



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 13, 2016

ITEM NUMBER: PH-3

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

DATE: JUNE 3, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

DESCRIPTION

Conditional use permit 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 during the 6 weekends throughout the year with theatrical productions.

NOTE: The approval of Planning Application PA-16-48 will supersede the current Minor CUP for the Berean Church; and therefore, Zoning Application ZA-10-22 shall be revoked at this location.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Matt Christensen, representing Arts and Learning Conservatory, and Berean Community Church, the property owner.

RECOMMENDATION

Staff recommends that the Planning Commission approve PA-16-48 by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site/Environs

The property is located on the east side of Airway Avenue, north of McCormick Avenue. The site is zoned MP (Industrial Park) and has a General Plan land use designation of Industrial Park. Physical on-site improvements include 32 industrial buildings with 493 parking spaces and three points of ingress/egress on Airway Avenue.

Previous Entitlement (Suite A)

In 2010, Minor Conditional Use Permit ZA-10-22 was approved for a church with offset hours of operation at the subject site (Berean Community Church). The church was allocated 109 parking spaces and was conditioned to operate as follows

Sunday: 9:00 a.m. to 1:00 p.m. (every week) and 7:00 p.m. to 10:00 p.m. (4 times per year).
Friday: 7:00 p.m. to 9:00 p.m.
Saturday: 9:00 a.m. to 11:00 a.m. (one time per month).

The church is relocating to a new facility in the City of Irvine, making this location available for the proposed Conservatory. If the proposed use is approved, the Minor Conditional Use Permit for the church will be scheduled for revocation by the Planning Commission at a future hearing date.

ZA-15-38 for 3184 Airway Avenue, Suite J

A separate application for a minor conditional use permit (MCUP) was proposed to allow the establishment of a religious education and cultural assembly center in a nearby building (Suite J) within the same complex. A total of 55 parking spaces were required by code for the 1,914 square foot assembly area. The proposal involved off-set operational hours in order to utilize the parking area when the other businesses are closed. The following schedule was proposed:

Monday through Sunday: 4:00 a.m. to 6:00 a.m. and 7:00 p.m. to 9:30 p.m.
Saturday: 10:00 a.m. to 2:00 p.m.
Sunday: 10:00 a.m. to 2:00 p.m. (10 times per year).

The project was conditioned to operate at the above times only in order to not interfere with normal business hours of 8:00 a.m. to 5:00 p.m. when parking demand will be at its peak. However, there was concern that parking demands of the proposed religious/cultural center would conflict with the shared parking approved under ZA-10-22 for Berean Community Church.

The request was originally approved by the Zoning Administrator on December 10, 2015, and called up for review by the Planning Commission on December 11, 2015, which subsequently overturned the Zoning Administrator's approval and denied the request on February 8, 2016. An appeal of the Planning Commission's denial was filed on February 16, 2016, by the applicant and considered by the City Council, which

overturned the Planning Commission's denial and approved the request on March 16, 2016.

The basis for the City Council's approval was the evidence submitted by the applicant indicating that the 493 on-site parking spaces throughout the complex were an adequate supply of parking spaces for the uses. City Council also added a condition of approval requiring that the applicant provide a detailed parking management plan to the Planning Division for review and approval prior to the establishment of the use.

ANALYSIS

Project Description

Arts & Learning Conservatory is an educational nonprofit offering musical theater and performing arts classes to children. The Conservatory works directly with school districts, utilizing school facilities for instruction, and currently has an off-campus location in Santa Ana where after-school and summer camp instruction is held. After-school and summer camp instruction would be relocated to the subject site. On a daily basis, approximately 15 students would arrive for instruction 4:00 pm to 9:00 pm, Monday through Friday. Summer camp instruction could accommodate as many as 40 students from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th. The Conservatory staff consists of eight instructors and administrators. Students will be dropped off at the site and their parent's vehicle or other after-school transportation does not remain on-site during the instructional period. Vehicles may temporarily occupy a parking space while dropping off or picking up, but these spaces quickly turn over.

Performances for the parents of students are held on 6 weekends throughout the year. Members of the public are able to purchase tickets for these performances as well (up to 250 persons total). These performances are held Fridays at 7:00 pm, Saturdays at 1:00 pm and 7:00 pm, and Sundays at 2:00 pm.

