



# **PLANNING COMMISSION AGENDA REPORT**

VI.3

MEETING DATE: JUNE 9, 2008

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-07-51  
3303 HARBOR BOULEVARD, SUITE K-5**

**DATE: MAY 29, 2008**

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

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## **PROJECT DESCRIPTION**

The request is to allow a church (Hope Chapel Orange Coast) to operate within the Commerce Park industrial complex. The church is proposing to provide worship services on Sundays and administrative office activities on weekdays.

## **APPLICANT**

The applicant is Terri Miller, authorized agent for SDCO Costa Mesa Commerce Park, the owner of the property.

## **RECOMMENDATION**

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

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MEL LEE, AICP  
Senior Planner

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KIMBERLY BRANDT, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 3303 Harbor Blvd., Suite K-5 Application: PA-07-51  
 Request: Conditional use permit for a church within an existing industrial complex.

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: <u>PDI</u>	North: <u>MP, Whittier Law School</u>
General Plan: <u>Industrial Park</u>	South: <u>(Across S. Coast Dr.) CL, Motel</u>
Lot Dimensions: <u>N/A</u>	East: <u>(Across Harbor Blvd.) MP, Office Building</u>
Lot Area: <u>10 Acres (Entire Complex)</u>	West: <u>MP, Office Building</u>
Existing Development: <u>172,000 SF Business Park Complex</u>	

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Area	30,000 SQ. FT.	435,600 SQ. FT. (10 AC)
<b>Parking (Entire Complex):</b>		
Standard	504	415
Handicap	10	10
Compact	0	89 (1)
<b>TOTAL:</b>	<b>514 Spaces</b>	<b>514 Spaces</b>

(1) Property is legal nonconforming.

CEQA Status Exempt, Class 1 (Existing Facilities)  
 Final Action Planning Commission

## **BACKGROUND**

Commerce Park is an existing 10-acre, 172,000 square-foot business park complex located on the northwest corner of Harbor Boulevard and South Coast Drive. The majority of uses within the complex are industrial in nature; however, several conditional use permits have been granted over the years for other types of uses. For example, on November 23, 1998, Commission approved a conditional use permit requested by the United Pentecostal Church of Costa Mesa to conduct worship services in Suites K-2 and K-3 (PA-98-76). The church no longer occupies suites K-2 and K-3. An ambulance service currently occupies Suite K-3, which was approved via conditional use permit PA-02-01. Another church, Swords for Christ, currently occupies Suite A-104, which was approved through conditional use permit PA-91-91.

Hope Orange Coast is an 80-member congregation that currently conducts Sunday worship services at Balearic Community Center, and is proposing to lease Suite K-5 for their Sunday worship services and weekday administrative offices.

## **ANALYSIS**

The suite the church is proposing to occupy is approximately 2,800 square feet in size and consists of a reception area, two offices, a restroom totaling 400 square feet, and a 1,938 square-foot assembly area with no fixed seating on the first floor, and 450 square feet of mezzanine offices and a restroom on the second floor.

Code requires one parking space for every 35 square feet of assembly area when no fixed seats are provided, which equates to a parking requirement of 55 spaces; eight parking spaces would be required if the space was utilized for an industrial use.

Except for the church's administrative offices, no other church-related worship services or other activities are proposed during the weekdays. A summary of the proposed hours of operation follows:

- Sunday worship services, Sunday school and fellowship, average attendance 80 persons – 8:30 a.m. -2:00 p.m. on Sundays.
- Offices for pastor and assistants – 9:00 a.m.-7:00 p.m. Tuesday through Friday (offices are closed on Monday).

Staff does not anticipate parking problems as a result of this use because the worship services will be conducted on Sunday, when the other businesses within the center are closed. There are no residences located in the vicinity of the site. Parking will not conflict with the Sunday worship services for Swords for Christ church because their suite is on the north east side of the complex, versus the proposed church, which is located on the south west side of the complex (see attached site plan for both church locations). Additionally, staff has no record of complaints related to the operation of Swords for Christ church. Therefore, the proposed church should not create any negative impacts.

**GENERAL PLAN CONFORMITY**

The use is permitted in the PDI zone with a conditional use permit, and therefore it is consistent with the General Plan.

**ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the use as proposed by the applicant; or
2. Deny the use as proposed. If the use is denied, the applicant could not submit substantially the same type of application for six months.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

**CONCLUSION**

It is staff's opinion that, based on the proposed church operations and recommended conditions, the use will not create any adverse impacts on surrounding properties. Therefore, staff supports the request.

