



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: SEPTEMBER 22, 2014

ITEM NUMBER:

PH-4

**SUBJECT: PLANNING APPLICATION PA-14-25 FOR A CONDITIONAL USE PERMIT TO ESTABLISH A CHURCH USE (SADDLEBACK CHURCH) AT 1901 NEWPORT BOULEVARD**

**DATE: SEPTEMBER 22, 2014**

**FROM: PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION**

**PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER**

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

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### **DESCRIPTION**

The proposal involves a conditional use permit to establish Saddleback Church at 1901 Newport Boulevard. The proposed uses include a 10,651 sq. ft. assembly/worship hall (Suite 100), 3,690 sq. ft. religious education space (Suite 177), 2,000 sq. ft. youth education space (Suite 261), and 2,471 sq. ft. administrative offices (Suite 271 A) for a total 19,312 sq. ft. of tenant space at 1901 Newport Boulevard.

### **APPLICANT**

Steve Camp is the authorized agent on behalf of the applicant, Saddleback Church, and the property owner, 1901 Newport, LLC.

### **RECOMMENDATION**

Staff recommends that the Planning Commission:

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

## **BACKGROUND**

### ***Project Site/Environs***

The subject site is located at the northwest corner of Newport Boulevard and W. 19<sup>th</sup> Street at the terminus of the 55 Freeway. The property is zoned as Planned Development Commercial (PDC) and has a General Plan designation of Commercial Center.

The First United Methodist Church abuts the property to the west and is zoned General Business District (C2). The surrounding properties to the northeast and across Newport Boulevard to the southeast are zoned C2 and developed with commercial buildings. The Triangle is located in the PDC zone across W. 19<sup>th</sup> Street to the south. Properties across Bernard Street to the north are zoned as Multiple Family Residential District (R2-MD).

The project site is developed with a three-story building and a single story building at the corner with total area of approximately 127,512 square feet. The northern portion of the site facing Bernard Street is developed with a three story residential complex (Pacifica at Newport Plaza condominium complex). A total of 452 parking spaces are provided, including the 386 parking spaces in the five-level parking structure.

### ***Prior Land Use Approvals***

#### *Conditional Use Permit ZE-84-73 for the Turnip Rose Banquet Facility*

On April 9, 1984, the Planning Commission granted a conditional use permit to allow the establishment of a banquet facility to be used in the evenings and weekends at Suite 100. The hours of operation were 5:30 p.m. to midnight Monday through Friday and 9:00 a.m. to midnight on Saturday, Sunday, and holidays to avoid parking and traffic conflicts with other uses. Saddleback Church is taking over the tenancy of Suite 100 which was vacated by the Turnip Rose.

#### *Minor Conditional Use Permit ZA-03-07 for Medical Uses*

On July 24, 2003, the Zoning Administrator granted a minor conditional use permit to deviate from shared parking requirements to allow a total of 29,951 square feet of medical uses. The approval was granted based on using the parking spaces allocated to night-time uses. The parking summary is periodically updated to ensure that more intense uses, i.e. medical office spaces, do not exceed the parking allowance. In April, Gold Coast Counseling was permitted in Suite 210 and was assessed a parking rate of ten spaces per 1,000 square feet of area. Based on the parking allocation that remains, the available medical office space is approximately 2,800 square feet.

### *Minor Conditional Use Permit ZA-08-16 for Celebrations*

On June 5, 2008, the Zoning Administrator granted a minor conditional use permit to allow the banquet facility (Celebrations by Turnip Rose) to replace the previously existing nightclub (Vegas) located in Suite LL101. The approval for the Turnip Rose allowed the use of valet parking and a reduction in parking, which were carried over from Conditional Use Permit PA-02-45, the original entitlement for the nightclub. As a condition of approval, the second level of the parking structure had to be reserved for event attendees after the abutting residential project was built. A minimum of 168 parking spaces are required as a condition of approval. At the time, the Turnip Rose used both Suites (100 and LL101) as banquet facilities.

### *Minor Conditional Use Permit ZA-09-34*

On November 5, 2009, the Zoning Administrator granted a minor conditional use permit to apply a reduced parking requirement for a group counseling center. The counseling center is located in Suite 149, a tenant space of approximately 3,800 square feet. The applicant indicated that all counseling attendees would arrive to the site by passenger van and only employee parking would be necessary. Taking this into account, the approval was granted and the parking demand for this specific use reduced to only six required spaces (four employees and two passenger vans).

## **ANALYSIS**

### *Proposed Use*

Saddleback Church is proposing to establish a church with supportive services. The main auditorium is located in a tenant space previously occupied by the Turnip Rose banquet hall. Other ancillary uses occupy other tenant spaces previously used as general offices. The table below provides a summary of the proposed church use. Please note: while the main auditorium area is 10,561, the actual assembly hall is 7,210 square feet.

The primary assembly space will be located in Suite 100, which was previously occupied by the Turnip Rose, and is approximately 10,561 square feet in area. The seating area of the main auditorium is 7,210 square feet. In addition to the assembly space, the Church intends to use office space in Suites 177 and 261 for religious education (6,190 square feet) as well as Suite 271A as an administrative office (2,471 square feet). Church services would be on Sundays from 8:00 a.m. to 2:00 p.m. and on Saturday from 3:00 p.m. to 7:00 p.m. During weekdays and on Saturdays, evenings, ministry services are also proposed which is proposed to be attended by a maximum of 75 attendees. The proposed church activities are summarized below:

**Table A**

Summary of Proposed Church Operations

Suite	Area (sf)	Days	Hours
100 - Main Auditorium**	10,561	Sunday Saturday	8:00 a.m. – 2:00 p.m. 3:00 – 7:00 p.m.
177 – Education	3,690		
261 -- Education	2,500		
100 - Main Auditorium	10,561	M-Sat. (Ministries)	6:30– 10:00 p.m.
271A – Admin. Office	2,471	M-F	9 a.m. – 5 p.m.

Notes: \*\*Located in former Turnip Rose Banquet Hall. Assembly Area in Main Auditorium is 7,210 sq.ft.

*Conditional Use Permit*

A Conditional Use Permit is required for churches and other places of religious assembly within the C1 zone, subject to the requirements of Article 4.5 of Title 13 (Development Standards for Churches and other places of religious assembly). When granting a conditional use permit, Code Section 13-29(g)(2) requires that the Planning Commission make the following findings:

- a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.
- b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

The proposed institutional use would serve the community and is consistent with the Commercial Center General Plan designation for the site. The primary church use would occupy a vacant space previously used as a banquet facility with off-set hours of operation. Similar to the banquet use, the church use would operate at hours when the majority of the office uses in the building are closed and opposite times that events are taking place at the banquet facilities to prevent any parking related impacts. The availability of parking in the adjacent structure provides safe and convenient access for patrons and the additional activity during nights and weekends helps create a sense of security and vigilance. As further described below, the church complies with the applicable development standards for places of worship near residentially zoned areas. The required Conditional Use Permit findings in support of the proposed church use are included as an attachment to the Resolution.

## *Development Standards*

In addition to the Conditional Use Permit requirement, the municipal code includes general development standards for churches and other places of religious assembly as well as standards for churches within 200 feet of residentially zoned properties. The standards are intended to ensure compatibility with adjacent land uses. Churches near residentially zoned properties need to adhere to standards regarding lighting, noise and outdoor activities.

The proposed church use complies with both the general standards and the specific requirements for churches near residential zones. Residential compatibility is analyzed as follows:

- *Noise impacts to surrounding residential uses would be less than significant.*

The main auditorium/assembly hall of Saddleback Church does not propose to conduct outdoor services. A condition of approval prohibits outdoor services and outdoor sound amplification. In addition, the development standards require that truck deliveries related to church activities occur between the hours of 7:00 a.m. and 8:00 p.m. to avoid disturbances to the residential neighbors.