According to the tenant improvement plan for Arts & Learning Conservatory, the theater space will be 3,523 square feet, which, according to the parking analysis prepared by LSA Associates, equates to a parking requirement of 101 spaces. Per CCMC Section 13-89 (Parking Standards for Non-Residential Uses) 17 parking spaces would be required for an MP (Industrial Park) use within the 6,000 square foot building. As a result, a shared parking analysis was prepared by LSA Associates for the Conservatory based on the operating characteristics described in their description letter (Attachment 3).

GENERAL PLAN AND ZONING CODE CONFORMANCE

The proposed use would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The recommended conditions of approval protects the balance of land uses satisfying the needs of the community as it pertains to instructional/education uses on the property without adversely impacting the adjoining uses. Therefore, the project is consistent with this General Plan goal.

Conformance with the Zoning Code

It is staff's opinion that the proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the MP zone, including parking (see discussion below).

Justifications for Approval

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

- *The existing overall parking supply for the complex (493 spaces) has been determined to be adequate for the proposed use and existing uses within the complex.* The parking study conducted by LSA Associates for the religious facility in Suite J as part of ZA-15-38, which was approved by the City Council, has been updated by LSA Associates for the proposed use (Attachment 4). The study compared the existing conditions, including the approved religious facility in Suite J, with the existing church use and the proposed Conservatory, as summarized in the following tables:

Existing Parking Demand at 3184–3190 Airway Avenue

	Total Spaces	Occupied (1/2016)	Vacant (1/2016)	Approved Suite J Project	Number of Suite A Project Vacant Spaces
Weekday, 4:00 AM to 6:00 AM	493	70	423	55	368
Weekday, 7:00 PM to 9:30 PM	493	87	406	29	377
Friday, 7:00 PM to 9:30 PM	493	76	417	88	329
Saturday, 4:00 AM to 6:00 AM	493	36	457	55	402
Saturday, 10:00 AM to 2:00 PM	493	50	443	55	388
Saturday, 7:00 PM to 9:30 PM	493	36	457	55	402
Sunday, 4:00 AM to 6:00 AM	493	31	462	55	407
Sunday, 10:00 AM to 2:00 PM	493	172	321	118	203
Sunday, 7:00 PM to 9:30 PM	493	42	451	55	396

Source: LSA Associates

Future Parking Demand at 3184-3190 Airway Avenue

	No Project Vacant Spaces	Berean Church Demand	New Parking Demand*	Remaining (out of 493)
Weekday, 7:00 PM to 9:30 PM	377		8	369
Friday, 7:00 PM to 9:30 PM	329	-16	101	244
Saturday, 10:00 AM to 2:00 PM	388		101	287
Saturday, 7:00 PM to 9:30 PM	402		101	301
Sunday, 10:00 AM to 2:00 PM	203	-140	101	242
Sunday 7:00 PM to 9:30 PM	396		101	295

*New parking demand for 101 parking spaces would occur 6 times per year.

Source: LSA Associates

LSA Associates estimated the parking demand for Berean Community Church Sunday services by subtracting the maximum Sunday 4:00 am to 6:00 am parking demand (31) from the maximum Sunday 10:00 am to 2:00 pm parking demand (172). The resulting estimate is that parking demand for Berean Community Church is 141 parking spaces during Sunday services, which is similar to the CMMC parking requirement for an assembly facility of that size (i.e., 137 parking spaces). During typical operation, Arts & Learning Conservatory is estimated to generate parking demand for 8 spaces (1 for each staff member), which is lower than the 17 parking spaces that would be anticipated for an industrial building. Therefore, the proposed project is not anticipated to impact parking at 3184 Airway Avenue during regular business hours.

On the six weekends per year that Arts & Learning Conservatory would host performances in Suite A, a parking requirement for 101 parking spaces is anticipated. Since these performances would be held Friday evening, Saturday afternoon, Saturday evening, Sunday afternoon, and Sunday evening, LSA Associates examined the total parking demand, accounting for overlap with religious services at 3184 Airway Avenue, Suite J. LSA Associates modified the future parking demand identified in the previous analysis to account for the discontinuation of religious services at 3184 Airway Avenue, Suite A. It should be

noted that Sunday afternoon parking demand accounts for special events that would be held at 3184 Airway Avenue, Suite J, up to 10 times per year. Even taking into account a worst-case scenario where higher-than-anticipated parking demand for 3184 Airway Avenue, Suite J, occurs at the same time as a Sunday performance at the Conservatory, sufficient parking capacity would exist within the remainder of the complex to accommodate the proposed uses.

