



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 9, 2014

ITEM NUMBER:

PH-4

SUBJECT: GENERAL PLAN AMENDMENT GP-14-01; REZONE R-14-01;
320 E. 18TH STREET

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

DATE: MAY 29, 2014

FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA, AICP (714) 754-5692
antonio.gardea@costamesa.gov

DESCRIPTION

The proposed project involves moving a property line 23 feet to the north to enable the transfer of ownership and amending the General Plan designation and Zoning of a 1,449 square foot area in anticipation of a future residential development. The project requires the following actions:

1. **General Plan Amendment GP-14-01.** Change the land use designation of a 23-foot by 63-foot strip of land (1,449 Sq. Ft) within an existing church site from Public / Institutional to Medium Density Residential.
2. **Rezone R-14-01.** Rezone a 23-foot by 63-foot strip of land within an existing church site from I&R (Institutional and Recreational District) to R2-MD (Multiple Family Residential – Medium Density District).
3. **Lot Line Adjustment LL-14-03** – Lot line adjustment to move the rear property line to the north by 23 feet for future residential development.

The Zoning Administrator is the review authority for lot line adjustment applications. However, the lot line adjustment is predicated on City Council action on the General Plan Amendment and rezone; therefore, the lot line adjustment is being forwarded to the Planning Commission for recommendation and subsequently to City Council for final action.

APPLICANT

Susan McDowell (RSI Development, LLC) is the authorized agent for the property owner of 320 East 18th Street, RSI Development, LLC. and Lighthouse Coastal Community Church (Pastor Leigh Harrison).

RECOMMENDATION

That the Planning Commission adopt the attached Resolutions recommending that the City Council take the following actions:

1. Find that the project is exempt from further CEQA review per Section 15061(b)(3), General Rule;
2. Adopt a Resolution recommending that City Council approve General Plan Amendment GP-14-01 and Rezone R-14-01; and
3. Adopt a Resolution recommending that City Council approve Lot Line Adjustment 14-03.

BACKGROUND

On September 17, 2013, the City Council considered a General Plan amendment screening request related to a proposed two-unit residential project. The request was for a proposed change in General Plan land use designation of a 1,449-square foot portion of property at 301 Magnolia Street from Public / Institutional to Multiple Family Residential - Medium Density in conjunction with a lot line adjustment with the adjacent residentially zoned parcel at 320 E. 18th Street.

After the City Council screening of the proposed project, letters were submitted by neighbors requesting additional information regarding the required parking and status of interior improvements completed by the Lighthouse Coastal Community Church. Per the analysis provided in Zoning Application ZA-00-19, the minimum number of parking spaces required at the time was 134 parking spaces based on the fixed seating provided. A total of 92 parking spaces were provided at the time, which rendered the property legal non-conforming in terms of parking. As part of the renovations, driveways along Magnolia Street were closed and the parking lot was restriped to increase the number of spaces. A total of 126 are now provided on site, including nine parking spaces in the area of the proposed lot line adjustment.

On December 18, 2013, staff conducted a site visit to confirm that the fixed seating has been removed, to measure the sanctuary space, and determine the current parking requirement for the existing church use. Staff confirmed that the interior of the church was renovated and the fixed pews have been removed. The seating area, including the second story balcony, measured 3,065 square feet. For church uses with no fixed seating, the parking ratio is one parking space per each 35 square feet of seating area. Based on this ratio, a minimum of 88 parking spaces are now required.

Project Site/Environs

The subject site is a 1,449 Sq. Ft. portion of church-owned property located on the north side of East 18th Street at the rear of the fourth lot to the east from Santa Ana Avenue. The subject site is a portion of land that measures 63 feet wide by 23 feet deep, and is bound by the church parking lot on the northeast and southeast sides and a residential

use at 310 E. 18th Street on the northwest side. The site abuts the residentially zoned property at 320 E. 18th Street on the southwest. The subject property contains both a portion of unused land and a portion of the parking lot for the church. A modular building used by Kline School was previously located on the undeveloped portion of land and was removed at the time the school relocated. The property contains nine parking spaces and the unimproved section is covered with gravel.

The property at 320 E. 18th Street had previously been granted land use entitlements including a General Plan amendment (GP-08-01) and Rezone (R-08-01) for a two-unit, common interest development. The approved permits include a Variance, Administrative Adjustment, and Minor Modification (PA-08-06). Although the development entitlements were extended three times, the project was not constructed. The property is currently developed with a vacant structure that was previously used by Kline School.

ANALYSIS

Project Proposal

The applicant is requesting a General Plan amendment, rezone, and lot line adjustment to incorporate a 1,449-square foot portion of land currently owned by the Lighthouse Coastal Community Church into the existing residential parcel at 320 East 18th Street. The expanded residential site would be 10,120 square feet in size and the proposed zoning, R2-MD (Multiple Family Residential – Medium Density District), would allow up to two dwelling units to be constructed on the site. The lot line adjustment would extend the length of the property to more closely match the adjacent residential property. Currently, the subject property is 137 feet deep and will be 160 feet with approval of the proposed Lot Line Adjustment, while the adjacent property at 310 E. 18th Street is 180 deep. Any future plans for residential development on the site will be submitted for review and consideration by the Planning Commission.

General Plan Amendment GP-14-01

A change in the land use designation of the 1,449 square foot portion of land from Public / Institutional to Multiple Family Residential - Medium Density is proposed to match the existing General Plan designation for 320 E. 18th Street. The existing church provides 29 more parking spaces than required by the zoning code and operates in compliance with the original conditions of approval for the church. The proposed General Plan amendment for the 1,449 square-foot area would not have a significant adverse effect in terms of intensity of use and will not increase the traffic intensity of the existing use. The proposed project is consistent with the City's General Plan for the following reasons:

1. *Proposed Uses within Development Capacity of the General Plan.* The proposed Medium Density Residential designation for the portion of land that would be added permits a maximum density of 12 dwelling units per acre, this density allows up to two dwelling units on the existing lot, at 320 E. 18th Street. The proposed lot line adjustment would increase the size of the lot but would still only allow construction of two dwelling units on the site. The lot line adjustment would not create a nonconforming Floor Area Ratio (FAR) for the church site which is designated as Public / Institutional. The allowable FAR for properties with a designation of Public

/ Institutional is a maximum of 0.25. The FAR for the Church site after the lot line adjustment would be 0.17, which is consistent with the General Plan.

2. Land Use Compatible with Surrounding Uses. The proposed project will create a slightly larger residential lot at 320 E. 18th Street, which will be surrounded on the east, west and north by an existing church designated as Public / Institutional. Church uses within the Public / Institutional designation are commonly located adjacent to residential land use designations and are generally considered compatible.

Rezone R-14-01

A rezone of the 1,449-square foot development site from Institutional and Recreational to Multiple Family Residential – Medium Density (R2-MD). The proposed rezone to R2-MD would be consistent with the proposed Medium Density Residential General Plan designation and the current zoning for 320 E. 18th Street.

Lot Line Adjustment

The rear property line of 320 E. 18th Street would be moved 23 feet to the north, to acquire a 1,449-square foot portion of surplus church property at 301 Magnolia Street. The lot line adjustment will facilitate the logical future development of up to two dwelling units at 320 E. 18th Street.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15061(b)(3) (General Rule) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from further CEQA review. The lot line adjustment to acquire the 1,449 square foot portion of land and amendment of the General Plan designation and rezoning of the subject site is covered under the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Adding the portion of land to the residentially-zoned property will not increase the intensity or density of the allowable uses on the site. The lot line adjustment, General Plan amendment and rezone, will not create any significant environmental impacts, will not have an impact on water, sanitary services, surrounding roadways, nor will it create public health or safety hazards.

CONCLUSION

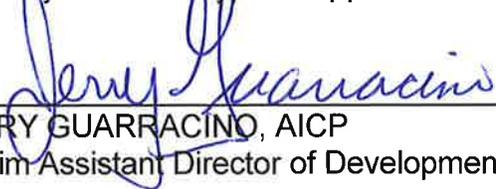
The proposed General Plan Amendment and Rezone would not result in increased traffic generation or building intensity at 320 E. 18th Street, nor would the lot line adjustment create a nonconforming situation at 301 Magnolia Street. Furthermore, there will be no impact or change in the projected levels of service on the surrounding roadway system with the proposed change. Therefore, the project is consistent with the City's 2000 General Plan.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Continue the item. Provide staff additional time for further analysis or revisions to the project before making a recommendation to the City Council.
2. Recommend City Council deny the project. If the City Council denies the project, the applicant could not submit substantially the same type of application for six months.


ANTONIO GARDEA, AICP
Senior Planner


JERRY GUARRACINO, AICP
Interim Assistant Director of Development Services

- Attachments:
1. Draft Planning Commission Resolutions
 2. Vicinity Map
 3. Lot Line Adjustment Legal Descriptions and Map

cc:

- Director of Economic & Development / Deputy CEO
- Sr. Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (4)
- File (2)

Susan McDowell
RSI Development LLC
620 Newport Center Drive, 12th Floor
Newport Beach, CA 92660

Lighthouse Coastal Community Church
c/o Pastor Leigh Harrison
301 Magnolia Street
Costa Mesa, CA 92627

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT GENERAL PLAN AMENDMENT GP-14-01 CHANGING THE LAND USE DESIGNATION FROM PUBLIC / INSTITUTIONAL TO MEDIUM DENSITY RESIDENTIAL; ADOPT AN ORDINANCE TO REZONE FROM INSTITUTIONAL AND RECREATIONAL DISTRICT TO MULTIPLE-FAMILY RESIDENTIAL, MEDIUM DENSITY DISTRICT; AND A LOT LINE ADJUSTMENT MOVING THE PROPERTY LINE 23 FEET TO THE NORTH TO INCLUDE A 1,449-SQUARE FOOT PORTION OF LAND AT 301 MAGNOLIA STREET.

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

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Costa Mesa.

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Find that the project is deemed exempt from further review under Section 15061 (b)(3) - General Rule.

WHEREAS, Susan McDowell, representing the property owners at 301 Magnolia Street and 320 E. 18th Street, filed an application requesting the following for the 1,449 square foot portion of land:

1. **General Plan Amendment GP-14-01.** Change the land use designation of the 1,449-square foot development site from Public / Institutional to Medium Density Residential;
2. **Rezone R-14-01.** A rezone (or change) of the zoning classification of the 1,449-square foot development site from Institutional and Recreational to Multiple Family Residential – Medium Density (R2-MD).
3. **Lot Line Adjustment LL-14-03.** Adjustment of the rear property line of 320 E. 18th Street 23 feet to the north, to acquire a 1,449-square foot portion of the property at 301 Magnolia Street.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2014, with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, a site specific amendment to the General Plan Land Use Element is proposed to change the land use designation of the 1,449-square foot development site from Public / Institutional to Medium Density Residential.

WHEREAS, the General Plan Amendment involves an amendment to the Land Use Map of the City of Costa Mesa (Exhibit A);

WHEREAS, the Rezone (R-14-01) involves a change from Institutional and Recreational (I&R) District to Multiple Family Residential, Medium Density (R2-MD) District (Exhibit B);

WHEREAS, the lot line adjustment involves moving a property line to the north 23 feet to acquire a 1,449-square foot portion of the property at 301 Magnolia Street for the property at 320 E. 18th Street in anticipation of a future residential development;

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** GP-14-01 which amends the 2000 General Plan Land Use Map of the City of Costa Mesa as set forth in Exhibit A which is attached to this Resolution.

BE IT FURTHER RESOLVED that the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** Rezone R-14-01, which amends the Zoning Map of the City of Costa Mesa as set forth in Exhibit B. with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** Lot Line Adjustment LL-14-03 including findings and conditions of approval as set forth in Exhibit C.

