



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 9, 2004

U1.5.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-51
1701 BAKER STREET

DATE: JANUARY 29, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611

PROJECT DESCRIPTION

The applicant is requesting approval of a master plan amendment to construct an approximately 780 square foot addition to an existing 5,720 square foot fellowship hall, a new 4,831 square foot classroom and administration building, and a 600 square foot shop/storage building, for an existing church (Mesa Verde United Methodist Church).

APPLICANT

The applicant is Paul Lentz, representing the property owner, Mesa Verde United Methodist Church.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE
Associate Planner

Perry L. Valentine
PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

The church sanctuary was constructed in 1962. The fellowship hall and the education building were constructed in 1969. In 1984, Planning Commission approved Master Plan Amendment ZE-84-109, to allow a 1,000 square foot expansion of the sanctuary and an 850 square foot expansion of the fellowship hall.

DISCUSSION

The applicant is proposing to construct a new 4,831 square foot classroom and administration building within an undeveloped area between the existing fellowship hall and education building. The purpose of the new building is to provide administrative office facilities and provide additional meeting facilities for the various non-profit groups within the city. No expansion to the existing preschool is proposed. The proposed expansion to the existing fellowship hall building consists of a 616 square foot expansion to the fellowship hall itself (located on the south side of the building), and a 164 square foot expansion for the relocated nursery on the north side of the building. The fellowship hall expansion will accommodate more of the congregation who attend church-related events and functions. A covered walkway will connect the existing fellowship hall building and the new administration building. The building design and materials (stucco and brick veneer with aluminum frame windows) will match the existing buildings on the property.

The number of on-site parking spaces is being reduced by 16 spaces (112 spaces existing, 96 spaces proposed) to accommodate the proposed shop/storage building (see discussion below) as well as to accommodate a pick-up/drop-off area in front of the fellowship hall. Despite the reduction, the 96 on-site spaces exceeds the number of parking spaces (74) required for the church because the number of required spaces is based on the number of fixed seats within the existing sanctuary (223 seats), which is not being expanded. Although the expansion of the fellowship hall will increase the number of people that can occupy the building, there has been no history of complaints to the City regarding parking, and adverse parking impacts as a result of the proposed expansion are not anticipated due to the staggered operating times of the various church activities. Staff also recommends as a condition of approval (condition number 9) that if parking shortages or other parking-related problems arise, the applicant be required to make whatever operational changes necessary to minimize or eliminate the problem.

Additionally, the applicant is proposing to construct a 600 square foot metal shop/storage building to replace a smaller existing storage building towards the rear of the site. The building is proposed to be used for storage as well as minor maintenance and shop work such as sawing or drilling. The proposed storage building is under 11 feet in height and is set back approximately 27 feet from the rear property line and 5 feet from the side property line, both of which abut single-family residential properties.

Staff notes two concerns with the proposed shop/storage building as it relates to its proximity to residential properties; one is the metal building materials proposed and the other is the proposed minor shop work within the building. The building's proximity to adjacent residential properties may create a problem with compatibility of its appearance and use. Therefore, staff recommends as a condition of approval (condition number 10) that the building be utilized for storage only and that it be constructed of materials similar to the other buildings on the site (i.e., stucco or brick). Staff also recommends that a walk-in door (as opposed to the proposed metal roll-up door) be provided to minimize any noise impacts to the adjacent properties.

ALTERNATIVES

If the conditional use permit were denied, it would prevent the proposed expansion. The applicant could not submit substantially the same type of application for six months.

CONCLUSION

It is staff's opinion that the proposed use, with the recommended conditions of approval, will not adversely affect adjacent properties or uses. Therefore, staff recommends approval of the request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" – Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Location Map
 Plans/Photos

File Name: 020409PA0351

Date: 1/29/04

Time: 11 a.m.

c: Deputy City Manager - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Paul Lentz, AIA
Lentz Morrissey Architecture
3111 Second Avenue, Suite 1
Corona Del Mar, CA 92625

Mesa Verde United Methodist Church
Attn: Mark Korando/Dick George
1701 Baker Street
Costa Mesa, CA 92626

PLANNING APPLICATION SUMMARY

Location: 1701 Baker Street Application: PA-03-51

Request: Master Plan amendment to construct an approximately 780 square foot addition to an existing 5,720 square foot fellowship hall, a new 4,831 square foot classroom and administration building, and a 600 square foot storage building, for an existing church (Mesa Verde United Methodist Church).

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>I&R</u>	North: <u>(Acr. Baker St) I&R, Church</u>
General Plan: <u>Public/Institutional</u>	South: <u>R1, Single Family Residences</u>
Lot Dimensions: _____	East: <u>(Acr. Mesa V. Dr.) I&R, Library</u>
Lot Area: <u>3.15 Acres</u>	West: <u>R1, Single Family Residences</u>
Existing Dev.: <u>Church</u>	

DEVELOPMENT STANDARD COMPARISON

Development Standard Required/Allowed Proposed/Provided

Lot Size:		
Lot Width	60 FT	220 FT
Lot Area	6,000 SF	85,813 SF
Floor Area Ratio:		
(0.25 Traffic FAR)	34,303 SF	20,541 SF (0.15)
Building Height:		
	4 Stories	1 Story/15 FT (Classroom Bldg.) 1 Story/11 FT (Storage Bldg.)
Setback (Classroom/Admin. Building):		
Front	20 FT	135 FT
Side (left/right)	5 FT/20 FT	150 FT/90 FT
Rear	5 FT	190 FT
Setback (Storage Building):		
Front	20 FT	330 FT
Side (left/right)	5 FT/20 FT	5 FT/275 FT
Rear	5 FT	27 FT
Parking:		
Standard	71	80
Compact	0	12*
Handicapped	3	4
TOTAL:	74 Spaces**	96 Spaces

*The site is legal nonconforming.
 **The parking requirement is based on the number of fixed seats within the sanctuary (223 seats) which is not being expanded.

