VI. 4a.

PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

MEETING DATE: AUGUST 9, 2010

SUBJECT: **REVISED CONDITIONS OF APPROVAL FOR PA-10-15 - A CONDITIONAL USE PERMIT FOR AN INTERMEDIATE AFTER-SCHOOL PROGRAM IN CHURCH FACILITY AT 3183 RED HILL AVENUE AND POTENTIAL OFF-SITE PARKING AT 3187 RED HILL**

DATE: **AUGUST 5, 2010**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI, AIA, SENIOR PLANNER**
(714) 754-5610 or mashabi@ci.costa-mesa.ca.us

The purpose of this supplemental memo is to clarify the outdoor play areas for the afterschool program. A minimum of 75 square feet of outdoor play area is required in accordance with California Child Care Centers, Title 22, Section 101238.2 (Article 7). The applicant has indicated that in addition to the outdoor play area along Red Hill Ave., the parking area west of the building contained by a fence and gate will also be used for outdoor activities during afterschool classes from 3:30 p.m. to 6:30 p.m. (see attached revised site plan). Furthermore, the applicant requested a few modifications to the recommended conditions of approval that are included as an attachment.

Please let me know if you have any questions.

Attachments: 1. Revised Exhibit B (Conditions of Approval)
2. Revised Site Plan

cc: Development Svs. Director
Deputy City Attorney
Public Services Director
City Engineer
Transportation Svs. Manager
Fire Protection Analyst
Staff (4)
File (2)

Scott vonKaenel
Lundstrom and Associates
2923 Pullman Street, Suite A
Santa Ana, CA 92705-5818

David Spiegel
Spiegel Development, Inc.
22801 Ventura Blvd. Suite 111
Woodland Hills, CA 91364

File: 080910PA1015SuppMemo	Date: 080610	Time: 8:45 a.m.

EXHIBIT "B"

CONDITIONS OF APPROVAL (PA-10-15 for 3183 Red Hill Ave.)

Plng.

1. The afterschool classes shall be provided to a maximum of 150 middle school students (grades 6-8) from 3:30 p.m. to 6:30 p.m. Any increase in the number of students, and or any change in the hours of operation of the church, school and shuttle services that increases or intensifies the approved uses would require amendment of the conditional use permit by the Planning Commission.
2. Seating in the main sanctuary is limited to 300 seats, until such time the applicant submits a signed memorandum of understanding (or other documentation as deemed appropriate by the City Attorney and Development Services Director) between the property owners of 3183 and 3187 Red Hill Avenue indicating that off-site parking is available to accommodate additional seating or ~~. T~~the applicant may ~~also~~ enter into an off-site parking agreement with other neighboring properties to satisfy the additional parking demand.

   The agreement shall clearly specify the parking arrangements, including total number of additional off-site parking spaces available for the additional seating in the sanctuary, location of the parking spaces, and the specified timeframes (days/times) for required off-site parking.

   The zoning authorization for the conditional use permit for off-site parking is not activated until this documentation is approved to the satisfaction of the City Attorney and Development Services Director.
   Given that PA-10-15 includes the request for potential for off-site parking to accommodate the growth of the church membership, compliance with this condition will be determined by the Development Services Director, and no further review by the Planning Commission is required.