Attachments:        Draft Planning Commission Resolution – Approval  
                          Exhibit "A" - Draft Findings for Approval  
                          Exhibit "B" - Draft Conditions of Approval  
                          Draft Planning Commission Resolution – Denial  
                          Exhibit "A" - Draft Findings for Denial  
                          Applicant's Description of the Use  
                          Zoning/Location Map  
                          Plans

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

Terri Miller  
16843 Pine Circle  
Fountain Valley, CA 92708

SDCO Costa Mesa Commerce Park  
3303 Harbor Boulevard, Suite F-5  
Costa Mesa, CA 92626

**RESOLUTION NO. PC-08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-07-51**

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

WHEREAS, an application was filed by Terri Miller, authorized agent for SDCO Costa Mesa Commerce Park, owner of real property located at 3303 Harbor Boulevard, Suite K-5, requesting approval of a conditional use permit to allow a church to provide worship services on Sundays and conduct administrative office activities on weekdays within an existing industrial complex (Commerce Park) in a PDI zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-07-51 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 Planning Application PA-07-51 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. 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 June, 2008.**

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Donn Hall, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 9, 2008, by the following votes:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS (APPROVAL)**

- A. The use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The use is compatible and harmonious with uses on surrounding properties.
  2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  3. The use, as conditioned, is consistent with the General Plan.
  4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, parking problems are not anticipated as a result of this use because the worship services will be conducted when the other businesses within the center are closed. There are no residences located in the vicinity of the site. Parking will not conflict with the Sunday worship services for the other church operating within the center because their suite is on the opposite side of the complex. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.
- 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 under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL (IF APPROVED)**

- Plng.
1. The conditional use permit herein approved shall be valid until revoked. However, the conditional use permit shall expire at the end of one (1) year unless the use legally commences or the applicant applies for and is granted an extension of time. The conditional use permit 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 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. Nothing in this condition shall exempt the applicant from complying with any time limits applied to any construction authorized by this application.
  2. 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.
  3. The use shall be limited to the type of operation described in this staff report. Any change in the operational characteristics including, but not limited to, hours of operation, will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
  4. Worship services, including Sunday school and fellowship, shall be conducted only on Sundays. Only administrative office uses for the church shall be allowed on weekdays.
  5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.

**RESOLUTION NO. PC-08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-07-51**

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

WHEREAS, an application was filed by Terri Miller, authorized agent for SDCO Costa Mesa Commerce Park, owner of real property located at 3303 Harbor Boulevard, Suite K-5, requesting approval of a conditional use permit to allow a church to provide worship services on Sundays and conduct administrative office activities on weekdays within an existing industrial complex (Commerce Park) in a PDI zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-07-51 with respect to the property described above.

**PASSED AND ADOPTED this 9th day of June, 2008.**

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Donn Hall, Chair  
Costa Mesa Planning Commission

**EXHIBIT "A"**

**FINDINGS (DENIAL)**

- A. The use does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
  - 1. The use is not compatible and harmonious with uses on surrounding properties.
  - 2. The use is not consistent with the General Plan.
  - 3. The planning application is for a project-specific case and does not establish a precedent for future development.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the use is not compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the conditional use permit will allow a use, density or intensity, which is not in accordance with the general plan designation for the property.
  
- 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 under Section 15301 for Existing Facilities.
  
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## **Proposal for the use of 3303 Harbor Blvd., Suites K-5/6**

Hope Orange Coast is a local congregation chartered by the International Church of the Foursquare Gospel. Hope Orange Coast has been in existence for 11 years. The Church currently meets on Sundays at Balearic Community Center in Costa Mesa and desires to move to leased facilities in Commerce Park, 3303 Harbor Blvd.

### **Use**

- Sunday worship service, Sunday school and fellowship, average attendance 80 men, women and children
  - 8:30 a.m. – 2:00 p.m.
- Office for Pastor and assistants
  - 9:00 a.m. – 7 p.m. Tues-Friday
- There are no outdoor activities.

### **Neighborhood Impact**

- Over the past several years, suites in Commerce Park have been used for church assembly. There are no residential properties in the immediate vicinity. The owner-landlord is supportive of the proposed use, offering a five year lease.

