



# **PLANNING COMMISSION AGENDA REPORT**

VII. 3

MEETING DATE: NOVEMBER 13, 2007

ITEM NUMBER:

**SUBJECT: REVIEW, MODIFICATION, AND/OR REVOCATION OF PLANNING APPLICATIONS  
PA-86-103, PA-86-121, AND ZONING APPLICATION ZA-06-48  
320 E. 18<sup>TH</sup> STREET (FORMERLY KLINE SCHOOL)**

**DATE: NOVEMBER 1, 2007**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611**

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## **PROJECT DESCRIPTION**

Review, modification, and/or revocation of Planning Applications PA-86-103, PA-86-121, and Zoning Application ZA-06-48, for a private school (K through 8) with off-site parking, drop-off and pick-up (formerly Kline School).

## **APPLICANT**

The request was initiated by the City of Costa Mesa; Susan Kline is the current owner of the property.

## **RECOMMENDATION**

Revoke PA-86-103, PA-86-121, and ZA-06-48 by adoption of Planning Commission resolution.

MEL LEE, AICP  
Senior Planner

KIMBERLY BRANDT, AICP  
Asst. Development Services Director

**BACKGROUND**

The subject property contains a 2,342 square foot building formerly operated as a private K through 8 school (Kline School). The school is relocating to another site in the City.

On August 27, 2007, an extension of time for a minor conditional use permit for on-street parking, drop-off, and pick-up (ZA-06-48) was denied by Planning Commission. During the hearing, Commission directed staff to initiate revocation of ZA-06-48, as well as the two prior planning applications related to the use, conditional use permits PA-86-103 and PA-86-121.

The actions related to the subject property are summarized in the table below.

<b>CHRONOLOGY OF ACTIVITIES RELATED TO 320 E. 18<sup>TH</sup> STREET (FORMERLY KLINE SCHOOL)</b>	
<b>DATE</b>	<b>ACTIVITY</b>
June 23, 1986	Conditional Use Permit PA-86-103 for a private elementary school approved by Planning Commission with a condition of approval requiring the applicant to obtain approval of a separate conditional use permit for the use of 20 off-site parking spaces from the adjacent church property at 301 Magnolia Street (Lighthouse Coastal Community Church).
July 28, 1986	Conditional Use Permit PA-86-121 to allow the use of 20 off-site parking spaces on the church parking lot per the requirements of PA-86-103 approved by Planning Commission.
August, 1987	Property purchased by Kline School.
May 22, 1995	Conditional Use Permit PA-95-29 for a temporary (5-year) modular classroom building on the church parking lot approved by Planning Commission.
October 16, 2000	Minor Conditional Use Permit ZA-00-19 for an extension of time for the modular classroom building upheld by City Council on appeal.
June, 2006	Agreement between Kline School and church for off-site parking and modular classroom building terminated; modular classroom building removed from church site.
August 14, 2006	Minor Conditional Use Permit ZA-06-48 to allow temporary (1-year) weekday curbside drop-off and pick-up, and to allow up to five (5) staff vehicles to park on the street, approved by Planning Commission.
July 23, 2007- August 27, 2007	Extension of time for Minor Conditional Use Permit ZA-06-48 denied by Planning Commission. Commission directed staff to initiate revocation of PA-86-103, PA-86-121, and ZA-06-48.
September 10, 2007	Conditional Use Permit PA-07-25 to relocate Kline School to 1620 Adams Avenue approved by Planning Commission.

**ANALYSIS**

Code Section 13-29(o) allows the Planning Commission to modify or revoke any planning application if it is found to be a public nuisance or not in compliance with the conditions of approval. In this case, however, because the applicant has ceased the operation of the school at the site, the Planning Commission directed staff to initiate the revocation of the planning applications. Because planning applications “run with the land” (i.e., continue to be in effect regardless of property ownership) the Commission was concerned that a similar use could be established on the property without any updated conditions of

approval to minimize impacts to surrounding properties (the CUP's from 1986 did not have specific conditions addressing items such as student enrollment, hours of operation, pick-up and drop-off times, etc.)

Schools require the approval of a conditional use permit in an I & R zone per Code. If the current approvals are revoked, a new school could not be established at the site without the approval of a CUP. Because the site does not provide its own on-site parking, a CUP to allow off-site parking would also be required.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15321 for Enforcement Actions by Regulatory Agencies.

### **ALTERNATIVES**

The Commission may take no action to revoke the planning applications; if the applications are not revoked, they would continue to remain in place for the subject property.

