



PLANNING COMMISSION AGENDA REPORT

VII.2

MEETING DATE: JANUARY 26, 2009

ITEM NUMBER

**SUBJECT: PLANNING APPLICATION PA-08-23 FOR PROPERTY LOCATED AT
758-760 VICTORIA STREET AND 2199 RALEIGH STREET**

DATE: JANUARY 9, 2009

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610**

DESCRIPTION

The proposed project involves the following discretionary action for the property located at 758 - 760 Victoria Street and 2199 Raleigh Avenue:

- **Planning Application PA-08-06** – Conditional Use Permit for renovation and addition to an existing church campus and a variance from the maximum allowable building height within the R1 zone.

APPLICANT

Terry Jacobson of J7 Architecture is the authorized agent for Christ Lutheran Church, property owners.

RECOMMENDATION

Approve Planning Application PA-08-23, by adoption of attached resolution.

Handwritten signature of Minoo Ashabi in black ink.

MINOO ASHABI, AIA
Senior Planner

Handwritten signature of Kimberly Brandt in black ink.

KIMBERLY BRANDT, AICP
Asst. Development Svs. Director

PLANNING APPLICATION SUMMARY

Location: 758 and 760 Victoria Street Application Number: PA-08-23
2199 Raleigh Street

Request: Conditional Use Permit for renovation and addition to a church campus with a variance from building height requirements.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: Single Family Residential (R1)

North: R1 and R2 MD - Residential

General Plan: Medium Density Residential MDR

South: R1- Residential and commercial

Lot Dimensions: 320' X 605' feet

East: R1 - Residential

Lot Area: 4.37 sq. ft.

West: R2 MD - Residential and church

Existing Development: Church and school campus including a parsonage, sanctuary, classrooms, preschool and day care, playing fields, gymnasium, administration offices and fireside building

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed in R1 zone</u>	<u>Proposed/Provided</u>
Lot Area	6,000 sq. ft.	4.37 acres (phase 1) 4.547 (phase 2)
Floor Area Ratio (Phase 1)	Maximum 0.25 (47,590 S.F.)	0.25 (47,500 S.F.)
Floor Area Ratio (Phase 2)	Maximum 0.25 (49,517 S.F.)	0.25 (49,517 S.F.)
Open Space	40%	41.9%
Building Height	2 stories/27 feet	33 feet ¹
Building Setbacks: (Victoria considered front)		
Front	20 ft.	20 ft.
Side (left/right)	5 ft.	38 ft.
Rear	20 ft.	168 ft.
Parking:		
682 fixed seats – 1 space/3 seats	227 spaces	278 including 68 overflow spaces ²
Interior Landscaping (parking lot)	5,675 S. F.	6,000 S. F.
Block Wall Height	6 feet	6 feet
¹ Variance from maximum allowable height requested, ² Overflow parking approved by City Council in 1975.		
Final Action	Planning Commission	
CEQA Review	Exempt, Class 32, Infill Development	

BACKGROUND:

The church building and school was originally constructed in 1957 with subsequent additions in 1960, 1963, and 1966.

In January 1975, City Council approved ZE-74-103 that allowed a reduction in parking for construction of additional facilities for the church and school (5,000 square foot classroom and 9,400 square foot fellowship hall). Based on the number of seats in the sanctuary (682 seats), 194 parking spaces were required; 148 parking spaces were provided with 68 overflow parking spaces allowed on the playing field.

On June 23, 1986, Planning Commission approved Planning Application PA-86-101 to construct one additional classroom, a library, and youth room.

On April 13, 1992, Planning Commission approved PA-92-25 that authorized a 900 square-foot addition for a classroom.

On February 14, 1994, Planning Commission approved PA-94-07 that authorized the addition of 7,780 square feet of new classrooms and a day care facility.

ANALYSIS:

Project Location

The 4.37-acre project site is located at 760 Victoria Street. The property owner recently purchased the property at 2199 Raleigh Avenue for expansion of their campus (Vicinity Map, Attachment 1). The church site is currently developed with a sanctuary, parsonage, day care, playing fields, preschool classes, and nine primary school classrooms. The property at 2199 Raleigh Avenue is currently developed with a single family residence. The properties are located within the Single Family Residential (R1) zoning district. Properties to the north and east of the site are developed with single family residences and a separate church and residential properties abut the property to the west.

Conditional Use Permit

The propose project consists of two phases as follows:

Phase 1

This phase includes demolition of the fireside and parsonage buildings (4,380 square feet) and construction of a new two-story administration building and fireside building (5,932 square feet). The two-story building will be located within the central area of the campus, surrounded by the sanctuary building to the east and classrooms to the west. The church property currently contains two parcels, one for the church campus and one for the parsonage. The proposed improvements will not include any building over the parsonage property; therefore, the applicant has requested that the requirement for filing a lot line adjustment to merge the parcels into one be deferred to the second

phase of the project. Since the properties are connected by parking and landscaping and the area of parcel at 758 Victoria is included in calculation of the Floor Area Ratio (FAR), staff is recommending that a lot line adjustment be submitted and recorded prior to issuance of building permits for Phase 1.

Phase 2

This phase includes demolition of the house at 2199 Raleigh Avenue (1,800 square feet) and construction of a new café/resource center and a youth loft over the Gym restrooms (2,017 square feet). The café/resource center will include a roof design with solar panels that is integrated with the building design. The new added site area will ensure that the maximum Floor Area Ratio (FAR) of 0.25 is maintained with the new additional square footage. Since the residential parcel will not be integrated with the church campus and in order to minimize impacts to adjoining properties, the applicant proposes to improve the site as a passive open space with no lighting and an accent landscape area at the corner of Congress Street and Raleigh Avenue. A condition is recommended that would prohibit installation of any signs at 2199 Raleigh Avenue to maintain the residential character of the neighborhood.

Staff recommends approval of the conditional use permit request for the following reasons:

- Church use and school are compatible with the adjacent residential uses. Operation of the church will remain substantially the same without an increase in the number of students.
- The proposed new building and additions are designed to complement the existing structures built in contemporary architectural style and modernize the existing church campus.
- With the additional land area gained at 2199 Raleigh Avenue, the project will be consistent with the General Plan Floor Area Ratio of 0.25 for moderate traffic generating uses.