### **Employees**

- 1 full time pastor
- 1 part time pastor
- 1 part time office staff

### **Permanent Construction planned**

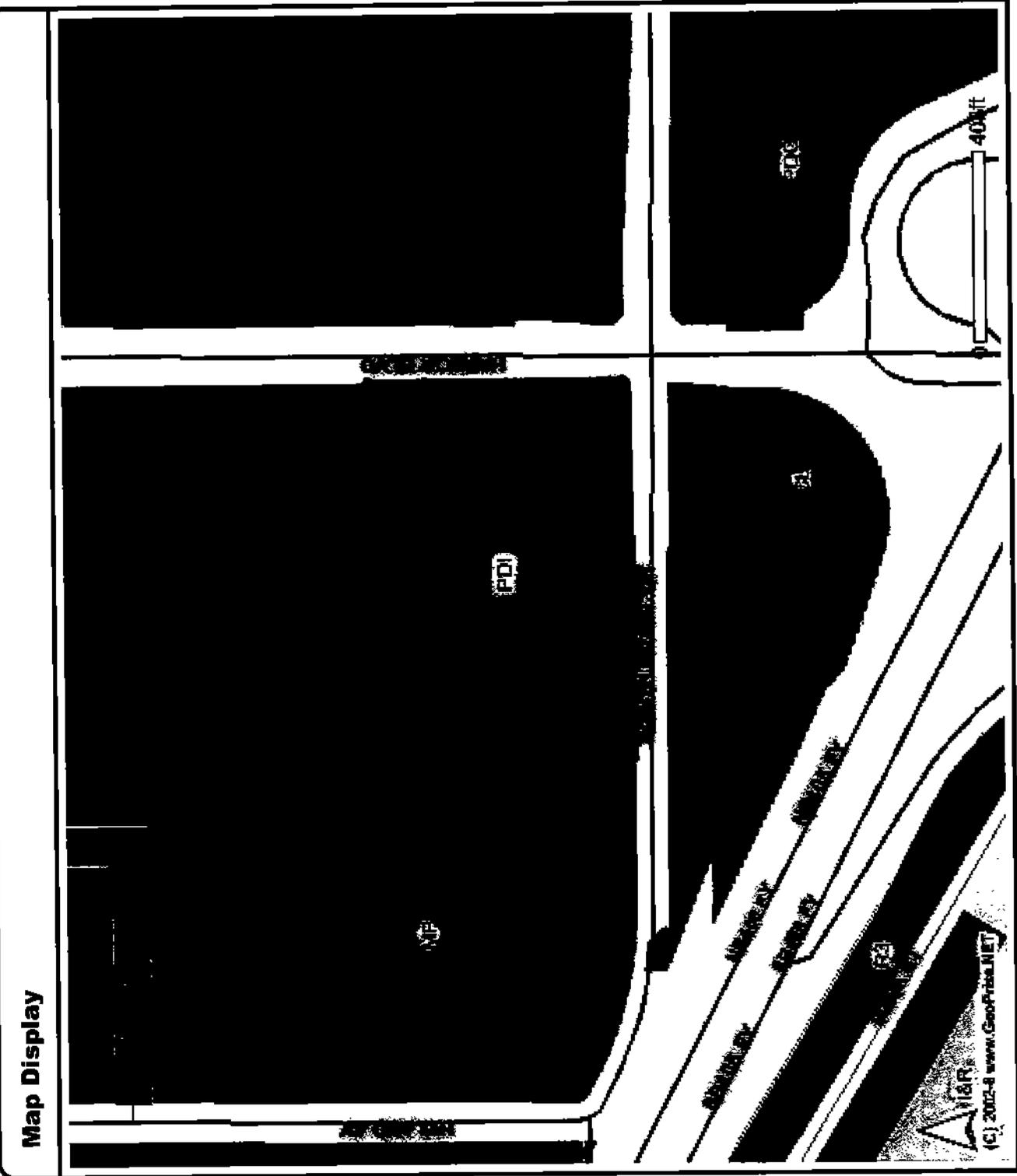
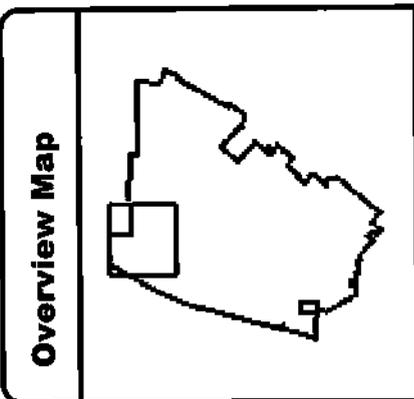
- The owner has agreed, as a lease condition, to modify 1 downstairs restroom to be in ADA compliance.