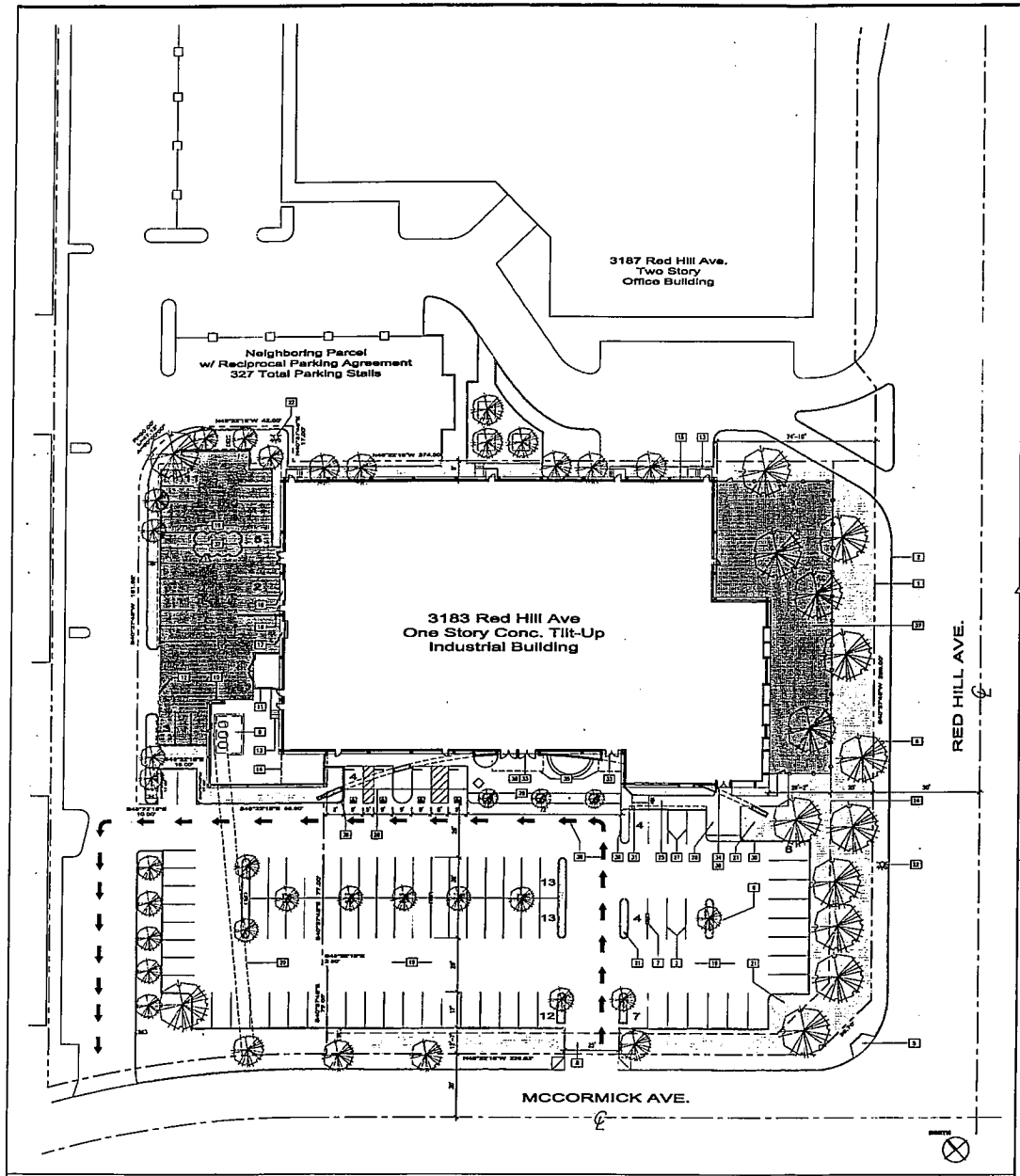
3. The uses shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant shall institute whatever operational measures necessary to comply with this requirement.
4. If parking shortage or other parking-related problems arise, the applicant shall institute whatever measures necessary to minimize or eliminate the problem, including but not limited to reducing the number of students or church services.
5. There shall be no loitering of students within the open parking areas during class hours. The number of students on the playground at any one time; the hours of recess and outside play; the design and precise location of the outside play areas; shall be subject to review and approval by the Development Services Director. Also, the Development Services Director may limit the number of students that may be engaged in outside play if it finds that outside play is causing a noise nuisance for the neighboring businesses. The outdoor play area is subject to the exterior noise standards of the City of Costa Mesa as

set forth in Section 13-280 of the zoning code.