### **CONCLUSION**

Revocation of the planning applications will ensure that a new school cannot be established at the site without the approval of a new CUP with updated conditions of approval. Because the site does not provide its own on-site parking, a CUP to allow off-site parking would also be required.

Attachments:           Draft Planning Commission Resolution  
                              Exhibit "A" – Findings  
                              Minutes of the August 27, 2007 Planning Commission Meeting  
                              Staff Reports for PA-86-103 and PA-86-121<sup>1</sup>  
                              Zoning/Location Map  
                              Plans

cc:     Deputy City Manager-Dev. Svs. Director  
          Deputy City Attorney  
          City Engineer  
          Fire Protection Analyst  
          Staff (4)  
          File (2)

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<sup>1</sup> The staff reports for ZA-06-48 were not attached to this report due to its size; however, a link to the reports are available on the City's website under the July 23, 2007 and August 27, 2007 Planning Commission Agendas.

Susan Kline  
Kline School  
320 East 18<sup>th</sup> Street  
Costa Mesa, CA 92627

Howard Denghausen  
343 Magnolia Street  
Costa Mesa, CA 92627

Beth Refakes  
320 Magnolia Street  
Costa Mesa, CA 92627

File:111607PA86103PA86121ZA0648	Date: 110107	Time: 9:15 a.m.
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# **DRAFT RESOLUTION**

**RESOLUTION NO. PC-07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA REVOKING PLANNING APPLICATIONS PA-86-103 AND PA-86-121, AND ZONING APPLICATION ZA-06-48**

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

WHEREAS, on August 27, 2007, Planning Commission directed staff to initiate revocation of the following planning applications: Planning Application PA-86-103 for a private school; Planning Application PA-86-121 to allow the use of 20 off-site parking spaces; and Zoning Application ZA-06-48 to allow temporary weekday curbside drop-off and pick-up, and to allow up to five (5) staff vehicles to park on the street, for property located at 320 E. 18<sup>th</sup> Street, because the existing private school on the subject property (Kline School) is relocating to another site within the City; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 13, 2007 to review, modify, and/or revoke the conditional use permit.

BE IT RESOLVED that, based on the evidence in the record and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **REVOKES** PA-86-103, PA-86-121, and ZA-06-48, with respect to the property described above.

**PASSED AND ADOPTED this 13<sup>th</sup> day of November, 2007.**

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Donn Hall, Chair  
Costa Mesa Planning Commission



## EXHIBIT "A"

### FINDINGS

- A. Because planning applications continue to be in effect regardless of property ownership, a similar use could be established on the property without any updated conditions of approval to minimize impacts to surrounding properties. Revocation of the existing land use entitlements will require a new school use at this site to apply for a new conditional use permit which will allow application of updated conditions of approval, minimizing impacts to surrounding properties.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**MINUTES OF THE AUGUST 27, 2007  
PLANNING COMMISSION MEETING**

**VI. PUBLIC HEARINGS:**

1. **From the meeting of July 23, 2007, Appeal of Zoning Administrator's approval of a time extension for Zoning Application ZA-06-48, for Susan A. Kline Trust, modifying Conditional Use Permits PA-86-103 and PA-86-121 to allow weekday curbside drop-off and pick-up for Kline School and to allow up to five staff vehicles to park on the street for an interim period, located at 320 E. 18th Street, in an I & R zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report and there were no questions of staff.

Beth Refakes, appellant, requested that Conditional Use Permit (CUP) PA-86-103 be modified or revoked in addition to ZA-06-48 and PA-86-121 being revoked. She stated the property should meet current City standards.

The Chair closed the public hearing.

Mr. Lee explained to Vice Chair Fisler about PA-86-103 and that it could not be implemented unless a separate CUP is obtained for offsite parking.

**MOTION: Deny Zoning Application ZA-06-48, by adoption of Planning Commission Resolution PC-07-58, based on the evidence in the record and findings contained in Exhibit "A", and direct staff to initiate the revocation of Zoning Application ZA-06-48, Planning Application PA-86-121, and Planning Application PA-86-103.**

**Moved by Commissioner Sam Clark, seconded by Commissioner Eleanor Egan.**

During discussion on the motion, Mr. Lee explained to Vice Chair Fisler that all three CUP's for this property can be revoked, to wipe the slate clean for this property, if it is the Commission's desire to do so.

The motion carried by the following roll call vote:  
Ayes: Chair Donn Hall, Vice Chair James Fisler,

Commissioner Sam Clark, Commissioner Eleanor Egan, and Commissioner James Righeimer

Noes: None.