- The same condition of approval for ZA-15-38 for Suite J for a detailed parking management plan prior to the establishment of the use has been included for this project. Condition of approval number 3 states the following:
 - The applicant shall provide a detailed parking management plan to the Planning Division for review and approval prior to the establishment of the use.
- Granting the request will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Compliance with the applicable Building Codes will ensure that the proposed use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- Granting the request will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property. The property has a General Plan Designation of Industrial Park. The project, as conditioned, is consistent with the property's general plan designation. The request, as conditioned, is consistent with the following goals and objectives of the General Plan. The property is not located within a specific plan area.
- The use is consistent with the Community Design Element of the City's General Plan, which identifies Costa Mesa as a focal point for performing arts in Orange County. Page CD-11 of the City's Community Design Element describes the following issue as a key strength:

Orange County Performing Arts Center and South Coast Repertory provide a performing arts focal point in the Costa Mesa community and serve as a major culture and arts hub for all of Orange County.

ENVIRONMENTAL DETERMINATION

If the Planning Commission approves the project, it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. The project site contains an existing industrial building. If the Planning Commission denies the project, the denial is exempt from the provisions of CEQA Section 15270(a) for projects which are disapproved.

PUBLIC NOTICE

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

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

LEGAL REVIEW

The City Attorney has reviewed the draft resolutions and they have been approved as to form by the City Attorney's Office.

ALTERNATIVES

The Planning Commission has the following alternatives:

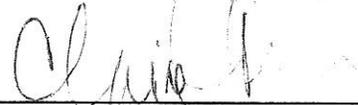
1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event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

CONCLUSION

The proposed Arts and Learning Conservatory use, as conditioned, will not adversely affect surrounding properties and uses. Therefore, staff supports the proposed project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. ~~Location Map, Zoning Map, and Radius Map~~
 2. ~~Site Photos~~
 3. Applicant's Project Description
 4. Parking Study
 5. ~~Draft Resolutions~~
 6. Correspondence from Public
 7. ~~Plans~~

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

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



Jones Lang LaSalle

Jamboree Center, 4 Park Plaza Suite 900 Irvine California 92614

April 18, 2016

Ms. Willa Bouwens-Killeen, AICP
Zoning Administrator, City of Costa Mesa
 77 Fair Drive
 Costa Mesa, CA 92626

RE: Minor Conditional Use Permit Application – Project Description
Project Address: 3184-A Airway, Drive

Dear Planning Staff,

I am the authorized agent for the Arts & Learning Conservatory (“The Applicant”), a non-profit organization providing students with instruction in musical theater and performing arts programs, including drama, voice, instrumental, and dance. Founded in 2004, Arts & Learning provides arts education to nearly 1,500 elementary and middle-school aged children throughout Orange County and Southern California.

The Applicant is in escrow to purchase 3184-A Airway in the Koll/Irvine Center. Their intended use for this ±6,000 square foot building is for administrative offices, after-school music/theatre programs, summer day camp, and six (6) weekends for larger theatrical productions. Per the Costa Mesa Zoning Code, The Applicant would serve as a “Studio” use for theatre, dance, music classes and performances. The Applicant is requesting the approval of a Minor Conditional Use Permit.

The building at 3184-A Airway Ave. has an existing CUP in place for church/religious assembly use. The current occupant, Berean Community Church, fully renovated this building in 2011. Its building’s current configuration as a sanctuary is near ideal for Arts & Learning. The building is being sold with its performance stage, sound equipment, and lighting.

The applicant’s share of the common parking is 18 spaces. All weekday programs will not exceed the allotted parking for this property. Due to the ages of the Applicant’s participants, elementary and middle-school, all children will be dropped off by parents/guardians. Six (6) weekends per year, the Applicant will hold larger theatrical performances which will require the use of association and street parking -during off-work hours.

The Applicant requests that the Koll/Irvine Center Association grant the right to use additional required spaces for weekend performances: The intended hours of operation are:

Year Round Schedule:

- Monday – Friday: 4 p.m. – 9 p.m. – Musical theatre, voice/private lessons (Voice Instruction) ±20 students, Ages 4 – 10 & 11 - 15, drop-off only

Summer Schedule (June 15 – August 15):

- Monday – Friday: 8 a.m. – 3 p.m. – Musical theatre, Orchestra classes, 40 students, Ages 4-10 & 11-15, drop off only

Performance Schedule:

- A maximum of six (6) weekend theatrical/musical performances a year with ±250 attendees
- Friday: 6 p.m. – 9 p.m. (Performance held at 7 p.m.)
- Saturday: 11 a.m. – 9 p.m. (Performances are held at 1 p.m. & 7 p.m.)
- Sunday: 12 p.m. – 8 p.m. (Performance is held at 2 p.m.)

