



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 9, 2008

VI.6

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-08-13
642 HAMILTON STREET

DATE: MAY 29, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant is requesting approval to use the property as a playing field for students of Page Private School, which abuts this property.

APPLICANT

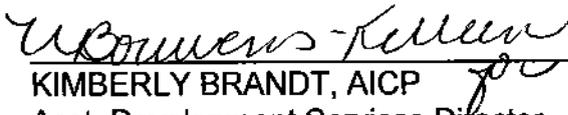
Charles Vaughan is the president of Page Private School, the owner of the property.

RECOMMENDATION

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



WENDY SHIH
Associate Planner



KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND

Page Private School is a kindergarten through eighth grade (K-8) private school with an enrollment of approximately 160 students. The school is located on the City's Westside, and is also within the Mesa West Residential Ownership Urban Plan area. The property that is proposed for use as a play field abuts the school site to the east. Another school (Rea School) is located across Hamilton Street to the south, and there are apartments to the north and east of this property.

The property is 40,000 square feet in area and is vacant (a residence and several smaller structures existed on the property and were recently demolished). The property is bounded by block walls on the south (front) side of the property, next to Hamilton Street, and on the west (left) side of the property, next to Page School. The property is also bounded by wood fences on the north (rear) of the property, next to one-story apartments, and on the east (right) side of the property, next to two-story apartments. The property was purchased by Page Private School for use as a playing field for their students. A conditional use permit is required for expansion of school use on this residentially zoned property.

ANALYSIS

The students of Page Private School currently use the paved area on the adjacent campus site to the west as an outdoor play area. If the use is approved, the circular driveway and the two existing driveway approaches will be required to be removed and the area from the front property line to the existing block wall, a distance of approximately 20 feet, will be required to be planted with trees, shrubs, and groundcover in compliance with the landscape ordinance; the remainder of the site will be planted with grass. A portion of the existing block wall separating the property from Page School will be removed to provide access to the play field. No play equipment, exterior light poles, or other structures are proposed for this property.

The use of the site will comply with the requirements for outdoor play yards adopted by City Council in 2002, including the provisions for buffering the play yard from visual and noise impacts to the abutting residential properties with trees, shrubs, berms, and/or new walls or fences a minimum of six feet in height. A condition is included requiring the applicant provide a detailed landscape and/or hardscape plan of the field for Planning staff approval.

Staff believes the proposed use will not negatively impact surrounding residential properties because the school operates between the hours of 6:30 a.m. and 6:30 p.m., Monday through Friday. There will be no increase in student enrollment or traffic to the site.

GENERAL PLAN CONSISTENCY

The General Plan permits schools and related facilities in the Medium Density Residential designation. Approval of a conditional use permit for a playing field for Page Private School would be consistent with the General Plan.

ALTERNATIVES

If the planning application is approved, the property may be used for a playing field for Page Private School.

If the application is denied, the same request cannot be resubmitted for 6 months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

CONCLUSION

Staff believes that the proposed development and use, subject to conditions, will provide an upgrade to the property without negatively impacting surrounding properties.

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

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

Charles Vaughan
657 Victoria Street
Costa Mesa, CA 92627

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-08-13**

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

WHEREAS, an application was filed by Charles Vaughan of Page Private School, property owner with respect to the real property located at 642 Hamilton Street, requesting approval of a conditional use permit to use the property as a playing field for the school, in an R2-MD 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-08-13 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council 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-08-13 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.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (approval)

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. 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.
 3. The General Plan permits schools and related facilities in the Medium Density Residential designation. Therefore, approval of a conditional use permit for a playing field for Page Private School 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 proposed 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, the school operates between the hours of 6:30 a.m. and 6:30 p.m., Monday through Friday. There will be no increase in student enrollment or traffic to the site.
- 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 15332 for In-Fill Development Projects.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The conditional use permit herein approved shall be valid until revoked. 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.
 2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request.
 3. The property shall be used by students of Page Private School only, between the hours of 6:30 a.m. and 6:30 p.m., Monday through Friday.
 4. Applicant shall provide a detailed landscape and/or hardscape plan for Planning staff approval prior to start of any installation of landscape material on the property.
 5. The boundary of the play field abutting the residential properties to the north and east shall be landscaped with trees, shrubs, berms, and/or provide new walls or fences a minimum of six feet in height as a buffer for visual and noise purposes, subject to approval by the Planning Division.
 6. The existing driveway shall be removed and the front 20 feet of the property shall be planted with trees, shrubs, and groundcover in compliance with the City's landscape ordinance.
 7. Chain link fences visible from a public street or residential property is prohibited.
 8. 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 storm water 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 continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 9. The conditions of approval and ordinance or code provisions of planning application PA-08-13 shall be blueprinted on the face of the grading/site plan as part of the plan check submittal package.
 10. Applicant shall contact the Planning Division to arrange Planning inspection of the site prior to permit finals. This inspection is to confirm

that conditions of approval and Code requirements have been satisfied.