PASSED AND ADOPTED this 9th day of June, 2014.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

EXHIBIT A

Amendment to the Land Use Map

Change the land use designation of the 1,449-square foot development site at 301 Magnolia Street from Public / Institutional to Medium Density Residential



EXHIBIT B

Change to the Zoning Map

Change the zoning classification of the 1,449-square foot development site at 301 Magnolia Street from Institutional and Recreational to Multiple Family Residential - Medium Density



EXHIBIT C

FINDINGS

- A. The proposed project complies with the Costa Mesa Municipal Code Section 13-29 (g) (4) because:

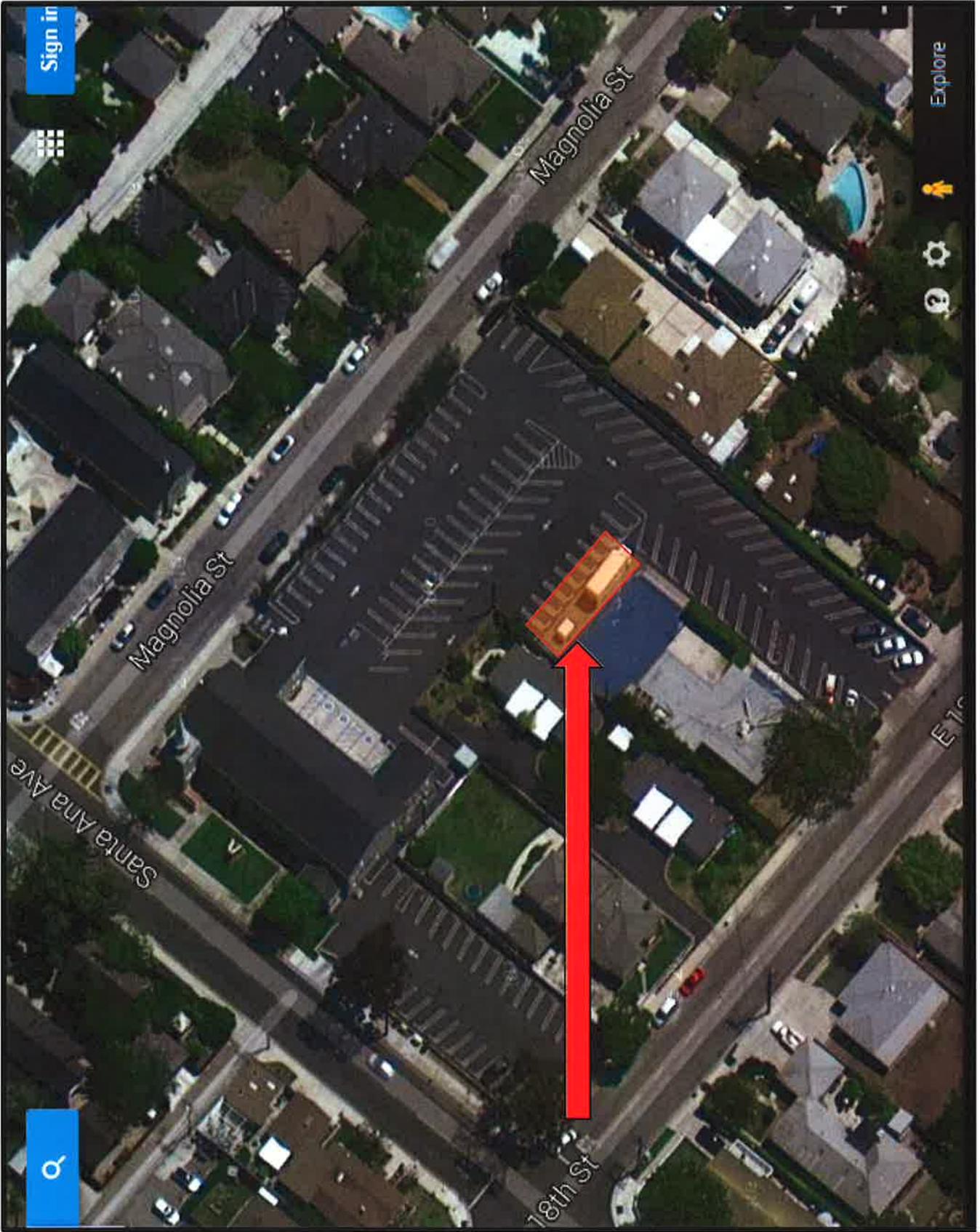
Required Finding: the lot line adjustment and improvements are consistent with the General Plan, the Zoning Code and any applicable specific plan.

Response: The proposed lot line adjustment and associated General Plan amendment and Rezone for the 1,449 square-foot area would not have an adverse effect in terms of increased density and will not increase the traffic intensity of the existing use. The lot line adjustment would not create a nonconforming Floor Area Ratio (FAR) for the church site which is designated as Public / Institutional. The allowable FAR for properties with a designation of Public / Institutional is a maximum of 0.25. The FAR for the Church site after the lot line adjustment would be 0.17, which is consistent with the General Plan.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) Guidelines, and the City environmental procedures, and has been found to be exempt from further review from CEQA, pursuant to Section 15061 (b)(3)(General Rule).
- C. The project is exempt for Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. A copy of the recorded lot line adjustment shall be submitted to the Planning Division prior to the issuance of building permits.
- Eng 2. Submit two (2) copies of the lot line adjustment map, prepared by a licensed engineer or surveyor to City of Costa Mesa Engineering Division for checking.



ATTACHMENT 3

SHEET 1 OF 3

LOT LINE ADJUSTMENT LEGAL DESCRIPTION

OWNERS	EXISTING PARCELS - AP NUMBERS	PROPOSED PARCELS
SCEL PROPERTIES, LLC	117-251-36	PARCEL 1
FIRST BAPTIST CHURCH OF COSTA MESA D/B/A LIGHTHOUSE COMMUNITY CHURCH	117-251-37	PARCEL 2

EXISTING PARCEL 1:

THE SOUTHWESTERLY 137.62 FEET OF LOT 4, TRACT NO. 505. IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED PARCEL 1:

THE SOUTHWESTERLY 160.62 FEET OF LOT 4, TRACT NO. 505. IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING PARCEL 2:

PARCEL A:

LOTS 1 AND 5 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE NORTHEASTERLY 137.6 FEET OF LOT 2 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

THE NORTHEASTERLY 95 FEET OF LOT 3 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D:

LOT 4 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHWESTERLY 137.62 FEET THEREOF.

PROPOSED PARCEL 2:

PARCEL A:

LOTS 1 AND 5 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE NORTHEASTERLY 137.6 FEET OF LOT 2 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED PARCEL 2 (CONTINUED ON SHEET 2):

<p>PREPARED BY:</p> <p>LAND DEVELOPMENT CONSULTANTS LAND PLANNERS SURVEYORS CIVIL ENGINEERS 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705 (714) 557-7700 (714) 557-7707 FAX</p>	<p><u>BASIS OF BEARINGS:</u> N40°37'54"E PER RECORD OF SURVEY NO. 99-1114, BOOK 183 PAGE 19.</p>	<p><u>"EXHIBIT A"</u> LOT LINE ADJUSTMENT APNs 117-251-36 AND 117-251-37 IN THE CITY OF COSTA MESA, STATE OF CALIFORNIA</p> <p>DATE: OCTOBER 24, 2013</p>
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"EXHIBIT A"
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION

OWNERS	EXISTING PARCELS - AP NUMBERS	PROPOSED PARCELS
SCEL PROPERTIES, LLC	117-251-36	PARCEL 1
FIRST BAPTIST CHURCH OF COSTA MESA D/B/A LIGHTHOUSE COMMUNITY CHURCH	117-251-37	PARCEL 2

PROPOSED PARCEL 2 (CONTINUED):

PARCEL C:

THE NORTHEASTERLY 95 FEET OF LOT 3 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D:

LOT 4 OF TRACT 505, INCLUSIVE, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHWESTERLY 160.62 FEET THEREOF.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

LENNY GUYETT, L.S. 7993
 MY REGISTRATION EXPIRES: 12-31-2014

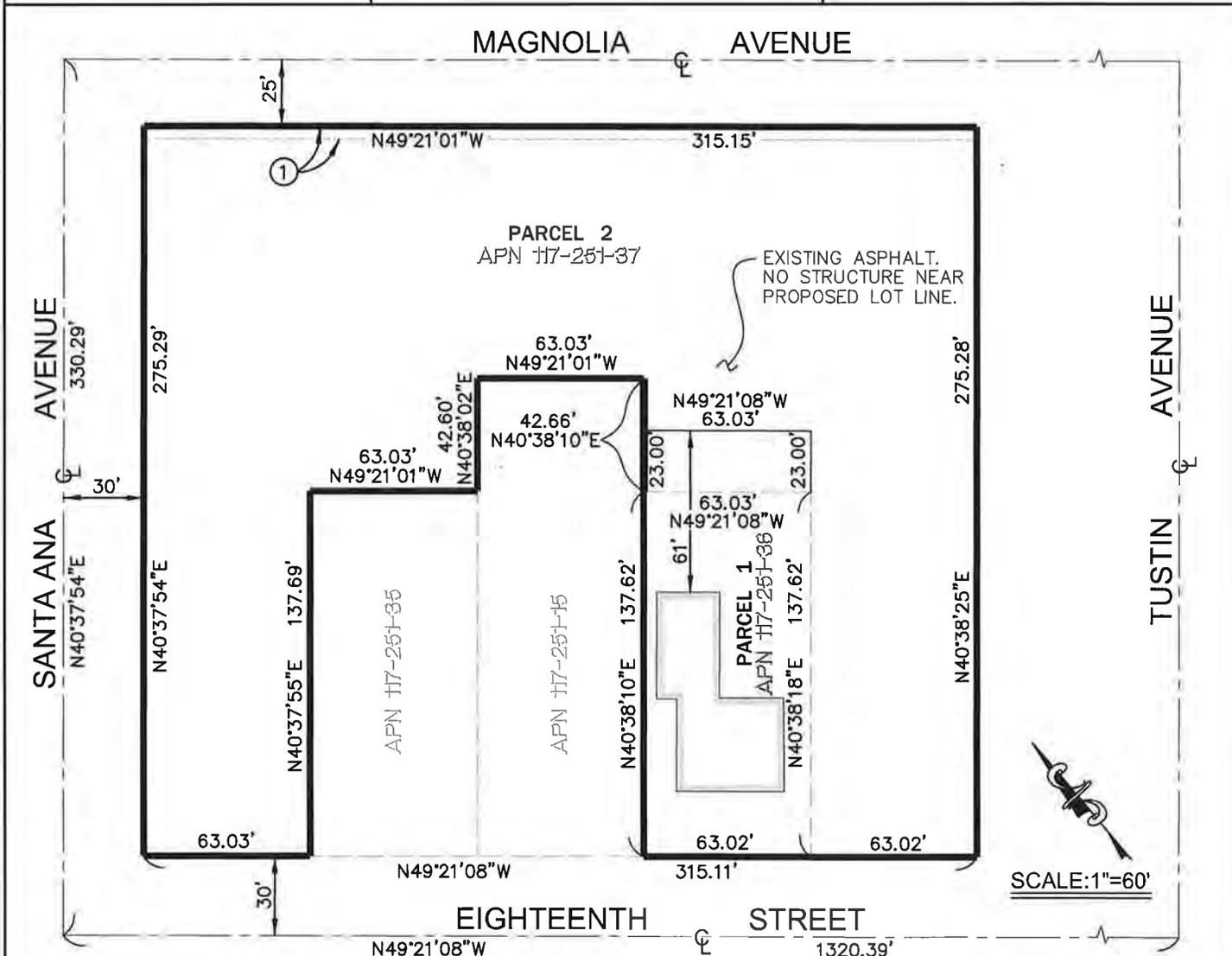
<p>PREPARED BY:</p>  <p>LAND DEVELOPMENT CONSULTANTS <small>LAND PLANNERS SURVEYORS CIVIL ENGINEERS</small></p> <p>1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705 (714) 557-7700 (714) 557-7707 FAX</p>	<p>BASIS OF BEARINGS: N40°37'54"E PER RECORD OF SURVEY NO. 99-1114, BOOK 183 PAGE 19.</p>	<p align="center">"EXHIBIT A" LOT LINE ADJUSTMENT APNs 117-251-36 AND 117-251-37 IN THE CITY OF COSTA MESA, STATE OF CALIFORNIA</p> <p>DATE: <u>OCTOBER 24, 2013</u></p>
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"EXHIBIT B"

LOT LINE ADJUSTMENT MAP

SHEET 3 OF 3

OWNERS	EXISTING PARCELS - AP NUMBERS	PROPOSED PARCELS
SCEL PROPERTIES, LLC	117-251-36	PARCEL 1
FIRST BAPTIST CHURCH OF COSTA MESA D/B/A LIGHTHOUSE COMMUNITY CHURCH	117-251-37	PARCEL 2



ACREAGE INFORMATION:

PARCEL 1 - APN 117-251-36
 EXISTING AREA - 8,674 SQ. FT.
 PROPOSED AREA - 10,123 SQ. FT.