On weekend performances, the Applicant is requesting to use the parking spaces that are shared by addresses 3184, 3186 and 3188. There are a total of 475 parking stalls that serve this area of the development. The Applicant is only in need of these additional parking stalls six (6) weekends a year. There is also additional street parking on Airway Avenue.

We hope that you take into consideration the benefit that The Arts & Learning Conservatory provides to the local community. Through a generous donation from one of their benefactors, they have a unique opportunity to purchase a state-of-the-art performance venue for the children of Orange County and specifically the five (5) Costa Mesa schools that utilize Arts & Learning for their expertise. Over the years, they spend much of their time in constant search to find cost effective facilities that provide the image and capacity that is being offered at 3184-A Airway Ave.

Sincerely,



Matthew Christensen
Authorized Agent

MISSION

To inspire and equip all youth for success in life through accessible and exceptional arts education programs.



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CONSERVATORY

714.728.7100

info@artsandlearning.org

www.artsandlearning.org

VISION

We envision a world where all children have access to, and can engage in high quality arts education opportunities.



Our focus is on discovering and developing potential.

Through the power of the arts, our students will be inspired with a passion to impact the world around them now and for future generations.

Confidence and Creativity...for Life!

This is the essence of A&L.



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AMBASSADOR LEVELS

YOU CAN BRING THE ARTS TO MORE YOUTH THROUGH A&L PROGRAMS.
SIMPLY CHOOSE YOUR LEVEL!

1 AFTER SCHOOL ARTS AMBASSADOR

- \$29,000 1 School w/ 4 Classes
- \$7,500 1 Class w/ 14 Students

2 SCHOLARSHIP AMBASSADOR

- \$5,250 10 Student Scholarships
- \$2,625 5 Student Scholarships
- \$525 1 Student Scholarship

3 PROGRAM AMBASSADOR

Support Your favorite art program at the level and schedule that works for you!

One-time/Monthly/Annual Pledge of:

- \$1,000
- \$750
- \$500
- \$250
- \$_____



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FOUNDER



Debora Wondercheck (MFA) is the Founder and CEO of the Arts & Learning Conservatory (A&L), an inspirational arts education program now celebrating 11 years of influential growth in Orange County. Starting with only four performances a year and growing to over 35 countywide, Debora expanded the reach of her program in just a decade, from 21 students to over 1,500. A&L's audiences now extend to 10,000 annually. Debora also currently serves as Director of Music at the Waldorf School of Orange County (unanimously superior rated orchestra of SCSBOA). She is the founding conductor of the Bellagio Strings Youth Orchestra of OC. Debora is an accomplished Master teacher of string pedagogy having taught at Vanguard University, Irvine Unified School District, and Newport-Mesa Unified District.

Debora has won numerous awards in her career. Most recently she was named by Farmers & Merchants Bank one of "California's Strongest People You Can Bank On", for her impactful outreach programs, that bring music into the lives of children. In 2014, on behalf of A&L, Debora received the Outstanding Arts Organization Award from Arts Orange County for the creation of effective arts and education programs for youth. Also in 2014, Debora was presented the Distinguished Woman of Substance Award of Orange County. In 2012, the Links Incorporated Woman of Service Award, for "Exemplary Community Service to Youth", was presented to Debora for her After School Arts Programs.

Debora embraces communities in the OC through her participation on various arts commissions like the Cultural Arts Committee for the city of Costa Mesa, the Arts Alliance of California, and the OC Department of Education's Orange County Music and Arts Administrator Association (OCMAA). Debora counts it a high privilege to serve children, their families, and our communities with inspiring programs that develop confidence and creativity ...for life.



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QUOTES FROM OUR SUPPORTERS

"The Arts and Learning Conservatory provides our students with the opportunity to participate in an amazing instrumental music program on all seven of our elementary campuses. The benefits of learning an instrument at this age are countless and our students are thriving under A&L's direction. We have found their teachers to be highly skilled and passionate and we are thrilled to be able to offer music to our families through this program."