CEQA Status:	Exempt (Class 1)
Final Action:	Planning Commission

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-03-51**

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

WHEREAS, an application was filed by Paul Lentz, representing the property owner, Mesa Verde United Methodist Church, owner of real property located at 1701 Baker Street, requesting approval of a master plan amendment to construct an approximately 780 square foot addition to an existing 5,720 square foot fellowship hall, a new 4,831 square foot classroom and administration building, and a 600 square foot shop/storage building for an existing church; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-03-51 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-03-51 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 9th day of February, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(5) in that the proposed development meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Specifically, the building design and materials will match the existing buildings on the property. The expansion is not anticipated to create a demand for additional parking because the existing sanctuary (223 seats) is not being expanded, and due to the staggered operating times of the various church activities. The recommended conditions of approval will ensure that the project will not be disruptive to adjacent uses or properties.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The proposed use is consistent with the General Plan.
The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The master plan herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The master plan may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
2. The conditions of approval and ordinance or code provisions of Planning Application PA-03-51 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. The classroom and administration building shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure(s). Exterior elevations shall be submitted for pre-plan check review and approval by the Planning Division. Once the exterior elevations have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings.
6. All rooftop mechanical equipment shall be screened from view of streets and surrounding properties.

7. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 8. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant shall institute whatever operational measures are necessary to comply with this requirement.
 9. If parking shortages or other parking-related problems arise, the applicant shall institute whatever operational changes necessary to minimize or eliminate the problem.
 10. The 600 square foot detached building shall be utilized for storage only (no shop work such as sawing or drilling shall be permitted). The building shall be constructed of materials similar to the other buildings on the site (i.e., stucco or brick). A walk-in door (as opposed to a metal roll-up door) shall be provided to minimize any noise impacts to adjacent properties.
- Eng. 11. During construction, maintain the public right-of-way in a "wet down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

DESCRIPTION/JUSTIFICATION

Application #: PA-03-51
Address:

Environmental Determination: EXEMPT

1701 Baker Street, Costa Mesa, CA

1. Fully describe your request:

Master Plan for existing Mesa Verde United Methodist Church site. Includes the addition of 1 permanent building and 1 shop/storage building, remodel of existing Fellowship Hall, new covered walkway and relocation/reconfiguration of existing HC parking spaces.

2. Justification
See attached for additional information

A. For a Conditional Use Permit or Minor Conditional Use Permit: 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 in the same area.

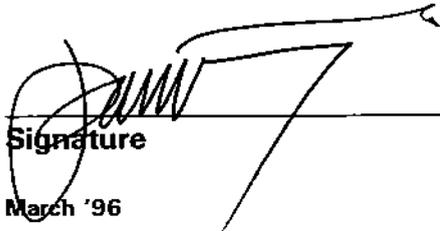
B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

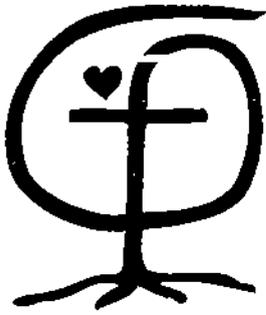
- In a flood zone.
- Subject to future street widening.
- In the Redevelopment Area.
- In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

- Is not included in the publication indicated above.
- Is included in the publication indicated above.

Signature 
March '96

Date 11/05/03



Growing in Faith
OUR LEGACY
Serving with Love

**STEERING
COMMITTEE**

John Marshall
Campaign Co-Director

Bob Mammano
Campaign Co-Director

Cheryl Searcy
Administrative Co-Director

Jerry Searcy
Administrative Co-Director

Paule Tallman
Celebration Director

Geri Barr
Follow-Up Director

Carlene Reuscher
Gathering Team Director

Jo Harris
Hospitality Co-Director

Jo Ann Wort
Hospitality Co-Director

Jim Sampson
Host Team Director

Dan Shobe
Media-Information Co-Director

Bill Darnall
Media-Information Co-Director

Dorothy Sampson
Spiritual Emphasis Director

Maggie Hinson
Telephone Team Director

Richard E. George
Senior Minister

Stephanie Toon
Associate Minister

MESA VERDE UNITED METHODIST CHURCH
STEWARDSHIP ENRICHMENT • CAPITAL CAMPAIGN

December 29, 2003

Greetings to Our Mesa Verde Neighbors,

We are writing this letter to let you know of a proposed facility expansion here at our Mesa Verde location. As you are probably aware, our church complex has had a somewhat "unfinished" appearance for all these years of its existence, with a gap between our educational unit and the buildings housing our fellowship hall and sanctuary. It is with much excitement and pleasure that we have initiated the planning process to "fill the gap" with the construction of a new education and office building. At the same time, we will be reconfiguring our existing fellowship hall to accommodate the greater needs of our congregation, as well to help support the requests for meeting space from the many non-profit groups within our community.

The specifics of this construction program will include the addition of approximately 1100 sq-ft to our existing 4800 sq-ft fellowship hall, the construction of a new 4550 sq-ft, single-story office and church education building, and the completion of a new covered walkway to connect these two buildings with our existing classroom building closest to Mesa Verde Drive which we are sharing with the Montessori preschool. (Note that no expansion of the preschool is contemplated.) We are in the planning stages of this project now and are hopeful that construction might begin in the spring of next year.