Variance

The proposed second floor youth loft would require a new roof framing with a ridge height of 33 feet; the maximum allowable building height in R1 zone is 27 feet. The two-story building is situated more than 100 feet from adjacent residential properties; therefore, it is not anticipated to have a shade and shadow impact on surrounding properties. In addition, the current sanctuary is approximately 38 feet in height and is situated closer to the easterly property line. The new building is designed to complement the existing size and massing of the sanctuary.

Staff recommends approval of the variance request for the following reason:

- The applicant requests approval of a variance from the maximum allowable height of 27 feet. A variance provides zoning relief because of unique circumstances related to the size, shape, location, and topography of the property. In this case, the church campus is 4.37-acres and the classroom

building is situated over 100 feet from property lines with an overall height of 33 feet, which does not have the potential to have a negative impact to adjacent properties. In addition, the proposed height is compatible with other existing structures on site.

Lot Line Adjustment

If approved by Planning Commission, a condition is recommended that requires approval of a lot line adjustment merging the three parcels before issuance of building permits for Phase 1 improvements. The subdivision application will be considered under a separate request by staff.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

LEGAL REVIEW

The City Attorney's office has approved the attached resolution as to form.

ALTERNATIVES

The Planning Commission has the following options:

1. Approve the proposed project. Proposed expansion of the church campus would be in conformance with the City's General Plan and R1 zoning. The proposed facilities would modernize both the appearance and use of the buildings within the church campus.
2. Deny the proposed project. The proposed expansion would not be in conformance with the City's General Plan and R1 zoning or compatible with the surrounding R1 properties. The applicant could not apply for a similar project until six months after the decision date.

CONCLUSION

This project involves renovation and addition to an existing church campus, including a variance from maximum allowable building height. The operation of the church will remain substantially the same without an increase in the number of students. While a variance is requested from maximum building height, staff believes the project exhibits a good quality design and compatibility with the neighboring developments.

- Attachments: 1. Vicinity Map
2. Site Photos
3. Planning Commission Resolution of Approval
4. Planning Commission Resolution of Denial
5. Submitted Letter
6. Site Plans/Elevations/Floor Plans

cc: Deputy City Mgr., Dev. Svs. Director
Deputy City Attorney
Public Svs. Director
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Terry D. Jacobson
J7 Architecture
1470 Jamboree Road, Suite 200
Newport Beach, CA 92660

Christ Lutheran Church
760 Victoria St.
Costa Mesa, CA 92627

File: 012609PA0823	Date: 011509	Time: 9:45 a.m.
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PA-08-23
760 Victoria Street and
2199 Raleigh Avenue

Christ Lutheran Church





View of the Preschool Entrance from Victoria Street



View of the Site From Victoria Street Looking East



View of the Site Looking North



View of the Parking Lot Looking North

RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-08-23 FOR EXPANSION OF A CHURCH CAMPUS LOCATED AT 758 AND 760 VICTORIA STREET AND 2199 RALEIGH AVENUE.

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

WHEREAS, an application was filed by Terry Jacobson of J7 Architecture, as authorized agent for property owners, Christ Lutheran Church, for the real property located at 758 and 760 Victoria Street and 2199 Raleigh Avenue, in an R-1 Zone;

WHEREAS, the proposed project involves Planning Application PA-08-23 for a Conditional Use Permit to construct a net increase of 3,569 square feet for a new two-story administration office, a new fireside building, a café/resource center and a youth loft;

WHEREAS, Planning Application PA-08-23 also includes a variance from the maximum allowable building height to construct a two-story structure with an overall height of 33 feet.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2009 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that the Planning Commission approves Planning Application PA-08-23.

BE IT FURTHER RESOLVED that the 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-08-23, based on the evidence in the record and the findings contained in Exhibit "A, "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. Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 26th day of January, 2009.

Donn Hall, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. 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 number of students remains the same and the improvements provide for a modernized church campus.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- a. The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed expansion will modernize the appearance and use of church buildings without increasing number of students.
 - 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. The proposed new driveway on Victoria Street will improve ingress and egress to the site and provide better on-site circulation.
 - c. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The information presented substantially complies with Section 13-29(g)(1) of the Costa Mesa Municipal Code:
- a. Because of special circumstances (lot size/width and location) applicable to the property, the strict application of the maximum building height requirement (27 ft. required, 33 ft. proposed) would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. The proposed building height of 33 feet although more than the maximum allowable building height of 27 feet, it is compatible with other on-site buildings and situated in a central location more than 100 feet from property lines.
 - b. The variance granted shall be subject to such conditions as will assure that the deviations authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
 - c. The granting of the variance will not allow a use, density, or intensity which is not in accordance with the General Plan designation, as amended.
- D. 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, Class 32.
- E. 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 (a) at all affected intersections (b) by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Prior to issuance of a demolition permit for Phase 1 improvements, a Lot Line Adjustment shall be approved and recorded to merge three parcels located at 758 and 760 Victoria Street and 2199 Raleigh Avenue.
 2. All conditions of approval for ZE-74-103, PA-86-101, PA-92-25, and PA-94-07 remain in effect unless amended hereto.
 3. The applicant shall remove any illegal and non-conforming signs on the property within 14 days of the effective date of this approval. Banner signs shall be in conformance with the requirements of Cost Mesa Municipal Code.
 4. The conditions of approval and code provisions of PA-08-23 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
 5. 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 storm water 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. No cross lot drainage to adjacent properties shall be allowed.
 6. Upon completion of demolition and grading activities and prior to construction of Phase 1 improvements, the applicant shall work with adjacent property owners and construct a continuous minimum six-foot high block wall with consistent material and color along the easterly and westerly property lines. The applicant shall work with the adjacent property owner(s) to prevent side-by-side walls.
 7. To the fullest extent possible, the landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The landscape plan shall be approved prior to issuance of building permits. The existing mature tree on Victoria Street shall be retained in its current location if determined feasible. Relocation or replacement of the tree shall occur under the direction of the Planning Division and Public Services Department as deemed appropriate.
 8. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, design modifications, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.
 9. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts

- shall be permitted.
10. There shall be minimal nighttime lighting, primarily security purposes, of the common areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
 11. No sign is permitted on property located at 2199 Raleigh Avenue. This parcel shall be only developed with landscaping and minimal lighting for passive use and no interference with the quiet enjoyment of the nearby residences abutting the project site.
 12. Demolition permits for any existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 13. All backflow prevention devices, transformers, and other utility or ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.
 14. 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 6 p.m. on 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.
 15. All accessory and temporary structures shall be removed from parking areas. Parking lots shall be open and accessible at all times that the school and church is in operation to prevent overflow parking to adjacent residential streets. The existing gate at Congress Street shall remain in operation; however, any future expansion of the church facilities including any increase in the number of students or concurrent use of the church and school activities that may intensify traffic impact to adjacent properties would require submittal of a traffic analysis and reconsideration of the access on Congress Street.
 16. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete (PCC) curbing.
 17. All on-site utility services shall be installed underground.
 18. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited.
 19. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
 20. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be

- of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.
21. Two (2) sets of landscape and irrigation plans, approved by both the water agency and the Planning Division, shall be attached to two of the final building plan sets.
 22. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Engineering Division, (949) 631-1291.
 23. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 - Trans. 24. Full mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting to the Planning Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 9.11 trip ends per TSF for the proposed project and includes a credit for any previously existing use. At the current rate the Traffic Impact Fee is established at \$5,792.00. The Traffic Impact Fee will be recalculated at the time of issuance of Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
 - Eng. 25. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
 - Fire 26. If the Group E Occupancy area exceeds 20,000 sq. ft. fire sprinklers will be required per CFC Section 903.2-2.1.
 27. A manual and automatic fire alarm system will be required with an occupant load over 50 or more than one classroom or one or more rooms used as day care purposes as per CFC 907-.2.3.
 28. Panic hardware shall be required for Group E occupancy if occupant load is over 50 as per CFC 1008.1.9.
 - Play Areas 29. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Development Services Director. Outdoor play areas shall include a combination of both hard and soft surfaces.
 30. Playground equipment should demonstrate compliance to State of California Playground Safety Regulations R-39-97, (California Code of Regulations Title 22, Division 4, Chapter 22) available from Barclay's California Code of Regulations (800) 888-3600. State safety regulations are based on the ASTM F1487-98 Standard Consumer Safety Performance Specification of Playground Equipment for Public Use and the Consumer Production Safety Commission Handbook for Public Playground #325, both available from the California Department of Health Services, (916) 654-0381.
 31. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck heights. On a project-specific basis, the Development Services Director shall require that the playground plan adequately serve the anticipated number of users and their activities.
 32. Prior to occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the

manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).

33. All nighttime school activities in the outdoor play yard areas shall be subject to review and approval by the Development Services Director.
34. There shall be no nighttime lighting, except for security purposes, of outdoor play areas after school hours. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
35. The outdoor play area shall be enclosed with a six-foot high fence or wall with a lock or latching device that is not accessible to children. All fences or walls shall provide for safety with controlled points of access.

RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-08-23 FOR EXPANSION OF A CHURCH CAMPUS LOCATED AT 758 and 760 VICTORIA STREET AND 2199 RALEIGH AVENUE.

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

WHEREAS, an application was filed by Terry Jacobson of J7 Architecture, as authorized agent for property owners, Christ Lutheran Church, for the real property located at 758 and 760 Victoria Street and 2199 Raleigh Avenue, in an R-1 zone;

WHEREAS, the proposed project involves Planning Application PA-08-23 for a Conditional Use Permit to construct a net increase of 3,569 square feet for a new two-story administration office, a new fireside building, a café/resource center and a youth loft;

WHEREAS, Planning Application PA-08-23 also includes a variance from the maximum allowable building height to construct a two-story structure with an overall height of 33 feet.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2009 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

BET IT RESOLVED that, based on the evidence in the records and the findings contained in Exhibit "A", the Planning Commission hereby DENIES Planning Application PA-08-23 with respect to the property described above.

PASSED AND ADOPTED this 26th day of January 2009,

Donn Hall, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented 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.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - a. The proposed development and use is not compatible and harmonious with uses both onsite as well as those on surrounding properties.
 - b. The use is not consistent with the General Plan.
 - c. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The Costa Mesa Planning Commission has denied PA-08-23. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



November 6, 2008

Minoo Ashabi, A.I.A., Senior Planner
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, CA 92628

NOV 2008

RE: Application PA-08-23

Dear Minoo:

Thank you for the recent meeting where we discussed the application of Christ Lutheran Church. I have incorporated the adjustments to the plans and believe they are now complete and reflect the input from you and Dennis Johnson from Transportation.

In your prior review dated October 13, 2008 you listed items 1 through 9 which will be addressed below.

1. The building square footage and resultant FAR has been calculated based upon the current code definition. See the tabulations.
2. The property at 2199 Raleigh will be incorporated into the property and be a part of the FAR calculation in Phase 1B. At this time a lot line adjustment will be made, more detailed landscape plans provided, etc. The lot will be a passive landscaped fenced open space. We are not proposing an active playground, night lighting or expanded parking.
3. The highest parking demand occurs on weekends and evenings during church events. The school and office mid week parking requirements are significantly less and will be satisfied with the on site parking. As we mentioned the church currently has an agreement with the adjacent church for staff parking during weekdays as well. You are welcome to visit the site as we discussed to observe the school drop off and pick up circulation and procedures.
4. The hours of operation, list of activities and uses, etc. has been provided in the Operational Plan. The church sanctuary is not typically used during school hours.
5. The front yard landscape setback has been provided along the new entry drive and labeled on the site plan. We have read the Landscape Ordinance and calculated the parking lot landscape area. See the revised tabulation.
6. The trash enclosure has been relocated as discussed away from residential neighbors and centered on a joint property line.
7. Dimensions have been added to clarify parking aisle and stall sizes. There are no compact spaces proposed.
8. The access on Congress is used but highly controlled in compliance with prior entitlement approvals. The gate is opened for specific circulation needs and then closed again when not in use. There is no added access proposed from either Congress or Raleigh.
9. The elementary school playgrounds are not regulated by the State of California for private schools however the various activity areas do meet the criteria. The licensed Preschool is regulated by the State and must meet their standards under Title 22.

We are in receipt of the letter from Raja Sethuraman to our civil engineer, David Cosper regarding the request for the street R.O.W. vacation. You will note that we have eliminated this request from the plans and show our existing land area and property lines.