Mark Johnson, Ed. D.
Superintendent
Fountain Valley School District

"Our students learned numerous public speaking and stage presence skills. The growth we saw in some of our shy students was phenomenal, thanks to the nurturing teaching staff of Arts & Learning."

Jan Parker
Parent Faculty Organization
Harborview Elementary, Corona Del Mar

"Having Arts & Learning programs at our school has allowed students, who wouldn't otherwise 'shine' to show their talent, express themselves and exercise the right side of their brain! Music truly is the universal language, and these programs are helping to fill a need for many students and families."

Sara J. Pelly
Principal
Raymond Temple School, Buena Park

"Providing this opportunity has been a wonderful asset to our Deerfield students. Arts & Learning offers students quality theater arts programs with a dedicated and professional staff, who not only helps students to develop speaking, reading, and memorization skills, but also to feel empowered and capable. This program would be a great addition to any school campus and an outstanding experience for children of all ages."

Kathy McKeown
Principal
Deerfield Elementary School, Irvine

"I wanted to pass on my son's rave reviews about his experience with Arts and Learning. We were in the car today and he said, 'Mom...I wish I could take more classes at Arts and Learning - I could stay there all day!'"

Victoria Nelson & Chas H.
A&L parent and son

"My daughters have participated in several high quality productions and they specifically asked me to bring them back to the production team of Arts & Learning saying, 'Mom we like Arts & Learning, because at least there we know they care about us more than the script.' They are so happy to be back with Arts & Learning."

Patti Crowley
A&L family



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BOARD, ADVISORS & COMMUNITY PARTNERS

Debora Wondercheck

Catherine Burnett

Ruth DeNault

Mary Lyons

Andy Horowitz

Dr. James Melton

California Arts Council

California State University, Fullerton

California State University, Long Beach

Casa Romantica Cultural Center

Chapman University

Concordia University

Costa Mesa Community Foundation

Farmers & Merchants Bank

Fountain Valley Community Foundation

Hope University

National Endowment of the Arts

Orange County Community Foundation

Southern California Edison

The James Irvine Foundation

University of California, Irvine

Vanguard University



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SCHOOL DISTRICTS & CITIES SERVED IN SOUTHERN CALIFORNIA

Capistrano Unified SD
Centralia Unified SD
Fountain Valley SD
Huntington Beach City SD
Irvine Unified SD
Newport-Mesa Unified SD
Placentia-Yorba Linda Unified SD
Saddleback Valley Unified SD
Santa Ana Unified SD
Tustin Unified SD

Anaheim
Buena Park
Colton
Corona Del Mar
Costa Mesa
Cypress
Fullerton
Huntington Beach
Irvine
La Palma
Newport Beach
Newport Coast
Placentia
Rancho Santa Margarita
Rialto
San Clemente
San Juan Capistrano
Santa Ana
Santa Monica
Stanton
Tustin
Yorba Linda

- 238 -



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PROGRAMS

AFTER SCHOOL ARTS PROGRAMS (ASAP)

ASAP is a before and after school program designed to keep the arts accessible on school campuses in Orange County, within a structured and supportive environment. A variety of classes take place throughout the school year.

- *Band* • *Dance* • *Musical Theater* • *Show Choir* • *Strings* • *Ukulele/Guitar*

MAINSTAGE

Our audition-based theater is a training program for focused children and teens interested in learning more advanced musical theatre skills within a supportive environment. Auditions are based on the type of show, the cast needed, and the director's requirements. Each production utilizes professionally recognized teaching artists and culminates in a live, staged, Broadway-style production.

STUDIO CLASSES

A&L's Studio Classes are designed to build skills that focus on the core elements of theater (singing, dancing and acting). Studio group classes meet weekly and are taught by seasoned artists, experienced and trained in arts education. Fall, Winter, & Spring classes culminate with a staged performance.

- *Age groups: 6-8 years / 9-12 years / 13-18 years*

School Break Camps

During weeklong breaks in the school year, we offer our popular 3-5 day camp programs. Professional teaching artists direct dances and musical numbers from A&L's Mainstage musical shows to build skills and a love for the arts.

- *Winter: 6-12 years / 3 days*
- *Spring: 6-12 years / 1 week*

Summer Camps

During the summer (June-Aug), we offer our popular 1-2 week full & half-day camp programs. Professional teaching artists direct dances and musical numbers from A&L's Mainstage musical shows, as well as scenes from mini-musicals, through which skills are built.