11. All construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays 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.
12. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding properties. The applicant and/or property owner shall institute whatever security and operational measures are necessary to comply with this requirement.
- Trans. 13. Remove unused drive approaches and replace with full height curb and gutter.

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-08-13**

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

WHEREAS, an application was filed by Charles Vaughan of Page Private School, property owner with respect to the real property located at 642 Hamilton Street, requesting approval of a conditional use permit to use the property as a playing field for the school, in an R2-MD 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-08-13 with respect to the property described above.

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

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (denial)

- A. The proposed use does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. The proposed 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 substantially does not comply with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed 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.

- 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 15332 for In-Fill Development Projects.

- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



PAGE PRIVATE SCHOOL

Page Private Schools • California • Florida

CORPORATE OFFICES

657 Victoria St. / P.O. Box 10909
Costa Mesa, CA 92627-0909
www.pageschool.com

949 515-1700 • 888 515-1700
949 642-0843 FAX CA • 800 446-2640 FAX NAT'L

Charles J. Vaughan
President

April 28, 2008

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92628

Re: 642 Hamilton Street, Costa Mesa, CA 92627

Page Private School is requesting to use the property at 642 Hamilton as a playing field for the students. It is our proposal to expand the playing area for the children. The proposed use would not be materially detrimental to other properties in the area due to the following reasons: Directly across Hamilton Street is Rea School, a school already in existence, the west side is Page Private School's current campus, the north side is a small apartment complex that is owned by Charles Vaughan, Page Private School's President, and the east side is bordered by another small apartment complex. There will be no change in student population or traffic impact.

Sincerely,


Charles Vaughan

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HANCOCK PARK
Age 2 thru Grade 8
565 N. Larchmont Blvd.
Los Angeles, CA 90004
8:30 a.m. - 6:30 p.m.
hancocpark@pageschool.com
323 463-5118

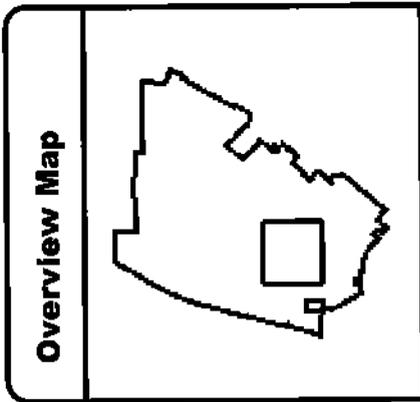
BEVERLY HILLS
Age 2 thru Grade 8
419 S. Robertson Blvd.
Beverly Hills, CA 90211
6:30 a.m. - 6:30 p.m.
beverlyhills@pageschool.com
323 272-3429

GARDEN GROVE
Age 2 thru Grade 6
12111 Buaro SL
Garden Grove, CA 92640
6:30 a.m. - 6:30 p.m.
gardengrove@pageschool.com
714 971-5533