PARCEL 2 - APN 117-251-37
 EXISTING AREA - 58,035 SQ. FT.
 PROPOSED AREA - 56,586 SQ. FT.

LEGEND:

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

EASEMENTS:

- ① 5' WIDE ROAD EASEMENT PER BK 4680 PAGE 260 O.R.

LENNY GUYETT, L.S. 7993
 MY REGISTRATION EXPIRES: 12-31-2014



PREPARED BY:

LAND DEVELOPMENT CONSULTANTS
 LAND PLANNERS
 SURVEYORS
 CIVIL ENGINEERS

1520 BROOKHOLLOW DRIVE, SUITE 33
 SANTA ANA, CA 92705
 (714) 557-7700 (714) 557-7707 FAX

BASIS OF BEARINGS:
 N40°37'54"E PER RECORD OF SURVEY NO. 99-1114, BOOK 183 PAGE 19.

"EXHIBIT B"
 LOT LINE ADJUSTMENT
 APNs 117-251-36 AND 117-251-37
 IN THE CITY OF COSTA MESA, STATE OF CALIFORNIA

DATE: OCTOBER 24, 2013

PH-4

GARDEA, ANTONIO

Subject: FW: GP-14-01,R-14-01,LL-14-03

From: Paul Wilbur [<mailto:paulnwil2@att.net>]

Sent: Monday, June 02, 2014 10:51 AM

To: PLANNING COMMISSION

Subject: GP-14-01,R-14-01,LL-14-03

We have received notice of a hearing on these applications and are very surprised they were accepted based on the nonconformity of the Church development in respect to the density.

The Church is one(1) development on two parcels which include the main sanctuary, two(2) two-story buildings, with three(3) floors of classrooms and one floor for Church offices, and a Church Hall. In calculating the Floor Area Ratio for this development the finding shall show this to be over the allowed density for I&R zoning.

When will there be a Planning Commission Study Session on this proposal and where will it be held?

Respectfully,

Paul N. Wilbur
paulnwil2@att.net

PH-4

GARDEA, ANTONIO

Subject: FW: GP-14-01,R-14-01,LL-14-03

From: Paul Wilbur [<mailto:paulnwil2@att.net>]

Sent: Monday, June 02, 2014 10:51 AM

To: PLANNING COMMISSION

Subject: GP-14-01,R-14-01,LL-14-03

We have received notice of a hearing on these applications and are very surprised they were accepted based on the nonconformity of the Church development in respect to the density.

The Church is one(1) development on two parcels which include the main sanctuary, two(2) two-story buildings, with three(3) floors of classrooms and one floor for Church offices, and a Church Hall. In calculating the Floor Area Ratio for this development the finding shall show this to be over the allowed density for I&R zoning.

When will there be a Planning Commission Study Session on this proposal and where will it be held?

Respectfully,

Paul N. Wilbur
paulnwil2@att.net

PH-4

HOWARD DENGHAUSEN

343 Magnolia St., Costa Mesa, CA 92627 USA

949.646.3667 Fax: 949.646.6206

05 June 2014

City of Costa Mesa
Planning Division
P. O. Box 1200 / 77 Fair Drive
Costa Mesa, CA 92628-1200

Re: 320 E. 18th Street

- General Plan Amendment GP-14-01
- Rezone R-14-01
- Lot Line Adjustment LL-14-03

As a resident of Magnolia Street, I am **opposed** to Planning Application GP-14-01, Rezone R-14-01 & Lot Line Adjustment LL-14-03 as it is currently proposed in the Planning Commission Agenda Report dated May 29, 2014. I ask you to **deny** this request for these three (3) items.

BACKGROUND

The First Baptist Church of Costa Mesa, dba Lighthouse Coastal Community Church, hereinafter referred to as the Church, has insufficient parking.

On February 11, 1974, Perry Valentine, an Associate Planner back then, evaluated the parking required parking for the Sanctuary alone at 156 stalls.

In the February 21, 2001 Planning Application PA-00-56 then Asst. Development Services Director Perry Valentine and Senior Planner Willa Bouwens-Killeen stated that in 1962, per C114 – amended, Code required 146 stalls. However, 80 were permitted to satisfy that requirement. This is only 55% of the Code requirement.

In the May 8, 2001 Appeal of Master Plan PA-00-56 documents provided by the Church show seating on the main floor of the sanctuary at 450 and in the balcony at 150 for a total of 600 seats. Based on the requirement of one parking stall for every 3 fixed seats the sanctuary alone would have required 200 stalls. You will note that this does not take into account the Church buildings across the street at 300 Magnolia St.

DISCUSSION

Listed below are various issues pertaining to GP-14-01, R-14-01 & LL-14-03 that I would like to address.

Staff Report Issues

The Planning Commission Agenda Report, dated May 29, 2014, contains some inaccurate information that needs to be corrected.

1. On page 2 (handwritten), **BACKGROUND**, in paragraph 3 it states that per the December 18, 2013 site visit, *“The seating area [inside the sanctuary at 301 Magnolia Street], including the second story balcony, measured 3,065 square feet. For church uses with no fixed seating, the parking ratio is one parking space per each 35 square feet of seating area. Based on this ratio, a minimum of 88 parking spaces are now required.”* I agree with this analysis, as far as it goes. The problem is the analysis stops there, totally ignoring the rest of the Church property across the street at 300 Magnolia Street and the buildings thereon. What about the Fellowship Building (Bldg. A) where the Church originally met and held services while constructing the current sanctuary? What about the two (2) large two-story school classroom buildings (Bldg. B & Bldg. C)? Those buildings total 14,155 square feet. There is no mention of any parking required for that part of the Church. Why not?
2. On page 3 (handwritten), **ANALYSIS**, ***General Plan Amendment GP-14-01*** states that *“The existing church provides 29 more parking spaces than required by the zoning code and operates in compliance with the original conditions of approval for the church”*. This statement is absolutely false. Either Staff is incapable of providing the Commissioners with correct information or has specifically chosen to completely ignore all the parking requirements for the Church buildings at 300 Magnolia Street (north side of street). I leave it to you to decide which you prefer to believe.

In the May 8, 2001 City Council Agenda Report, Subject: Appeal of Master Plan PA-00-56, on page 44 (handwritten) under **BACKGROUND** in the second bullet point, enumerating the Church facilities at 300 Magnolia, it states in part, *“Two of these buildings were constructed prior to the City’s incorporation. The 4,811 sq. ft. education building (building C) was approved by the City’s Planning Commission under Conditional Use Permit C-114 in 1962, which included the relocation of existing parking from the north side to the south side of Magnolia Street, east of the existing church.”* From this statement it is obvious that the parking for the buildings at 300 Magnolia Street (north side of street) is provided on the Church property at 301 Magnolia Street (south side of street).

3. On page 3 & 4 (handwritten), **General Plan Amendment GP-14-01, 1. Proposed Uses within Development Capacity of the General Plan.**, states in part that, *“The lot line adjustment would not create a nonconforming Floor Area Ratio (FAR) for the church site which is designated as Public / Institutional. The allowable FAR for properties with a designation of Public / Institutional is a maximum of 0.25. The FAR for the Church site after the lot line adjustment would be 0.17, which is consistent with the General Plan.”* This statement is also absolutely false. Again, it would appear that Staff would like the Commissioners to ignore the fact that the Church property is held as one entity with one Master Plan (PA-00-56). The actual size of the proposed property transfer is 23.00' by 63.03', or 1,449.69 sq. ft. which should be rounded up to 1,450 sq. ft. As stated in the May 8, 2001 City Council Agenda Report, Subject: Appeal of Master Plan PA-00-56, on page 43 (handwritten), **PLANNING APPLICATION SUMMARY**, the 301 Magnolia Lot Area is 56,187 sq. ft. Subtracting 1,450 sq. ft. leaves 54,737 sq. ft. In the May 8, 2001 City Council Agenda Report, Subject: Appeal of Master Plan PA-00-56, on page 44 (handwritten) under **BACKGROUND** in the first bullet point, enumerating the Church facilities at 301 Magnolia, it states in part, *“This property contains a two-story, 7,506 sq. ft. church built in 1952, prior to the City’s incorporation.”* Since the Church is held as one entity under one Master Plan it must therefore be considered as follows:

Total Building Area

14,115 sq. ft. (300 Magnolia) + 7,506 sq. ft. (301 Magnolia) = 21,621 sq. ft.

Total Lot Area

18,379 sq. ft. (300 Magnolia) + 54,737 (proposed 301 Magnolia) = 73,116 sq. ft.

The Church Property FAR is therefore calculated by dividing the Total Building Area of 21,621 sq. ft. by the Total Lot Area of 73,116 sq. ft. which gives a FAR of 0.2957 which is rounded up to 0.30. This is over the maximum allowed FAR of 0.25 as stated above.

If however, we use the proposed Total Lot Area as shown on page 15 (handwritten), **“EXHIBIT B” LOT LINE ADJUSTMENT MAP**, (October 24, 2013) of 56,586 sq. ft. we get the following:

Total Building Area

14,115 sq. ft. (300 Magnolia) + 7,506 sq. ft. (301 Magnolia) = 21,621 sq. ft.

Total Lot Area

18,379 sq. ft. (300 Magnolia) + 56,586 (proposed 301 Magnolia) = 74,965 sq. ft.

The Church Property FAR is therefore calculated by dividing the Total Building Area of 21,621 sq. ft. by the Total Lot Area of 74,965 sq. ft. which gives a FAR of 0.2884 which is rounded up to 0.29. This is also over the maximum allowed FAR of 0.25 as stated above.

4. On page 4 (handwritten), **CONCLUSION** states in part, ...*"nor would the lot line adjustment create a nonconforming situation at 301 Magnolia Street."* This statement totally ignores the fact that the Church Master Plan encompass the entire Church property, 300 and 301 Magnolia Street.
5. On page 9 (handwritten), **EXHIBIT A, Amendment to the Land Use Map**, shows the address of the Church property north of Magnolia Street as 306, not 300. In all previous City documents this property has been referred to by the proper address of 300 Magnolia Street. I find it odd that it should now be listed as 306 Magnolia. This can only lead to confusion in the future and since Staff is forever changing, new members when searching for history on 306 Magnolia are not likely to find that it has over 60 years of history as 300 Magnolia Street.
6. On page 9 (handwritten), **EXHIBIT B, Change to the Zoning Map**, shows the address of the Church property north of Magnolia Street as 306, not 300. See Item 5 above for description of inaccurate information.
7. On page 11 (handwritten), **EXHIBIT C, FINDINGS, A. Required Finding:, Response:**, it states in part, *"The lot line adjustment would not create a nonconforming Floor Area Ratio (FAR) for the church site which is designated as Public / Institutional. The allowable FAR for properties with a designation of Public / Institutional is a maximum of 0.25. The FAR for the Church site after the lot line adjustment would be 0.17, which is consistent with the General Plan."* Item 3 above specifically shows that this finding is false.

CONCLUSION

In conclusion, I am **opposed** to the General Plan Amendment, Rezone and Lot Line Adjustment as put forth in the May 29, 2014 version of the Planning Commission Agenda Report.

However, Beth Refakes and I met with Susan McDowell at the 320 East 18th Street / 301 Magnolia Street site on Wednesday, June 4th. We discussed our concerns with and objection to any reduction in the number or size of the existing parking stalls since the existing 126 stalls is less than would be required by a proper analysis of the parking requirements.