- *Age groups: 5-8 years / 9-12 years / 13-18 years*
- *Length: 1 to 2 weeks*
- *Daytime & Afternoon*

Private Instruction

Our private classes offer specialized one-on-one instruction in vocal, instrumental, (strings, winds, brass, piano, guitar) and theatrical art forms.

YOUTH ORCHESTRA

Bellagio Strings is an accomplished youth orchestra dedicated to optimizing musicianship for string students in grades 3-8. Weekly rehearsals take place in Dana Point, from September through April.

- *Age group: 8-14 years*
- *Violin, Viola, Cello, Bass and Piano*

- 239 -





LSA ASSOCIATES, INC.
20 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

BERKELEY
CARLSBAD

FRESNO
PALM SPRINGS
PT. RICHMOND

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

May 25, 2016

Debora Wondercheck
Arts & Learning
1700 East Garry Avenue, #107
Santa Ana, CA 92705

Subject: Parking Analysis for Proposed Learning and Performance Space at 3184 Airway Avenue, Suite A, in the City of Costa Mesa

Dear Ms. Wondercheck:

LSA Associates, Inc. (LSA) has reviewed parking conditions within the Airway Avenue business park in relation to the proposed classroom and performance space at 3184 Airway Avenue, Suite A, in the City of Costa Mesa (City). The proposed use will occupy a 6,000-square-foot (sf) space within a 32-building business park with three driveways off of Airway Avenue. In total, the business park at 3184-3190 Airway Avenue contains 493 marked parking spaces. Figure 1 (all figures attached) shows the project location and the parking spaces within the business park.

Currently, Suite A is home to the Berean Community Church, which operates under a Conditional Use Permit (CUP) for the hours of 7:00 p.m. to 9:00 p.m. on Friday; 9:00 a.m. to 11:00 a.m. on Saturday (once per month); 9:00 a.m. to 1:00 p.m. on Sunday; and 7:00 p.m. to 10:00 p.m. on Sunday (up to four times per year). Although the existing Berean Community Church CUP does not specify hours of operation during weekday evenings, the church holds an adult Bible study at 7:00 p.m. on Wednesdays and Thursdays. The maximum parking allocated to the existing Berean Community Church is 109 parking spaces according to its CUP. However, surveys of the parking lot appear to indicate a higher parking demand.

In January 2016, LSA prepared a parking analysis for 3184 Airway Avenue related to proposed religious and assembly use of Suite J. Use of that facility will take place during the hours of 4:00 a.m. to 6:00 a.m. daily, 7:00 p.m. to 9:30 p.m. daily, 10:00 a.m. to 2:00 p.m. on Saturday, and 10:00 a.m. to 2:00 p.m. on Sunday (up to 10 times per year). Parking demand for Suite J was estimated at 88 parking spaces on Friday night, up to 118 parking spaces for Sunday special events (depending on the number of invitees), and 55 parking spaces at all other operating times. A reassessment of the results of that parking analysis, taking into account the proposed project, is provided in this analysis.

Project Description

Arts & Learning Conservatory is an educational nonprofit offering musical theater and performing arts classes to children. Arts & Learning Conservatory works directly with school districts, utilizing school facilities for instruction, and currently has an off-campus location in Santa Ana where after-school and summer camp instruction is held. After-school and summer camp instruction would be relocated to 3184 Airway Avenue, Suite A. On a daily basis, approximately 15 students would arrive for instruction starting at 4:00 p.m. Summer camp instruction could accommodate as many as 40 students. Arts & Learning Conservatory staff consists of eight instructors and administrators. Based on the experience at the existing off-campus site, students are dropped off, and their parent's vehicle or other after-school transportation does not remain on-site during the instructional period. Vehicles may temporarily occupy a parking space while dropping off or picking up, but these spaces quickly turn over.

5/26/16 «P:\ARL1601\3184-A Airway Parking.docx»

Performances for the parents of students are held once every 2 to 3 months. Members of the public are able to purchase tickets for these performances as well. These performances are held Friday evening, Saturday, and Sunday. According to the tenant improvement plan for Arts & Learning Conservatory, the theater space will be 3,523 sf.

Required Parking

Costa Mesa Municipal Code (CMMC) Section 13-89 establishes parking standards for nonresidential uses. Churches and other places of assembly require one parking space per three fixed seats or one parking space for every 35 sf of seating area. The 3,523 sf assembly area would require 101 parking spaces per the CMMC.