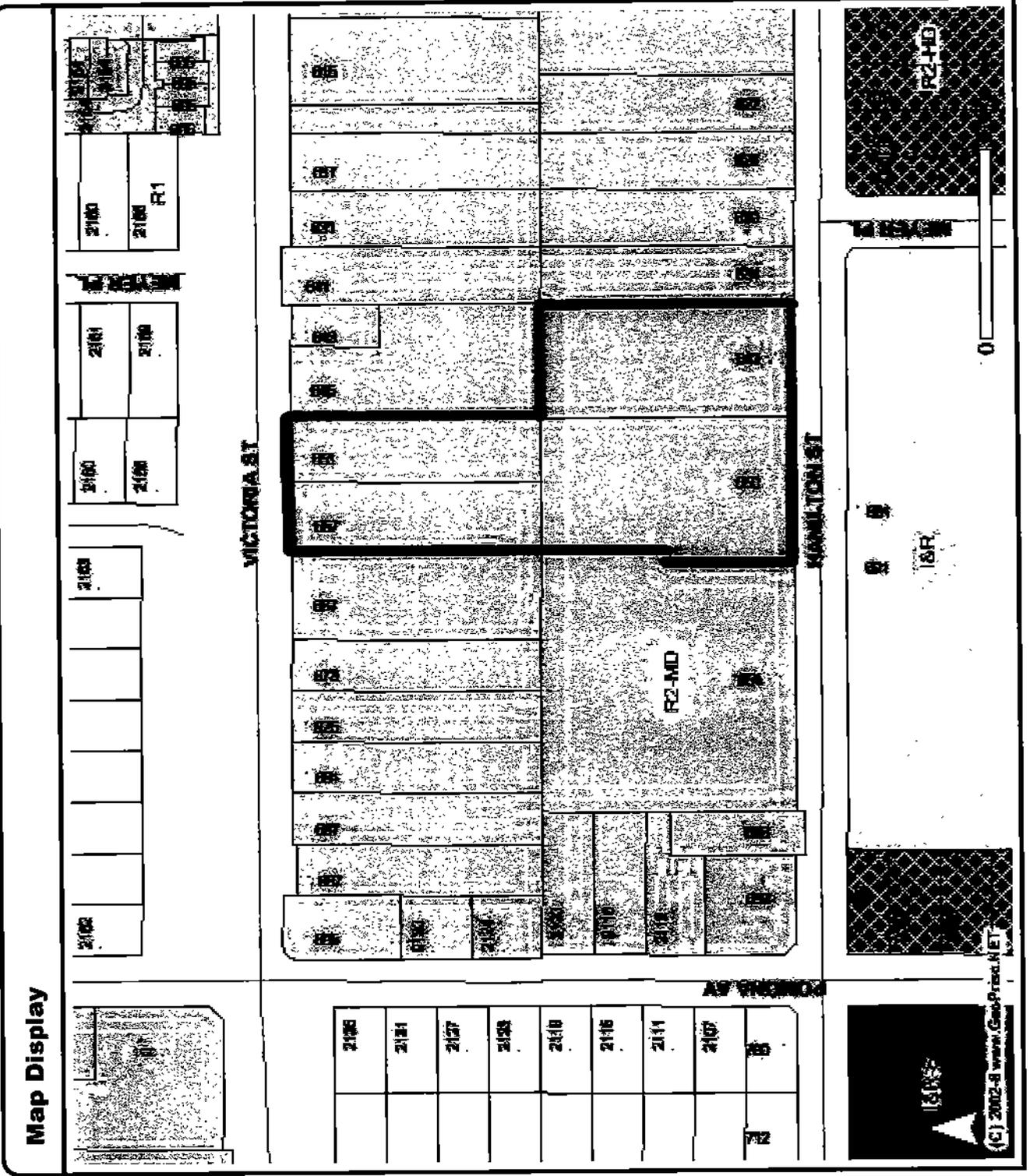
NEWPORT MESA
Age 2 thru Grade 8
657 Victoria St.
Costa Mesa, CA 92627
6:30 a.m. - 6:30 p.m.
costamesa@pageschool.com
949 642-0411

SEMINOLE TOWNE CENTER
Age 2 thru Grade 8
100 Aero Lane
Sanford, FL 32771
6:30 a.m. - 6:30 p.m.
seminoletownecenter@pageschool.com
407 324-1144

UNIVERSITY PARK
Age 2 thru Grade 8
10250 University Blvd.
Orlando, FL 32817
6:30 a.m. - 6:30 p.m.
universitypark@pageschool.com
407 678-0333