### **TI Work**

- No structural work is planned
- There may be a small storage room built in the future (10x10 app.)
- Bathroom fixture upgrades

### **Parking**

- The assigned places (2.6 per 1000 sq. ft.) are more than enough for staff and visitors during the week.
- There is ample parking for Sunday meetings since most businesses in the park are closed. We have observed that the strip of parking stalls along the west side of the complex close to suites K 5-6 are less than 5% full on a regular basis and certainly would be open on Sundays.



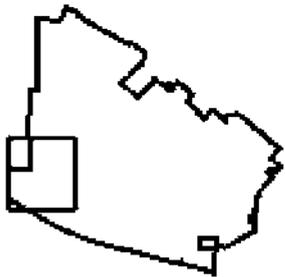
### Legend

Address Points	Street Centerlines
Freeway	ROW Lines
Roads	Parcel Lines
Collector	Zoning
Freeway Major	AP
Newport BLVD	C1
Primary	C1-3
SECONDARY	C2
RV	RV
Street Names	% (cont)

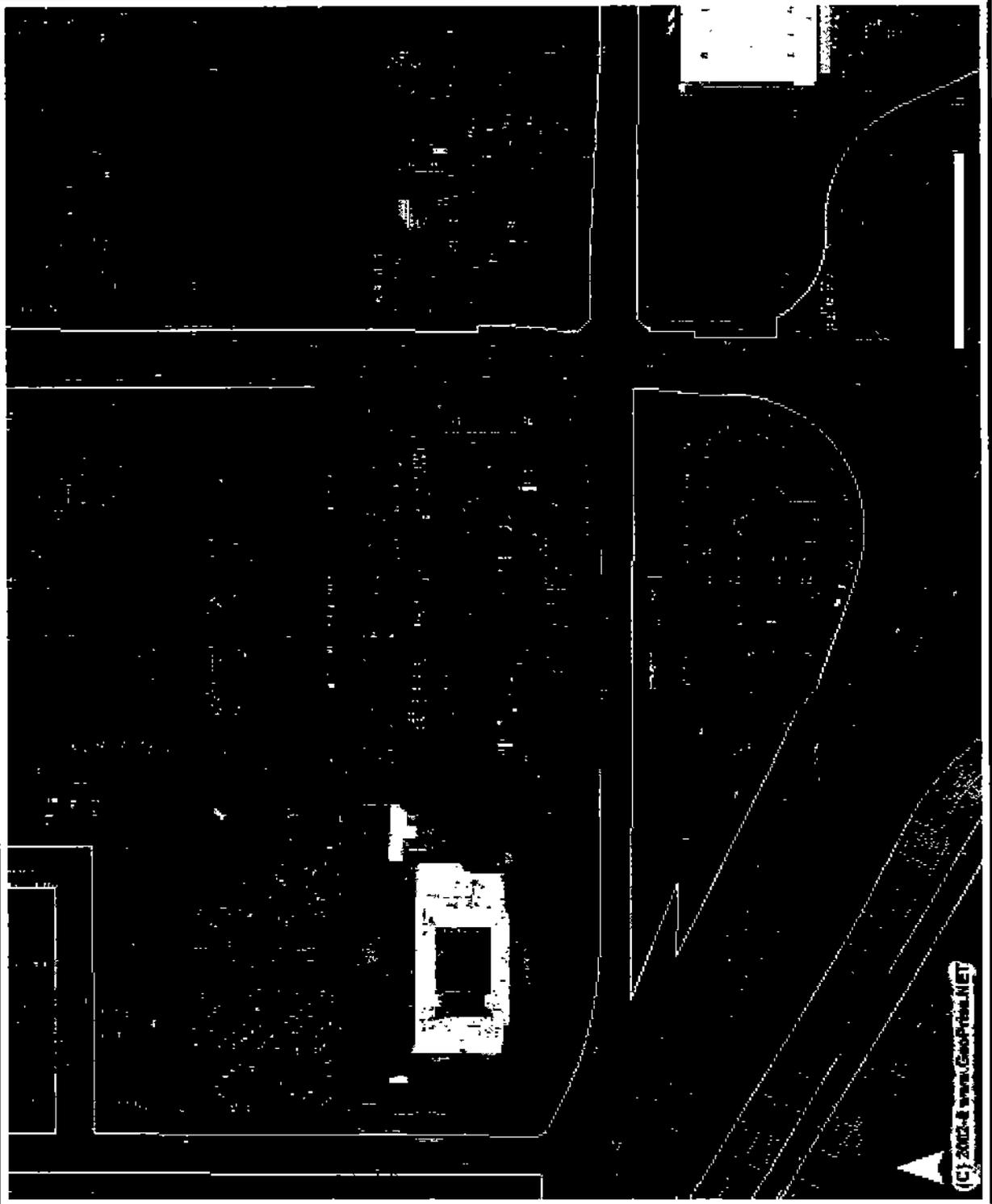
**City of Costa Mesa**

CITY OF COSTA MESA - [Created: 5/27/2008 3:44:06 PM] [Scale: 407.59] [Page: 8.5 x 11 / Landscape]

