



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 13, 2016

ITEM NUMBER: PH-3

SUBJECT: CONDITIONAL USE PERMIT PA-16-48 FOR ARTS AND LEARNING CONSERVATORY AND SHARED PARKING REQUIREMENTS AT 3184 AIRWAY AVENUE, SUITE A

DATE: JUNE 3, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

DESCRIPTION

Conditional use permit for the following:

- To establish a music/theater arts and learning program for elementary and middle-school age children called Arts and Learning Conservatory. The proposed Conservatory will be located in an existing 6,000 square foot industrial building formerly utilized by the Berean Community Church. The building will be used for the following uses: administrative offices; after school music and theatre programs from 4:00 pm to 9:00 pm, Monday through Friday; summer day camp from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th; and theatrical productions on 6 weekends Friday through Sunday throughout the year.
- To approve a site-specific shared parking arrangement due to unique operating characteristics. A parking study prepared by LSA Associates identified a parking demand of 101 parking spaces during the 6 weekends throughout the year with theatrical productions.

NOTE: The approval of Planning Application PA-16-48 will supersede the current Minor CUP for the Berean Church; and therefore, Zoning Application ZA-10-22 shall be revoked at this location.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Matt Christensen, representing Arts and Learning Conservatory, and Berean Community Church, the property owner.

RECOMMENDATION

Staff recommends that the Planning Commission approve PA-16-48 by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site/Environs

The property is located on the east side of Airway Avenue, north of McCormick Avenue. The site is zoned MP (Industrial Park) and has a General Plan land use designation of Industrial Park. Physical on-site improvements include 32 industrial buildings with 493 parking spaces and three points of ingress/egress on Airway Avenue.

Previous Entitlement (Suite A)

In 2010, Minor Conditional Use Permit ZA-10-22 was approved for a church with offset hours of operation at the subject site (Berean Community Church). The church was allocated 109 parking spaces and was conditioned to operate as follows

Sunday: 9:00 a.m. to 1:00 p.m. (every week) and 7:00 p.m. to 10:00 p.m. (4 times per year).
Friday: 7:00 p.m. to 9:00 p.m.
Saturday: 9:00 a.m. to 11:00 a.m. (one time per month).

The church is relocating to a new facility in the City of Irvine, making this location available for the proposed Conservatory. If the proposed use is approved, the Minor Conditional Use Permit for the church will be scheduled for revocation by the Planning Commission at a future hearing date.

ZA-15-38 for 3184 Airway Avenue, Suite J

A separate application for a minor conditional use permit (MCUP) was proposed to allow the establishment of a religious education and cultural assembly center in a nearby building (Suite J) within the same complex. A total of 55 parking spaces were required by code for the 1,914 square foot assembly area. The proposal involved off-set operational hours in order to utilize the parking area when the other businesses are closed. The following schedule was proposed:

Monday through Sunday: 4:00 a.m. to 6:00 a.m. and 7:00 p.m. to 9:30 p.m.
Saturday: 10:00 a.m. to 2:00 p.m.
Sunday: 10:00 a.m. to 2:00 p.m. (10 times per year).

The project was conditioned to operate at the above times only in order to not interfere with normal business hours of 8:00 a.m. to 5:00 p.m. when parking demand will be at its peak. However, there was concern that parking demands of the proposed religious/cultural center would conflict with the shared parking approved under ZA-10-22 for Berean Community Church.

The request was originally approved by the Zoning Administrator on December 10, 2015, and called up for review by the Planning Commission on December 11, 2015, which subsequently overturned the Zoning Administrator's approval and denied the request on February 8, 2016. An appeal of the Planning Commission's denial was filed on February 16, 2016, by the applicant and considered by the City Council, which

overtaken the Planning Commission's denial and approved the request on March 16, 2016.

The basis for the City Council's approval was the evidence submitted by the applicant indicating that the 493 on-site parking spaces throughout the complex were an adequate supply of parking spaces for the uses. City Council also added a condition of approval requiring that the applicant provide a detailed parking management plan to the Planning Division for review and approval prior to the establishment of the use.

ANALYSIS

Project Description

Arts & Learning Conservatory is an educational nonprofit offering musical theater and performing arts classes to children. The Conservatory works directly with school districts, utilizing school facilities for instruction, and currently has an off-campus location in Santa Ana where after-school and summer camp instruction is held. After-school and summer camp instruction would be relocated to the subject site. On a daily basis, approximately 15 students would arrive for instruction 4:00 pm to 9:00 pm, Monday through Friday. Summer camp instruction could accommodate as many as 40 students from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th. The Conservatory staff consists of eight instructors and administrators. Students will be dropped off at the site and their parent's vehicle or other after-school transportation does not remain on-site during the instructional period. Vehicles may temporarily occupy a parking space while dropping off or picking up, but these spaces quickly turn over.