I stated to Ms. McDowell that I would personally not have a problem with the Church selling her firm the area between the current 320 East 18th Street rear property line and the existing edge of asphaltic concrete paving, which is currently covered with crushed rock. I believe that area is approximately 15'-6" in depth by the width of the lot (63.03'). It is my belief that this area could not be used to provide additional easily accessible parking for the Church and would provide additional yard space for the rear proposed unit on the 320 lot.

If that crushed rock strip of land (15.50'± x 63.03') were substituted for the 23' x 63.03' strip defined in the May 29th version of the Agenda Report, I would support Commission approval of that revised Resolution.

To assist the Commission in evaluating this letter I am attaching the following documents obtained from City records or published Agenda Reports:

- February 11, 1974 – Perry Valentine's determination of 156 parking spaces required for the Church Sanctuary alone, and recommended denial of the request because "Parking is insufficient for existing use"
- February 11, 1974 – Planning Commission recommending approval of abovelisted request with additional Conditions #10 thru #13.
- September 11, 1962 – Conditional Use Permit C-114 which in part transfers all parking across the street to the main sanctuary area. (2 pages)
- February 21, 2001 – Planning Application PA-00-56 stating Code required parking is 146 spaces.
- May 8, 2001 – City Council Agenda Report, Appeal of Master Plan PA-00-56 - Pages 7 & 8 showing Sanctuary seating plan and Bldgs. A,B & C.
- May 8, 2001 – City Council Agenda Report, Appeal of Master Plan PA-00-56 - Pages 43 & 44
- April 25, 2002 – Change of Street Addresses from 300 Magnolia to 300 Magnolia for Church Buildings A, B & C on the north side of the street and 301 Magnolia for the Church Sanctuary on the south side of the street.

Sincerely,



Howard Denghausen
Architect & Magnolia Street Resident for over 60 years



CITY OF COSTA MESA

CALIFORNIA 92626

P.O. BOX 1200

FROM THE OFFICE OF THE PLANNING COMMISSION

TO: THE HONORABLE CITY COUNCIL
CITY OF COSTA MESA
COSTA MESA, CALIFORNIA

Meeting of: Feb. 11, 1974

RE: Applications for Building Moving Permit No's. 637 and 638
FOR: Russ Millette, c/o First Baptist Church, 301 Magnolia, Costa Mesa, Calif.
REQUEST: Permission to divide and move a one and two story church building into 2 buildings and to move from 2252 S.E. Bristol Street, Santa Ana California, in an I & R zone.

LOCATION: To 301 Magnolia, Costa Mesa, California

COMMISSION
ACTION:

Recommended for approval (5-0), subject to the Planning Staff's conditions, copy attached hereto, with the following added conditions:

10. Remove the 4 1-bedroom units to leave room for play area and parking area before the move-in buildings are released for final occupancy.
11. File a plan with the City of Costa Mesa for the bus parking in a letter or document form that would prohibit bus parking along the residential property line.
12. Screen the play area under the direction of the Planning Department.
13. Remove the partially constructed block wall or bring the wall up to City Code, under the direction of the Planning Director.

Respectfully submitted,

COSTA MESA PLANNING COMMISSION
H. J. WOOD, CHAIRMAN

William L. Dunn
William L. Dunn, Secretary and
Director of Planning

February 11, 1974 - Planning Commission Recommendation to City Council with additional Conditions 10 thru 13
Note Condition # 10: Remove the 4 one-bedroom units to leave room for play area and parking area ...
These 4 units still exist today at 310 East 18th Street; no additional parking was ever provided

CONDITIONAL USE
AGENDA DETAIL SHEET

Div. XIX, of Municipal Code

COSTA MESA PLANNING DEPARTMENT MEETING OF SEPT. 11, 1962

LOCATION 300 Magnolia Street

AGENDA # 5

ZONE R1

NAME First Baptist Church

C.U.P. # C-114-Amended

Cond. Use Permit Request

Permission to construct a church nursery and offices on one (1) parking lot for existing church facility at 300 Magnolia Street and for permission to relocate and add parking on two (2) R1 parcels located on the south side of Magnolia Street, approximately 156' easterly of the center line of Santa Ana Ave., Costa Mesa, Calif.

Reasons for Approval or Denial of Conditional Use Permit (Sec. 9298.2):

(1) Field investigations have disclosed the subject use and its operation are compatible with the uses permitted in the area wherein it is proposed to be located: This is a residential neighborhood with mostly single family use and some scattered multiple along Magnolia. The Duccola development at E. 18th Street and Santa Ana Ave is developed to a high density and is zoned R4.

(2) That the subject use is similar to one or more uses permitted in the district within which it is proposed to be located:

Churches are generally located in a residential area. There are no similar uses in the immediate district.

(3) That the subject use will not cause substantial injury to the values of property in the neighborhood within which it is proposed to be located:

The two lots proposed for paved parking areas are now vacant and in weeds. This alteration would eliminate the unsightly condition now existing.

(4) That the subject use will be so designed, located and operated that the public health, safety and general welfare will be protected:

The transfer of all the parking across the street to the main sanctuary area may result in the extended use of the pedestrian crossway, however, the location of a stop sign at this intersection and church control of children using the cross section will avoid possible hazard. The church has two buses that are used to transport some of their mothers to and from the church which alleviates some parking and traffic problems.

REMARKS:
NOTE: Section 9370.3-4 of Municipal Code used in evaluating new church sanctuaries or additions to same.

* (1)	100 seats	50 car spaces
* (2)	200 seats	66 car spaces
* (3)	120 seats	30 car spaces

(Reported Capacity of Main Sanctuary) 420
146 car spaces required
80 car spaces proposed and existing
66 car spaces short according to existing Crl.
Formula follows a sliding scale

(over)

The Planning Staff recommends approval for the following reasons:

- (1) Church nursery schools and related administrative offices are usually a part of a church installation.
- (2) The addition of a nursery school and an administration office is not considered in computing parking, but the main sanctuary or meeting hall governs this in the case of a church.
- (3) The church will use a newly acquired ** lot adjacent to their existing property to give 23 added spaces.
- (4) The parking that will be lost as a result of the addition will be replaced across the street.
- (5) The development of the new parking areas will clean up vacant lots and enhance the neighborhood.
- (6) The bus services offered by the Church assists in eliminating traffic congestion and the need for more parking.
- (7) The City Attorney's office has advised the Commission that the existing parking ordinance does not apply to this proposal for the following reasons:
 - (a) The main sanctuary building was constructed before the present Parking Ordinance was adopted.
 - (b) All the structures on the church properties were in existence before the City was incorporated.
 - (c) The church is not adding to the main sanctuary, but is proposing a nursery school and office to which the parking formula would not apply because it is primarily used by children who are furnished a means of transportation.
 - (d) This request is being made under a Conditional Use.
 - (e) The potential development of new parking areas should not be overlooked however under the terms of authority the Commission has as a recommending body or the Council has as a decision making body.

** NOTE: an parking on Lot #4, an R-1 lot, was not included in the original request, but Staff has asked applicant to include it. It will, therefore, have to initiate an amendment to this request (at no expense to applicant) and ask that it be republished and posted etc. ----- The hearing may take place, but there can be no motion if the additional lot is to be included. It should be tabled until our next meeting.

CONDITIONS, IF APPROVED:

- (1) That 23 parking spaces be created on the NW 132.62' of Lot 4, Tract 505 in addition to those created on Lot 3, Tract 705.
- (2) That residential sidewalks be installed along the frontage of all Church properties on Santa Ana Ave. and both sides of Magnolia (799.71 running feet @ approximately \$1.65 a foot equals \$1,319.62).
- (3) A 6' block wall be erected along the new parking lot areas to the rear 63' on that portion of Lot 3, the NW 37.53' of property line on Lot 4, the rear 63' of Lot 4 and the NE 132' of Lot 4 in accordance with City Standards (23.5) running footage, by the applicant at their expense, under the direction of the City Engineer.
- (4) Street cuts to be under the direction of the City Engineer with concrete driveway approaches at owner's expense.
- (5) The existing parking lots be striped according to City Standards.
- (6) Grading of the parking lot on Magnolia (see map) as recommended by the Commission could offer any number of arrangements for this sidewalk installation:
 1. Sidewalks be installed on both sides of Magnolia now and that the balance on Santa Ana Avenue shall be installed one year from the date of approval of this request.
 2. That sidewalks be arranged for installation on a schedule over a period of two years spelling out the sequence of location and time based upon the areas of desirable need:
 - a. Magnolia along the parking lots and along the front of the main sanctuary where more pedestrian traffic is created. (Immediate installation).
 - b. Magnolia in front of Nursery Schools (January 1963)
 - c. Along Santa Ana beside main sanctuary (June 1963)
 - d. Along Santa Ana beside nursery school (January 1964)

recreation session is scheduled for each of the three age groups (3 years, 4 years, and 5 years) in the existing playground on the west side of the 300 Magnolia buildings.

The applicant proposes two different drop-off/pick-up scenarios: one with ingress and egress from Magnolia Street with the second using the parking lot at the corner of East 18th Street and Santa Ana Avenue (cars enter the lot from East 18th Street and exit onto Santa Ana Avenue). Staff recommends that both options be used to allow greatest flexibility but if the applicant wishes to use one option over another, staff recommends that option A (ingress and egress from Magnolia Street) be used. Because the entry driveway is located further from the Santa Ana intersection, this option provides more stacking room for cars entering the site than option B. The school will be required to escort the children from the parking lot into the church and vice-versa. The development center will not adversely impact parking (see the next section for discussion).

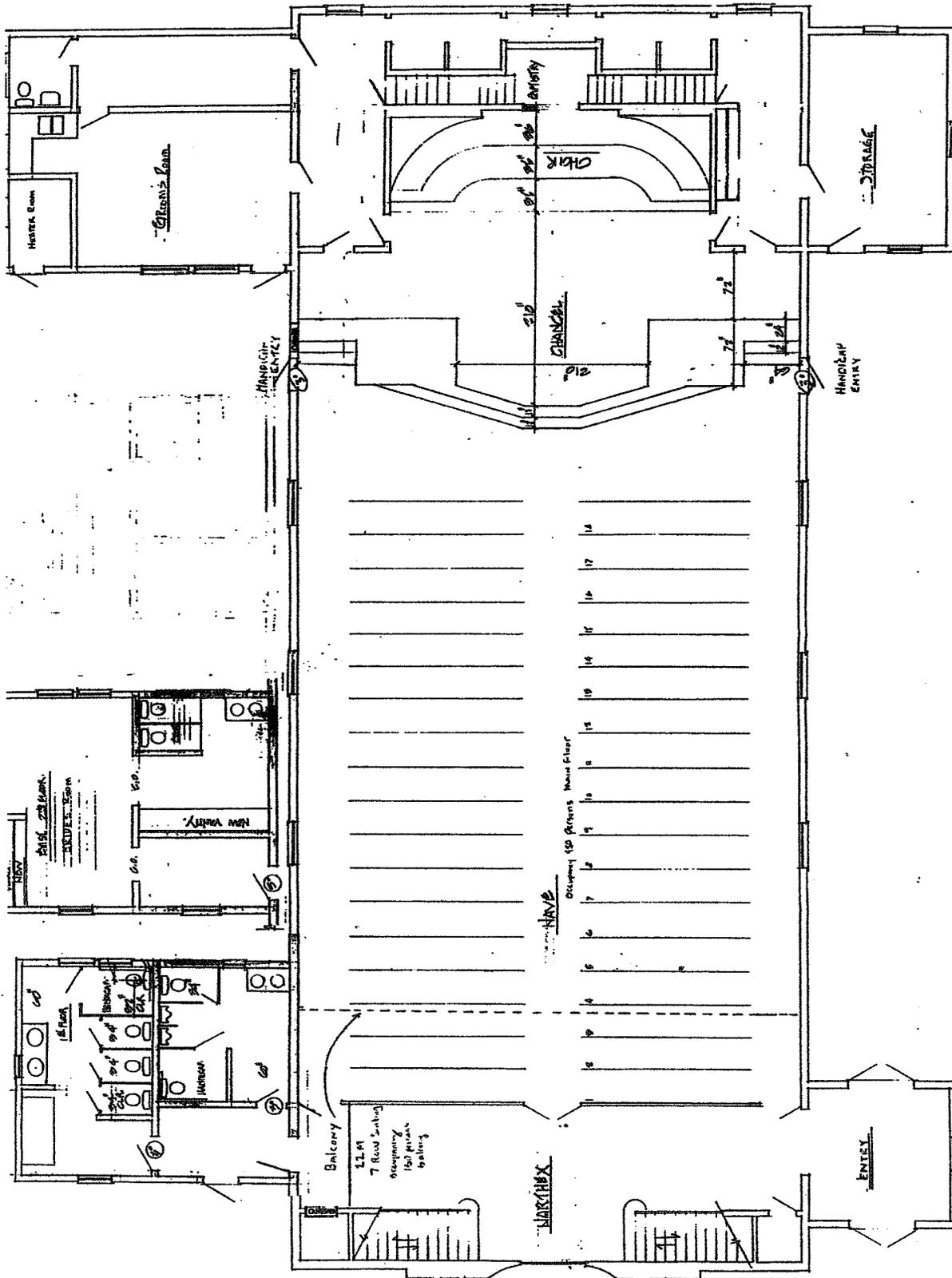
The early childhood learning center will have less impact than the former preschool because it is only a half-day program, starting later and ending earlier than the former preschool. Furthermore, all the drop-off and pick-up activity will be located on a private parking lot, off the public street, and will not conflict with Kline School because it will occur in a different parking lot and at a different time than Kline School. (Kline School's drop-off and pick-up times are 8 a.m. and 3 p.m., respectively.) Lastly, the children will be outside for a limited period of time, in a playground surrounded by buildings or block wall.