**Overview Map**



**Map Display**



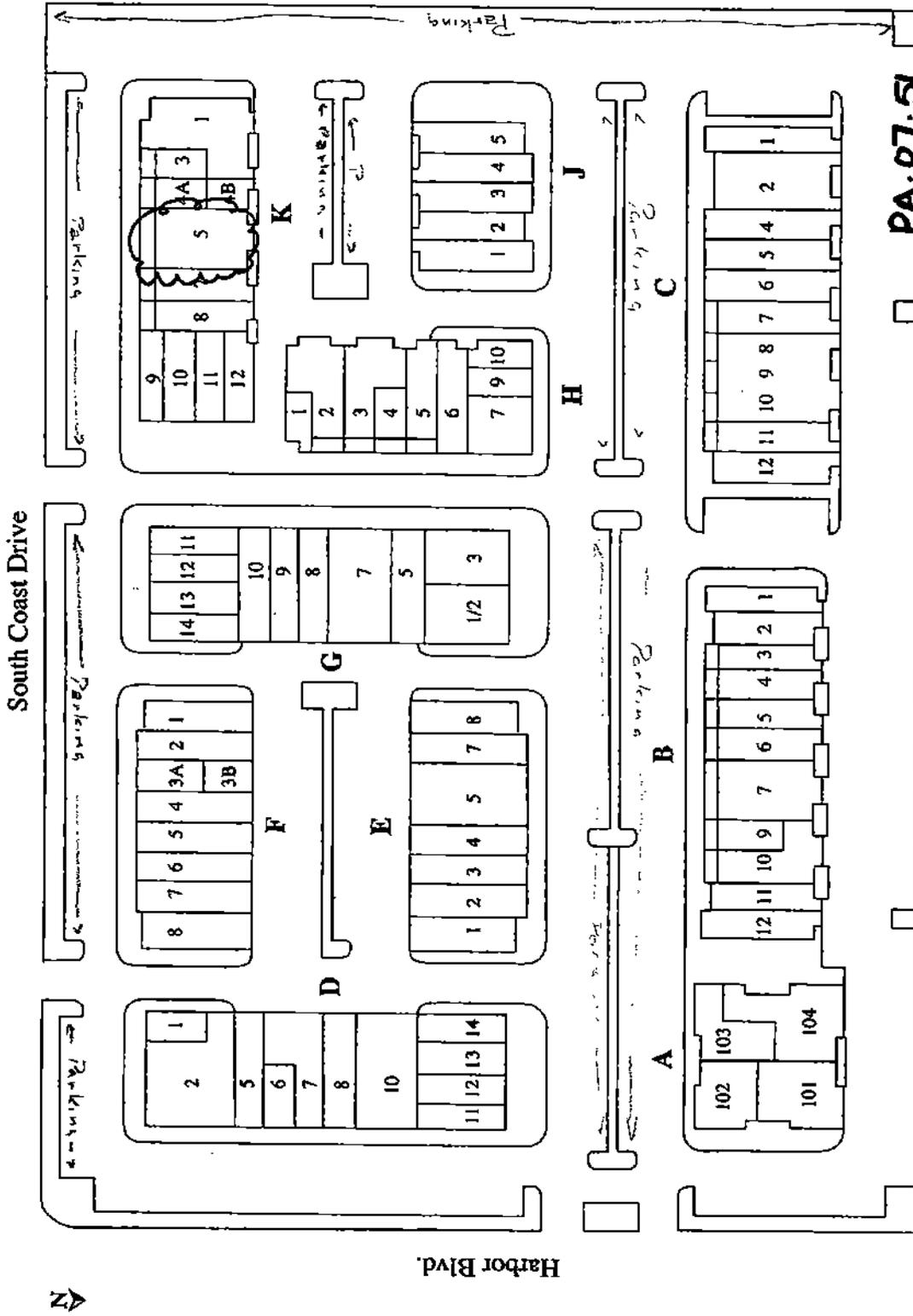
**Legend**

- Address Points
- Freeway Roads
- Collector Freeway Major
- Highway BLVD Primary
- SECONDARY
- Street Names
- Street Centerlines
- ROW Lines
- Parcel Lines
- Level 3 Ortho Photo
- Parcels
- ROW polygons