We know that any new construction project brings with it the potential of some short-term noise and disruption, but feel that since the active building area is near the center of our lot, well away from all our boundaries, the impact on our neighbors should be minimized. We also pledge to do everything possible to insure that our contractor will respond to any neighborhood problems immediately upon notification.

For those of you who would like to know more of the details, we will have on display in our church patio for the next several Sunday mornings, the architect's site plan, floor plans, and building elevations. We invite you to drop by, join us for a cup of coffee, examine our plans, and get answers for any remaining questions you might have. Or, if you prefer, you may contact our Building Committee Chairman, Mark Korando, at 949-646-4636 for further information.

We believe that this building program will result in significant improvement to the overall appearance of our complex and, more importantly, allow us improved capability for service to both our congregation and the greater community in which we live. And we thank you in advance for your support of our project.

Very truly yours,

The Building Committee
Mesa Verde United Methodist Church

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JAN - 2 2004

For up-to-date information about Our Legacy capital campaign,
point your computer's home page to your church's Web site!
MVUMC is on the Web at <http://www.mesaverdeumc.org> • 714 979.8234

Mesa Verde United Methodist Church – Master Plan Submittal

Operations Plan

The existing Sanctuary at Mesa Verde United Methodist Church has permanent seating for 180 people and an additional 32 seats in the Choir loft. The proposed new construction will not increase the capacity of this existing Sanctuary. The existing parking lot of 112 spaces comfortably accommodates the average worship attendance at the 8:30 AM and 10:00 AM services. On Sundays, the Sanctuary is in use from 7:00 AM – noon. The Sanctuary is used during the week for small group classes in the afternoon and evening.

CLASSROOM / ADMINISTRATION BUILDING

The proposed Phase 1 Classroom/Administration Building will add an additional 4,831 square feet to the existing Church campus. The consolidation of Church offices in this new building will increase efficiency of staff and, at the same time, create a new and more visible entry to the office area for visitors and vendors. The Church office hours will remain Tuesday – Friday, 9:00AM – 3:00 PM.

The three Youth Classrooms in the new building will allow a separate classroom space for Grade 5-6, Junior High and High School. These classrooms will provide an area for youth fellowship programs, which meet on Sunday afternoons and evenings. These additional spaces (Youth Classrooms, Choir room) give the Church the ability to continue on-going programs (the Laubach Literacy Center, Toastmasters) without compromising the availability of the existing Fellowship Hall. This allows the Church greater flexibility in scheduling events and groups, assigning appropriate spaces for each request and activity.

Construction of the new building will temporarily impact the Montessori School currently housed in the existing Education Building on the Church campus. The current playground area will be reconfigured to provide the required exterior play area needed both during construction and after. The current licensing of the Montessori School for 60 children will remain unchanged and no expansion of this use is planned in the future.