Parking

Parking for churches and related activities is based on the size of the church sanctuary. The size of the sanctuary has remained unchanged since its construction in 1952 but available parking has increased over the years:

Source	Year	Number of Spaces
C114-amended	1962	80 permitted to satisfy requirement (Code required 146 spaces)
Approved parking lot plan	1976	82 spaces
Plan submitted with PA-95-29	1995	91 spaces
Current code requirements	2000	134 spaces
Existing parking	2000	92 spaces
Newly striped parking	2001	105 spaces

Minor Conditional Use Permit ZA-00-19 for Kline School was originally denied because it was discovered that the modular building had been placed on the church's required parking. The applicant appealed the Zoning Administrator's decision and submitted a revised parking plan that increased the parking from the 92 spaces existing to 107 spaces. Additionally, the revised plan proposed closing two of four driveways along Magnolia Street. Consequently, not only was the



Church floor plan

Light House Christ Community Church
301 Magnolia Street
Floor Plan 10/11/01

7
SANTA ANA AVE

MAGNOLIA ST

PLANNING APPLICATION SUMMARY

Location: 300 and 301 Magnolia Street Application: PA-00-56

Request: Amended master plan for Lighthouse Coastal Community Church.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>I & R</u>	North: <u>(Across Magnolia St.) R1, single family residences</u>
General Plan: <u>300: LDR; 301: Public Use</u>	South: <u>(Across E. 18th St.) R2-MD, residential</u>
Lot Dimensions: <u>Irregular</u>	East: <u>R1, residential</u>
Lot Area: <u>18,397 sq.ft. (300 Magnolia)</u>	West: <u>(Across Santa Ana Ave.) R1, residential</u>
<u>56,187 sq.ft. (301 Magnolia)</u>	
Existing Development: <u>Lighthouse Coastal Community Church & modular building used by Kline School</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>		<u>Proposed/Provided</u>	
	300	301	300	301
Floor area ratio:	.25 or 4,599 sq.ft.	.25 or 14,047 sq.ft.	.77 or 14,155 sq.ft.*	.16 or 8,946 sq.ft.
Parking:				
Standard	88		99	
Handicapped	4		6	
TOTAL:	92**		105***	

* Existing, non-conforming buildings.

** Based on the amount of parking existing on the site before the January 2001 restriping of the parking lot (parking is legal, non-conforming).

*** Two additional parking spaces may be able to be added to the lot at the corner of East 18th Street and Santa Ana Avenue. This would increase the total parking to 107 spaces.

CEQA Status: Exempt, Class 1

Final Action: Planning Commission

Revised 7/96-PLANNING ACTION SUMMARY-COML

BACKGROUND

Church facilities consist of the following:

- 301 Magnolia Street – a 56,187 sq.ft. lot, located at the southeast corner of Magnolia Street and Santa Ana Avenue. This property contains a two-story, 7,506 sq.ft. church built in 1952, prior to the City's incorporation. Additionally, in 1995, Planning Commission approved the installation of a one-story, 1,440 sq.ft. modular classroom in the approximate center of the property. This modular classroom serves Kline School, which is located on an abutting piece of property (320 East 18th Street). The modular classroom was originally approved to remain for five years; City Council approved the permanent retention of this building on October 16, 2000.
- 300 Magnolia – an 18,397 sq.ft. lot, located at the northeast corner of Magnolia Avenue and Santa Ana Avenue. This property contains three buildings – (A) a two-story, 4,224 sq.ft. fellowship hall on the east side of the lot; (B) a two story, 5,120 sq.ft. education building located on the north side of the lot, and (C) a two story, 4,811 sq.ft. education building located on the south side of the lot. Two of these buildings were constructed prior to the City's incorporation. The 4,811 sq.ft. education building (building C) was approved by the City's Planning Commission under Conditional Use Permit C-114 in 1962, which included the relocation of existing parking from the north side to the south side of Magnolia Street, east of the existing church.

Past conditional use permits have primarily stipulated improvements to the properties without addressing operational or time limit issues.

This master plan amendment was required as part of City Council's approval to retain Kline School's modular classroom on the 301 Magnolia Street site to ensure against parking conflicts and to recognize use of portions of the church's parking lot for play yard, which had not previously been approved.

ANALYSIS**Use Of The Property**

As with most churches, Lighthouse Coastal Community Church provides a variety of activities and services to their congregation in addition to Sunday church services, Sunday school, and nursery care during church services. Regular activities include evening prayer services, youth groups, and Bible studies. These regularly scheduled activities take place in the evenings and on weekends with the exception of a bible study group of approximately 25 people that currently meets every Friday from 9:30 a.m. to 10:30 a.m. Special activities for the church (vacation Bible school, funerals, and weddings) may be scheduled during the weekdays. These special activities happen approximately six to seven times a year. Staff considers these activities (the holding of church services and other



CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

Page 5

DEVELOPMENT SERVICES DEPARTMENT

April 25, 2002

CERTIFIED MAIL

Mr. Paul Wilbur
312 Magnolia Street
Costa Mesa, CA 92627

**RE: CHANGE OF STREET ADDRESSES
LIGHTHOUSE COASTAL COMMUNITY CHURCH
300 AND 301 MAGNOLIA STREET, COSTA MESA**

Dear Mr. Wilbur:

On ~~October 11, 2001~~, City Planning staff issued a change of address letter for the subject property. The change of address formalized different addresses for the two properties on either side of Magnolia Street, and assigned letter designations to individual buildings at 300 Magnolia Street. ~~This address change is consistent with City requirements and helps City emergency personnel more accurately locate buildings in times of emergency.~~ This letter did not constitute any subdivision of land. These properties are already separate parcels by virtue that they are on two different sides of Magnolia Street, which is a public street. Furthermore, a subdivision could only occur with the processing and recordation of a parcel map, as required by the State's Subdivision Map Act, not by merely assigning individual addresses to buildings.

Sincerely,

Willa Bouwens-Killeen
WILLA BOUWENS-KILLEEN
Senior Planner

cc: Allan Roeder, City Manager
Don Lamm, Deputy City Manager – Development Services
Jerry Scheer, City Attorney

Mr. Roger Grable
Buchalter, Nemer, Fields, and Younger
P.O. Box 8129
Newport Beach, CA 92658-8129

77 FAIR DRIVE

Building Division (714) 754-5273 • Code Enforcement (714) 754-5623 • Planning Division (714) 754-5245
FAX (714) 754-4856 • TDD (714) 754-5244

April 25, 2002 - Change of Street Addresses - 300 & 301 Magnolia Street, Costa Mesa

RECEIVED PH-4
CITY CLERK

June 5, 2014

Planning Commission
City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628

14 JUN -5 PM 3:56

CITY OF COSTA MESA
BY _____

Reference: General Plan Amendment GP-14-91; Rezone R-14-01;
320 E. 18th Street

Dear Commissioners:

Although I strongly support development of the 320 E. 18th Street property into residential, I cannot support a project which is detrimental to the surrounding property owners on Magnolia Street due to a decrease in the lot area of the 300/301 Magnolia Street church property covered under master plan PA-00-56.

I have supported an R2-MD development at this site since the property was purchased from Susan Kline several years ago. My neighbors and I worked with the City and the then owner to gain a rezone from I&R to R2-MD and approval of a site plan for 2 single family homes as well as supporting the required variances. Although the RSI project would greatly improve the neighborhood, the loss of any on-site parking for the church and increased density will have a negative effect on surrounding property owners since almost all church activities occur on Magnolia Street. My point is that I am not against development at this site unless it impacts the Magnolia Street property owners.

As a resident, I raised several concerns in a letter when this application was presented to the City Council as General Plan Screening request (GP-13-03) on September 17, 2013 which is not included in this staff report (see attached letter). At the time, the application was for a 60' x 20' strip of land (1,200 sq. ft.) which was only going to include the gravel area. However, upon measuring the area, the 20' extended into the church paved parking. Now the application is for even a larger strip of land (63' x 23').

At the General Plan Screen request hearing, residents were assured that the trailer and commercial vehicle would be removed from the gravel area. The church removed both the trailer and commercial vehicle from the gravel area and relocated them to their parking lot on the corner of Santa Ana Avenue and East 18th Street for a couple of months. Since that time, the Kline School buildings have been demolished and the gravel area has been fenced in and screened as part of the 320 E. 18th Street property. The commercial vehicle has been parked in the Magnolia Street parking lot in the paved area previously occupied by the modular building for about six months resulting in a loss of usable parking for the church and preschool.

As a longtime resident of Magnolia Street, there are several issues that impact the residents of Magnolia Street which the Planning Commission Agenda Report dated May 29, 2014 does not adequately address. It should be noted that they are related to land use issues and not the proposed residential project.

1. Why was this application submitted for 320 E. 18th Street instead of the Lighthouse Coastal Community Church located at 300/301 Magnolia Street which is covered under Master Plan PA-00-56? The lot line adjustment and rezone from I&R to R2-MD impact the master plan for the church property. Is this an attempt to bypass updating the church master plan (PA-00-56)?
2. The calculation of the Floor Area Ratio (FAR) for the church site only considers the church property at 301 Magnolia. Since there is only one Master Plan for the church development consisting of lots at 300 and 301 Magnolia, the Floor Area Ratio for both locations should be considered to determine the Floor

Area Ratio for the site. Although 300 Magnolia and 301 Magnolia are separated by Magnolia Street, the street is not used to determine open space and density of the church site so any loss of church property reduces open space and increases density.