Absent: None.

2. ~~Planning Application PA-07-14 and Parcel Map PM-07-105, for Marc and Marioara DiDomenico, authorized agents for Susan Goldberg, Russell and Kathleen Cook, and Steve and Celeste Murphey, for variances from average lot size (3,500 sq. ft. average required; 3,293 sq. ft. average proposed) and private open space requirements (15 ft. minimum dimension required; 13 ft. proposed), to facilitate subdivision of an existing 4-unit airspace condominium development into a 4-unit small-lot, single-family residential common interest development containing 4 single-family residential lots and 1 common lot, located at 373, 381, 383, and 385 La Perle Lane, in an R2-MD zone. Environmental determination: exempt.~~

~~Associate Planner Wendy Shih reviewed the information in the staff report.~~

~~Ms. Shih explained to Commissioner Clark that this property meets the average lot size requirement without the common lot, and Planning Commission Secretary Mike Robinson added that without a common lot it is not a common interest development anymore.~~

~~In response to a question from Vice Chair Fisler about open space, Ms. Shih replied that the first ten feet are included in the common lot open space and the open space calculation, overall, is not affected.~~

~~Marc DiDomenico, applicant, Costa Mesa, said he had no presentation.~~

~~Marioara DiDomenico, applicant, Costa Mesa, asked if there were any objections received concerning this project.~~

~~Susan Goldberg, owner of one of the units, Costa Mesa, said she has no questions and has nothing further to add.~~

# **STAFF REPORTS**

PLANNING DIVISION  
STAFF REPORT

AGENDA NO. 7.0.

SITE LOCATION 320 East 18th Street

APPLICATION NO. PA-86-103

AP # 117-251-36

MANDATORY ACTION DATE June 11, 1987

APPLICANT Richard and Sharon Ettinger  
(Owner of Record)

AUTHORIZED AGENT Scott Brownell

ADDRESS 350 Buena Vista  
Balboa, CA 92661

ADDRESS 1950 W. Pacific Coast Highway  
Newport Beach, CA 92660

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 WBK:alm

REQUEST:

Master Plan for an addition and remodeling of a pre-school for conversion to a private elementary school.

FINAL COMMISSION ACTION: June 23, 1986

PLANNING ACTION PA-86-103 - Approved, based on Planning Staff analysis and findings and subject to conditions contained in the Planning Division Staff Report, with the addition of Condition #16.

16. Prior to issuance of building permits, applicant shall submit to City for recordation an executed agreement with an adjacent property owner, in a form approved by the City Attorney, providing the applicant the right to use of at least 20 parking spaces on the adjacent property.

APPLICANT NOTIFIED be DATE 7/2/86

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92628

(714) 764-6245



**PLANNING ACTION SUMMARY**

Location 320 E. 18th Street

Application PA-86-103

Request Conditional Use Permit for an addition and remodeling of a preschool for conversion to a private school.

**SUBJECT PROPERTY:**

Zone I&R  
 General Plan Low Density Residential  
 Lot Dimension 63 x 138  
 Lot Area 8670 sq.ft.  
 Existing Development Preschool

**SURROUNDING PROPERTY:**

North R1, Residential  
 South R1, Residential  
 East I&R, Church parking lot  
 West I&R - Church

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
<b>Lot Size</b>		
Lot Width	<u>50'</u>	<u>63'</u>
Lot Area	<u>6,000 sq.ft.</u>	<u>8,670 sq.ft.</u>
<b>Density (Residential)</b>		
<b>Building Coverage</b>		
Buildings		
Paving		
Open Space		
TOTAL		
<b>Building Height</b>	<u>2 stories/30'</u>	<u>1 story/13'</u>
<b>Setbacks</b>		
		<u>Ex. Bldg.    New Bldg.</u>
Front	<u>20'</u>	<u>25'    25'</u>
Side (left/right)	<u>5'/5'</u>	<u>11'/11'    5'/Attch. 5'/35'</u>
Rear	<u>25'</u>	<u>78'    94'    28'</u>
<b>Parking*</b>		
Covered		
Open		
(Standard Size)		
(Compact)		
(Handicapped)		
TOTAL	<u>0</u>	<u>0</u>
<b>Driveway Width</b>		

CEQA Status Exempt, Class 14 - Minor Additions to Schools  
 Final Action Planning Commission

\* Adequate parking appears to exist on the adjacent church parking lot. However, a Conditional Use Permit for shared parking needs to be processed before the school can receive credit for that parking.