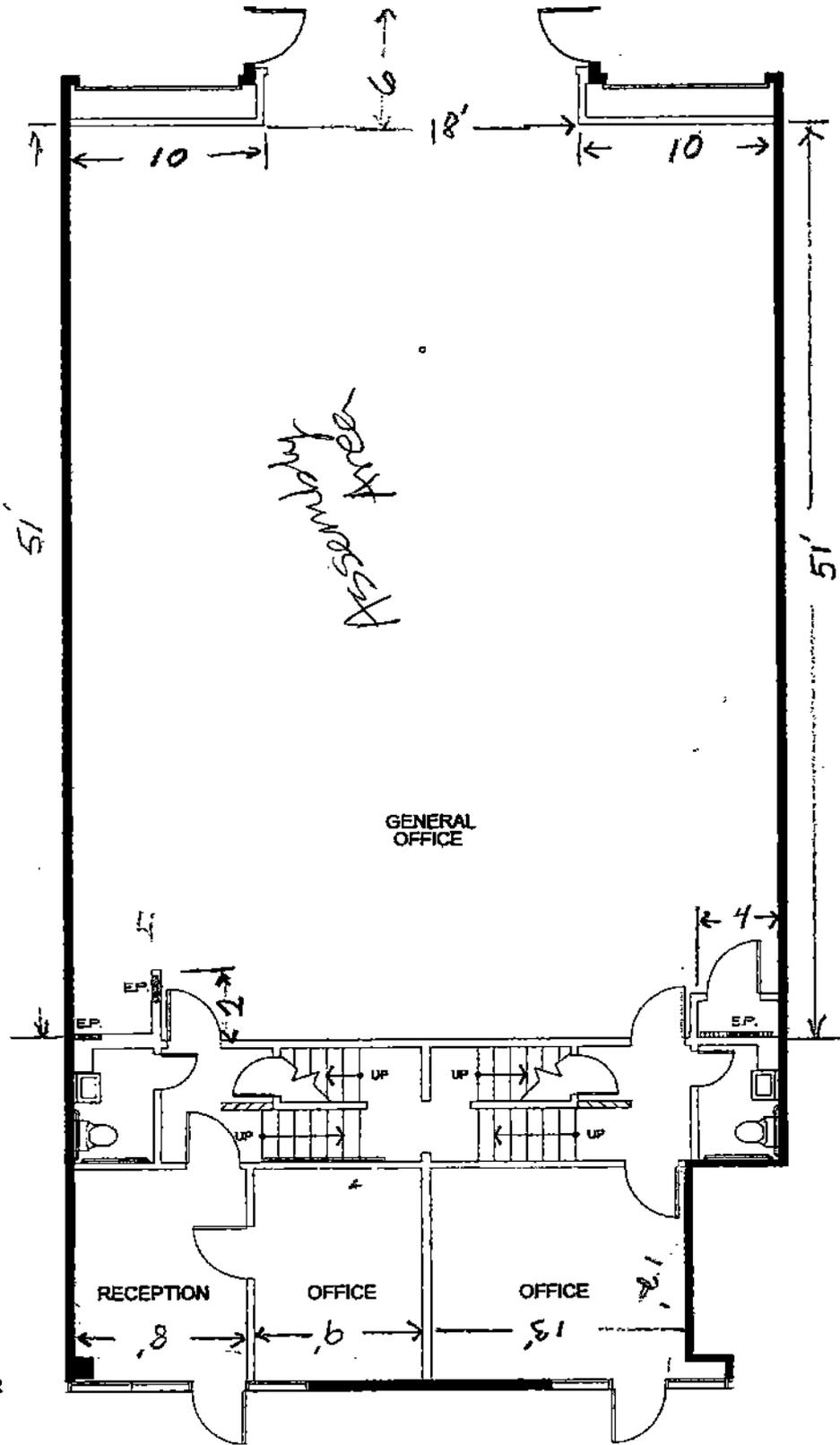
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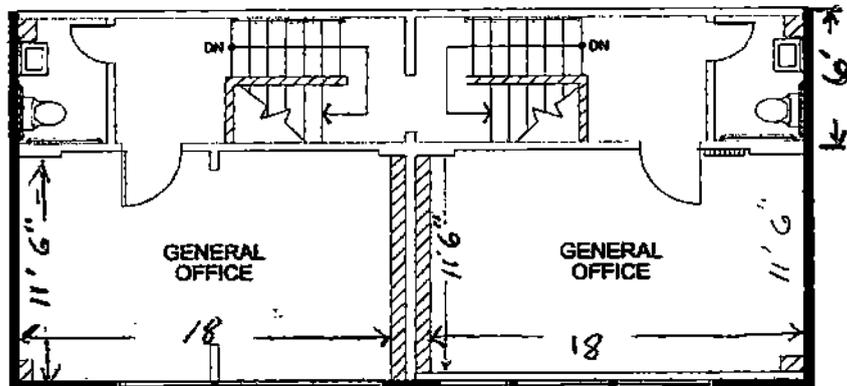
# COMMERCE PARK - COSTA MESA