3. The loss of the 63' x 23' strip of land (1,449 sq. ft.) from the church site reduces the 301 Magnolia Street lot size area. This in effect reduces the amount of open space which in turn increases the density of the 300/301 Magnolia Street church site. Removing the 63' x 23' strip of land from the church master plan site, would create a non-conforming Floor Area Ratio (FAR) for the site. Since the church is already designated as legal non-conforming, the City appears to be making the site even more non-conforming.
4. The staff report, as well as Attachment 1, refers to Parcel 2 and Parcel 1. Parcel 2 is the 301 Magnolia Street site consisting of the church sanctuary and parking lot used for activities at both 300 and 301 Magnolia. However, Parcel 1 of the church property, which is located at 300 Magnolia Street and utilizes the parking lot for preschool and other activities, is not mentioned in the staff report. The Parcel 1 referred to in the staff report is actually the 320 E. 18th Street property.
5. The seating capacity of the church since the fixed seating was converted to chair seating is not reflected in the church master plan (PA-00-56). In addition, the required parking, parking lot striping and traffic circulation do not match those contained in the current master plan for the church. As a result, the master plan for the church site (PA-00-56) requires modification to reflect these changes. It should be noted that the parking lot layout shown in Attachment 2 of the staff report is consistent with the existing layout.
6. Although the City has determined the parking requirements for the sanctuary at 301 Magnolia Street based on the chair seating, the parking for 300 Magnolia Street is not included in the required parking as stipulated in the land use restriction contained in the church master plan (PA-00-56), Condition of Approval number 6.
7. The staff report states that the required parking based on the fixed seating was 134. However, the church layout, included as part of the church master plan, showed the combined seating for the main level and the balcony of the sanctuary to be 600 which would have required 150 parking spaces for fixed seating. In addition, the parking for the 300 Magnolia Street site is not included in the 150 as required by the land use restriction. The current 126 parking spaces was probably an attempt by the City to bring the parking closer to conformity since the church is unable to create additional on-site parking for the site.
8. The current church master plan (PA-00-56) Condition of Approval number 23 requires that the area previously occupied by the modular building shall be used for parking purposes only. The requested strip of land encroaches into this area and will result in a loss of parking. This will also require a modification of the current church master plan.

It should be noted that the church once owned all the property from the eastern parking lot perimeter wall to Santa Ana Avenue between Magnolia Street and East 18th Street in addition to the property at 300 Magnolia Street. Over the years, the church has sold off parcels piecemeal to private individuals instead of creating additional parking which has created significant impacts to surrounding property owners on Magnolia Street. Unfortunately, long-term property owners have been forced to deal with the impacts on our neighborhood.

As previously mentioned, I have no problem with RSI or anyone else developing the 320 E. 18th Street site as long as it does not impact surrounding property owners on Magnolia Street who are concerned about their property values. Any reduction in parking for the church directly impacts the property owners on Magnolia Street since

it increases the on-street parking in front of resident's homes. It is the fiduciary responsibility of the Planning Commission to insure residents have the peaceful and quiet enjoyment of their properties.

Susan McDowell from RSI has reached out me and some of my neighbors in the last few days to have a better understanding of our concerns. She has been willing to work with us to try to resolve some of our issues. My neighbors and I are willing to work with the City and the developer to arrive at a solution that is acceptable to all involved. In fact, the recently passed Small Lot Development ordinance would seem well suited to the 320 E. 18th Street site and may reduce some of the impacts on surrounding residents.

My neighbors and I are tired of looking at the vacant lot and the screening which attracts graffiti and negatively impacts property values of residents of both East 18th Street and Magnolia Street. I know that I hope to see new homes in the near future which will be a great improvement to the neighborhood.

Thank you for your consideration.



Beth Refakes
P.O. Box 15426
Newport Beach, CA 92659

Attachment: Letter dated September 16, 2013

September 16, 2013

RECEIVED
CITY CLERK

13 SEP 17 PM 12: 02

City of Costa Mesa
City Council
P.O. Box 1200
Costa Mesa, CA 92628

CITY OF COSTA MESA
BY _____

Reference: General Plan Screening GP-13-03 – For Proposed Strip of Land as an Extension of Property located at 320 E. 18th Street

I request that you deny the recommended action described in the City Council Agenda Report dated September 3, 2013 to accept the General Plan Screening Request GP-13-03, to amend the General Plan Land Use designation from P&I to MDR and a rezone from I&R to R2-MD. By accepting the recommended action, the 20-foot x 60-foot strip of land, which is currently part of Master Plan PA-00-56 for the Lighthouse Coastal Community Church property located at 300/301 Magnolia, will create a reduction in the current on-site parking for the church.

The staff report is incorrect that the 20-foot x 60-foot proposed land extension is an unused portion of the church parking. The 20-foot x 60-foot strip of land is currently used by the Lighthouse Coastal Community Church for parking. The gravel area is used for parking of a commercial vehicle and part of the 20-foot strip encroaches into the Church's asphalt parking lot area which contains nine straight-in parking spaces. A portion of the nine parking spaces is used by the church to store a small church trailer. If this request is approved, in addition to the lost parking spaces, parking space for the commercial vehicle and the trailer will further reduce the on-site parking for the church.

The 20 foot x 60 foot strip was previously occupied by a modular building used by the Kline School and located on church property. After the modular building was removed and the church opened their preschool, residents requested that the space be used for parking to alleviate the over-flow parking problem. In 2006, the City Council modified the Master Plan to require that the area where the modular building was located could only be used for parking. At that time, the church pastor assured residents that it would not be a problem. Since that time, a portion of the space has been paved with asphalt and marked for parking with the remaining gravel area used by the church for parking.

Due to a parking shortage on E 18th Street, a portion of the church parking lot near the 320 E. 18th Street property is currently used for resident overnight parking. Resident parking on Magnolia utilizes most of the available on-street parking. As a result, there is usually a shortage of on-street parking available for residents and their visitors whenever the church or preschool are in use attendees fail to use the parking lot. Since Magnolia Street is closer to the church and preschool entrances, attendees park on the street in front of resident's homes instead of in the parking lot. For special events such as holiday church services or preschool programs, both parking lots are full and on-street parking is used as overflow parking, creating a severe parking shortage and making it next to impossible for residents to find on-street parking.

Although RSI's proposed project would remove an eyesore and be a significant improvement to the neighborhood, the loss of on-site parking for the Church will have a more detrimental effect on the surrounding property owners. In a neighborhood which already has a parking shortage due to church and preschool operations, elimination of on-site parking for the church will result in additional on-street overflow parking which negatively impacts the property values of Magnolia and E. 18th Street property owners.

I have talked with both the planner and Susan McDowell from RSI concerning the issue of the loss of parking as well as the conditions of approval and land use restriction contained in the master plan for the church. I was assured by both that it was only the gravel area and would not affect parking. However, based on our determination of the property line and the location of the 20-foot x 63-foot strip boundary, this does not appear to be the case. It appears the 20-foot strip encroaches about 5 feet into the asphalt area containing marked parking spaces resulting in a loss of on-site parking for the church. Therefore, it appears that the property owner, developer and the city planner did not do their due diligence concerning the proposed land use extension.

Therefore, it would appear that no action should be taken on this request until the impact of changes to the master plan for the church is evaluated. It should be noted that at one time, the church owned all of the property from its eastern property line to Santa Ana Avenue between Magnolia and E. 18th Street. The neighborhood issues concerning a shortage of on-site parking have been created by the church as it has sold off its property in a piece-meal fashion over the years resulting in a site that is under parked and is considered legal non-conforming. Since the church does not meet the parking requirements, the surrounding property owners are forced to deal with the on-street overflow parking issue and decreased property values.

As a long-time Magnolia Street resident, I strongly support the currently approved project for two dwelling units on the property on the existing lot. In fact, my neighbors and I have spent considerable time, effort and money to insure the property was changed from I&R to R2-MD and the property would become residential once the Kline School relocated. We worked with the property owner, Newport Investment Strategies and the PRS Group, to revoke all prior entitlements granted to allow a private school or other business to operate at this location as well as supporting the rezone and variances required for the approved project. In addition, I have spoken at previous City Council and Planning Commission meetings in support of the project as well as the time extensions requested by Newport Investment Strategies and the PRS Group.

Although, I strongly support the development of this property as residential, I would urge the City Council to reject the applicant's request for the expansion of the property since it does not take into consideration the negative impacts on Master Plan PA-00-56 and the surrounding property owners. I would also suggest that the City Council encourage RSI to modify its design plan by reducing the size of the larger dwelling or consider requesting a possible small lot development in order to utilize the existing lot size at 320 E. 18th Street.

Thank you for your consideration of this request.



Beth Refakes

Attachment 1 - Photos of Church Parking Lot

September 17, 2013

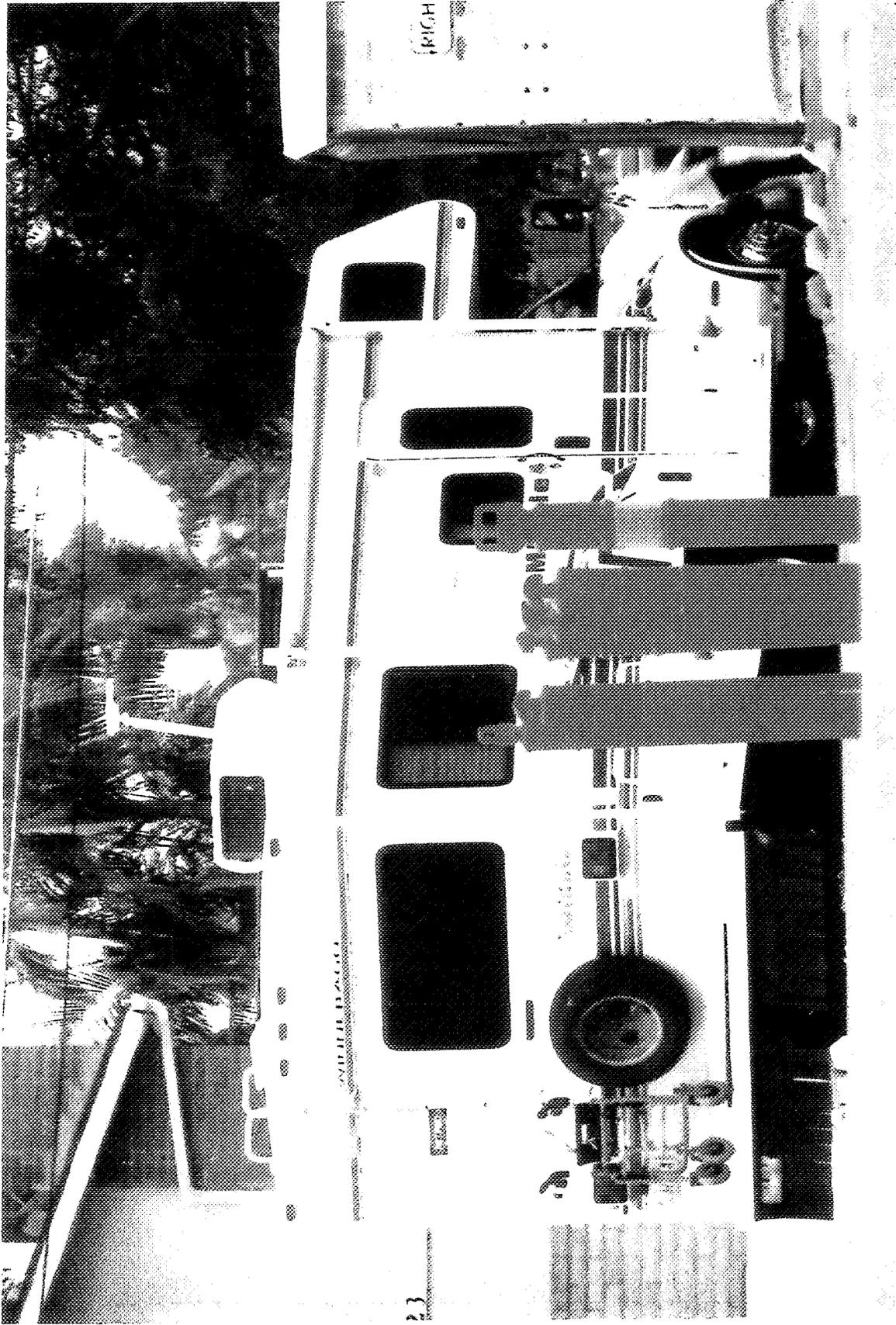
**City Council Meeting - GPS-13-03
Attachment 1**