Performances for the parents of students are held on 6 weekends throughout the year. Members of the public are able to purchase tickets for these performances as well (up to 250 persons total). These performances are held Fridays at 7:00 pm, Saturdays at 1:00 pm and 7:00 pm, and Sundays at 2:00 pm.

According to the tenant improvement plan for Arts & Learning Conservatory, the theater space will be 3,523 square feet, which, according to the parking analysis prepared by LSA Associates, equates to a parking requirement of 101 spaces. Per CCMC Section 13-89 (Parking Standards for Non-Residential Uses) 17 parking spaces would be required for an MP (Industrial Park) use within the 6,000 square foot building. As a result, a shared parking analysis was prepared by LSA Associates for the Conservatory based on the operating characteristics described in their description letter (Attachment 3).

GENERAL PLAN AND ZONING CODE CONFORMANCE

The proposed use would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The recommended conditions of approval protects the balance of land uses satisfying the needs of the community as it pertains to instructional/education uses on the property without adversely impacting the adjoining uses. Therefore, the project is consistent with this General Plan goal.

Conformance with the Zoning Code

It is staff's opinion that the proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the MP zone, including parking (see discussion below).

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

- *The existing overall parking supply for the complex (493 spaces) has been determined to be adequate for the proposed use and existing uses within the complex.* The parking study conducted by LSA Associates for the religious facility in Suite J as part of ZA-15-38, which was approved by the City Council, has been updated by LSA Associates for the proposed use (Attachment 4). The study compared the existing conditions, including the approved religious facility in Suite J, with the existing church use and the proposed Conservatory, as summarized in the following tables:

Existing Parking Demand at 3184–3190 Airway Avenue

	Total Spaces	Occupied (1/2016)	Vacant (1/2016)	Approved Suite J Project	Number of Suite A Project Vacant Spaces
Weekday, 4:00 AM to 6:00 AM	493	70	423	55	368
Weekday, 7:00 PM to 9:30 PM	493	87	406	29	377
Friday, 7:00 PM to 9:30 PM	493	76	417	88	329
Saturday, 4:00 AM to 6:00 AM	493	36	457	55	402
Saturday, 10:00 AM to 2:00 PM	493	50	443	55	388
Saturday, 7:00 PM to 9:30 PM	493	36	457	55	402
Sunday, 4:00 AM to 6:00 AM	493	31	462	55	407
Sunday, 10:00 AM to 2:00 PM	493	172	321	118	203
Sunday, 7:00 PM to 9:30 PM	493	42	451	55	396

Source: LSA Associates

Future Parking Demand at 3184-3190 Airway Avenue

	No Project Vacant Spaces	Berean Church Demand	New Parking Demand*	Remaining (out of 493)
Weekday, 7:00 PM to 9:30 PM	377		8	369
Friday, 7:00 PM to 9:30 PM	329	-16	101	244
Saturday, 10:00 AM to 2:00 PM	388		101	287
Saturday, 7:00 PM to 9:30 PM	402		101	301
Sunday, 10:00 AM to 2:00 PM	203	-140	101	242
Sunday 7:00 PM to 9:30 PM	396		101	295

*New parking demand for 101 parking spaces would occur 6 times per year.

Source: LSA Associates

LSA Associates estimated the parking demand for Berean Community Church Sunday services by subtracting the maximum Sunday 4:00 am to 6:00 am parking demand (31) from the maximum Sunday 10:00 am to 2:00 pm parking demand (172). The resulting estimate is that parking demand for Berean Community Church is 141 parking spaces during Sunday services, which is similar to the CMMC parking requirement for an assembly facility of that size (i.e., 137 parking spaces). During typical operation, Arts & Learning Conservatory is estimated to generate parking demand for 8 spaces (1 for each staff member), which is lower than the 17 parking spaces that would be anticipated for an industrial building. Therefore, the proposed project is not anticipated to impact parking at 3184 Airway Avenue during regular business hours.