- *There are no encroachments into required setbacks.*

The use does not encroach into required setbacks, landscaped areas, nor parking and circulation areas. Accessory facilities as part of the proposed use, including youth rooms for religious education and administrative space are provided in separate rooms and will be conducted entirely within those suites. The hours of operation are on Sunday from 8:00 a.m. to 2:00 p.m., Saturday from 3:00 p.m. to 7:00 p.m. In addition, ancillary services (ministries) are proposed for weekday and Saturday evenings from 6:30 p.m. to 10:00 p.m. The conditions of approval reflect these operating hours.

- *Security concerns related to trespassing on rooftop deck of the parking structure are addressed.*

A 32-unit condominium complex is directly abutting the parking structure. There have been concerns expressed from the condominium owners regarding individuals who access rooftop areas from the fifth level of the parking structure. Clothing, trash, cigarettes, and beverage containers have been found.

A condition of approval requires the following: The applicant and/or property owner shall submit a security plan for review and approval by the Development Services Director. The security plan shall set forth measures to ensure that the property itself (inclusive of the parking structure) and the surrounding residential community are not negatively impacted. Security measures may include personnel and/or structures to discourage trespassing.

*Parking Requirements*

Saddleback Church will have a high parking demand, and staff has analyzed the shared parking to determine if there are any conflicts with the uses allowed at 1901 Newport. Particular emphasis is placed on the joint use of the parking structure between Saddleback Church and the Celebrations Banquet Facility.

Per the Zoning Code, parking for church uses is based on the amount of fixed seats or non-fixed seating area in the assembly space. The Zoning Code parking ratio for churches is one space for each three fixed seats or one space for every 35 square feet of seating area if there are no fixed seats within the main auditorium or assembly area. (CMMC Sec. 13-89). The proposed assembly area does not include fixed seating nor any permanent fixtures. With an area of 7,210 square feet, a minimum of 206 parking spaces are required for the assembly area.

The applicant’s request is based on the premise that the church activities will occur during times that parking demand is low, the majority of the offices are closed, and church service is not significantly overlapping with Celebrations. The shared parking demand analysis (Attachment 4) shows the maximum demand at full building occupancy is 390 spaces, including full occupancy of the church use and the banquet facility (Celebrations by Turnip Rose), which results in a surplus of 53 parking spaces.

The shared parking requirement does not include a demand analysis for the church. Therefore, the 206 code-required parking spaces are added to the predicated peak demand number. The result is the minimum required parking spaces for the primary church services as shown on the table below. A minimum of 221 parking spaces would be necessary on weekdays after 6:00 p.m., 376 parking spaces on Saturday afternoons, 194 parking spaces on Saturday evening, and a minimum of 387 parking spaces on Sundays. A summary of the parking demand is provided below.

Table B  
Parking Summary

	Parking Demand Office Uses	Required for Banquet Facilities / Church	Total	Provided
Weekday				452
6 a.m. – 5 p.m.	390	0	390	
After 6 p.m.	28	374	402	
Weekend				
Saturday 3-7 p.m.	1	374	375	
7:30 -10:00 p.m.	1	193	194	
Sunday 8 a.m. – 2 p.m.	5	374	379	

### *Weekday Demand*

The applicant indicates that the church will use Suite 271A as administrative office during the week. The shared parking demand requirement of 390 parking spaces includes the church's administrative office space in the calculations. No church activities, other than administrative functions, would be taking place during regular business hours.

The applicant is requesting approval of ancillary services during weekday evenings for various ministries from 6:30 p.m. to 10:00 p.m. According to the applicant, these ministries are limited in attendance to an anticipated maximum of 75 attendees. A condition of approval is included that places a limit on the number of attendees allowed for these ancillary services. Applying the parking ratio of one space per each three seats is used for assembly space with fixed seating, 25 parking spaces would be necessary. On weekday evenings after 6:00 p.m., the parking demand is 221 required parking spaces. Because of the off-set hours of operation after 6:00 p.m. and the limitation on the number of attendees, the 452 spaces in the parking structure are sufficient for these weekday evening services.

### *Weekend Demand*

The parking demand is arrived at by cumulatively adding all of uses that are active on the weekends. A minimum of 387 parking spaces are required using the same method of adding the minimum 206 code-required parking spaces for the church use and the minimum 168 required parking spaces for the banquet facility to the maximum weekend parking demand for the offices. The weekend parking demand omits the office uses that are closed.

On Sunday mornings a minimum of 387 parking spaces are required presuming that events are occurring at the same time as church services. On Saturday afternoons, 376 parking spaces are likewise required. On Saturday evenings, 194 parking spaces are necessary due to the limited scope of the ministry services.

On event days, the first two levels of the parking structure are reserved for guests at Celebrations. As such, the church attendees would need to use the upper levels of the parking structure. A total of 452 parking spaces are provided on site, which leaves a remainder of 65 parking spaces.

### Conditions of Approval Related to Parking

Within 60 days of the full operations of the church, the church operator shall submit a parking and circulation plan to the Development Services Director for review and approval to ensure that there are no negative impacts to the existing tenants and adjacent residential community. The plan shall show the adequacy of parking areas, contain realtime parking counts at peak demand times, and specifically verify that there are no parking-related conflicts with the existing banquet facility (Celebrations) and other tenants at 1901 Newport Boulevard.

If parking shortages or other parking related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem,

including, but not limited to, submitting a valet parking plan approved by the Transportation Services Manager, modifying the number and times of services, scheduling additional services, or canceling services that coincide with other scheduled events at the banquet facility and/or activities at the site.

The applicant shall provide an attendant to patrol and direct service attendees to the upper levels of the parking structure.

The parking structure shall remain open and accessible at all times that the church is in operation to prevent parking on adjacent properties.

### **GENERAL PLAN CONFORMANCE**

The proposed church use is consistent with the Commercial Center designation which allows institutional uses that serve the community. The proposed church use would use existing facilities previously used as banquet space with a similar weekend parking demand. The proposed use consists of religious services with ministries for children, administrative offices, and small evening religious ministry services. The church use would be compatible with the existing office uses and existing banquet facility. The proposed church use would add more activity and thereby facilitate the sense of security for the site and its surroundings.

### **ENVIRONMENTAL DETERMINATION**

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

### **LEGAL REVIEW**

The City Attorney has reviewed the resolution and it has been approved as to form by the City Attorney's Office.

### **ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow modifications or additional analysis. In the event of significant changes to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

## CONCLUSION

The parking analysis indicates that the proposed church use, subject to conditions, would be compatible with neighboring residences and would not create parking deficiencies at 1901 Newport. The site is designated as Commercial Center which allows institutional uses that serve the community. Approval of the conditional use permit would allow a use that is consistent with this designation. The church use would be compatible with the existing office uses and work in harmony with the existing banquet facility. Findings in support of the proposed church use are provided in the attached Resolution; therefore it is consistent with the intent of the General Plan and conforms to the specific requirements and development standards for church uses of the Zoning Code.

  
ANTONIO GARDEA  
Senior Planner

  
CLAIRE FLYNN, AICP  
Assistant Director of Development  
Services

- Attachments:
1. Draft Resolution
  3. Applicant's Description and Justification Letters
  4. Location Map, Site Photos, and Plans
  5. Shared Parking Worksheet & Tenant Listing

Distribution:

- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

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Paul Kim, President  
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**RESOLUTION NO. PC-14-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-25 FOR ESTABLISHMENT OF A CHURCH USE LOCATED AT 1901 NEWPORT BOULEVARD, SUITES 100, 117, 261 & 271A**

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

WHEREAS, an application was filed for a conditional use permit to establish a church by Steve Camp, authorized agent for the owner of property located at 1901 Newport Boulevard, Suites 100, 117, 261 and 271A;

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 22, 2014 with all persons having the opportunity to speak and be heard for and against the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-14-25.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-14-25 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the project, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 22<sup>th</sup> day of September, 2014.**

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Jim Fitzpatrick Chair,  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

**Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

**Facts in Support of Finding:** The proposed church use is compatible with the office uses at the site. The proposed church use would occupy a vacant space previously used as a banquet facility with similar operating characteristics. Church attendees would support and patronize businesses in the neighboring shopping centers after services on weekends when the office uses are typically closed.

**Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Facts in Support of Finding:** Granting the Conditional Use Permit for the church will not be detrimental or injurious to the office tenants at the site nor the surrounding commercial and residential properties. The proposed church use would occupy vacant tenant spaces and provide an active use during off-peak hours and weekends. The availability of parking in the adjacent structure provides safe access and convenient parking to the site. The convenience of the parking structure encourages attendees to park on site and not in the surrounding neighborhood. The additional activity during nights and weekends helps create a sense of security and vigilance. The proposed deviation to the shared parking requirements is warranted because the proposed church use would operate during hours and days when lower parking demand for the existing office uses. Moreover, the church services would occur on Saturday afternoons, and Sunday mornings when the other office tenants are closed. Ministry services would take place on weekday evenings after regular business hours. A sufficient number of parking spaces are provided to satisfy the parking demand and the specific number of code-required parking spaces for the proposed church use. These characteristics of the church operations address parking and traffic concerns as the church's proposed operating hours will not conflict with peak parking demand periods for the other office uses at the site.

**Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Finding:** The property is designated as Commercial Center in the General Plan Land Use Element. The General Plan designation of Commercial

Center allows institutional uses that serve the community and is consistent with the designation for the site. The proposed church use, which is institutional in nature, would use existing facilities previously used as banquet space, with a similar weekend parking demand. The proposed use consists of religious services with ministries for children, administrative offices, and small evening religious ministry services. The proposed church use would add more activity and thereby facilitate the sense of security for the site and its surroundings. The church also complies with the applicable Zoning Code development standards for churches and places of worship near residentially zoned areas. Therefore, the proposed church use is consistent with the General Plan and compliant with the development standards of the Zoning Code.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation as described herein. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  2. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
  3. Within 60 days of the full operations of the church, the church operator shall submit a parking and circulation plan to the Development Services Director for review and approval to ensure that there are no negative impacts to the existing tenants and adjacent residential community. The plan shall show the adequacy of parking areas, contain realtime parking counts at peak demand times, and specifically verify that there are no parking-related conflicts with the existing banquet facility (Celebrations) and other tenants at 1901 Newport Boulevard.
  4. If parking shortages or other parking related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, submitting a valet parking plan approved by the Transportation Services Manager, modifying the number and times of services, scheduling additional services, or canceling services that coincide with other scheduled events at the banquet facility and/or activities at the site.
  5. The applicant shall provide an attendant to patrol and direct service attendees to the upper levels of the parking structure.
  6. The parking structure shall remain open and accessible at all times that the church is in operation to prevent parking on adjacent properties.
  7. The church operation including all ancillary uses shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
  8. The applicant and/or property owner shall submit a security plan for review and approval by the Development Services Director. The security plan shall set forth measures to ensure that the property itself (inclusive of the parking

structure) and the surrounding residential community are not negatively impacted. Security measures may include personnel and/or structures to discourage trespassing.

9. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
10. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
11. Approval shall be for a period of one year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Director of Economic & Development/Deputy CEO may extend the planning application for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable ordinance requirements. Thereafter, the Director of Economic & Development/Deputy CEO may extend the permit for successive two (2) year periods under the same terms.
12. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request.
13. The hours of operation for the main sanctuary shall be limited on Saturday from 3:00 p.m. to 7:00 p.m. and on Sundays from 8:00 a.m. to 2:00 p.m.
14. The weekday and Saturday evening hours of operation shall be limited from 6:30 p.m. to 10:00 p.m. and shall be limited to a maximum of 75 attendees.
15. All church services shall be conducted within the building. Services in the lobby area and outdoor courtyards are prohibited. Additionally, there shall be no outdoor sound amplification.

### **CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Bldg. 1. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

### **SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- AQMD Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.



ELEMENTS  
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18 July 2014

**Development Services Department**  
CITY OF COSTA MESA  
77 Fair Drive  
Costa Mesa, CA 92626

**PROJECT DESCRIPTION**

SADDLEBACK CHURCH OF COSTA MESA

a) Existing and Proposed use:

The existing building is occupied by multiple service-oriented tenants. There is one large assembly use tenant called The Turnip Rose. Saddleback Church is proposing to occupy four suites within the building. The proposed hours of operation are indicated below. Only cosmetic improvements such as flooring and paint will be done to the spaces.

b) Location of Proposed Use:

Saddleback Church of Costa Mesa is currently located at Ocean View High School in Huntington Beach where they have been a tenant for 26 months. They are proposing a re-location to 1901 Newport Blvd.

c) Size of Operation:

Suite 100 (10,651 RSF) will function as the main auditorium. Suite 177 (3,690 RSF) will function as Sunday School type multi-purpose classrooms. Suite 261 (2,500 RSF) will function as Youth Sunday School education space. Suite 271A (2,471 RSF) will function as administrative office space for a total of 19,312 RSF.

d) Number of Employees:

Saddleback Church of Costa Mesa  
1901 Newport Blvd.

Saddleback Church currently employs 5 full or part time employees. The regular business hours for the administrative staff are 9 AM – 5 PM, Monday through Friday.

e) Hours of Operation:

Saturday:  
3:00 – 7:00 PM

Sunday:  
8:00 AM – 2 PM

Children's Ministry is provided at each service with an average of 60 children attending per service.

There are various ministries during the week – Monday through Saturday evening from 6:30 PM to 10 PM. These ministries range in attendance from 5 - 75 people.

f) Types of use provided:

Church use only, with no permanent child-care or private school activities. The uses of each space are designated on the attached floor plans.

g) No manufacturing or generation of any hazardous materials and/or waste is proposed.

Prepared and submitted by:  
Elements Architecture



M. Steven Camp AIA  
Principal

Attachment: Floor Plan, July 18, 2014

Saddleback Church of Costa Mesa  
1901 Newport Blvd..



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18 July 2014

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**JUSTIFICATION FOR CONDITIONAL USE PERMIT**  
SADDLEBACK CHURCH OF COSTA MESA

A) Affect on adjoining land uses or growth and development of the area:

The church has been a tenant in good standing at Ocean View High School for more than two years, and has a track record of being a good neighbor in that community. The heaviest use of the facility will occur on Sunday between the hours of 8 AM and 2 PM. This makes the occupancy compatible with adjoining uses for a couple of reasons.

Firstly, there is very little use of the commercial office and retail buildings and parking lot during this time period - reducing the potential for traffic and parking conflicts. The landlord has guaranteed the tenant a minimum of 400 spaces in the parking structure during this time period (see attached lease excerpt).

Secondly, when church lets out, many of the folks who attend will patronize the local retail / restaurant establishments that are conveniently located near the center. In this way, the proposed use will benefit the adjoining uses instead of causing an adverse affect.

There is historical evidence to support this claim. In Lake Forest, an area that suffered economically during the recent and continuing downturn, retail and especially restaurant businesses have continued to flourish within a mile radius of Saddleback church, while others outside this zone have shuttered.

The next highest use period for Saddleback is on Saturday evening. This is also a time when the office tenants are not present.

Regarding noise, all of the functions of the church use will be within the walls of the building. Therefore noise that might affect the surrounding uses will be minimized. Also, the auditorium with the highest volume of sound, is located on the side of the building facing the alley - adjacent to the parking structure. There is a courtyard space that acts as an additional buffer to noise. The highest percentage of attendees will be parking in the structure and walking to the front door from there. This will also serve to reduce pedestrian noise to the rest of the center.

B) Adequate size with local growth capacity:

All of the surrounding properties are built out, so it is unlikely that new structures will be proposed. However, the tenant spaces were previously used as office space with heaviest traffic primarily during a time frame that conflicted with other office tenants between 7 AM and 6 PM. The "off hours" use of the parking lot / structure will provide additional parking and therefore expansion potential to the other office tenants.