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Newport Beach, CA 92660

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www.J7architecture.com



J7·Architecture

Creating space. Inspiring people.

I have provided you with two sets of the revised sheets showing the new tabulations and phasing. Please review them to make sure they are complete and then kindly begin the entitlement process. The church is most anxious to move this forward toward Planning Commission hearing and ultimate approval.

Thank you for your help in this matter,



Terry D. Jacobson, Architect
J7 ARCHITECTURE, INC.

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NOV 2008

**CHRIST LUTHERAN CHURCH AND SCHOOL
COSTA MESA, CALIFORNIA
OPERATIONAL PLAN 08/06/08**

In an effort to clarify the various activities of Christ Lutheran Church and School and to accompany our application for a revised Campus Master Plan C.U.P. the following outline summarizes the operations of the church and school both now and in the future.

CURRENT CHURCH OPERATION

Our current church functions within the existing one and two story buildings located at 760 Victoria Avenue, Costa Mesa, California. The activities include worship with classrooms for various age groups in support of this function and administrative office uses. The seating capacity of the Sanctuary is approximately 700p.

Sunday: Worship services occur at 8:00 AM, 9:45 AM and 5:00 PM on Sunday. Sunday School is offered for the children during the 9:30 AM Sunday worship time.

Midweek Daytime: Church Office 8:00 AM to 5:00 PM, Monday through Friday.

Midweek Nighttime: Various ministry groups meet on the grounds from about 7:00 PM until 9:30 PM.

CURRENT SCHOOL OPERATION

The campus serves as a Preschool and Kindergarten through Eighth Grade Elementary School facility during the weekdays. The current enrollment for the Preschool is 65 (licensed for 75) and the Elementary School is 240 students for a total of 305. Under the existing CUP the total approved is 410.

Midweek Daytime: School Office 8:00 AM to 5:00 PM, Monday through Friday.
Preschool Sessions 7:00 AM to 6:00 PM, Monday through Friday.
Elementary School 8:30 AM to 3:00 PM, Monday through Friday.
Before and After School Program 7:00 AM and 6:00 PM, Monday through Friday.

FUTURE OPERATION

With the proposed renovation of the campus, the capacity of the Sanctuary and the maximum student count under the current CUP will remain unchanged. The improvements will include better vehicular access off of Victoria, additional on-site parking, Fellowship Plaza development and upgrade of support facilities and infrastructure.

A new resource center (library) with limited coffee and snack service will be built at the Welcome Plaza. The existing Fireside Room will be removed and a new meeting room will be added adjacent to the existing Gym. The current Gymnasium will be upgraded to allow multi-purpose uses for youth meetings, midweek recreation, social gatherings including dinners, etc.

The offices will be relocated into a new centralized two story building to allow all staff to be in one area. A nursery / preschool classroom along with a music suite for the worship team will replace the current offices. A new elevator will provide access to all second level facilities.

Three new second floor classrooms are proposed in a future phase which would be contingent upon additional land acquisition to maintain the allowed F.A.R. of 25%.

The basic activities and times of operation for both the church and the school will remain the same but the additional and improved facilities will accommodate the various ministry needs.

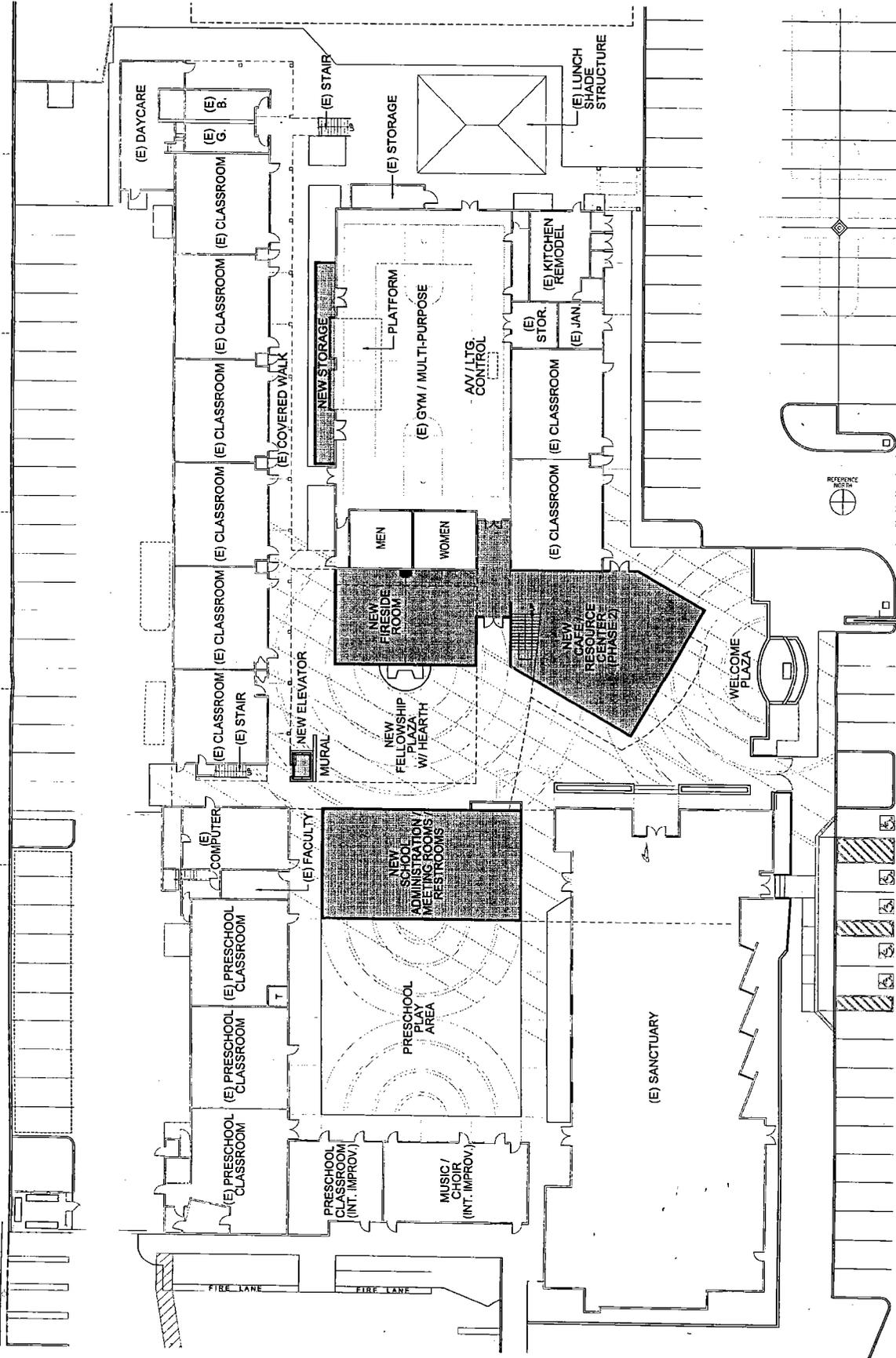
**CHRIST LUTHERAN CHURCH AND SCHOOL
COSTA MESA, CALIFORNIA
CONDITIONAL USE PERMIT REQUEST 08/06/08**