I. DESCRIPTION

See Planning Action Summary

II. PROJECT DESCRIPTION

Applicant proposes to construct a 45' x 24' addition to an existing preschool. The addition would replace an existing 19.5' by 9.5' illegal classroom addition. One of the existing classrooms would be converted to office and reception areas and a media room. The addition would provide 2 classrooms for a total of 3. A 7' x 17' greenhouse addition is also proposed on the left side of the existing building. In conjunction with the remodeling, the preschool will be converted to a private school.

III. PLANNING STAFF ANALYSIS

- A. The site is surrounded by the church and its parking lot area. The new classrooms are on the west side of the property which is the farthest side of the site away from the residentially zoned property to the east.
- B. The proposed additions satisfy or exceed the setback standards of the surrounding residentially zoned properties.
- C. No complaints have been received regarding the use.
- D. During conversations with the authorized agent, it was determined that no formal shared parking agreement has been made between the school and the church, even though the school has used this lot in the past. Additionally, proof of the informal agreement cannot be found. Consequently, a Conditional Use Permit for shared parking must be processed. Staff prefers to have Planning Commission hear the permit first before the building permits. If the Conditional Use Permit was denied, then the applicant would not have unnecessarily spent funds to initiate construction. Applicant prefers to submit a contractual letter stating that building permits be released without approval of the permit and should the permit be denied, that all new construction be removed and the building be returned to its previous, legal state. The City Attorney's office has stated that such a contractual letter, although legally binding, is not desirable: it may be an acceptable solution in this case but could cause problems in other similar cases. Therefore, Staff recommends a continuance of the item for 3 weeks, to the meeting of July 14, 1986, to allow advertisement of the additional request.

IV. PLANNING STAFF FINDINGS

- A. The proposed addition is located on the west side of the property on the furthest side of the site from residentially zoned property.

- B. More than adequate parking exists under the reciprocal parking with the church to satisfy any parking needs generated by the expansion.
- C. The evidence presented substantially satisfies conditions set forth in Costa Mesa Municipal Code Section 13-347 as the proposed use will not adversely impact subject or surrounding properties and as the use or intensity of use would be consistent with the General Plan designation of the site.

V. PLANNING STAFF RECOMMENDATION

Continue to the meeting of July 14, 1986 to allow advertisement of a Conditional Use Permit for shared parking.

or

If Planning Commission wishes to approve this item, require applicant to submit a contractual letter, acceptable to the City Attorney's office, stating that should a Conditional Use Permit for shared parking be denied, all new improvements shall be removed and the building reverted to its original legal state. Additionally, the letter will state that occupancy of the building will not be released until such time that the Conditional Use Permit for shared parking is processed and all conditions of that permit are satisfied.

VI. CONDITIONS, IF APPROVED

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

CONDITIONS OF APPROVAL

- Plng. 1. Approval of the Planning Action is valid for one (1) year and will expire at the end of that period unless building permits are obtained or the applicant applies for and is granted an extension of time.
2. 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.
- 3. Street addresses shall be displayed on the ground sign (if permitted) or on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be 12" in height with not less than 3/4" stroke and shall sharply contrast with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
4. All on-site utility services (Edison and Telephone) shall be installed underground or provisions made for future undergrounding, if it is impractical at this time.
5. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface-mounted electrical transformers, fire hydrants, or any other potential obstructions, shall not be located within the approved parking and/or turn-radius area. If approved by the Planning Division, said facilities may be installed underground in a vault having an approved traffic lid. All such facilities located above-ground shall meet with the approval of the Planning Division and serving utility.
6. 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.
- 7. Any mechanical equipment such as air-conditioning compressors and ductwork shall be screened from view.

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

8. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted, and final inspections will not be granted until all such licenses have been obtained.

Ettinger/Brownell  
PA-86-103

PLANNING COMMISSION ACTION - June 23, 1986

Addition of Condition #16.

16. Prior to issuance of building permits, applicant shall submit to City for recordation an executed agreement with an adjacent property owner, in a form approved by the City Attorney, providing the applicant the right to use of at least 20 parking spaces on the adjacent property.

PLANNING DIVISION  
STAFF REPORT

AGENDA NO. 7.f.