As mentioned in the previous section, most of the congregation members will park in the structure and have safe walking access to the front door and elevators. This will minimize the potential for vehicular / pedestrian conflicts in other parts of the center or neighborhood.

C) Traffic Burden:

This item has been addressed in the previous two sections A) & B) with regard to "off peak" traffic. In addition, it is noted that the surrounding collector streets have been necessarily designed to handle a large volume of traffic due to proximity to Newport Blvd.

D) Health and safety of the citizens of Costa Mesa.

Saddleback church is well established in Southern California as a place that provides safe gathering for the local community. In addition to being a place of worship (a benefit to the soul), the members hear excellent teaching that provides a good moral compass for their lives.

Saddleback has ministries that reach out to the community and especially the youth and young families to provide a setting where they can gather and enjoy healthy well-monitored activities that lead to good behavior while discouraging bad.

Saddleback is committed to knitting families together in a community setting so that they learn how to serve one another and the community around them.

Saddleback Church of Costa Mesa  
1901 Newport Blvd..

For these reasons and more, the statement - the addition of this facility to the city of Costa Mesa will not only not harm the health and safety of the citizens, but will actually improve their health and safety.

Prepared and submitted by:  
Elements Architecture



M. Steven Camp AIA  
Principal

Attachment: Floor Plan, July 18, 2014



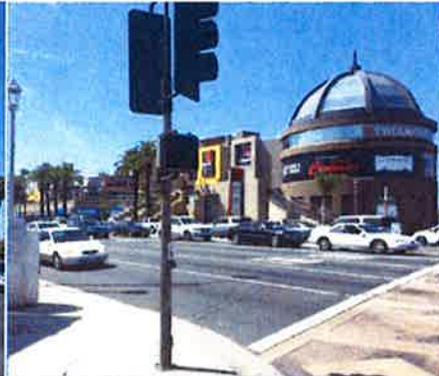


Saddleback  
Huntington Beach  
Relocation

# The Vision for this Location



Costa Mesa Location



Premier Location



Corner of 55fwy / 19<sup>th</sup> St



First time guest entrance



First time guest entrance



First time guest entrance



Entrance to SK/SSM/Adults



SK/SSM Entrance



Adult Worship Center

# Children's Ministry



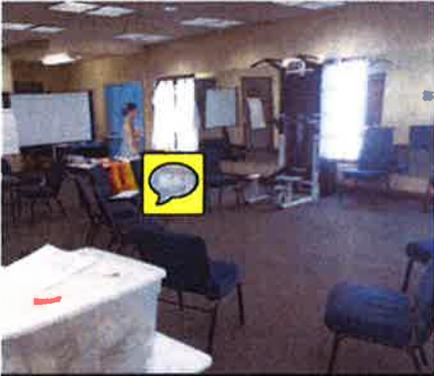
Children's entry



Children's Hallway



Children's Check In



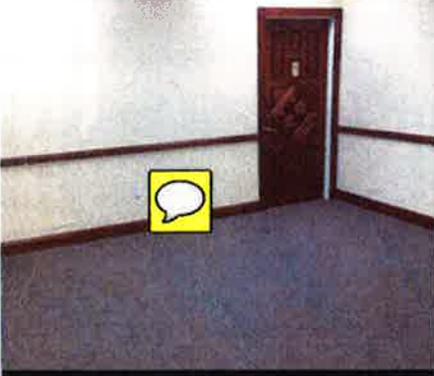
Children's Large-room Worship



Children's Classrooms



Children's Classroom



Children's Classroom



Children's Exit



Children's Exit Hallway

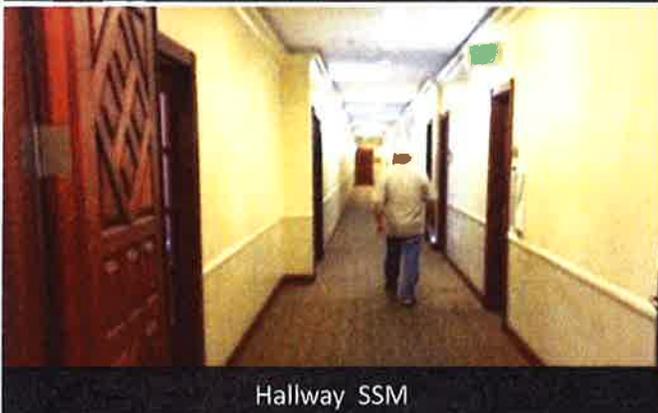
# SSM



SSM Entry



Elevators to SSM



Hallway SSM



Front Door to SSM

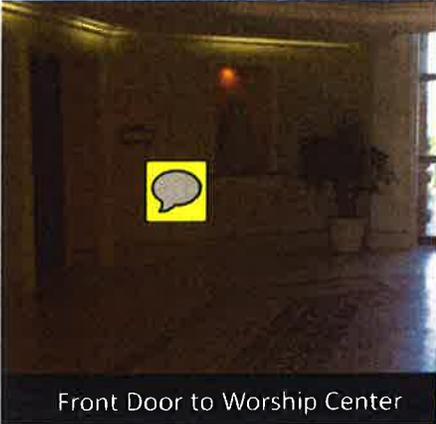


SSM Room



SSM Room

# Adult Worship Center



Front Door to Worship Center



Front Door to Worship Center



Entrance to Worship Center



View from Back to Stage



Stage Area



Left side of Worship Center



Right side of Worship Center

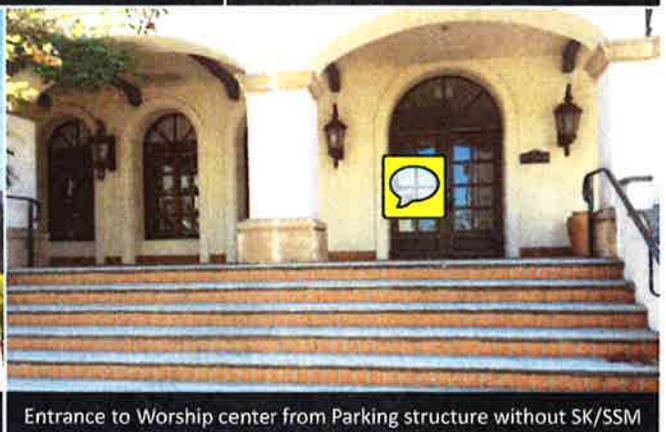
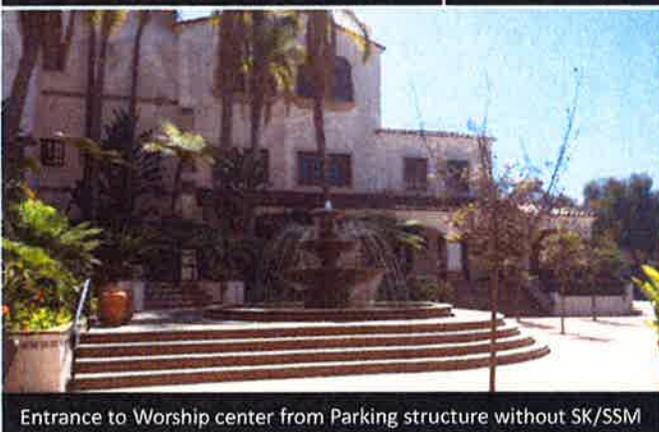
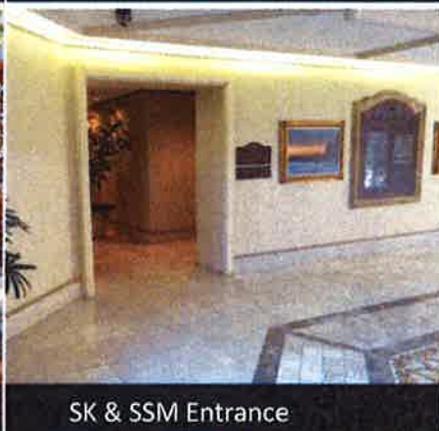
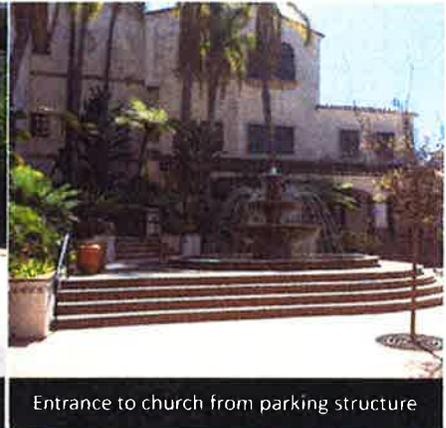
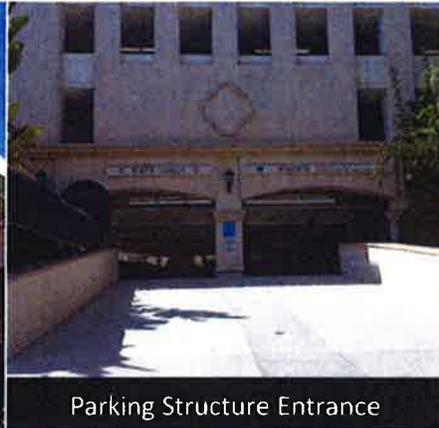
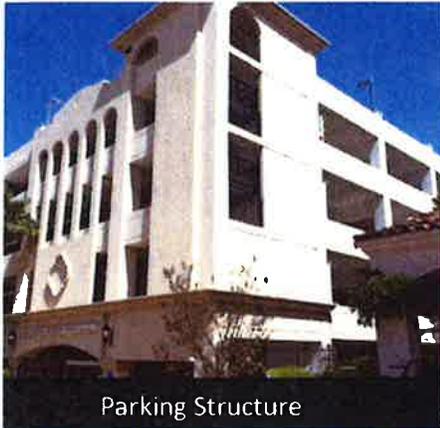