6. All nighttime school activities in the outdoor play yard areas shall be subject to review and approval by the Development Services Director.
7. 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.
8. All parking spaces shall be open and accessible at all times that the ~~school and~~ church (includes all uses in church facility such as: social hall, chapel, offices and sanctuary) is ~~are~~ in operation to prevent parking on adjacent properties. All parking spaces shall be open except those designated as outdoor play area for the school use (21 fenced stalls west of the building) during regular school hours Monday-Thursday from 3:30 p.m. to 6:30 p.m.
9. The landscape setback areas along Red Hill Avenue and McCormick Avenue shall be rehabilitated. All unhealthy or dead trees, shrubs, and ground cover shall be replaced with equal or larger size and similar species subject to review and approval of the Development Services Director. A landscape plan shall be submitted for approval and new landscaping installed within 90 days of approval of the CUP or prior to issuance of a building permit for any building alterations, whichever occurs first.
10. Prior to issuance of a Building Permit, the applicant shall submit clearance from the Orange County Environmental Health Care Agency for school occupancy as applicable.
11. The worship services shall occur after 7:00 p.m. on weekdays and not conflict with the hours of the after school ~~classes~~ programs.
12. Hardscape plans for the outdoor play shall be submitted for review and approval of the Planning Division. All existing trees contained in the outdoor play area shall remain in place.

Trans. 13. Student bus drop-off/pick-up shall only occur within designated areas in the parking lot. No staging or pick-up/drop-off shall occur on public right-of-way.

ATTACHMENT 2



SITE PLAN 1" = 20'-0" 1

KEYNOTES

1. (E) PROPERTY LINE, TYP.
2. (E) 6" CONC. CURB, TYP.
3. (E) PARKING STALL, TYP.
4. (E) BUILDING SETBACK, TYP.
5. (E) CONC. ADA STREET CORNER ACCESS, TYP.
6. (E) STREET TREES, TYP.
7. (E) LIGHT STANDARD W/ CONC. BASE, TYP.
8. (E) CONC. ENTRY DRIVE APRON, TYP.
9. (E) ELEC. TRANSFORMER / PAD IN CHAIN LINK ENCLOSURE
10. (E) TILT UP CONC. YARD WALL, TYP.
11. (E) CMU TRASH ENCLOSURE W/ METAL DOORS, TYP.
12. (E) 6' TALL CHAINLINK YARD FENCE W/ DOUBLE ROLLING GATE, TYP.
13. (E) CONC. ACCESS STAIR, TYP.
14. (E) COVERED PORTION ATTACHED TO YARD WALL, TYP.
15. (E) BUILDING OUTLINE, TYP.
16. (E) 3' TALL CMU LOADING WALL, TYP.
17. (E) TRUCK WELL W/ ROLLUP DOOR, TYP.
18. (E) GROUND LEVEL ROLLUP DOOR, TYP.
19. (E) ASPHALT DRIVE WAY / PARKING AREAS, TYP.
20. (E) 8' WIDE SOE UTILITY EASEMENT, TYP.
21. (E) LANDSCAPING, TYP.
22. (E) FIRE HYDRANT, TYP.
23. NOT USED
24. NOT USED
25. (N) CONC. SIDEWALK, TYP.
26. (N) CONC. ENTRY / CURB CUT, TYP.
27. (N) PARKING STALLS, TYP.
28. (N) ACCESSIBLE PARKING STALL, TYP.
29. (N) ENHANCED PAVING AREA / STUDENT DROPOFF, TYP.
30. (N) 6" CONC. CURB, TYP.
31. (N) CONC. ACCESS RAMP, TYP.
32. (N) PRIMARY SANCTUARY ENTRY, TYP.
33. (N) PRIMARY SCHOOL ENTRY, TYP.
34. (N) SECONDARY SCHOOL ENTRY, TYP.
35. (N) STEEL OVERHEAD TRELLIS STRUCTURE, TYP.
36. (N) LOCATION OF STUDENT SHUTTLE DROP OFF AND PARENT PICK UP DURING SCHOOL DROPOFF TIME.
37. (N) 6' TALL CHAINLINK FENCE W/ DOUBLE GATE FOR ENCLOSED PLAY AREA, APPROX. 5,325 S.F. (GROUND AFTER-SCHOOL PROGRAMS ONLY)
38. (N) DOUBLE DOOR BLDG. ACCESS, TYP.
39. (N) SITE WALL, TYP.
40.