Christ Lutheran Church and School located at 760 Victoria Street in Costa Mesa has operated under a Conditional Use Permit within a Residential Zone since 1957. Over the years the use has proven to be compatible with the other uses permitted in the general area.

The western properties are primarily multifamily residential with another church use at the corner of Victoria and Placentia.

The eastern and northerly property lines adjoin single family residential neighborhoods. Under prior approval PA-94-07 a study was provided which addressed the access onto Congress Street. The church and school have worked within the conditions of prior approvals to limit this access as allowed. Gates control the times and frequency of its use.

The proposed uses including the seating capacity of the Sanctuary and the student enrollment for the School are unchanged from the current allowed uses and therefore will not be materially detrimental to the other properties in the area.



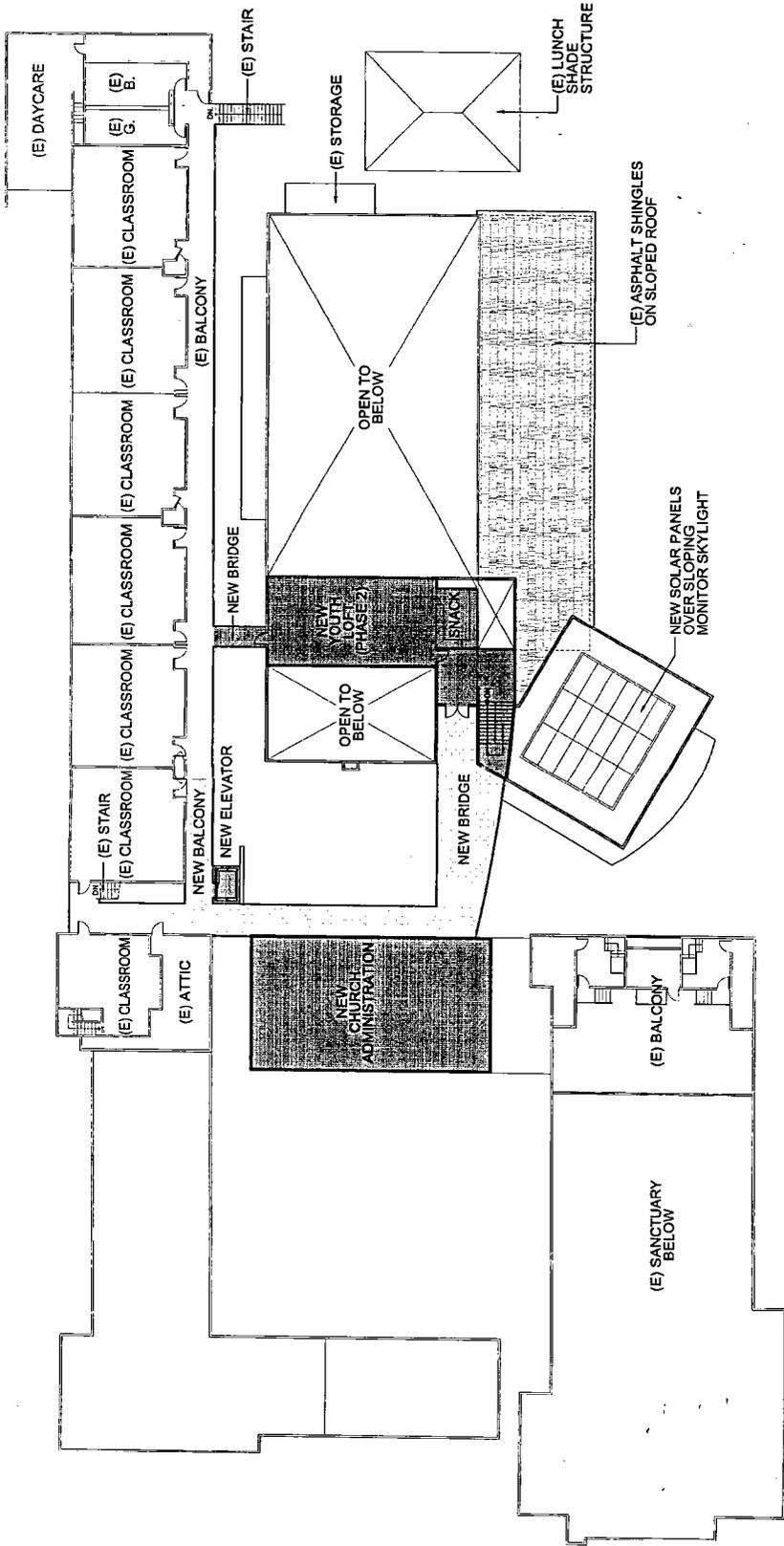
26

PROJECT NO.: 07007
 DATE: 12/09/08
 SCALE: 3/32"=1'-0"
 SHEET NO.: 2

FIRST FLOOR PLANS AND
 PARTIAL SITE PLAN

J7 Architecture
 Creating space. Inspiring people.
 1470 Lawrence Road, Suite 200
 San Jose, CA 95128
 (408) 261-1337 FAX (408) 261-2004