SITE LOCATION 301 Magnolia Avenue and  
320 East 18th Street

APPLICATION NO. PA-86-121

AP # 117-251-15, 35, 36, 37

MANDATORY ACTION DATE July 16, 1987

APPLICANT Richard & Sharon Ettinger  
(Owner of Record)

AUTHORIZED AGENT Scott Brownell

ADDRESS 350 Buena Vista

ADDRESS 1950 W. Pacific Coast Highway

Balboa, CA 92661

Newport Beach, CA 92663

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 WBK:alm

REQUEST:

Conditional Use Permit for off-site parking for a previously approved private elementary school.

FINAL COMMISSION ACTION: July 28, 1986

~~PLANNING ACTION PA-86-121 - Approved, based on Planning Staff analysis and findings and subject to conditions contained in the Planning Division Staff Report with modification of Condition #5 as follows:~~

~~5. Existing trees shall remain wherever possible.~~

~~(5-0)~~

APPLICANT NOTIFIED by DATE 8/1/86

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626

(714) 754-5245



I. DESCRIPTION

A. Subject Property

1. Location - 320 East 18th Street and 301 Magnolia Avenue
2. General Plan designation - Low Density Residential
3. Zone - I&R
4. Present development - 320 East 18th Street-School  
301 Magnolia Avenue-Church
5. Lot area - School: 8,670 sq.ft.  
Church: 1.3 acres
6. CEQA - Exempt, Class I - Existing Facility

B. Surrounding Property

1. North - R1, residential
2. South - R1, residential
3. East - R1, residential
4. West - I&R, church school; R1, residential

C. Request

Conditional Use Permit for off-site parking for a previously approved private elementary school.

D. Background

Planning Action PA-86-103, a Master Plan for an addition and remodeling of a preschool to a private elementary school was approved by Planning Commission on June 23, 1986. A Conditional Use Permit for off-site parking was required as all parking for the school is located on the adjacent church's site. Although a parking agreement between the school and church exists, it is not a formal, recorded agreement nor is it applicable for the additional required parking generated by the school's previously approved remodel and addition.

II. PROJECT DESCRIPTION

Applicant proposes to use an existing 20 parking spaces on the adjoining church's lot. The need for parking for the school would be at different times than for the church. A walkway exists from the front door of the school to the parking lot.

III. PLANNING STAFF ANALYSIS

- A. Parking in excess of 60 spaces exists on the adjoining church site. Approximately 20 spaces are necessary for the school's use.

- B. The school will be open between 8 a.m. to 6 p.m., weekdays. The church activities would be during the weekends and evening hours of the weekdays.
- C. This request includes a possibly hazardous situation as the parking lot abuts the school site and as a walkway exists between the front door of the school and the lot. Staff will include a condition, however, that the one parking space where the walkway ends be striped for no parking to allow a safe transition from the walkway to the lot.

IV. PLANNING STAFF FINDINGS

- A. The evidence presented substantially satisfies conditions set forth in Costa Mesa Municipal Code Section 13-347, as approval of the proposed permit will not adversely impact subject or surrounding properties in that:
  - a. More than adequate parking exists on the adjacent parking lot;
  - b. No parking conflicts should result as the school is in operation at differing hours than the church;
  - c. Unobstructed access to the parking lot will be provided; and
  - d. The parking lot directly abuts the school site.

V. PLANNING STAFF RECOMMENDATION

Approve, subject to conditions.

VI. CONDITIONS, IF APPROVED

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

CONDITIONS OF APPROVAL

- Plng. 1. Applicant shall complete and record an off-site parking access agreement, acceptable to the City Attorney's office. Proof of recordation shall be provided prior to the release of occupancy for the school approved under PA-86-103.
2. Applicant is reminded that conditions of approval for PA-86-103 still apply.
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.
- 4. The parking space located at the end of the walkway shall be striped as a "No Parking" area under the direction of the Planning Division.
- Leis. -5. Existing trees shall remain.

THE REQUIREMENT OF THE FOLLOWING SPECIAL DISTRICT IS HEREBY FORWARDED TO THE APPLICANT:

- Sani. 6. Developer to contact the Costa Mesa Sanitary District at (714) 631-1731 for current District requirements.