Overview Map

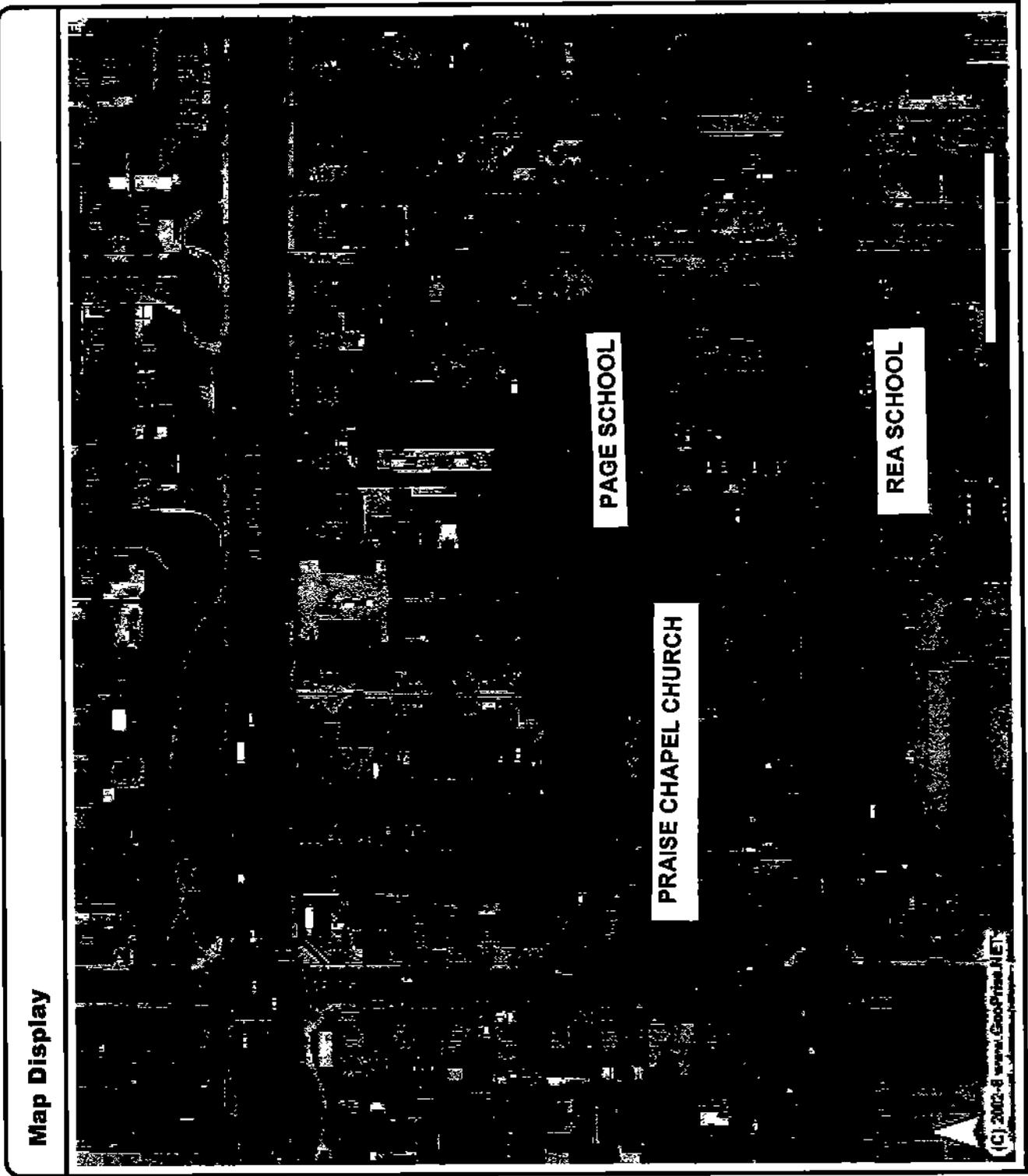
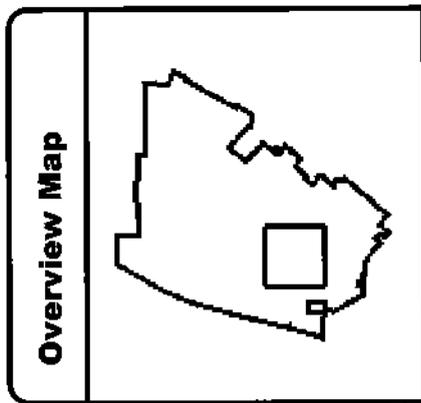