Courtyard view from inside



Courtyard

# Parking Structure



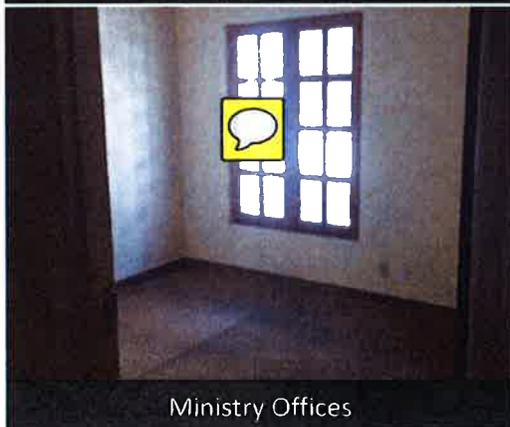
# Ministry Office



Ministry office Entrance



Ministry Office Space



Ministry Offices

**PROJECT DIRECTORY**

OWNER  
 SADDLEBACK CHURCH  
 1501 NEWPORT BLVD.  
 COSTA MESA, CA 92627

DESIGNER  
 ELEMENTS  
 1501 NEWPORT BLVD.  
 COSTA MESA, CA 92627

ARCHITECT  
 ARCHITECTURE  
 48 JERRY STATE RD.  
 FOLSOM, CA 95630  
 CONTACT: STEVE DAVIS, ARCHITECT, PRINCIPLE

**PROPOSED USE:**

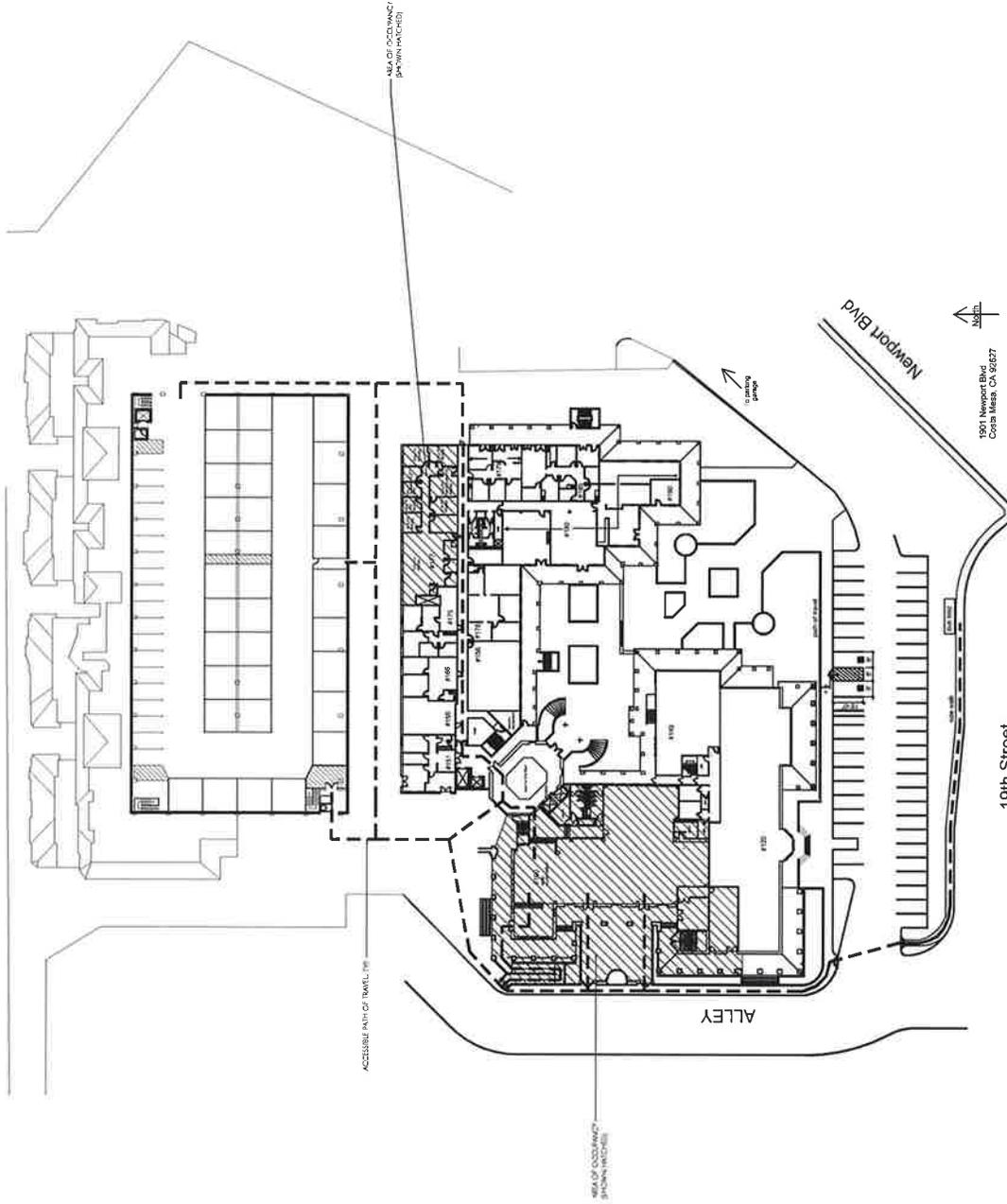
34,515 SF  
 MANUFACTURING  
 2,000 SF  
 STORAGE  
 10,000 SF  
 19,515 SF