LEGEND

(E) PROPERTY LINE
(E) STREET CENTER LINE
(E) BLDG. SETBACK LINE
(E) CURB LINE
(E) TO BE REMOVED
(E) FIRE HYDRANT
(E) TREE
(E) LIGHT STANDARD
(E) POWER POLE
(E) LANDSCAPING AREAS
(N) OUTDOOR PLAYGROUND AREA

PROJECT DATA

SITE ADDRESS:	3183 RED HILL AVE, COSTA MESA, CA 92626
APN:	427-271-002
ZONE:	MP INDUSTRIAL PARK
EXISTING USE:	LIGHT WAREHOUSE
PROPOSED USE:	WORSHIP, OFFICE, EDUCATIONAL
NUMBER OF STORIES:	ONE PLUS EXISTING MEZZANINE
EXISTING BLDG. HT.:	41'-0" TOP OF PARAPET
EXISTING SITE AREA:	94,913 S.F. (2.18 AC)
EXISTING TOTAL BLDG. AREA:	31,775 S.F.
EXISTING BLDG. FOOTPRINT:	25,013 S.F. (26%)
EXISTING SITE HARDSCAPE:	34,188 S.F. (36%)
EXISTING SITE OPEN SPACE:	18,774 S.F. (19%)

EXISTING BLDG. AREA

FIRST FLOOR:	26,653 G.S.F.
MEZZANINE:	5,122 G.S.F.
TOTAL:	31,775 G.S.F.
BLDG. OCCUPANCY:	A3, B, E
CONSTRUCTION TYPE:	TYPE V-A, SPRINKLERED

PARKING REQUIRED
TOTAL REQUIRED PER PARKING ANALYSIS BELOW

PARKING PROVIDED ON SITE

ACCESSIBLE STALLS:	6	STALLS
STANDARD STALLS:	82	STALLS
COMPACT STALLS:		STALLS
TOTAL STALLS PROVIDED ON SITE:	88	STALLS

PARKING PROVIDED FROM RECIPROCAL PARKING AGREEMENT (RPA)
TOTAL STALLS PROVIDED 327 STALLS

PARKING COMBINED

ON SITE:	88	STALLS
RPA:	327	STALLS
TOTAL STALLS PROVIDED:	415	STALLS

LEGAL DESCRIPTION: PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 163, PAGE 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET INDEX

ARCHITECTURAL
A1.0 SITE PLAN
A1.1 RECIPROCAL PARKING AGREEMENT SITE PLAN
A2.1 FLOOR PLANS

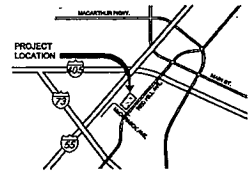
PROJECT TEAM

OWNER / CLIENT
NEWPORT MESA PROPERTIES, LLC
3840 MESA VERDE DR., SUITE 111
COSTA MESA, CA 92626
TEL: 714-754-1388
FAX: 714-754-4016
CONTACT: JIM TURNELL
EMAIL: jturnell@cfsmd.org

ARCHITECT / APPLICANT
LUNDSTROM & ASSOCIATES
3622 PULLMAN ST. STE. A
SANTA ANA, CA 92705
TEL: 949-250-1772
FAX: 949-250-0267
CONTACT: DEREK YOKOMORI
EMAIL: dyokomori@lundstromarch.com

VICINITY MAP

CITY OF COSTA MESA, CALIFORNIA
THOMAS GUIDE 2000 EDITION PAGE 838 GRID E5



PARKING ANALYSIS

PARKING MONDAY THRU FRIDAY DAYTIME	AREA S.F.	PARKING REQUIRED RATIO	PARKING REQUIRED STALLS	HOURS DAYTIME	COMMENTS
SANCTUARY	7,124	1:3 Seats	193.00	NA	580 Seats (1 - 5/3 Seats (see description)
SOCIAL HALL ASSMBLY/NG OFFICE	1,812			9:00AM - 7:00PM	Monday thru Friday
CLASSROOMS	3,928			2:30PM & 3:30PM	Monday thru Friday, after school only, no driving students
CHAPEL	330			NA	
MULTI PURPOSE	330		Supplemental to Sanctuary	9:00AM - 7:00PM	Monday thru Friday
ADMIN. OFFICES	2,415			9:00AM - 5:00PM	Included in all daytime & late afternoon uses
KITCHEN	1,330			9:00AM - 5:00PM	Included in all daytime & late afternoon uses