It should be noted that the 412 fixed seats in the Berean Community Church floor plan would require 137 parking spaces according to the CMMC. The Berean Community Church CUP allowed use of up to 109 parking spaces.

The parking demand for the proposed use is less than the parking demand for the existing use of Suite A.

For industrial buildings, the CMMC requires three parking spaces per 1,000 sf for the first 25,000 sf. As an industrial building, the 5,656 sf Suite A would require 17 parking spaces.

Existing Parking Supply and Demand

As part of the January 2016 parking analysis, LSA coordinated with an independent third-party data collection firm, National Data and Surveying Services, Inc., to collect parking data at the Airway Avenue business park. Table A shows the existing parking utilization and availability during the proposed surveyed times. The values shown in Table A reflect the maximum parking demand during the surveyed time period. More detailed information about how parking demand varies during the surveyed time period is available in the attached parking accumulation data.

LSA estimated the parking demand for Berean Community Church Sunday services by subtracting the maximum Sunday 4:00 a.m. to 6:00 a.m. parking demand (31) from the maximum Sunday 10:00 a.m. to 2:00 p.m. parking demand (172). The resulting estimate is that parking demand for Berean Community Church is 141 parking spaces during Sunday services, which is similar to the CMMC parking requirement for an assembly facility of that size (i.e., 137 parking spaces).

Table A: Existing Parking Demand at 3184-3190 Airway Avenue

	Total Spaces	Occupied (1/2016)	Vacant (1/2016)	Approved Suite J Project	Number of Suite A Project Vacant Spaces
Weekday, 4:00 AM to 6:00 AM	493	70	423	55	368
Weekday, 7:00 PM to 9:30 PM	493	87	406	29	377
Friday, 7:00 PM to 9:30 PM	493	76	417	88	329
Saturday, 4:00 AM to 6:00 AM	493	36	457	55	402
Saturday, 10:00 AM to 2:00 PM	493	50	443	55	388
Saturday, 7:00 PM to 9:30 PM	493	36	457	55	402
Sunday, 4:00 AM to 6:00 AM	493	31	462	55	407
Sunday, 10:00 AM to 2:00 PM	493	172	321	118	203
Sunday, 7:00 PM to 9:30 PM	493	42	451	55	396

Future Parking Demand

During typical operation, Arts & Learning Conservatory is estimated to generate parking demand for 8 spaces (1 for each staff member), which is lower than the 17 parking spaces that would be anticipated for an industrial building. Therefore, the proposed project is not anticipated to impact parking at 3184 Airway Avenue during regular business hours.

On the four to six weekends per year that Arts & Learning Conservatory would host performances in Suite A, parking demand for 101 parking spaces is anticipated. Since these performances would be held Friday evening, Saturday afternoon, Saturday evening, Sunday afternoon, and Sunday evening, LSA examined the total parking demand, accounting for overlap with religious services at 3184 Airway Avenue, Suite J. LSA modified the future parking demand identified in the January 2016 analysis to account for the discontinuation of religious services at 3184 Airway Avenue, Suite A. It should be noted that Sunday afternoon parking demand accounts for special events that would be held at 3184 Airway Avenue, Suite J, up to 10 times per year. The January 2016 parking analysis estimated a maximum possible parking demand for 118 spaces during these special events, which greatly exceeded that applicant's estimate of parking demand during similar special events at its current facility. It would certainly be possible for Arts & Learning Conservatory to coordinate with the operators of 3184 Airway Avenue, Suite J, to avoid scheduling simultaneous special events.

Table B shows that even taking into account a worst-case scenario where higher-than-anticipated parking demand for 3184 Airway Avenue, Suite J, occurs at the same time as an Arts & Learning Conservatory Sunday performance, sufficient parking capacity would remain within the business park to accommodate the proposed project.

Table B: Future Parking Demand at 3184-3190 Airway Avenue

	No Project Vacant Spaces	Berean Church Demand	New Parking Demand	Remaining (out of 493)
Weekday, 7:00 PM to 9:30 PM	377		8	369
Friday, 7:00 PM to 9:30 PM	329	-16	101	244
Saturday, 10:00 AM to 2:00 PM	388		101	287
Saturday, 7:00 PM to 9:30 PM	402		101	301
Sunday, 10:00 AM to 2:00 PM	203	-140	101	242
Sunday 7:00 PM to 9:30 PM	396		101	295

Conclusion

The proposed Arts & Learning Conservatory at 3184 Airway Avenue, Suite A, will have a 3,523 sf performance space. Typical operation will involve 8 staff members arriving in their own vehicles and 15 students being dropped off for classes beginning at 4:00 p.m. Summer camp will operate during regular business hours and will involve 8 staff members arriving in their own vehicles and 15 to 25 students being dropped off. Parking demand during typical operation (8 vehicles) would be less than the anticipated parking demand as an industrial building (17 vehicles).