Photos of Church Parking Lot

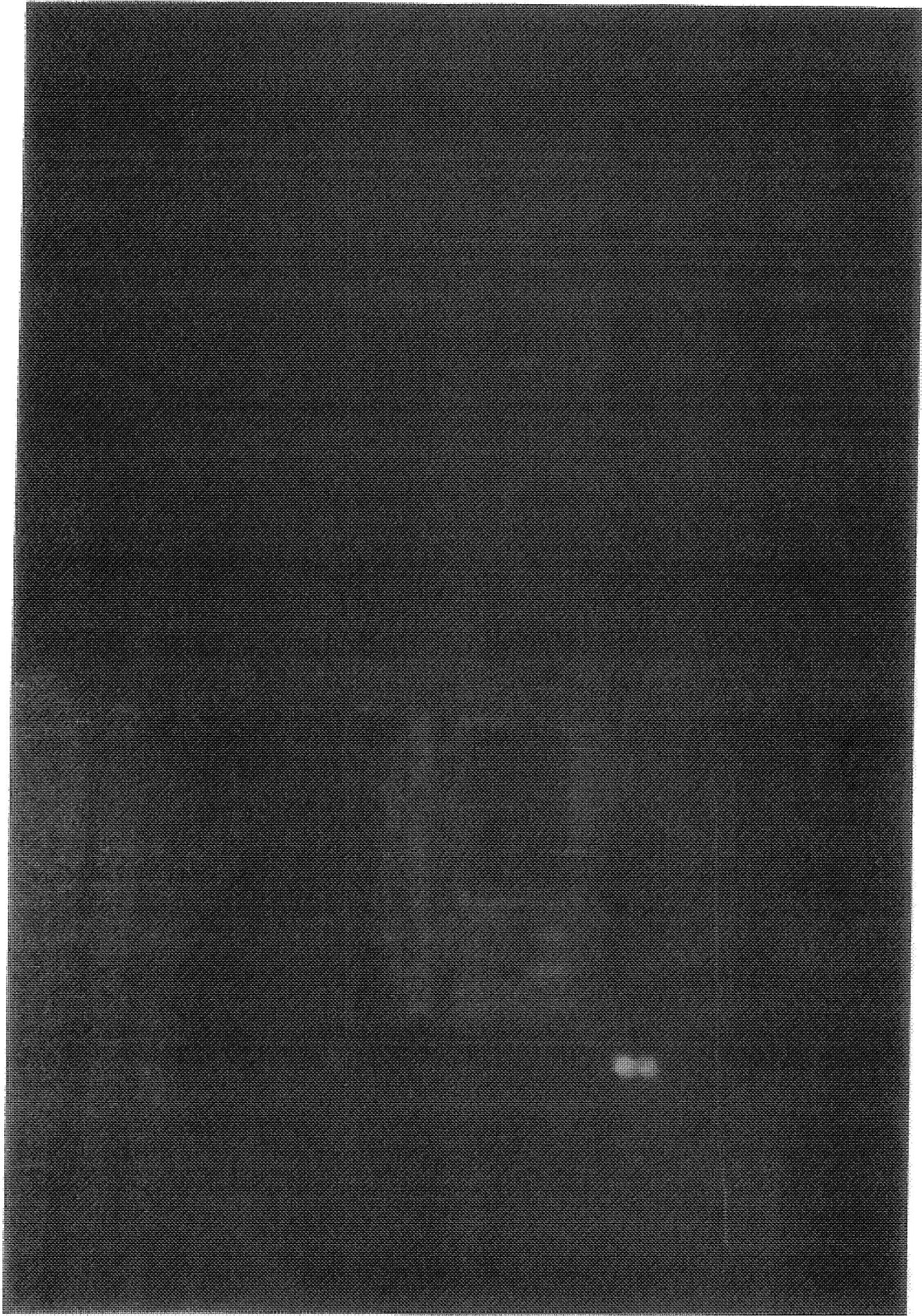
1. Occupied RV Parked Overnight in Church Parking Lot Next to 320 E. 18th Street (Photo Taken 09/17/13 6:49 a.m.)
2. Occupied RV Parked Overnight in Church Parking Lot Next to 320 E. 18th Street (Photo Taken 09/15/13 6:30 a.m.)
3. East 18th Street Resident Overflow Parking Next to 320 E. 18th Street (Photo Taken 09/11/13 6:38 a.m.)
4. Use of 20 ft. x 63 ft. Area by the Church for the Parking of Commercial Truck in Gravel Area and Trailer in Marked Parking Stall (Photo taken 09/06/13)
5. Red Line Indicates Location of Rear Property Line Between 320 E. 18th Street and Church (Photo Taken 09/15/13)
6. Red Line Indicates Location of Rear Property Line Between 320 E. 18th Street and Church and the Distance Between the Two Posts Indicates the Location of the 20-Ft Boundary (Photo Taken 09/15/13)
7. Red Line Indicates the Distance of 20 ft. Strip from Gravel Area of Church Parking Lot and Encroachment into Marked Parking Spaces (Photo Taken 09/15/13)
8. Red Line Indicates Upper Boundary of the 20 ft. Area Showing the Encroachment Behind the Wheel Stop into the Church Marked Parking Area Where the Modular Building was Removed (Photo Taken 09/15/13)

September 17, 2013

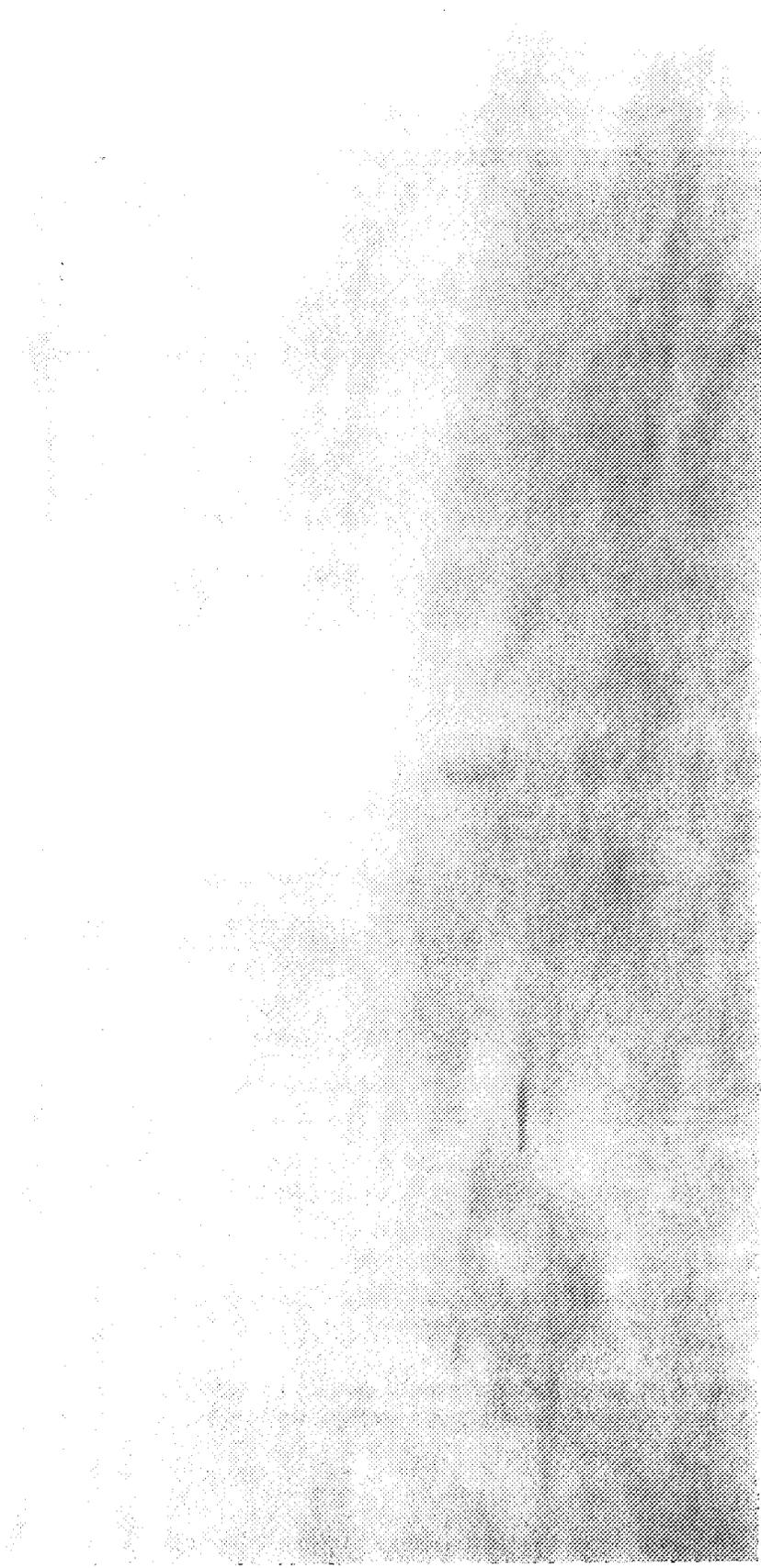
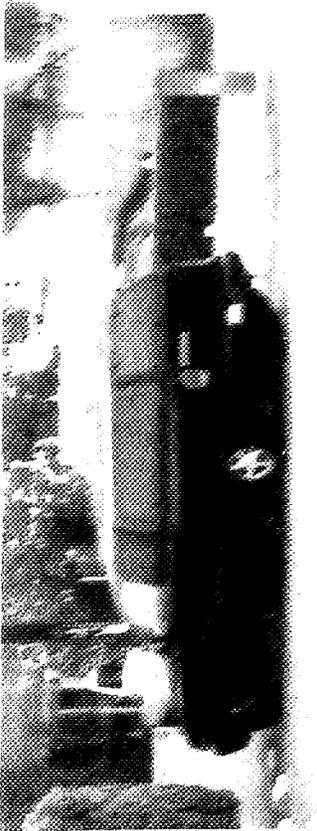
City Council Meeting - GPS-13-03



Occupied RV Parked Overnight in Church Parking Lot Next to 320 E. 18th Street (Photo Taken 09/17/13 6:49 a.m.)