PA-07-51  
File copy



GROUND FLOOR



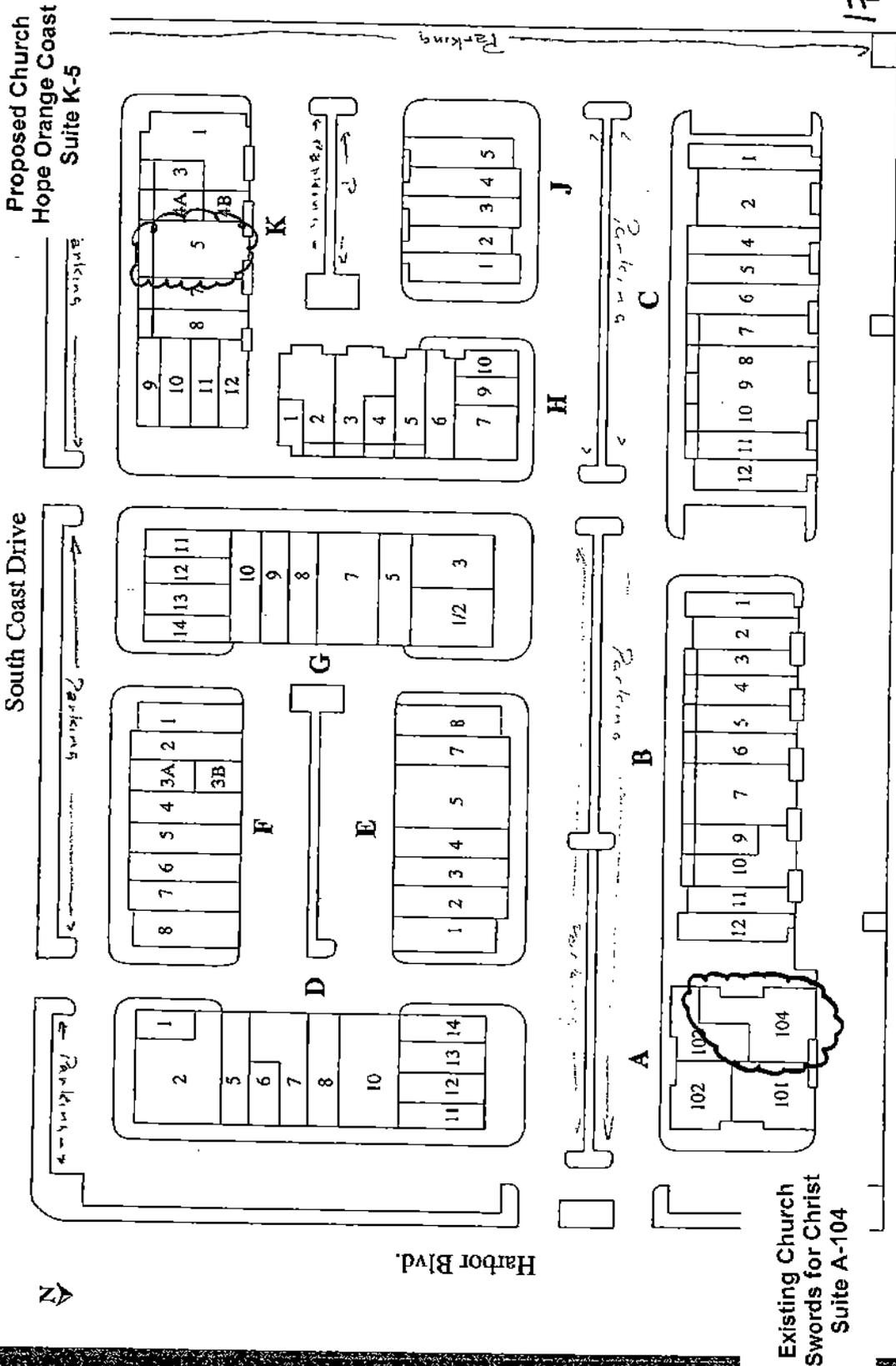
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RREEF