On the six weekends per year that Arts & Learning Conservatory would host performances in Suite A, a parking requirement for 101 parking spaces is anticipated. Since these performances would be held Friday evening, Saturday afternoon, Saturday evening, Sunday afternoon, and Sunday evening, LSA Associates examined the total parking demand, accounting for overlap with religious services at 3184 Airway Avenue, Suite J. LSA Associates modified the future parking demand identified in the previous analysis to account for the discontinuation of religious services at 3184 Airway Avenue, Suite A. It should be

noted that Sunday afternoon parking demand accounts for special events that would be held at 3184 Airway Avenue, Suite J, up to 10 times per year. Even taking into account a worst-case scenario where higher-than-anticipated parking demand for 3184 Airway Avenue, Suite J, occurs at the same time as a Sunday performance at the Conservatory, sufficient parking capacity would exist within the remainder of the complex to accommodate the proposed uses.

- The same condition of approval for ZA-15-38 for Suite J for a detailed parking management plan prior to the establishment of the use has been included for this project. Condition of approval number 3 states the following:
 - The applicant shall provide a detailed parking management plan to the Planning Division for review and approval prior to the establishment of the use.
- Granting the request 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. Compliance with the applicable Building Codes will ensure that the proposed use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- Granting the request 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 property has a General Plan Designation of Industrial Park. The project, as conditioned, is consistent with the property's general plan designation. The request, as conditioned, is consistent with the following goals and objectives of the General Plan. The property is not located within a specific plan area.
- The use is consistent with the Community Design Element of the City's General Plan, which identifies Costa Mesa as a focal point for performing arts in Orange County. Page CD-11 of the City's Community Design Element describes the following issue as a key strength:

Orange County Performing Arts Center and South Coast Repertory provide a performing arts focal point in the Costa Mesa community and serve as a major culture and arts hub for all of Orange County.

ENVIRONMENTAL DETERMINATION

If the Planning Commission approves the project, it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. The project site contains an existing industrial building. If the Planning Commission denies the project, the denial is exempt from the provisions of CEQA Section 15270(a) for projects which are disapproved.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the affected properties (see attached Notification Radius Map).
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

LEGAL REVIEW

The City Attorney has reviewed the draft resolutions and they have 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 a redesign or additional analysis. In the event of significant modifications 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 to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposed Arts and Learning Conservatory use, as conditioned, will not adversely affect surrounding properties and uses. Therefore, staff supports the proposed project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Location Map, Zoning Map, and Radius Map
 2. Site Photos
 3. Applicant's Project Description
 4. Parking Study
 5. Draft Resolutions
 6. Correspondence from Public
 7. Plans

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

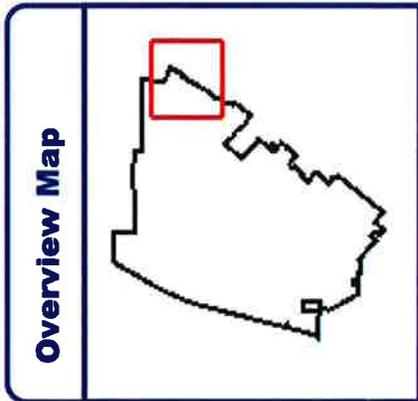
Matt Christensen
4 Park Plaza, Suite 900
Irvine, CA 92614

Berean Community Church
17 Sanderling
Irvine, CA 92604

LSA Associates
Attn: Arthur Black, Associate Transportation Planner
20 Executive Park, Suite 200
Irvine, CA 92614