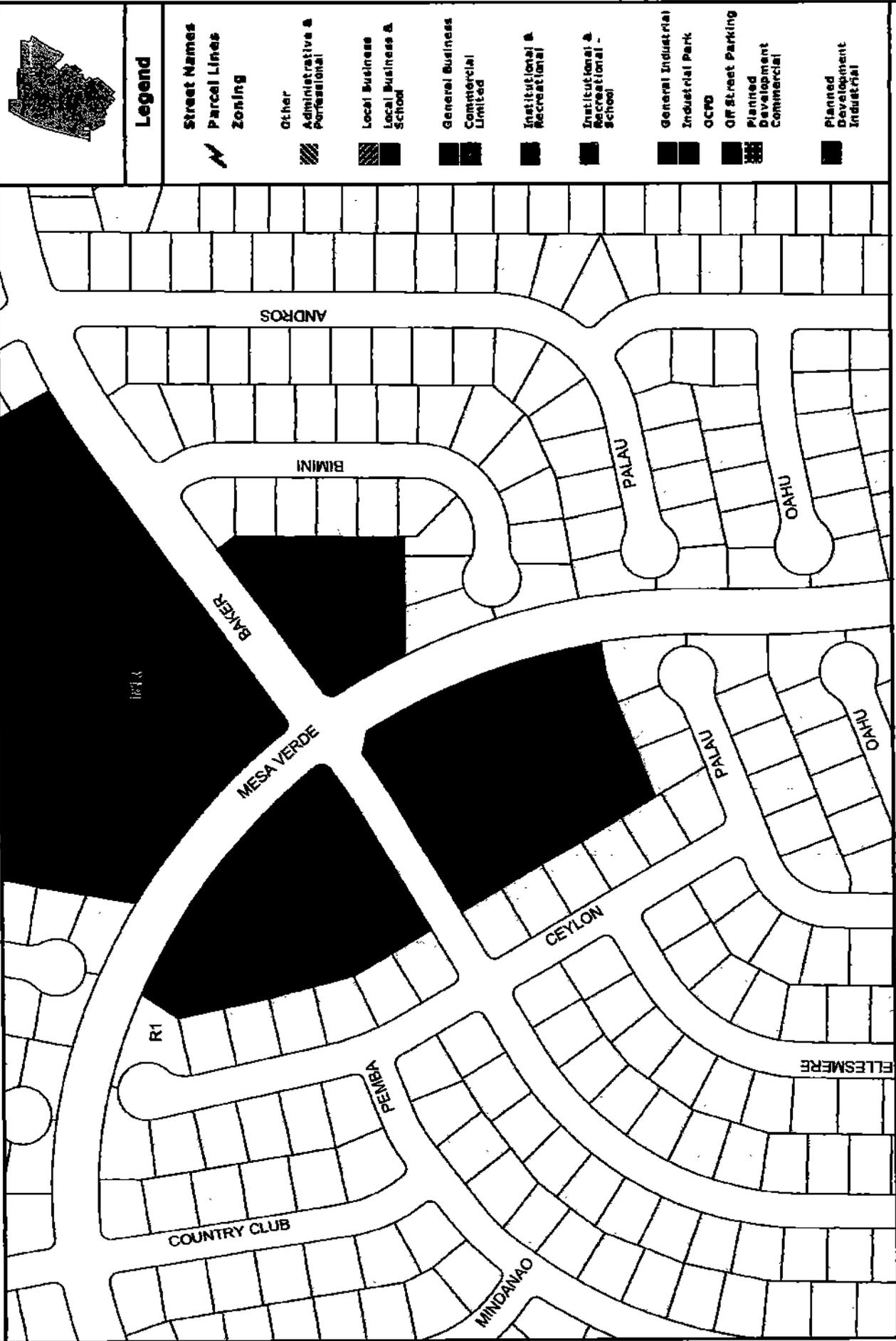
FELLOWSHIP HALL

The proposed Phase 2 remodel of the existing Fellowship Hall will add an additional 597 square feet for a total of 6,500 square feet. The construction of the Fellowship Hall will be phased but continuous, to allow for the least disruption to our current program. The remodel of the Fellowship Hall will allow for the relocation of the Nursery/Toddler area, currently located in the existing Education Building, into a larger area adjacent to the existing Sanctuary. The vacated space previously occupied by the Nursery/Toddler area will be converted into an additional classroom in Phase 3.

The reconfiguration of existing space in the Fellowship Hall will allow the church to accommodate more of the congregation who desire to attend all-church family events and receptions. Providing for easier access from the Fellowship Hall to the existing adjacent Patio area allows for increased flexibility in the staging of fellowship times and receptions. It is anticipated that the proposed expansion and reconfiguration of the Fellowship Hall will provide adequate space to host denominational, interfaith and community events previously turned away due to the Church's own competing programming or inadequate space.

ZONING/LOCATION MAP

PA-03-51



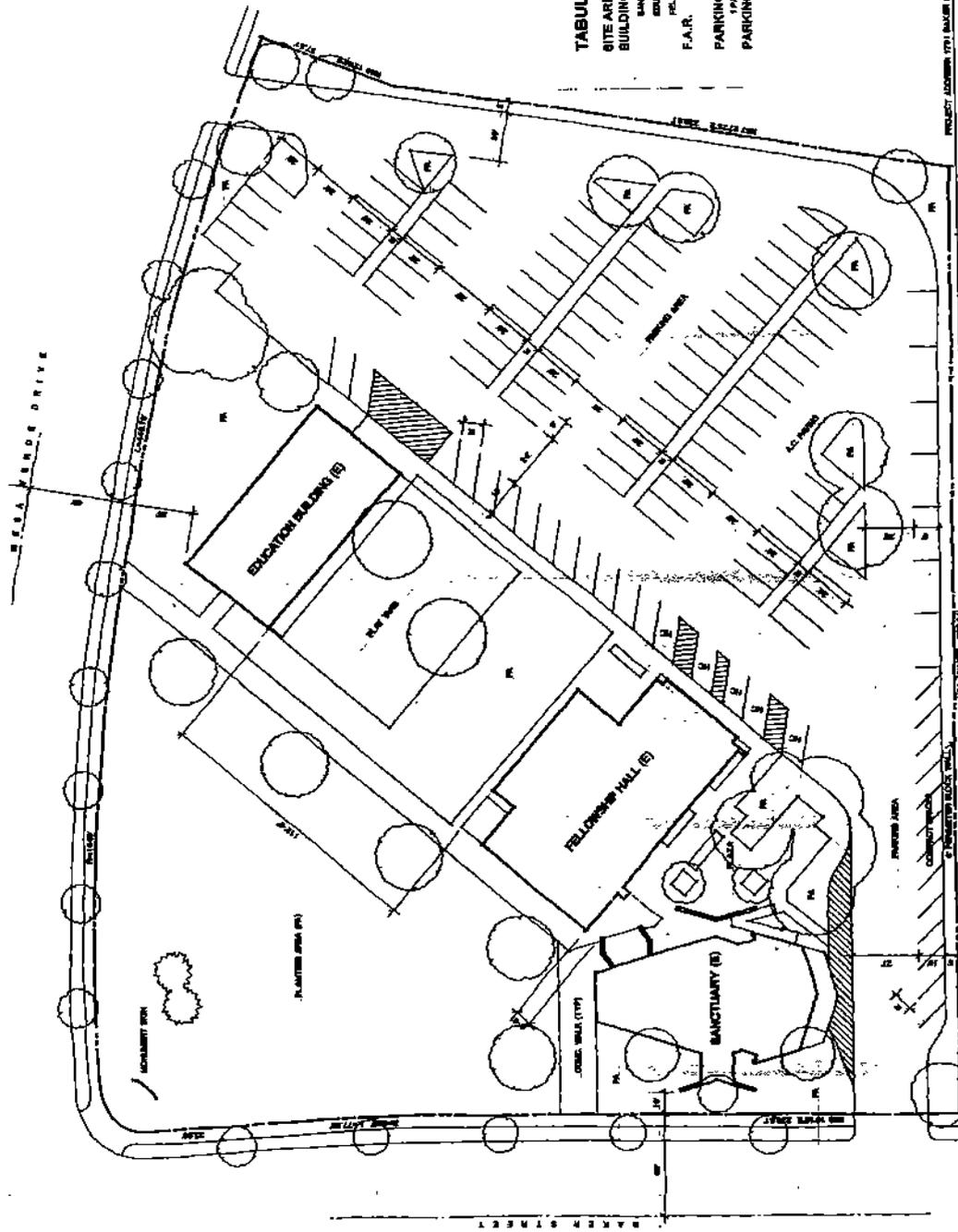
Legend	
	Street Names
	Parcel Lines
	Zoning
	Other
	Administrative & Professional
	Local Business
	Local Business & School
	General Business
	Commercial Limited
	Institutional & Recreational
	Institutional - School
	General Industrial
	Industrial Park
	CCPD
	Off Street Parking
	Planned Development Commercial
	Planned Development Industrial