Performances for parents of students (and potentially members of the public) will be held four to six times per year. On these weekends, the anticipated parking demand is 101 parking spaces. The previous occupant of Suite A operated with a CUP allowing up to 109 vehicles, but may have experienced higher parking demand. Parking demand during special events would be less than the existing use and would occur less frequently.

Taking into account the observed parking demand and the previously approved use of 3184 Airway Avenue, Suite J, sufficient parking supply will be available to accommodate the proposed project even in a worst-case scenario where Suite A special events (4 to 6 times per year) overlap with Suite J special events (up to 10 times per year).

Sincerely,

LSA ASSOCIATES, INC.



Arthur Black
Associate/Transportation Planner

Attachments: Figure 1: Project Location
Parking Accumulation Data

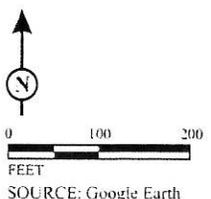


FIGURE 1

LSA

LEGEND

- XXX - Number of Marked Spaces (Total 493 Spaces)
- Distance



3184 Airway Suite A
Project Location

LEE, MEL

From: BOUWENS-KILLEEN, WILLA
Sent: Tuesday, May 31, 2016 8:40 AM
To: LEE, MEL; FLYNN, CLAIRE
Subject: FW: Arts & Learning Conservatory

-----Original Message-----

From: Abril Turner [mailto:abrilngeo@earthlink.net]
Sent: Monday, May 30, 2016 4:20 PM
To: BOUWENS-KILLEEN, WILLA <WILLA.BOUWENS-KILLEEN@costamesaca.gov>
Subject: Arts & Learning Conservatory

Dear Willa,

Hi, this is Abril Turner, mother of Lily Turner from Southland Ballet Academy. My family has also supported the Arts & Learning Conservatory, and I just learned that A&L is purchasing a property in Costa Mesa and has applied for a minor conditional use permit to allow it to use the facility for its music and theater classes and performances. I did not know until I received the email from A&L that you now worked for the City of Costa Mesa!

I'll be brief. Debora Wondercheck, the executive director of Arts & Learning Conservatory, is an amazing arts educator. She has a vision and talent and drive for arts education comparable to Salwa's. My older daughter, Elena, participated in the A&L music and theater camps when she was younger. (Debora Wondercheck also teaches music at the Waldorf School of Orange County, so both of my children have benefitted from her musical instruction.) A&L Conservatory is an established and vibrant arts education non-profit, and will absolutely live up to the City of Costa Mesa's commitment to the arts.

Thanks for your time. Please let me know if you have any questions!

Sincerely,
Abril Turner

LEE, MEL

From: BOUWENS-KILLEEN, WILLA
Sent: Tuesday, May 31, 2016 8:40 AM
To: LEE, MEL; FLYNN, CLAIRE
Subject: FW: Arts & Learning in Costa Mesa

From: Brooke Trudeau [mailto:btrudeau@waldorfschool.com]
Sent: Monday, May 30, 2016 12:47 PM
To: BOUWENS-KILLEEN, WILLA <WILLA.BOUWENS-KILLEEN@costamesaca.gov>
Subject: Arts & Learning in Costa Mesa

Dear Mrs. Bouwens-Killeen,

I am writing to share my support in Arts & Learning coming to Costa Mesa. I am a class teacher at the Waldorf School of Orange County and firsthand see the benefits of the arts in children's lives. Arts & Learning has been an active force in the lives of many of my students and is an important organization for our city's children. Debora Wondercheck, founder of Arts & Learning, is a consummate professional, inspiring creativity and proving that children's arts program can maintain high standards for work and performance. Costa Mesa is fortunate to have such a dedicated and committed organization join its ranks.

Please support including Arts & Learning in Costa Mesa.

Thank you,

Brooke Trudeau
Class Teacher

Waldorf School of Orange County
2350 Canyon Dr., Costa Mesa, CA 92627
949-574-7775
btrudeau@waldorfschool.com