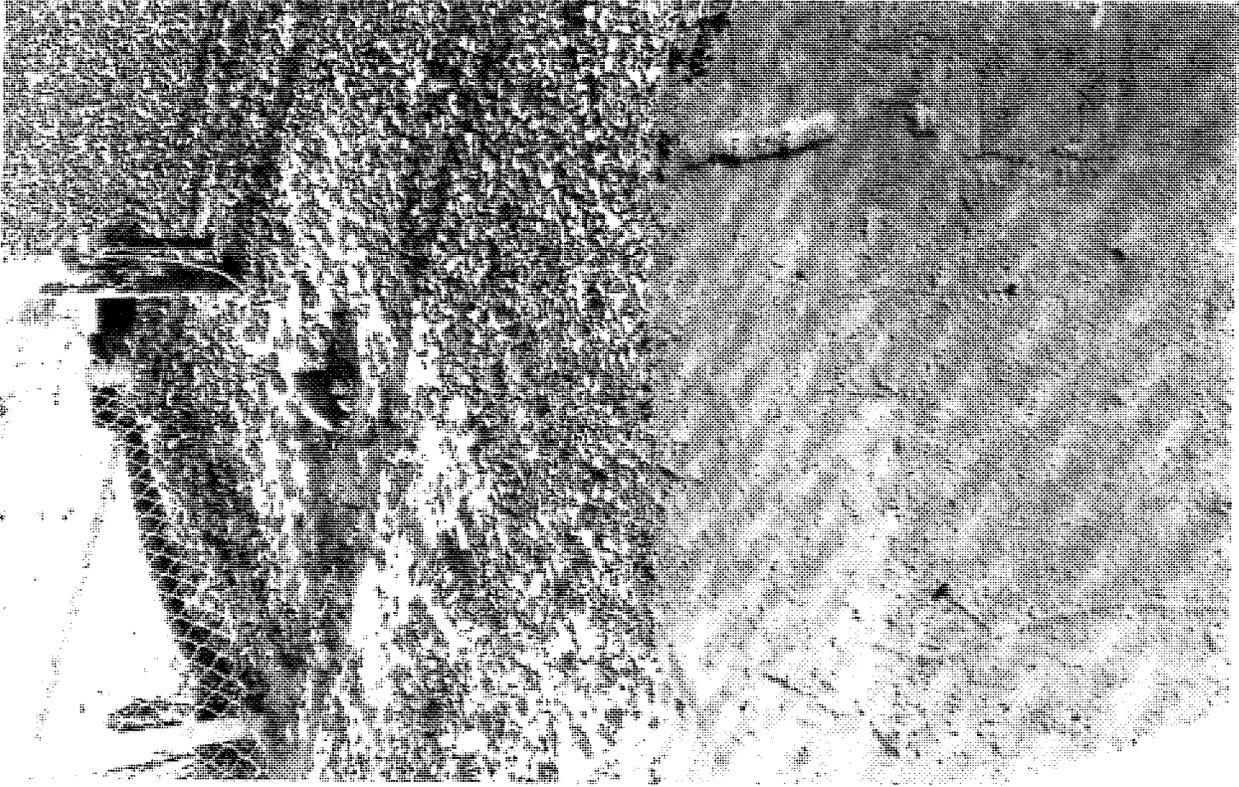
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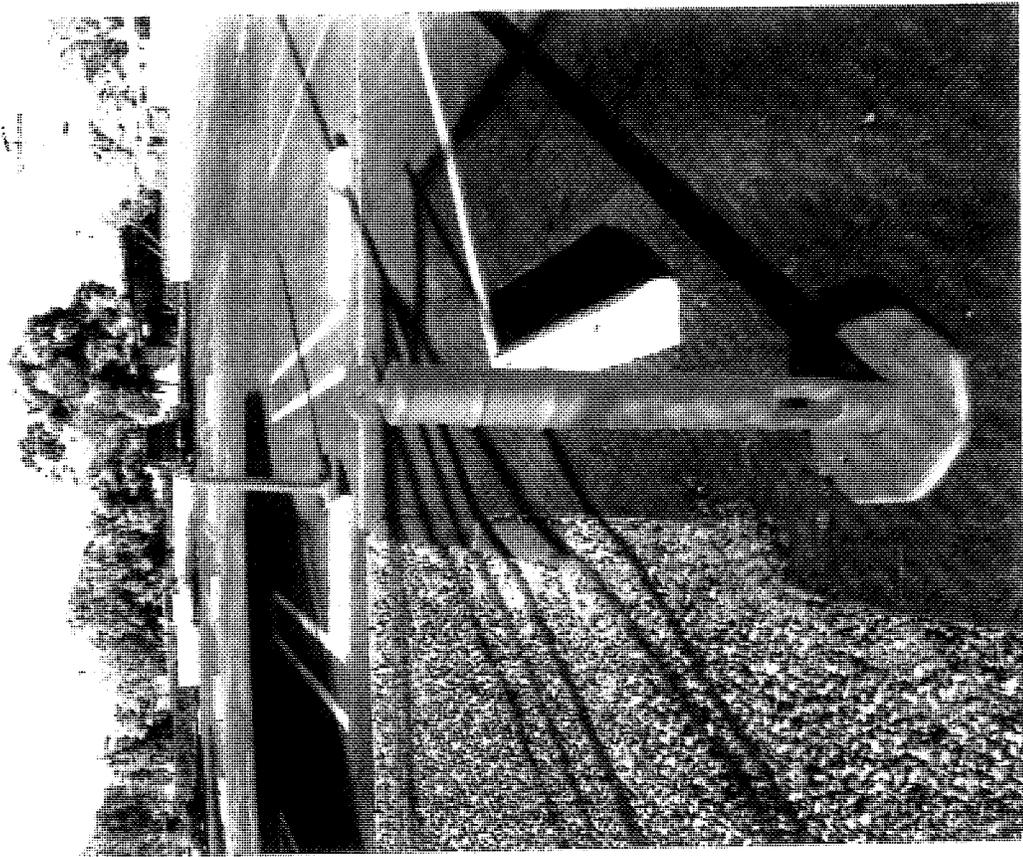
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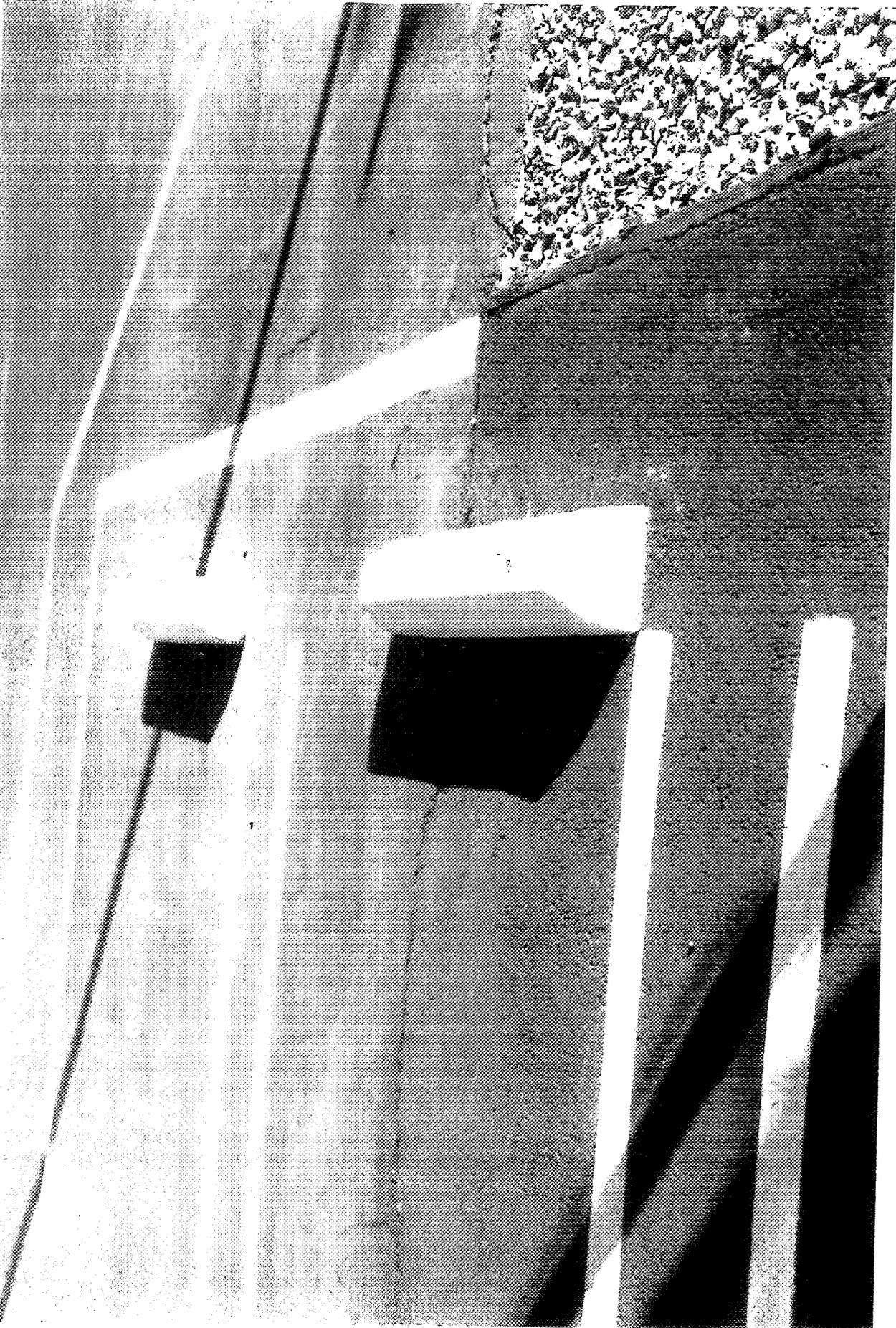
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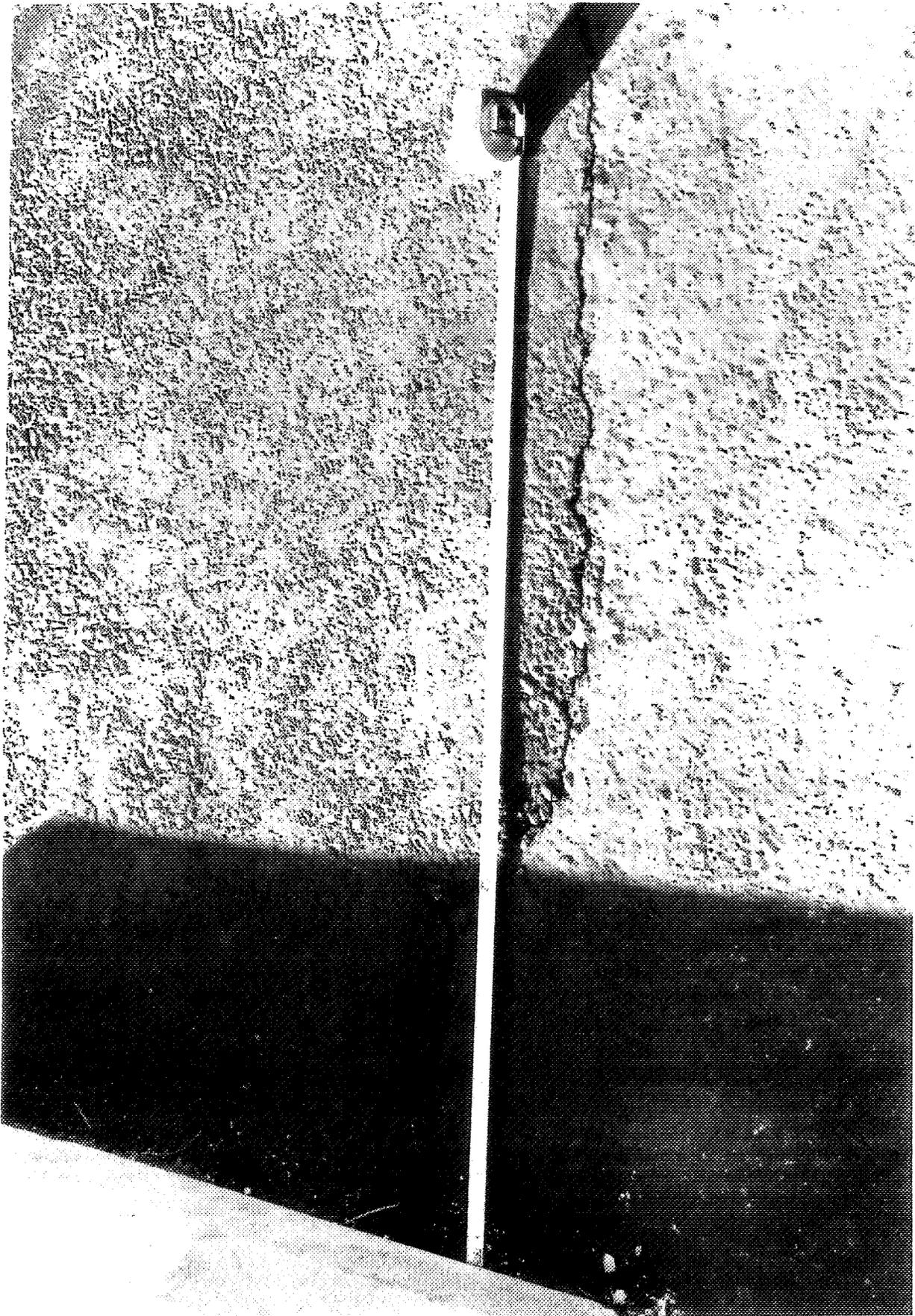
Red Line Indicates Location of Rear Property Line Between 320 E. 18th Street and Church (Photo Taken 09/15/13)



Red Line Indicates Location of Rear Property Line Between 320 E. 18th Street and Church and the Distance Between the Two Posts Indicates the Location of the 20-Ft Boundary (Photo Taken 09/15/13)



Red Line Indicates the Distance of 20 ft. Strip from Gravel Area of Church Parking Lot and Encroachment into Marked Parking Spaces (Photo Taken 09/15/13)



**Red Line Indicates Upper Boundary of the 20 ft. Area Showing the Encroachment Behind the Wheel Stop into the Church
Marked Parking Area Where the Modular Building was Removed (Photo Taken 09/15/13)**