  
**To:** CITY COUNCIL <[CITYCOUNCIL@ci.costa-mesa.ca.us](mailto:CITYCOUNCIL@ci.costa-mesa.ca.us)>  
**Cc:** GREEN, BRENDA <[brenda.green@costamesaca.gov](mailto:brenda.green@costamesaca.gov)>; LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>; [pyklaw@gmail.com](mailto:pyklaw@gmail.com)  
**Subject:** Conditional Use Permit PA-16-48 for Arts and Learning Conservatory and Shared Parking Requirements at 3184 Airway Avenue, Suite A

For the Council's review,

Please find the below list directly from the City of Costa Mesa. The highlighted demonstrate previous Conditional Use Permits approved/applied for within the Koll-Irvine Community Association.

Matt Christensen  
**JLL**  
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mobile +1 310 922 4555  
[matt.christensen@am.jll.com](mailto:matt.christensen@am.jll.com)  
Lic #: 01840863

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**From:** ARIOS, JUSTIN [<mailto:JUSTIN.ARIOS@costamesaca.gov>]  
**Sent:** Thursday, June 30, 2016 3:02 PM  
**To:** Christensen, Matt <[Matt.Christensen@am.jll.com](mailto:Matt.Christensen@am.jll.com)>  
**Subject:** RE: CUP Directory Costa Mesa

Hello,

We don't have a master list that we keep for public reference. I was able to search through our internal permit system and compiled the following MCUP/CUP's for addresses on Airport Loop Drive and/or Airway Ave:

- 3194 B Airport Loop Dr (PA-99-28): CUP to allow a deviation from parking requirements.
- 3194 B Airport Loop Dr (ZA-99-20): MCUP to deviate from shared parking requirements due to off-set hours of operation for a church proposed under PA-99-28.
- 3197 Airport Loop Dr (ZA-03-77): MCUP to allow an increase in overall height of an existing antenna from 60' to 75' due to the raising of the adjacent Red Hill overcrossing (previously approved as ZA-00-54).
- 3197 Airport Loop Dr (ZA-99-70): MCUP to install two new antennas to an existing 61' high monopole and two equipment cabinets.
- 3197 F Airport Loop Dr (ZA-15-28): MCUP to deviate from shared parking requirements due to unique operational characteristics for a CrossFit gym.
- 3198 J Airport Loop Dr (PA-06-11) CUP to allow ISC/lecture Hall in the Industrial Park zoning, with a MCUP for a deviation from shared parking requirements due to off-set hours of operation.
- 3198 Airport Loop Dr (ZA-10-60): MCUP for a martial arts studio with a deviation from shared parking requirements due to unique operational characteristics
- 3199 A2 Airport Loop Dr (PA-05-23): CUP for a private school serving autistic children, grades 5 through 12.
- 2920 Airway Ave (ZA-07-75): MCUP for outdoor storage/staging area under proposed attached canopy.

- 2925 B Airway Ave (ZA-12-17): MCUP to allow fitness training studio (CrossFit) in an industrial zone with a deviation from parking requirements due to offset hours of operation.
- 2925 J Airway Ave (ZA-13-12): MCUP for fitness and nutrition training facility w/group classes.
- 2950 Airway Ave (PA-01-19): CUP to legalize a counseling center in an existing industrial building.
- 2960 Airway Ave, A103 (ZA-08-45): MCUP for modeling and acting school for children and to deviate from shared parking requirements.
- 2970 Airway Ave (PA-10-12): CUP for a sports entertainment center “Sky High Sport” in an existing 40,392 sq. ft. building.
- 3000 Airway Ave (ZA-99-67): MCUP to install 5 antennas on each of three exterior elevations on an existing industrial building.
- 3080 Airway Ave (ZA-06-63): MCUP to deviate from shared parking requirements to allow offices, meeting and training center for Rock Harbor Church.
- 3100 Airway Ave (ZA-14-37): MCUP to deviate from parking requirements based on unique operating characteristics for a personal training studio (one-on-one and by appointment only).
- 3100 Airway Ave, Suite 119 (ZA-04-98): MCUP for a group counseling center in an Industrial Park zone and to allow a reduction in parking requirements due to special operational characteristics.
- 3120 Airway Ave (ZA-08-28): MCUP for a reduction in parking requirements.
- 3130 Airway Ave (ZA-04-25): MCUP for storage of private collection vehicles within the warehouse building.
- 3132 Airway Ave (PA-11-03): CUP to install a 40’ long x 40’ wide helipad/helistop on the roof of an existing industrial building.
- 3151 Airway Ave (ZA-14-31): MCUP to deviate from shared parking requirements for an optometry practice.
- 3151 Airway Ave (ZA-16-11): MCUP to deviate from shared parking requirements for a chiropractic practice due to unique operating characteristics.
- 3151 Airway Ave (ZA-99-55): MCUP to allow two of the required parking spaces to be covered by a garage for the storage of maintenance equipment.
- 3151 F107 Airway Ave (ZA-15-18): MCUP to deviate from shared parking for a recovery facility for men (individual and group counseling) based on unique operating characteristics.
- 3151 M003 Airway Ave (ZA-10-21): request to establish a medical use within a business park.
- 3184 Airway Ave (PA-16-48): CUP for the following:
  - To establish a music/theater arts and learning program for elementary and middle-school age children called Arts and Learning Conservatory. The proposed Conservatory will be located in an existing 6,000 square foot industrial building formerly utilized by the Berean Community Church. The building will be used for the following uses: administrative offices; after school music and theatre programs from 4:00 pm to 9:00 pm, Monday through Friday; summer day camp from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th; and theatrical productions on 6 weekends Friday through Sunday throughout the year.
  - To approve a site-specific shared parking arrangement due to unique operating characteristics. A parking study prepared by LSA Associates identified a parking demand of 101 parking spaces
- 3184 J Airway Ave (ZA-15-38): A minor conditional use permit for a deviation from shared parking requirements due to off-set hours of operation for a religious education and cultural assembly use:
  - Monday through Sunday 4:00 a.m. - 6:00 a.m. and 7:00 p.m. - 9:30 p.m.
  - Saturday 10:00 a.m. - 2:00 p.m.
  - Sunday 10:00 a.m. - 2:00 p.m. (10 times per year)
- 3188 E Airway Ave (PA-10-28): CUP for a physical therapy and spinal cord injury treatment facility.

If you have any other questions or concerns, please feel free to contact me.

Thanks,  
 Justin Arios  
 Assistant Planner  
 City of Costa Mesa

714-754-5667

**From:** Christensen, Matt [<mailto:Matt.Christensen@am.jll.com>]  
**Sent:** Tuesday, June 28, 2016 8:58 PM  
**To:** PLANNING COMMISSION <[PLANNINGCOMMISSION@ci.costa-mesa.ca.us](mailto:PLANNINGCOMMISSION@ci.costa-mesa.ca.us)>  
**Subject:** CUP Directory Costa Mesa

Good Afternoon,

I am looking to obtain a list of past/present CUP or MCUP applications for the Koll/Irvine Business Park.

Cheers,

Matt Christensen  
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[JLL Orange County Website](#)

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