**PARKING REQUIRED:**

MANUFACTURING (CONCRETE) 2,210 SF / 28 - 286 STALLS

**PARKING PROVIDED:**

IN-PARKING STRUCTURE 311 STALLS



**SITE PLAN** | 1/32" = 1'-0"

**Saddleback Church Costa Mesa**  
 1901 NEWPORT BOULEVARD COSTA MESA, CA 92627

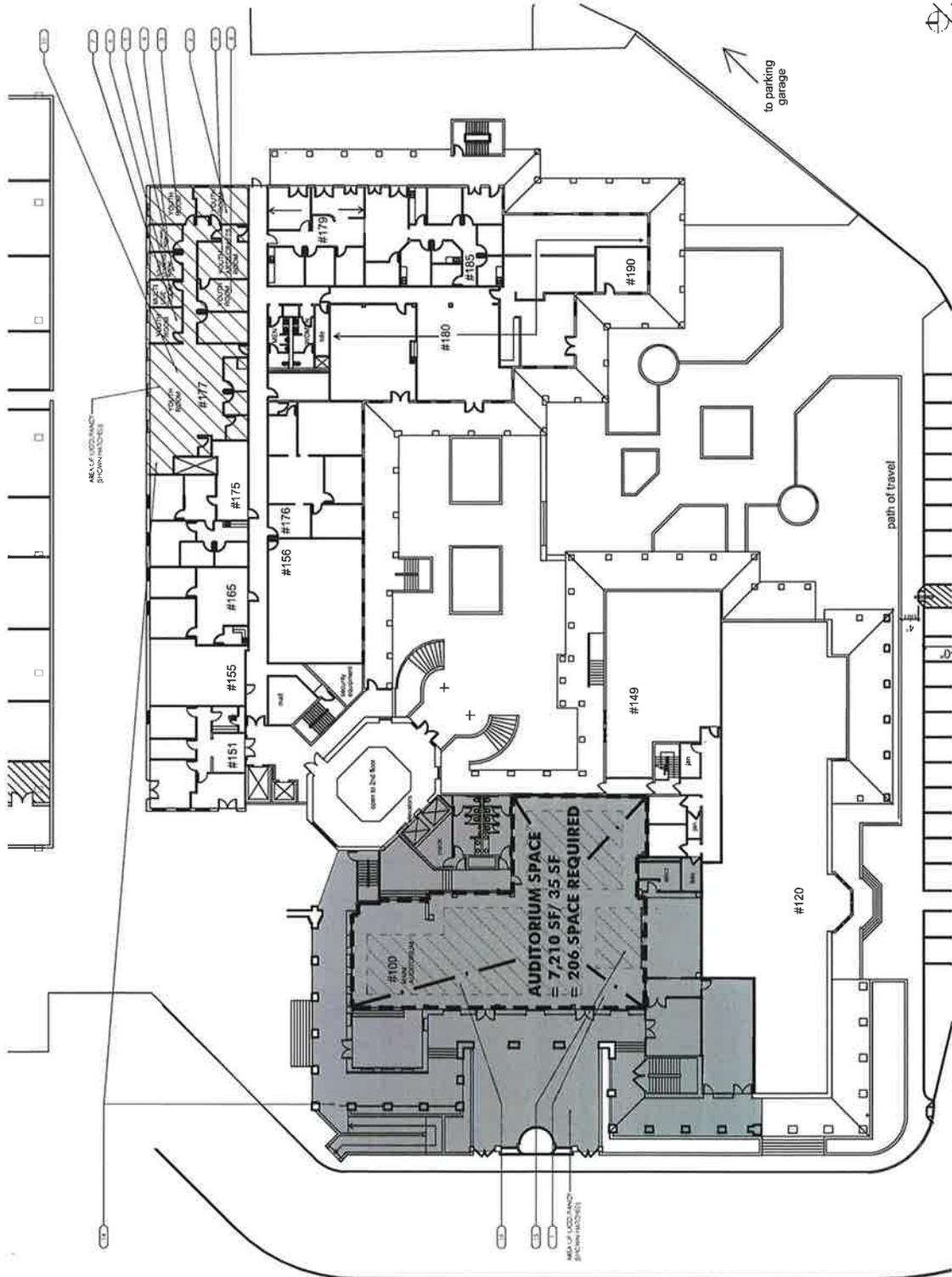
September 11, 2014



**ARCHITECTURAL KEYNOTES:**

**SERIAL LOCATION & ROOM USE**

- 1. MAIN NUTCRACKER
- 2. YOUTH ROOM
- 3. YOUTH ROOM
- 4. CLASS ROOM
- 5. ADULT LEADER EDUCATION
- 6. BAPTIST ORIENTATION, YOUTH DEBATIONS & YOUTH HYPERMILITARY CLASSES FOR BAPTIST
- 7. YOUTH CLASS ROOM
- 8. YOUTH CLASS ROOM
- 9. YOUTH ARTS & CRAFTS ROOM
- 10. YOUTH CLASS ROOM
- 11. YOUTH CLASS ROOM SUNDAY ONLT
- 12. OFFICE
- 13. OFFICE
- 14. ZONES OF OCCUPATION
- 15. TEMPORARY MODULAR PLATFORM 20' x 10' WITH FLOORS AT THE JACK
- 16. OPEN SEATING AREA STRIKEWALLS



FIRST FLOOR PLAN | 1/16" = 1'-0"