1701 BAKER STREET



Legend

- Address Points
- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho Photography
- Parcels



TABULATION - EXISTING

SITE AREA	3.1 ACRES +/-
BUILDING AREA	14,227 SF
MANUFACTORY	0.1
EDUCATION BUILDING	5,728 SF
FELLOWSHIP HALL	74 SPACES
F.A.R.	0.1
PARKING REQUIRED	112 SPACES
1 PARKING SPACE PER 3 SQUARE FEET	
PARKING PROVIDED	



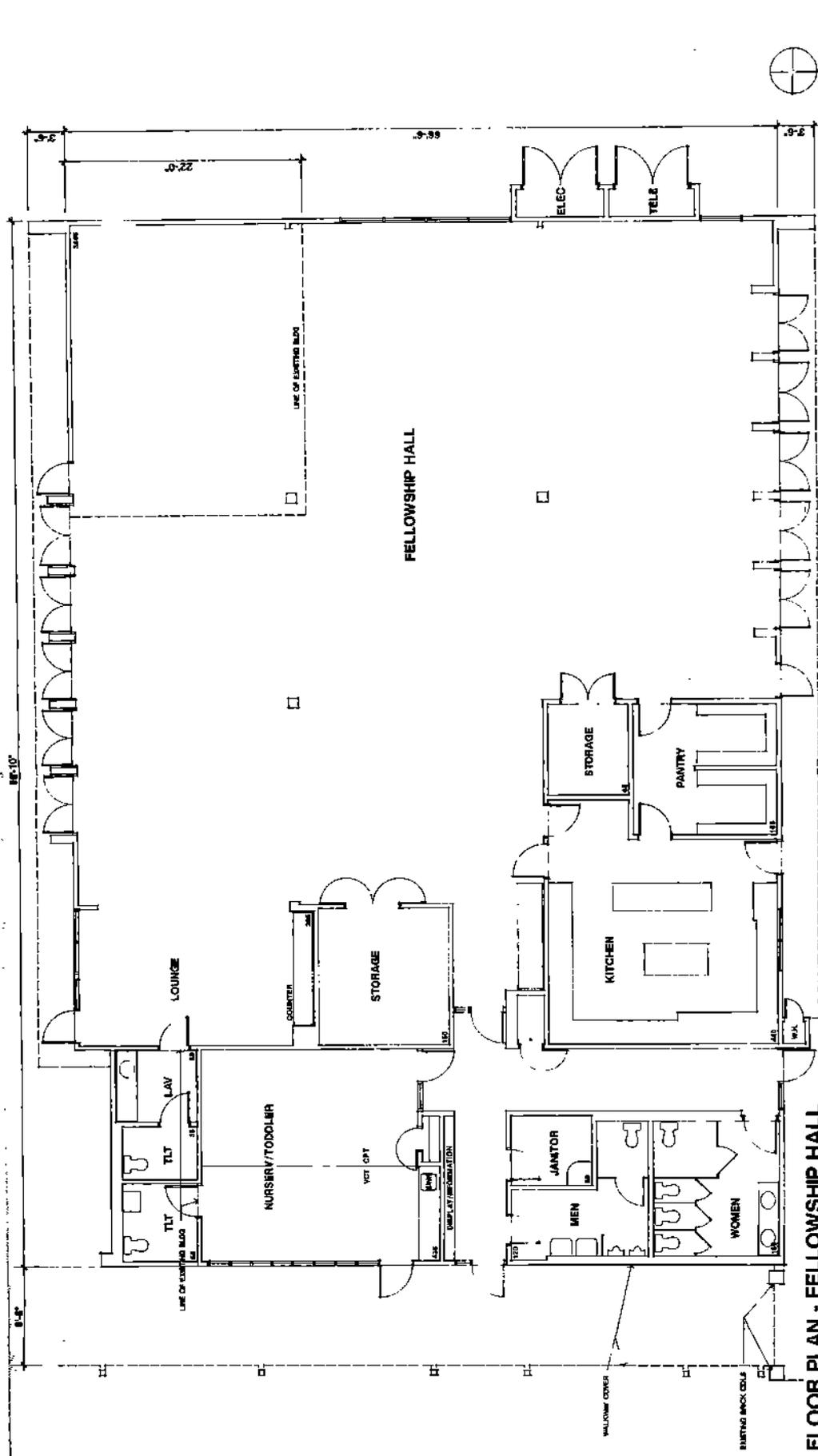
PROJECT: ADDRESS: 1701 MESA VERDE DRIVE, COSTA MESA, CALIFORNIA

SCALE: 1" = 20'-0"