# Commerce Park-Costa Mesa

## COMMERCE PARK - COSTA MESA



Existing Church  
Swords for Christ  
Suite A-104



Harbor Blvd

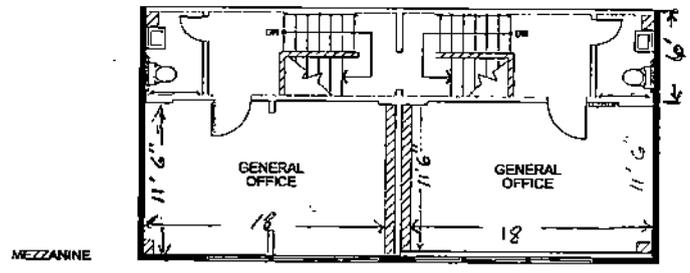
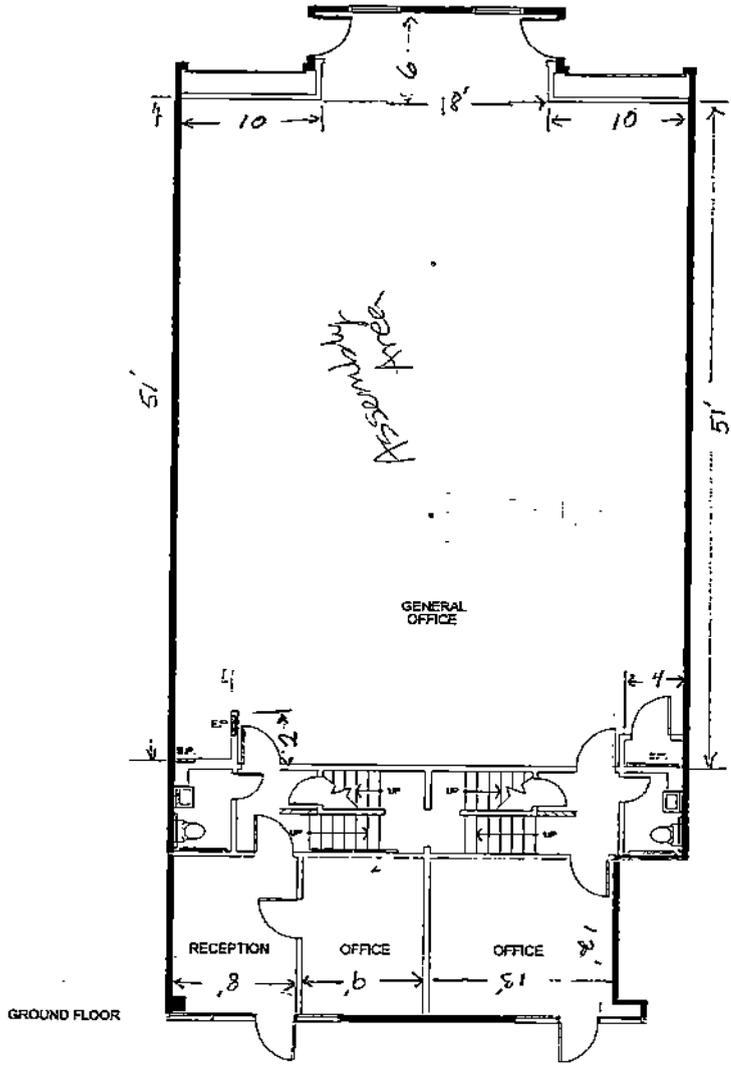
South Coast Drive

Proposed Church  
Hope Orange Coast  
Suite K-5

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# FLOOR PLAN

18  
PA-07.51



SCALE:



ALL OFFICES ARE CARPETED, U.O.N.

3303 Harbor Blvd. , Suites K-5 & K-6		
OFFICE 4,031 S.F. (approx.)	WAREHOUSE: N/A	WAREHOUSE CEILING HEIGHT: N/A
<b>COMMERCE PARK- COSTA MESA</b>		
For information contact: <b>RREEF MANAGEMENT COMPANY</b>		
3303 HARBOR BLVD., SUITE F-8, COSTA MESA, CA 92626 TEL. (714) 979-9997 FAX. (714) 979-1012		

NOTE: All information represented on this drawing is believed to be accurate. However, tenant should verify all pertinent information prior to committing to a lease.