**Saddleback Church Costa Mesa**  
 1901 NEWPORT BOULEVARD COSTA MESA, CA 92627

September 11, 2014



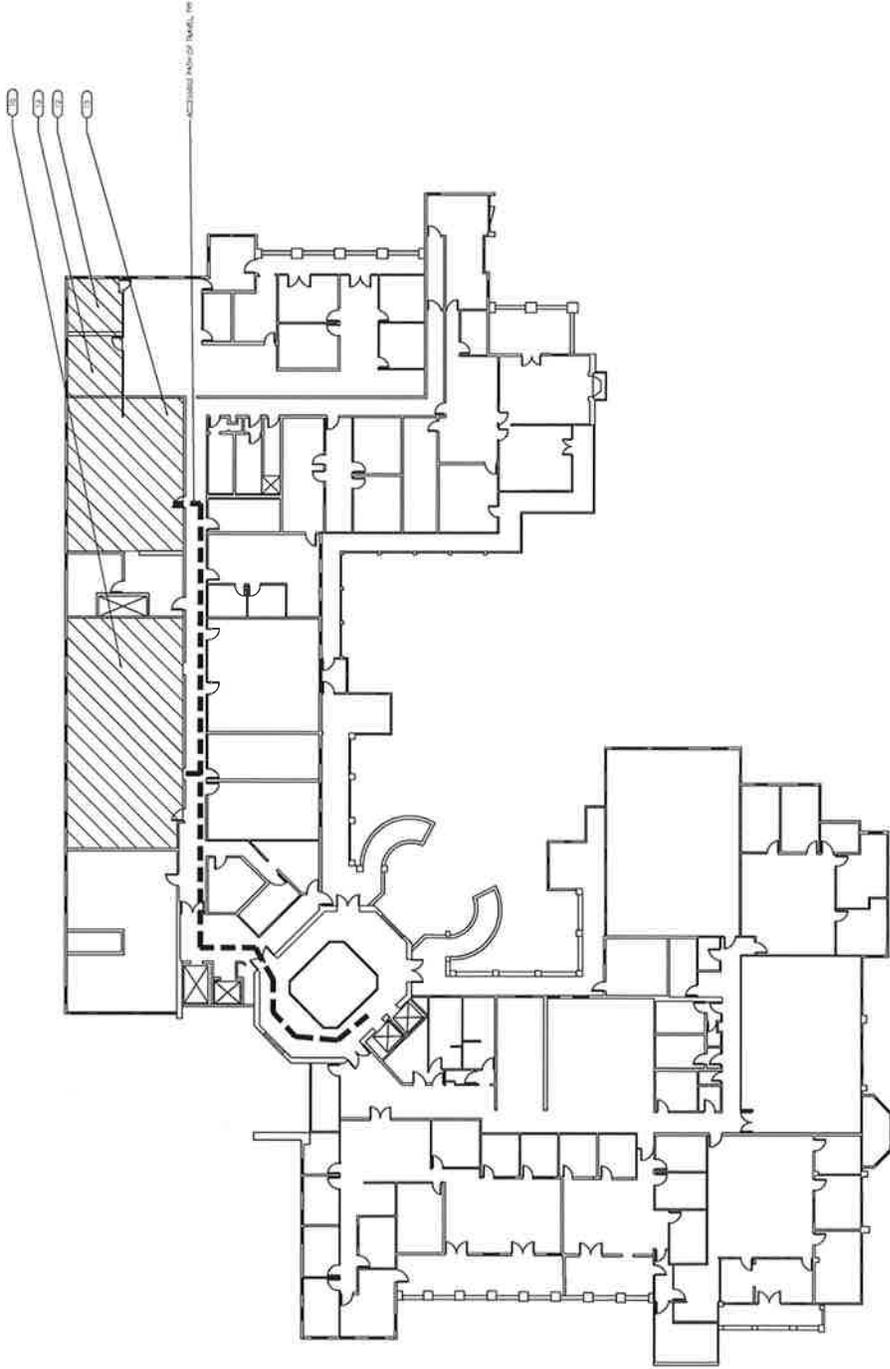
-31-

A2

**ARCHITECTURAL KEYNOTES:**

**GENERAL LOCATION & ROOM USE**

- 1. MAIN ROTUNDA
- 2. YOUTH ROOM
- 3. YOUTH ROOM
- 4. CLASS ROOM
- 5. ADULT LECTURE HALL
- 6. BOYS ORIENTED YOUTH SESSIONS & YOUTH SERVICE CLASS FOR PARENTS
- 7. YOUTH CLASS ROOM
- 8. YOUTH CLASS ROOM
- 9. YOUTH ARTS & CRAFTS ROOM
- 10. YOUTH CLASS ROOM
- 11. YOUTH CLASS ROOM (BUNDLES ONLY)
- 12. OFFICE
- 13. OFFICE
- 14. RANGE OF OCCUPATION
- 15. TEMPORARY / OCCUPATION PLATFORM 2' x 16' WITH FLOOR AT THE ROOF
- 16. GYM BAYING WITH 5' HIGH WALLS



1/16" = 1'-0"

SECOND FLOOR PLAN

**Saddleback Church Costa Mesa**  
 1901 NEWPORT BOULEVARD COSTA MESA, CA 92627  
 September 11, 2014

**A3**





NTS

ADJACENCY MAP

**Saddleback Church Costa Mesa**  
 1701 NEWPORT BOULEVARD COSTA MESA, CA 92627

July 18, 2014



USE	Office <100,000 (Sq. Ft.)	Medical Office (Sq. Ft.)	Banquet Facilities (Sq. Ft.)	Church (Sq. Ft.)	Total Parking Demand by Hour		
	79492	25223	11833	7210			
<b>CODE REQUIRED</b>	238.5	151.3	168.0	205.5	763		
<b>WEEKDAY</b>						<b>Weekdays</b>	
<b>6:00 AM</b>	0	5	0	0	5	<b>6:00 AM</b>	
<b>7:00 AM</b>	0	30	0	0	30	<b>7:00 AM</b>	
<b>8:00 AM</b>	150	95	0	0	246	<b>8:00 AM</b>	
<b>9:00 AM</b>	222	141	0	0	363	<b>9:00 AM</b>	
<b>10:00 AM</b>	238	151	0	0	390	<b>10:00 AM</b>	
<b>11:00 AM</b>	238	151	0	0	390	<b>11:00 AM</b>	
<b>NOON</b>	215	136	0	0	351	<b>NOON</b>	
<b>1:00 PM</b>	215	136	0	0	351	<b>1:00 PM</b>	
<b>2:00 PM</b>	231	147	0	0	378	<b>2:00 PM</b>	
<b>3:00 PM</b>	222	141	0	0	363	<b>3:00 PM</b>	
<b>4:00 PM</b>	184	117	0	0	300	<b>4:00 PM</b>	
<b>5:00 PM</b>	112	71	0	0	183	<b>5:00 PM</b>	
<b>6:00 PM</b>	55	35	0	0	90	<b>6:00 PM</b>	
<b>7:00 PM</b>	17	11	168	206	402	<b>7:00 PM</b>	
<b>8:00 PM</b>	0	11	168	206	384	<b>8:00 PM</b>	
<b>9:00 PM</b>	0	5	168	206	378	<b>9:00 PM</b>	
<b>10:00 PM</b>	0	5	168	206	378	<b>10:00 PM</b>	
<b>11:00 PM</b>	0	0	168	0	168	<b>11:00 PM</b>	
<b>MIDNIGHT</b>	0	0	168	0	168	<b>MIDNIGHT</b>	
<b>MAXIMUM WEEKDAY DEMAND</b>						<b>401.5</b>	

1901 Newport Parking

USE	Office <100,000 (Sq. Ft.)	Medical Office (Sq. Ft.)	Banquet Facilities (Sq. Ft.)	Church (Sq. Ft.)	Total Parking Demand by Hour	
<b>SATURDAY</b>						
						<b>Weekend</b>
6:00 AM	0	0	0	0	0	6:00 AM
7:00 AM	0	0	0	0	0	7:00 AM
8:00 AM	0	6	0	0.0	6	8:00 AM
9:00 AM	0	8	0	0.0	8	9:00 AM
10:00 AM	2	8	168	0.0	178	10:00 AM
11:00 AM	3	10	168	0.0	181	11:00 AM
NOON	3	10	168	0.0	181	NOON
1:00 PM	2	8	168	0.0	178	1:00 PM
2:00 PM	2	6	168	0.0	176	2:00 PM
3:00 PM	0	3	168	206	377	3:00 PM
4:00 PM	0	2	168	206	376	4:00 PM
5:00 PM	0	1	168	206	375	5:00 PM
6:00 PM	0	1	168	206	375	6:00 PM
7:00 PM	0	1	168	206	375	7:00 PM
8:00 PM	0	1	168	206	375	8:00 PM
9:00 PM	0	0	168	206	374	9:00 PM
10:00 PM	0	0	168	206	374	10:00 PM
11:00 PM	0	0	168	206	374	11:00 PM
MIDNIGHT	0	0	168	206	374	MIDNIGHT
<b>MAXIMUM DEMAND</b>		<b>377.0</b>				
<b>REQUIRED PARKING</b>		<b>401.5</b>		<b>41894</b>		
				452 Spaces Provided		

1901 Newport Parking

USE	Office <100,000 (Sq. Ft.)	Medical Office (Sq. Ft.)	Banquet Facilities (Sq. Ft.)	Church (Sq. Ft.)	Total Parking Demand by Hour	
<b>SUNDAY</b>						
						<b>Weekend</b>
6:00 AM	0	0	0	0	0	6:00 AM
7:00 AM	0	0	0	0	0	7:00 AM
8:00 AM	0	0	0	206	206	8:00 AM
9:00 AM	0	3	0	206	209	9:00 AM
10:00 AM	0	4	168	206	378	10:00 AM
11:00 AM	0	4	168	206	378	11:00 AM
NOON	0	5	168	206	379	NOON
1:00 PM	0	5	168	206	379	1:00 PM
2:00 PM	0	4	168	206	378	2:00 PM
3:00 PM	0	3	168	0.0	171	3:00 PM
4:00 PM	0	2	168	0.0	170	4:00 PM
5:00 PM	0	2	168	0.0	170	5:00 PM
6:00 PM	0	1	168	0.0	169	6:00 PM
7:00 PM	0	1	168	0	169	7:00 PM
8:00 PM	0	0	168	0	168	8:00 PM
9:00 PM	0	0	168	0	168	9:00 PM
10:00 PM	0	0	168	0	168	10:00 PM
11:00 PM	0	0	168	0	168	11:00 PM
MIDNIGHT	0	0	168	0	168	MIDNIGHT
<b>MAXIMUM DEMAND</b>		<b>378.9</b>				
<b>REQUIRED PARKING</b>		<b>401.5</b>		<b>41894</b>		
				452 Spaces Provided		



# **PLANNING COMMISSION**

## **SUPPLEMENTAL MEMO**

MEETING DATE: SEPTEMBER 22, 2014

ITEM NUMBER PH-4

**SUBJECT:** PLANNING APPLICATION PA-14-25 FOR A CONDITIONAL USE PERMIT TO ESTABLISH A CHURCH USE (SADDLEBACK CHURCH) AT 1901 NEWPORT BOULEVARD

**DATE:** SEPTEMBER 16, 2014

**FROM:** ANTONIO GARDEA, SENIOR PLANNER

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

The purpose of this memo is to amend the parking analysis included in the staff report. The revisions add the banquet and church ministry services to the weekday 6:00 p.m. hour and add vacant office space which may have operating hours on weekends to the shared parking calculations. The revised figures do not affect the overall analysis of the project nor the conditions of approval.