Ettinger/Brownell  
PA-86-121

PLANNING COMMISSION ACTION - July 28, 1986

5. Existing trees shall remain wherever possible.

# PLANS

# ZONING/LOCATION MAP

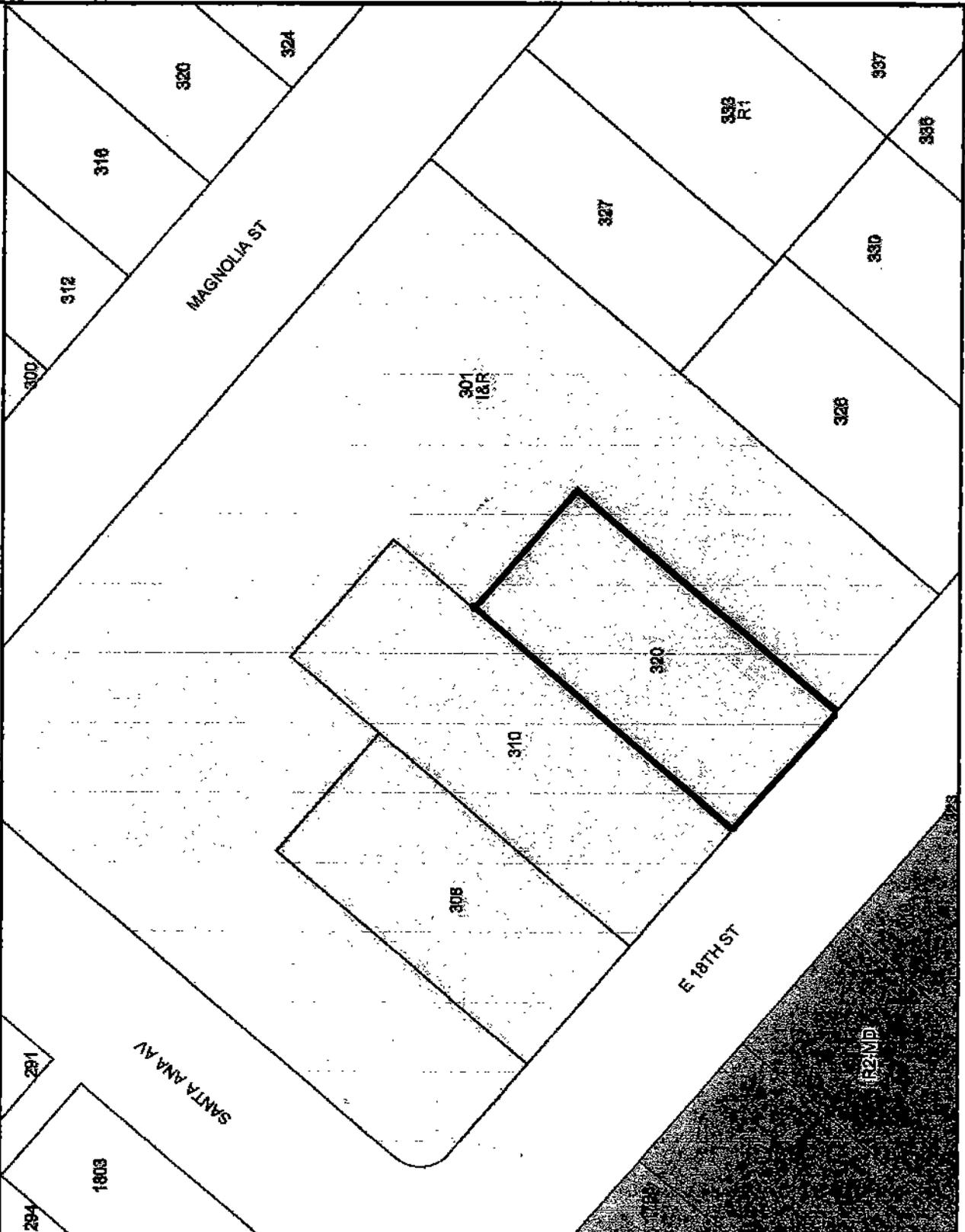
## Legend

Parcel Addresses

Street Names

Parcel Lines

Zoning

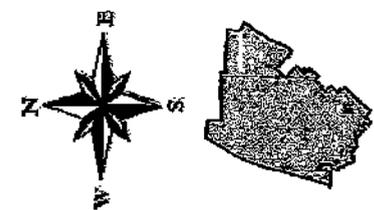


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# ZA-06-48

320 E. 18TH STREET

- Legend**
- Parcel Addresses
  - Street Names
  - Parcel Lines
  - Ortho Photography
  - Parcels



26



NORTH

# SITE PLAN

Scale: 1" = 16'-0"

**KLINE SCHOOL**  
320 East 18th Street  
Costa Mesa, CA 92627

Applicant: Susan Kline  
(949) 722-7242

ZONING: Institution/Recreational

SITE AREA: 8,670 S.F.

TOTAL BUILDING AREA: 2,342 S.F.

SITE COVERAGE (F.A.R.): 27.01%