CHRIST LUTHERAN CHURCH
 760 VICTORIA
 COSTA MESA, CALIFORNIA

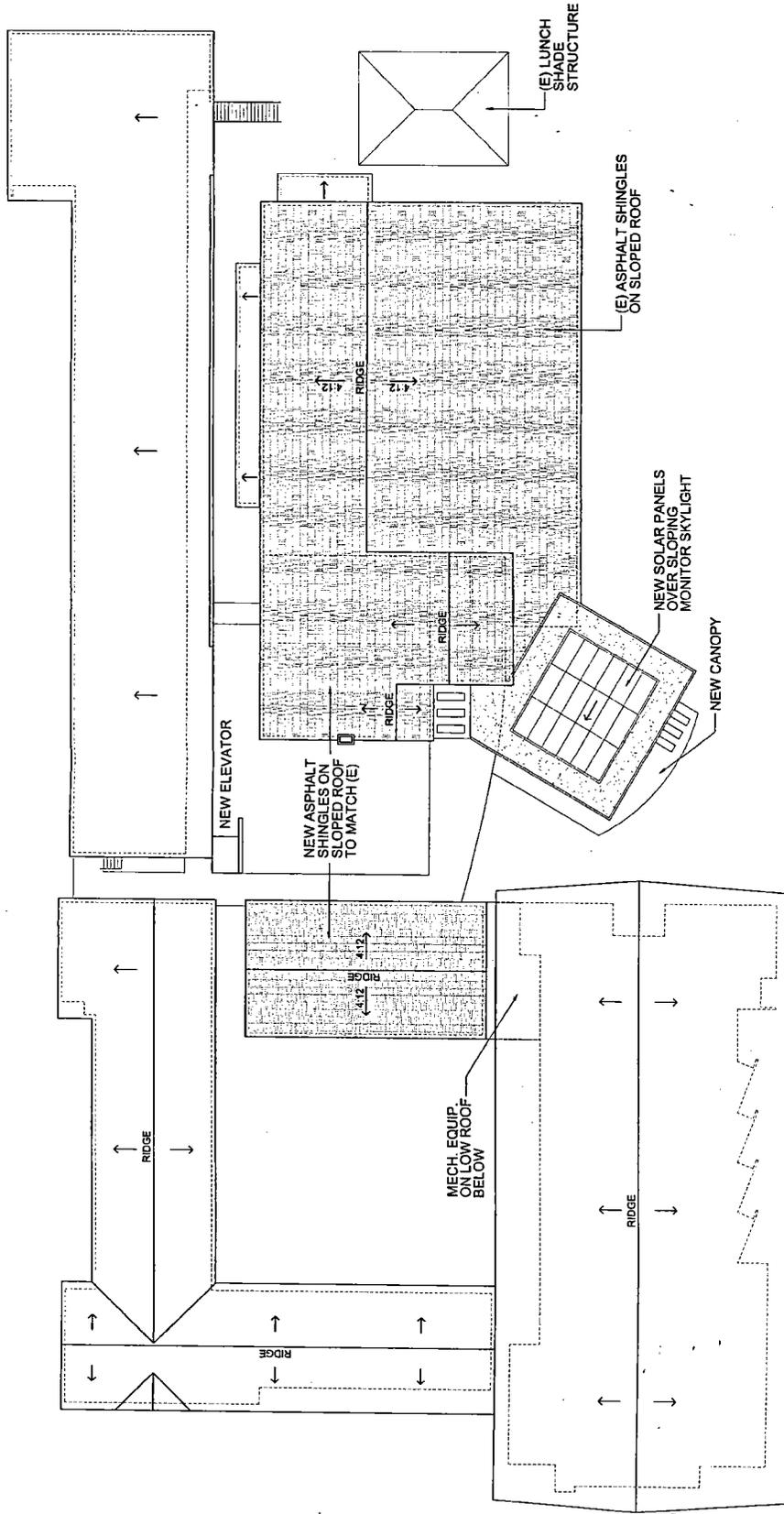


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 760 VICTORIA
 COSTA MESA, CALIFORNIA

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 1100 Aliso Viejo Blvd., Suite 100
 Aliso Viejo, CA 92656
 949.251.1111

SECOND FLOOR PLANS

PROJECT NO.: 07007
 DATE: 12/09/08
 SCALE: 3/32"=1'-0"
 SHEET NO.: 3

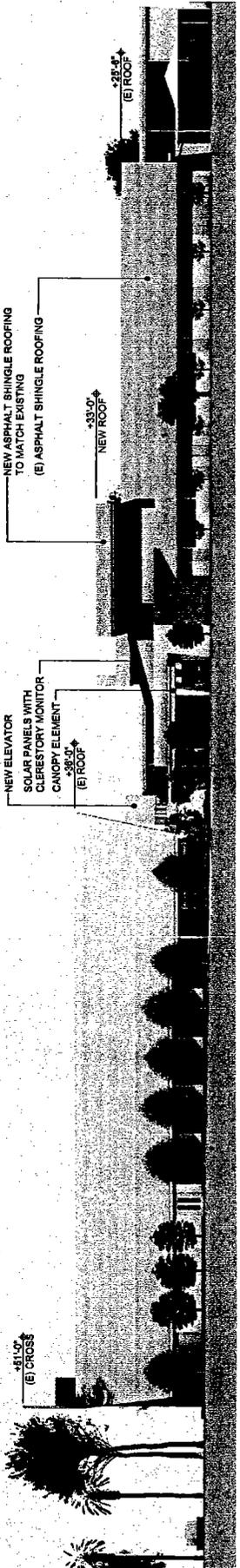


PROJECT NO.: 07007
 DATE: 12/09/08
 SCALE: 3/32"=1'-0"
 SHEET NO.: 4

ROOF PLAN

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 1475 Janss Road, Suite 200
 Menlo Park, California 94025
 650.326.1475