City of Costa Mesa

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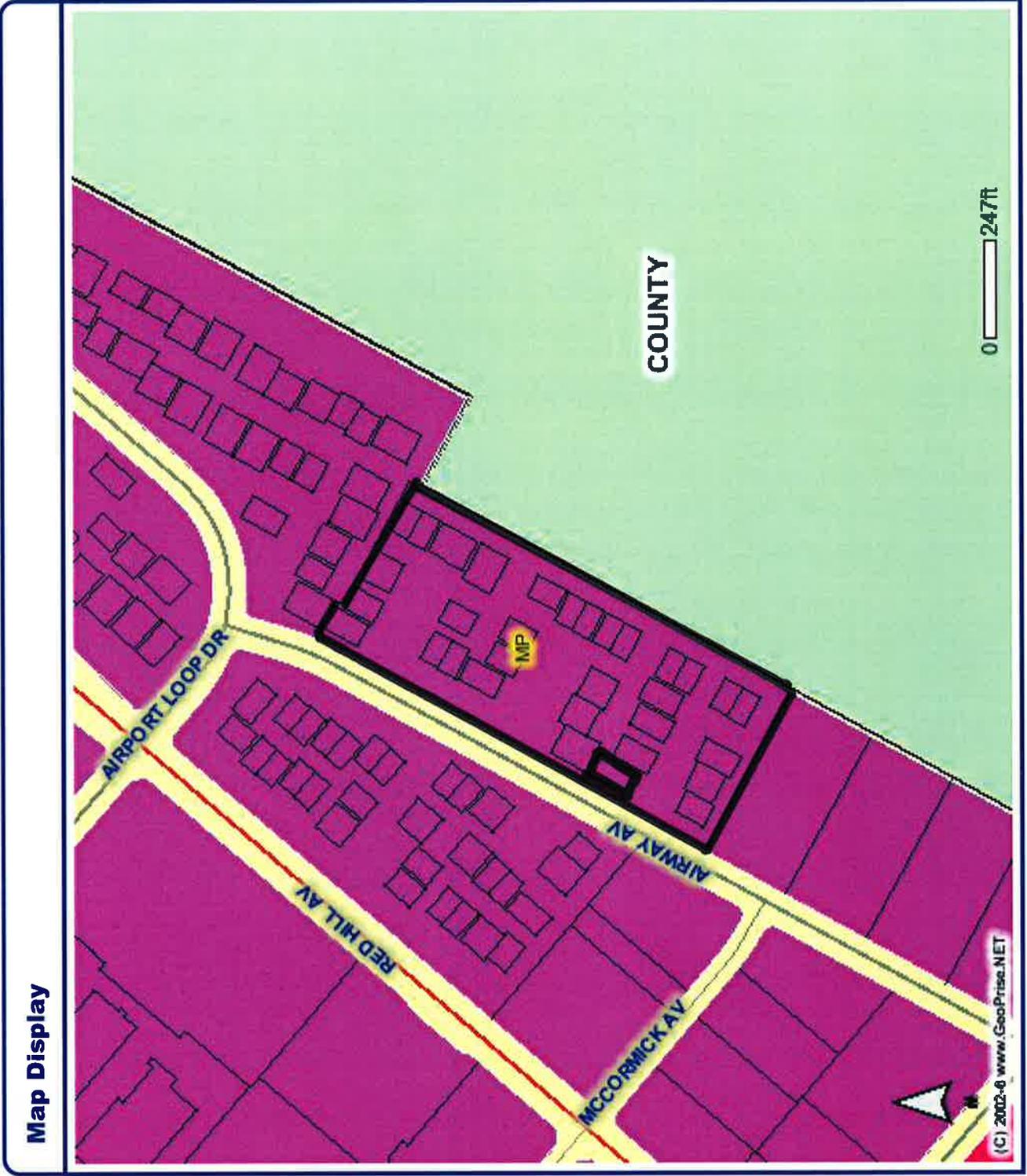
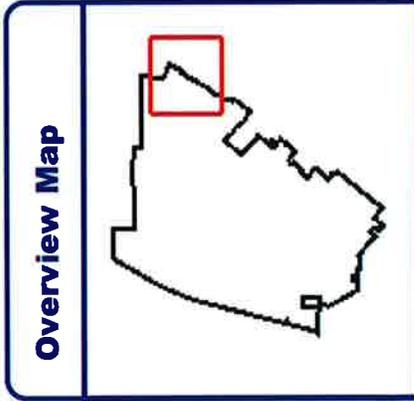
Legend

	Address Points		Hydrology
	Freeway		Channels
	Roads		Street Names
	Collector Freeway		Street Centerlines
	Major Freeway		ROW Lines
	Newport Blvd		
	Primary		
	SECONDARY		