LIMITED LIABILITY ARCHITECTURAL
 3111 BROADWAY SUITE 1
 COSTA MESA, CA 92626
 714.440.1234 FAX 714.440.1235



A PROJECT FOR:
MESA VERDE UNITED METHODIST CHURCH
 COSTA MESA, CALIFORNIA



PROJECT ADDRESS: 1701 BAKER STREET, COSTA MESA, CALIFORNIA

FELLOWSHIP HALL

PLANNING SYSTEMS

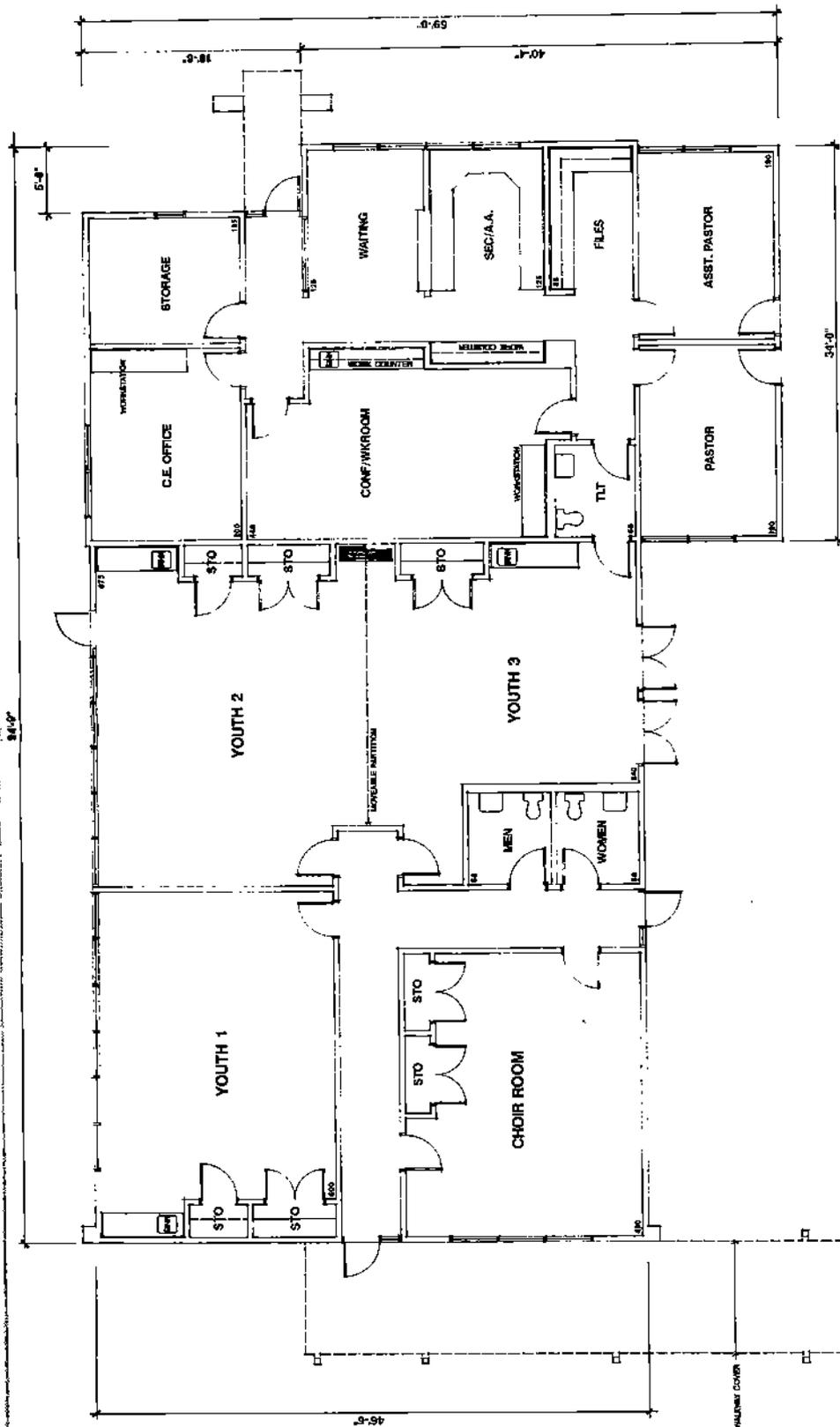
INTERNATIONAL ARCHITECTURE
 11117 CANTON AVENUE, SUITE 100
 COSTA MESA, CALIFORNIA 92626
 TEL: 714.440.7800 FAX: 714.440.7801



FLOOR PLAN - FELLOWSHIP HALL

A PROJECT FOR:

MESA VERDE UNITED METHODIST CHURCH
 COSTA MESA, CALIFORNIA



FLOOR PLAN - CLASSROOM/ADMINISTRATION BUILDING

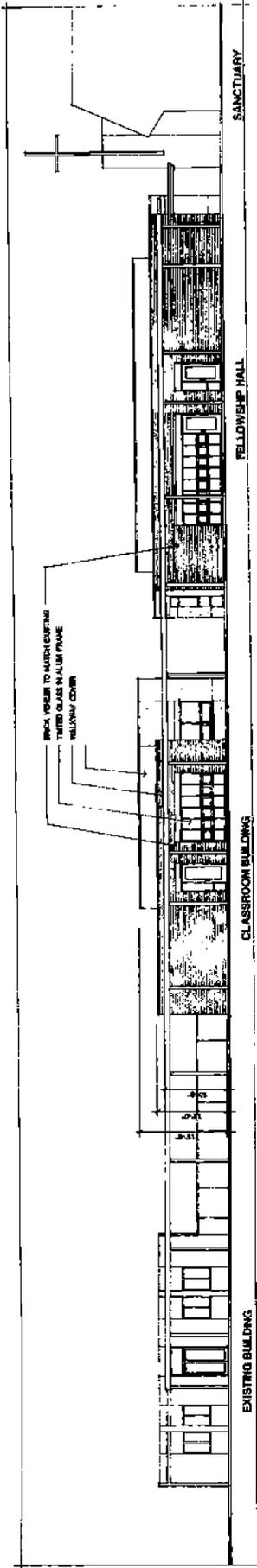
A PROJECT FOR:

MESA VERDE UNITED METHODIST CHURCH
COSTA MESA, CALIFORNIA

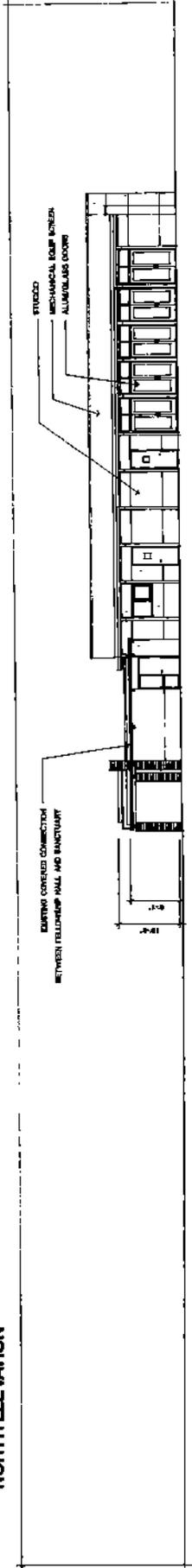
PROJECT ADDRESS: 701 BAKER STREET, COSTA MESA, CALIFORNIA
CLASSROOM/ADMINISTRATION BUILDING

LEUNG ARCHITECTS AND ASSOCIATES
11111 COSTA MESA BLVD., SUITE 100
COSTA MESA, CALIFORNIA 92626
949 752 1284 FAX 949 752 1281