	Maximum Parking Demand			
	Office Uses	Celebrations	Saddleback	Total
<b>Weekday (M-F)</b>				
6 am - 6 pm	390	0	0	390
6 pm - midnight	90	168	206	464*
<b>Saturday</b>				
10 am - 3 pm	22	168	0	190
3 pm - 1 am	7	168	206	381
<b>Sunday</b>				
8 am - 2 pm	14	168	206	388
2 pm - 11 pm	9	168	0	177

A total of 452 parking spaces are provided on site.

\* The applied ratio is conservative based on maximum use of assembly area. Occupancy is limited to 75 maximum, per condition of approval #14.

Note:

Hours of Operation:	Saturday	Sunday
Celebrations	10 am - 1 am	10 am - 11 pm
Saddleback Church		
Assembly	3 pm - 7 pm	8 am -- 2 pm
Ministry	7 pm - 10 pm	

The following conditions of approval are recommended to be added in response to the concerns raised by the business owner of Celebrations by Turnip Rose and in response to the issues raised by the property manager of the 1901 Newport office building:

- The property manager shall terminate the agreement to provide top two levels of parking for the Triangle within 30 days after approval of the Conditional Use Permit.
- Bus transportation for church services shall be prohibited.
- The applicant/property manager shall post signs at the entry along 19<sup>th</sup> Street and at entry points to the parking structure indicating that parking structure is private property and no unauthorized parking is allowed.
- The applicant shall coordinate with the Turnip Rose to prevent parking and circulation conflicts with banquet events.

Distribution: Director of Economic & Development/Deputy CEO  
Interim Assistant Development Services Director  
Senior Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (6)  
File (2)



September 19, 2014

To: City of Costa Mesa concerning PA-14-25 (establishing a Church)

Ref: PA-14-25 Public Hearing

Intent: For inclusion to the Planning Committee's reading brief's

Dear City of Costa Mesa,

Turnip Rose has been a part of Costa Mesa for more 25 years, operating at 1901 Newport Blvd. We have seen many phases of this corner including and not limited to a nightclub followed by dense Condos. For the record we must express our concerns for the safety of all guests including the proposed use by the Church. Accidents, in a "one way in" and "one way out" scenario at peak times have already proven to be a major challenge during the days of the nightclub. Nevertheless for the sake of safety, we once again express the danger of a full parking structure that may potentially be hazardous. Mitigation can only come with mindful business neighbors in proactive plans for traffic directors and security personnel.

**Urgent Note:** parking ratios and charts provided do not address the following parking use already in place:

- A) Alcoholics Anonymous hosted by the church next door utilizing parking spaces and the structure.
- B) Sunday services by the church next door utilizing the parking spaces and the structure.
- C) Wedding. Memorial and Christmas services conducted by the church next door utilizing parking spaces and the structure.
- D) Levels 4, 5 and 6 leased out to triangle Square for their over-flow parking 7 days a week.
- E) Miscellaneous leased spaces to neighboring business already in place
- F) Nights and weekend use by tenants (not all tenants work in the day)
- G) Nights and weekend use by guests of services that operate in the evenings such as a health spa, night time doctors and other self help services throughout the building.
- H) There are approximately 25 parking spots with "Reserved" signs giving the impression that the reserved spot is 24/7, thus losing these spots from fear of tow. These signs need to exclude nights and weekends.
- I) Turnip Rose is licensed to serve alcohol during its operating hours which is in close proximity to the proposed church.(a necessary awareness)



In reference to the proposed PA-14-25 the immediate concerns as follows:

1. Monday through Saturday parking needs for the church maximizing at 75 guests must be held to its intent.
2. Sunday's church use must be held to the 2pm intent without any attached special events or any holiday specials follow on bake sales or church bizarre etc, continued past its intended use. Turnip Rose will experience traffic issues with unsafe conditions should we have a cross in arrivals and departure.
3. Turnip Rose does have some scheduled events during the lunch period on Sundays.
4. Levels One and Two reserved exclusive for Turnip Rose's guests must be managed by the church's security and traffic directors as Turnip Rose is absent during the arrival of church guests.
5. The 60 day report of the parking and circulation impact is well respected and necessary.
6. The church must preclude any of their buses that will come on property and stage them by Celebrations entrance. Please note that a bus turnaround is an issue This area must be kept safe and available of massive on slot of Turnip Rose guests arriving.

In summary, we at Turnip Rose support any approved business at 1901 Newport Blvd, as long as our business is not interrupted causing a loss of revenue such as it did during the Vegas nightclub days. Businesses allowed at 1901 Newport must realize and work with their neighbors in a total understanding of existing business's rights.

Sincerely,

A handwritten signature in blue ink that reads 'Kelly F. Sherbanee'.

Kelly F. Sherbanee, LT, USN(ret)  
Administrator/COO  
(714) 863-2723



**Jamison Services, Inc.**

MAIN OFFICE  
1901 Newport Blvd, Suite 151  
Costa Mesa, CA 92627  
Tel: (949) 646-8400  
Fax :( 949) 999-2099

September 22, 2014

City of Costa Mesa  
Planning Department  
Attn: Antonio Gardea

***RE: 1901 Newport – PA-14-25 Public Hearing***

Dear City of Costa Mesa,

In response to the Letter dated September 19, 2014 from Turnip Rose regarding the issues addressed for our current parking situation at 1901 Newport with Saddleback Church as follows:

- A) Landlord will provide monitoring service to prevent our neighboring church utilizing our parking spaces without approval.
- B) Same as A)
- C) Same as A)
- D) We have an arrangement with Triangle Square to utilize our top 2 floors of the parking structure from 3 pm to 3 am daily. However, we have the right to terminate this agreement, in its sole and absolute discretion, effective Forty Eight (48) hours after giving notice to Triangle, and will do so if required.
- E) We have Five (5) unreserved parking spaces leased out to our neighboring business, 1931 NB, LLC, 1931 Newport Blvd., Costa Mesa, since May 2004.
- F) We have a few therapy tenants working after hours and weekends which are limited to 1 to 5 visitors per session and Hylunia Spa may have clients on weekends which are limited 1 to 5 clients per session as well.
- G) Same as F)
- H) We will post signs near reserved parking spots to clearly indicate hours of enforced reserved parking spaces, which will be 6 am to 7 pm on Monday to Friday, and 6 am to 2 pm on Saturday.
- I) There is ABC law that the Turnip Rose has to follow and Saddleback is aware that Turnip Rose is licensed to serve alcohol during their operating hours. Both tenants will work together to mediate any issues that may arise in advance.

1. Saddleback acknowledged

2. Saddleback will coordinate with Turnip Rose directly, if any special events are to be held by Saddleback in advance and to eliminate any potential issues that may arise.
3. Same as 3.
4. Saddleback's parking ministry will handle and manage to direct their guests to park accordingly.
5. Saddleback agreed
6. Saddleback agreed

Please feel free to contact me with any questions or concerns.

Thank you,

*Jamie Park*

Jamie Park  
Property Manager  
1901 Newport, LLC  
714-713-3744