CHRIST LUTHERAN CHURCH
 760 VICTORIA
 COSTA MESA, CALIFORNIA



EXISTING CLASSROOMS AND GYMNASIUM

NEW CAFE / RESOURCE

EXISTING SANCTUARY

EAST ELEVATION

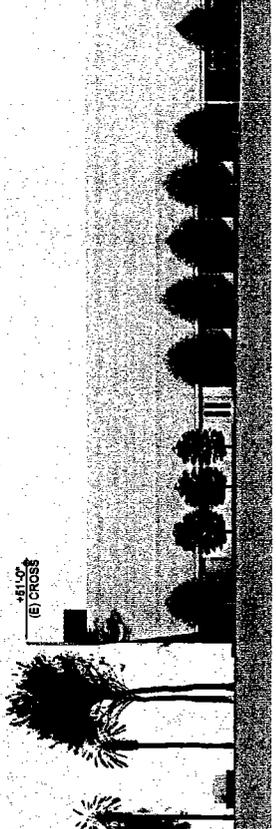


EXISTING SANCTUARY

NEW ADMINISTRATION

EXISTING CLASSROOMS

NORTH ELEVATION



NEW CAFE / RESOURCE

NEW FIRESIDE / FELLOWSHIP PLAZA

EXISTING CLASSROOMS

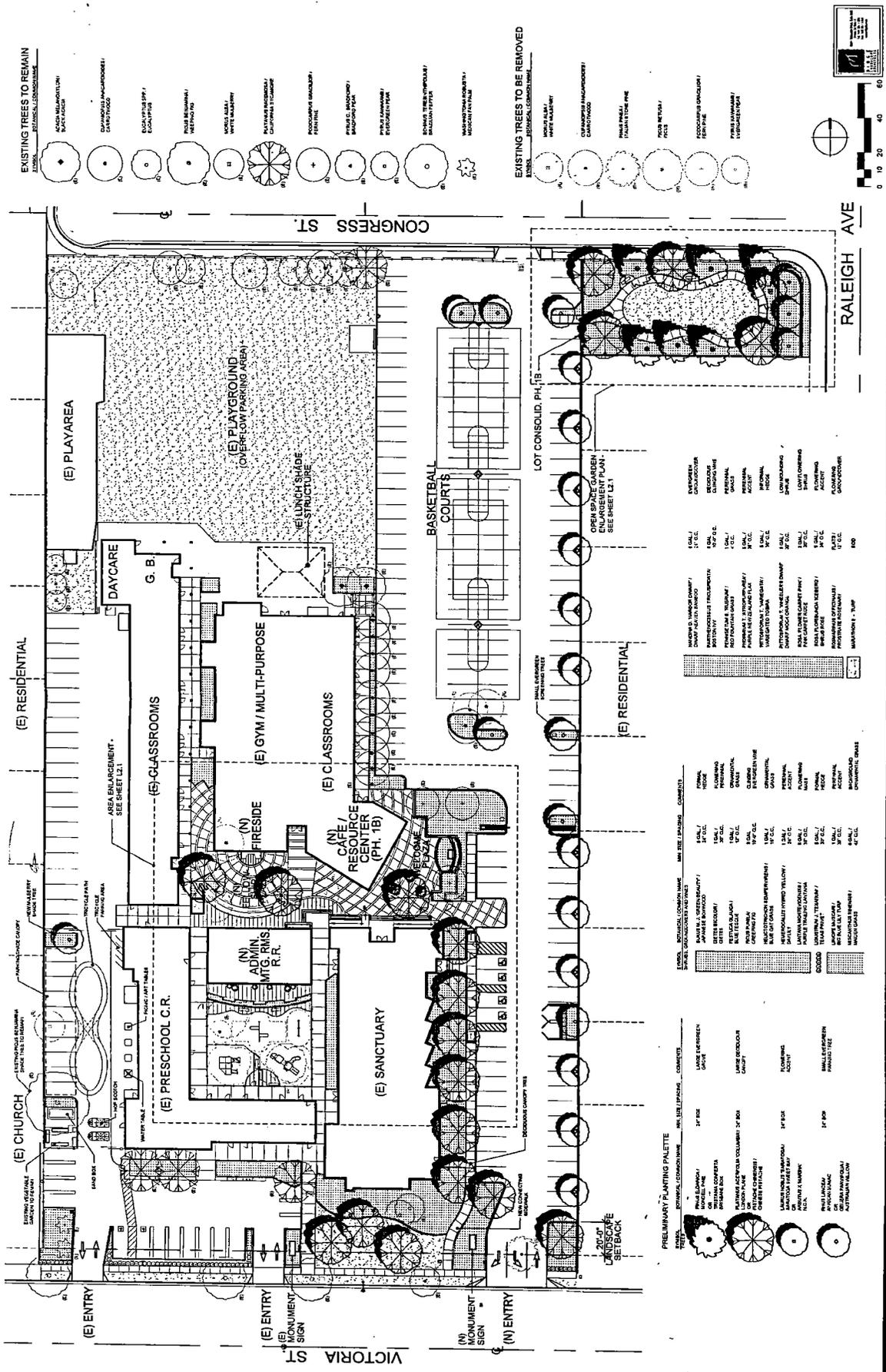
SOUTH ELEVATION

PROJECT NO.: 07007
 DATE: 12/09/08
 SCALE: 3/32"=1'-0"
 SHEET NO.: 5

EXTERIOR ELEVATIONS

J7 Architecture
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 1417 Jamboree Road, Suite 200
 San Jose, CA 95128
 408.267.1234

CHRIST LUTHERAN CHURCH
 780 VICTORIA
 COSTA MESA, CALIFORNIA



EXISTING TREES TO REMAIN

TAXON	APPROX. DIMENSIONS
1	SMALL BROADLEAF
2	SMALL BROADLEAF
3	SMALL BROADLEAF
4	SMALL BROADLEAF
5	SMALL BROADLEAF
6	SMALL BROADLEAF
7	SMALL BROADLEAF
8	SMALL BROADLEAF
9	SMALL BROADLEAF
10	SMALL BROADLEAF
11	SMALL BROADLEAF
12	SMALL BROADLEAF
13	SMALL BROADLEAF
14	SMALL BROADLEAF
15	SMALL BROADLEAF
16	SMALL BROADLEAF
17	SMALL BROADLEAF
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37	SMALL BROADLEAF
38	SMALL BROADLEAF
39	SMALL BROADLEAF
40	SMALL BROADLEAF
41	SMALL BROADLEAF
42	SMALL BROADLEAF
43	SMALL BROADLEAF
44	SMALL BROADLEAF
45	SMALL BROADLEAF
46	SMALL BROADLEAF
47	SMALL BROADLEAF
48	SMALL BROADLEAF
49	SMALL BROADLEAF
50	SMALL BROADLEAF