PARKING MONDAY THRU FRIDAY EVENING	AREA S.F.	PARKING REQUIRED RATIO	PARKING REQUIRED STALLS	HOURS EVENING	COMMENTS
SANCTUARY	7,124	1:3 Seats	193.00	7:00-11:00PM	One evening service - 580 Seats
SOCIAL HALL	1,812			7:00-11:00PM	One evening meeting
CLASSROOMS	3,928			NA	Late yes
CHAPEL	330	Secondary Use Exclusive		7:00-11:00PM	Supplemental evening meeting
MULTI PURPOSE	330	Secondary Use Exclusive		NA	
ADMIN. OFFICES	2,415			7:00-11:00PM	Supplemental evening meeting
KITCHEN	1,330			7:00-11:00PM	Supplemental evening meeting

PARKING SATURDAY & SUNDAY	AREA S.F.	PARKING REQUIRED RATIO	PARKING REQUIRED STALLS	HOURS	COMMENTS
SANCTUARY	7,124	1:3 Seats	193.00	8:00AM - 11:00PM	580 Seats (1 - 5/3 Seats (see description)
SOCIAL HALL	1,812			9:00AM - 11:00PM	
CLASSROOMS OR SUNDAY SCHOOL	3,928			8:30AM - 11:00AM	
CHAPEL	330	Secondary Use Exclusive		10:00AM - 11:00PM	
MULTI PURPOSE	330	Secondary Use Exclusive		NA	
ADMIN. OFFICES	2,415			NA	
KITCHEN	1,330			8:30AM - 11:00PM	

NOTES:
Sanctuary Parking for 580 seats can be provided outside (58 parking spaces). Any additional seating above 580 shall require an approved parking agreement with adjacent property owners for shared parking.

LUNDSTROM & ASSOCIATES ARCHITECTS
3622 Pullman St., Suite A
Santa Ana, CA 92705
P 949.250.1772
F 949.250.0267
www.lundstromarch.com

C-19976 Exp. July 31, 2011 STATE OF CALIFORNIA

NEWPORT MESA PROPERTIES, LLC
3840 Mesa Verde Drive, Suite 111
Costa Mesa, CA 92626

CENTER FOR SPIRITUAL LIVING & DISCOVERY SCHOOL OF ARTS AND SCIENCES AT COSTA MESA
3183 Red Hill Ave.
Costa Mesa, CA 92626

Mark	Date	Description
	5/21/10	Owner Meeting
	8/14/10	1ST CUP SUBMITTAL
1	4/5/10	PC CORRECTIONS

LAA #: 1037
Sheet Date: AS NOTED
Drawn: BV
Checked:

Site Plan

A1.0

VI.4
PA-10-15

From: Mary [merry8888@gmail.com]
Sent: Wednesday, August 04, 2010 4:43 PM
To: ASHABI, MINOO
Cc: Joe Lin
Subject: 3183 & 3187 Redhill, Costa Mesa, Ca.

Dear Ms. Ashabi:

Thank you for your information. I will be expecting your revised EXHIBIT B tomorrow. Please send to us as soon as possible so that we can have our attorney to review.

Please note that as the legal owner of 3187 Red Hill, we have never received any notice from you until today which leaves us very limited time to study the case. The owner from 3183 has never contacted us about their new proposal for the reconstruction of the Church which apparently will be involving the usage of the parking space that we have on the property, and therefore create a serious parking problem on our side, as we have tenants that are using the building and parking 24/7. We definitely want to object to the project, and certainly will express our opinion at the hearing. (Thank you for letting me have the Hearing information today !)

We are having our attorney to review the whole situation, and hope that you would not mind that we call you for questions.

As to my address, as follows:

3187 Red Hill Avenue, #211, Costa Mesa, Calif.

Thank you again for your assistance.

Yu kao
Weir Canal LLC