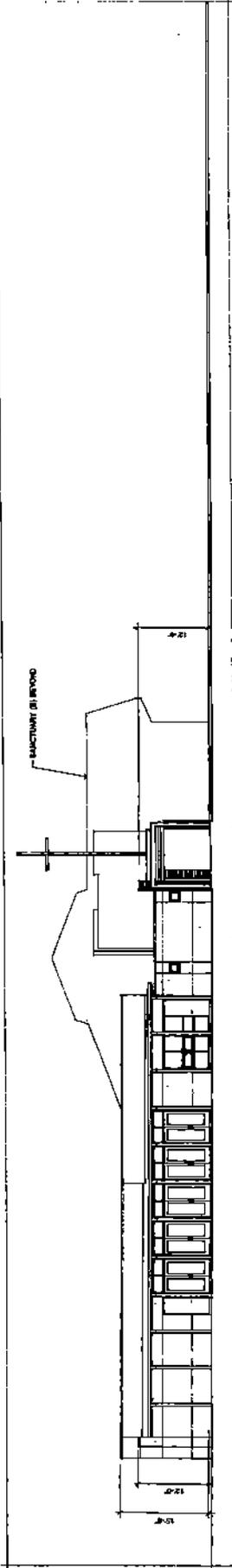




NORTH ELEVATION



WEST ELEVATION - FELLOWSHIP HALL



EAST ELEVATION - FELLOWSHIP HALL

PROJECT ADDRESS: 1751 BAKER STREET, COSTA MESA, CALIFORNIA

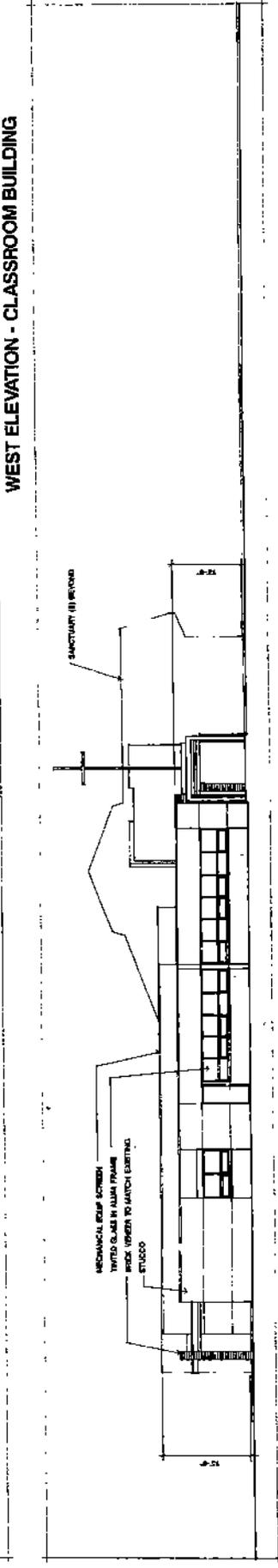
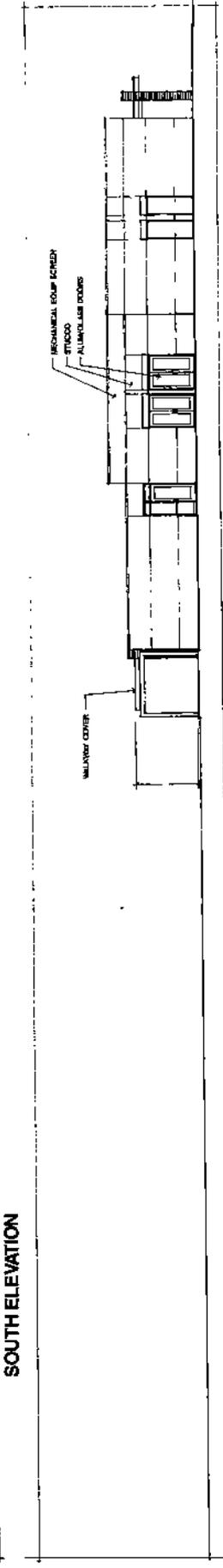
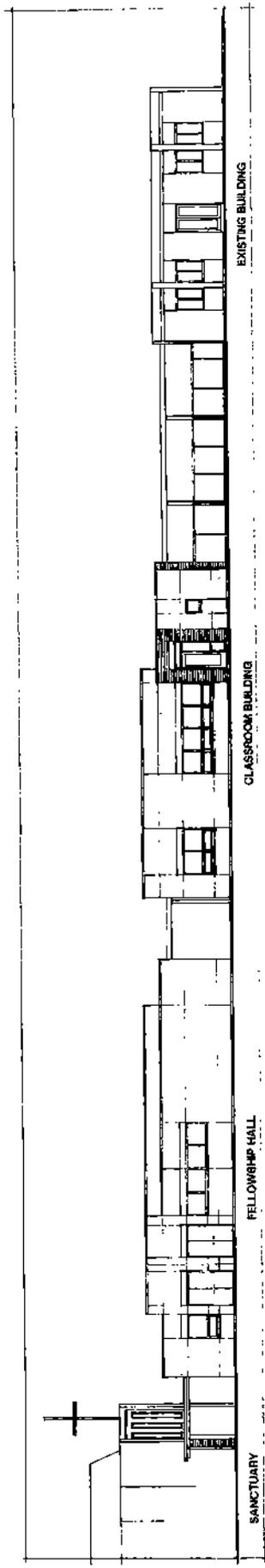
ELEVATIONS

A PROJECT FOR:

MESA VERDE UNITED METHODIST CHURCH
COSTA MESA, CALIFORNIA

LMA
PLANNING CONSULTANTS

LMA CONSULTING ARCHITECTS
3111 SECOND AVENUE SUITE 1
COSTA MESA, CA 92626
408.752.1897 FAX 408.752.9381



PROJECT ADDRESS: 1151 BAKER STREET, COSTA MESA, CALIFORNIA

ELEVATIONS

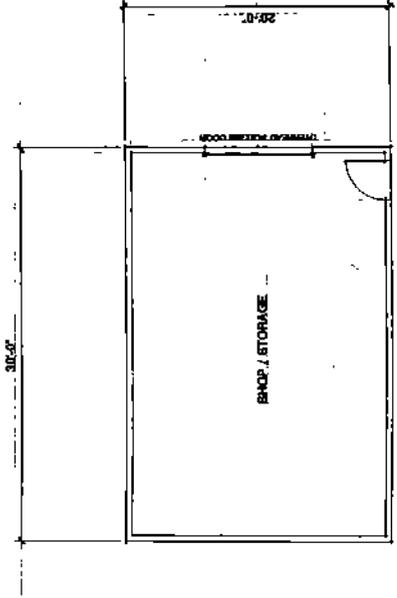
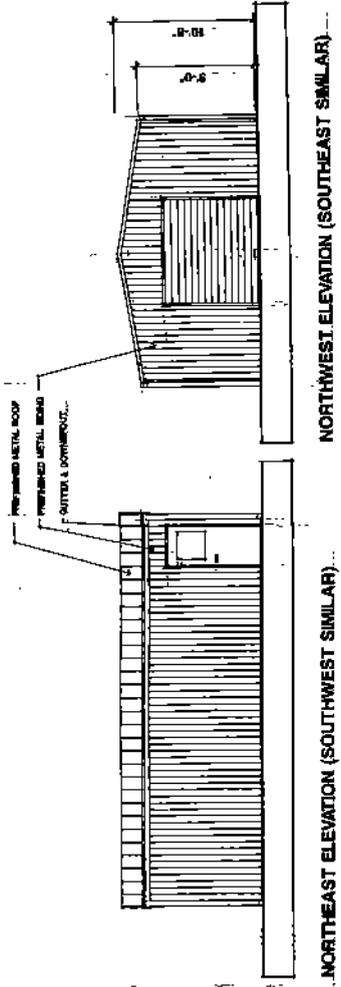
A PROJECT FOR:

MESA VERDE UNITED METHODIST CHURCH
COSTA MESA, CALIFORNIA

LEITENACOMBS ARCHITECTURE
5111 CORDOVA DRIVE, SUITE 1
COSTA MESA, CALIFORNIA 92626
949.226.1200 FAX 949.226.9491

PLANNED SKETCHES

LMA



FLOOR PLAN

PROJECT ADDRESS: 1011 MARKET STREET, COSTA MESA, CALIFORNIA
 SHOP / STORAGE BUILDING



LITTLEWOOD ARCHITECTURE
 3111 REDWOOD AVENUE SUITE 1
 COSTA MESA, CALIFORNIA 92626
 949 752 1400 FAX 949 752 1401
 LITTLEWOOD ARCHITECTURE
LMA
 REV: 12/18/2003

A PROJECT FOR:
MESA VERDE UNITED METHODIST CHURCH
 COSTA MESA, CALIFORNIA