Map Display

Legend

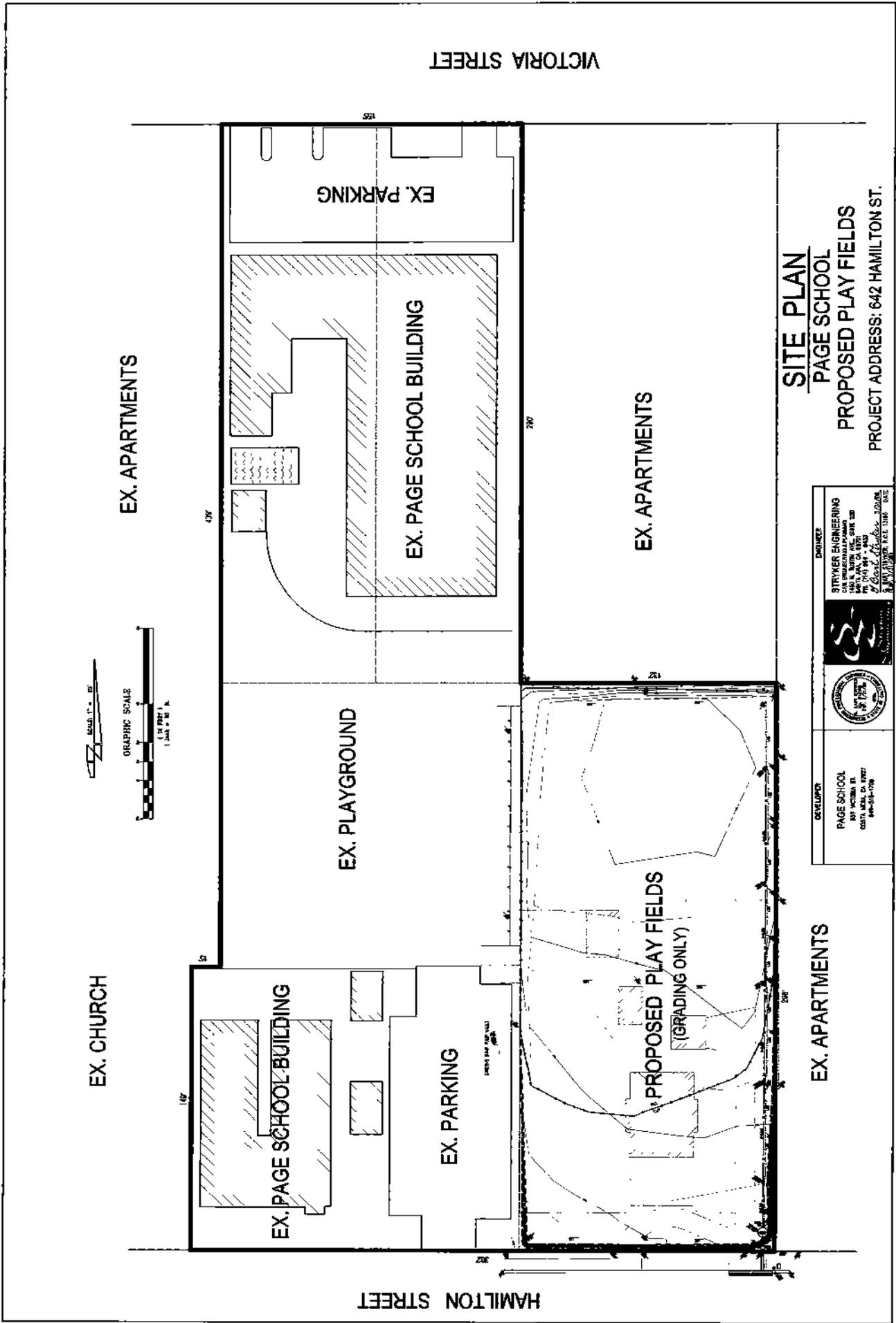
Address Small	Street Centerlines
Address Points	Parcel Lines
Waterway Lines	City Boundary
Hydrology Channels	Water Ways
Street Names	Zoning AP (cent)

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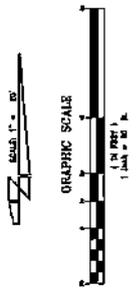
Legend

Address Small	Street Centerlines
Address Points	Parcel Lines
Waterway Lines	City Boundary
Hydrology Channel	Water Ways
Street Names	Level 2 Ortho Photo



EX. CHURCH

EX. APARTMENTS



EX. PAGE SCHOOL BUILDING

EX. PAGE SCHOOL BUILDING

EX. PLAYGROUND

EX. PAGE SCHOOL BUILDING

EX. PARKING

EX. PARKING

EX. APARTMENTS

PROPOSED PLAY FIELDS
(GRADING ONLY)

HAMILTON STREET

VICTORIA STREET

SITE PLAN

PAGE SCHOOL
PROPOSED PLAY FIELDS
PROJECT ADDRESS: 642 HAMILTON ST.

<p>DEVELOPER</p> <p>PAGE SCHOOL 801 VICTORIA ST. COSTA MESA, CA 92626 408-541-1116</p>		<p>ENGINEER</p> <p>STRYMER ENGINEERING ONE BRANFORD PARKWAY SAN ANTONIO, TEXAS 78245 PH: 214-341-4433 FAX: 214-341-4433 E: info@strymer.com P: www.strymer.com</p>
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