EXISTING TREES TO BE REMOVED

TAXON	APPROX. DIMENSIONS
1	SMALL BROADLEAF
2	SMALL BROADLEAF
3	SMALL BROADLEAF
4	SMALL BROADLEAF
5	SMALL BROADLEAF
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7	SMALL BROADLEAF
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47	SMALL BROADLEAF
48	SMALL BROADLEAF
49	SMALL BROADLEAF
50	SMALL BROADLEAF

PRELIMINARY PLANTING PALETTE

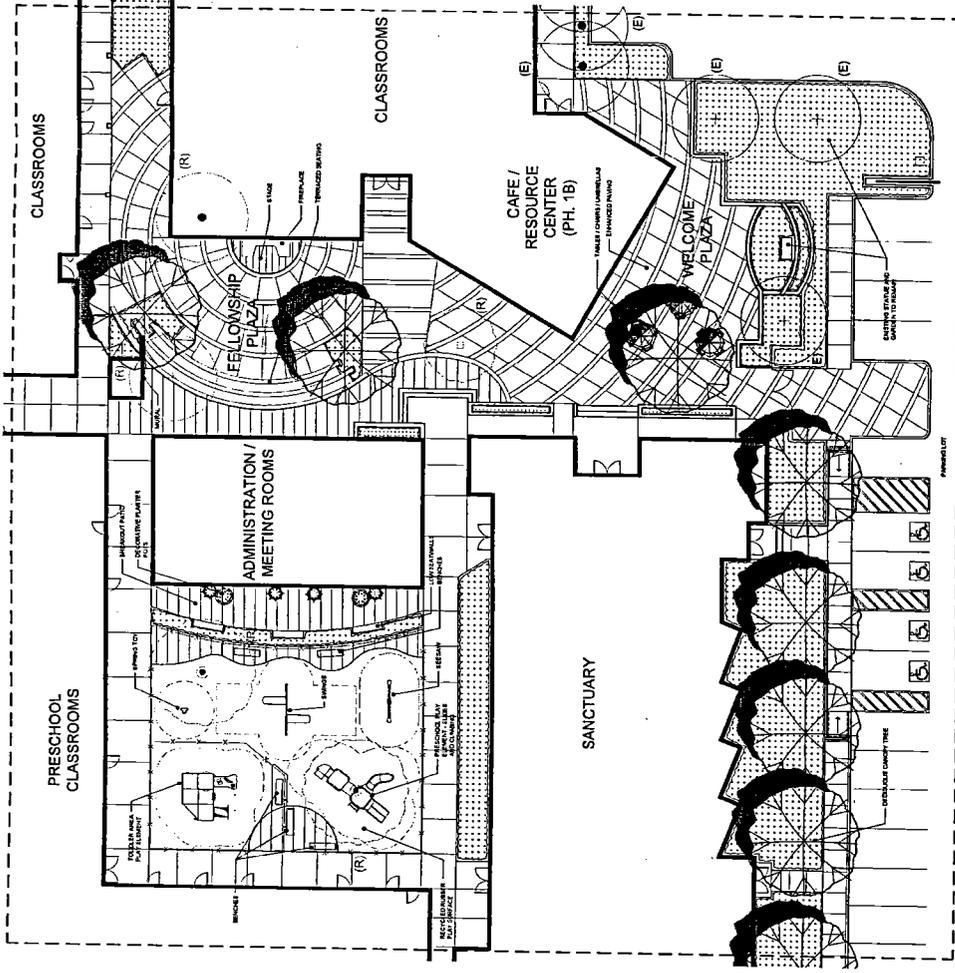
TAXON	APPROX. DIMENSIONS	ANNUAL USE / SPACING	COMMENTS
1	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
2	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
3	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
4	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
5	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
6	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
7	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
8	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
9	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
10	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
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12	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
13	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
14	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
15	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
16	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
17	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
18	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
19	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
20	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
21	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
22	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
23	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
24	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
25	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
26	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
27	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
28	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
29	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
30	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
31	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
32	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
33	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
34	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
35	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
36	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
37	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
38	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
39	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
40	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
41	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
42	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
43	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
44	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
45	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
46	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
47	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
48	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
49	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN
50	SMALL BROADLEAF	1' x 1'	SMALL EVERGREEN

PROJECT NO.: 07007
 DATE: 11/25/08
 SCALE: 1"=20'-0"
 SHEET NO.: L1.1

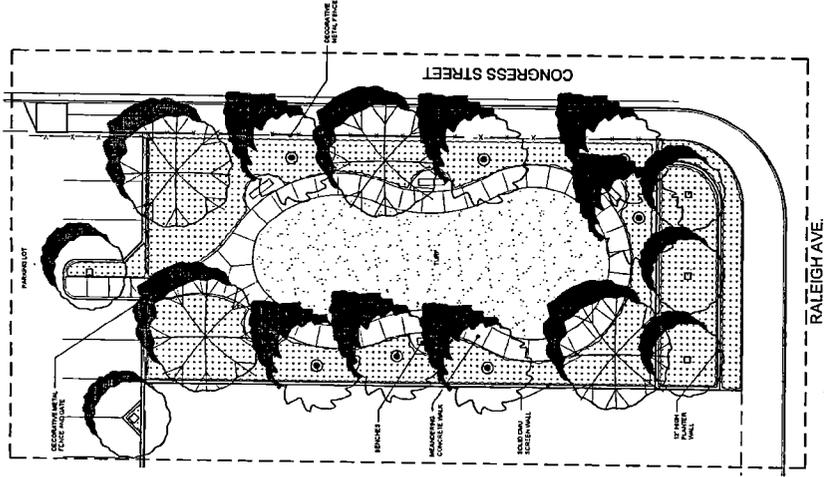
PRELIMINARY LANDSCAPE PLAN



CHRIST LUTHERAN CHURCH
 760 VICTORIA
 COSTA MESA, CALIFORNIA



PLAZA AREA ENLARGEMENT PLAN
SCALE: 1" = 10'



OPEN SPACE GARDEN ENLARGEMENT PLAN
SCALE: 1" = 10'

CHRIST LUTHERAN CHURCH
760 VICTORIA
COSTA MESA, CALIFORNIA



PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

PROJECT NO.: 07007
DATE: 11/25/08
SCALE: 1"=10'-0"
SHEET NO.: L2.1