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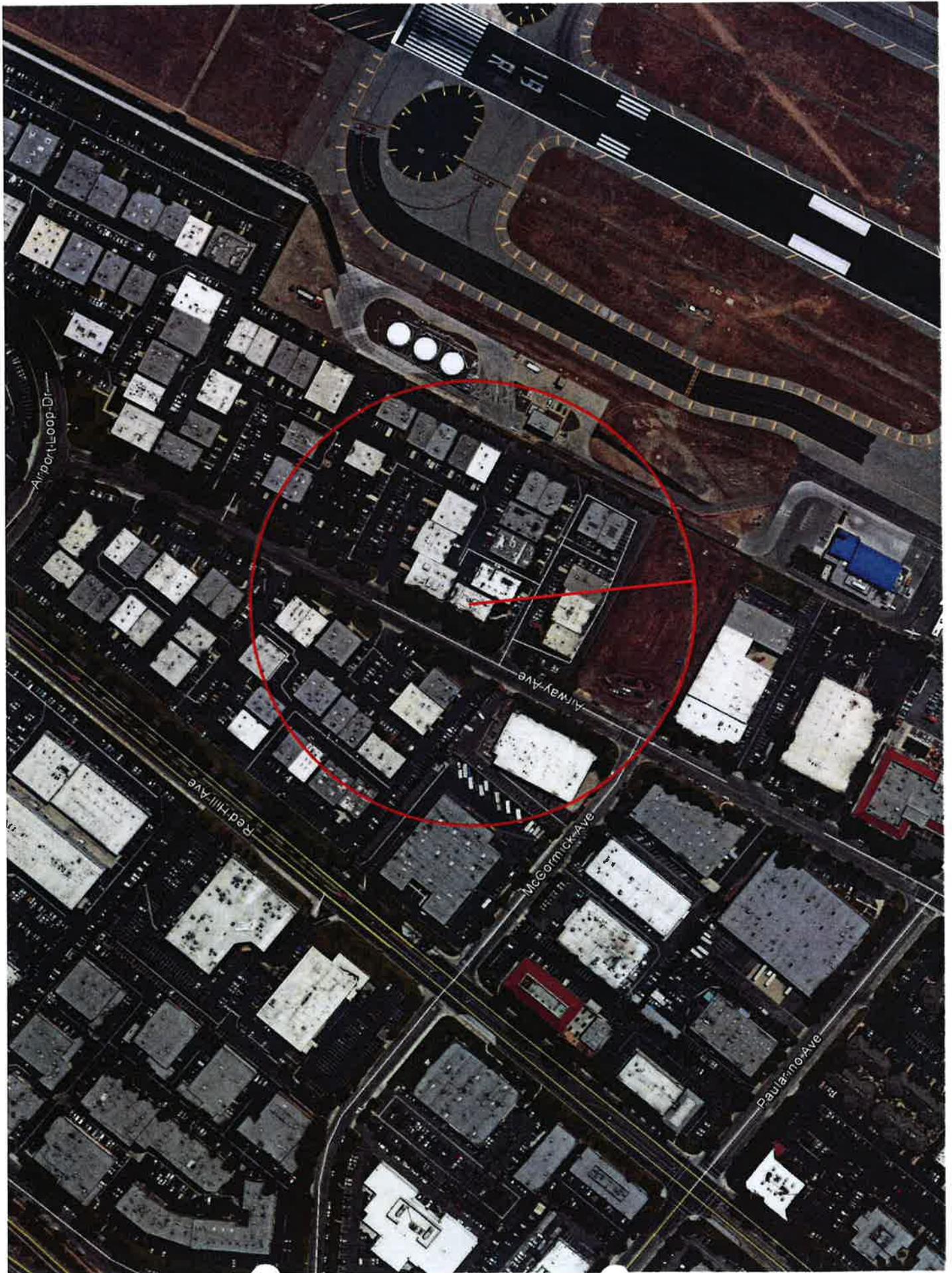
City of Costa Mesa

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Legend

	Address Points		Hydrology Channels
	Freeway		Roads
	Collector Freeway		Street Names
	Major		Street Centerlines
	Newport Blvd		ROW Lines
	Primary		
	SECONDARY		







Jones Lang LaSalle

Jamboree Center, 4 Park Plaza Suite 900 Irvine California 92614

April 18, 2016

Ms. Willa Bouwens-Killeen, AICP
Zoning Administrator, City of Costa Mesa
 77 Fair Drive
 Costa Mesa, CA 92626

RE: Minor Conditional Use Permit Application – Project Description
Project Address: 3184-A Airway, Drive

Dear Planning Staff,

I am the authorized agent for the Arts & Learning Conservatory (“The Applicant”), a non-profit organization providing students with instruction in musical theater and performing arts programs, including drama, voice, instrumental, and dance. Founded in 2004, Arts & Learning provides arts education to nearly 1,500 elementary and middle-school aged children throughout Orange County and Southern California.

The Applicant is in escrow to purchase 3184-A Airway in the Koll/Irvine Center. Their intended use for this ±6,000 square foot building is for administrative offices, after-school music/theatre programs, summer day camp, and six (6) weekends for larger theatrical productions. Per the Costa Mesa Zoning Code, The Applicant would serve as a “Studio” use for theatre, dance, music classes and performances. The Applicant is requesting the approval of a Minor Conditional Use Permit.

The building at 3184-A Airway Ave. has an existing CUP in place for church/religious assembly use. The current occupant, Berean Community Church, fully renovated this building in 2011. Its building’s current configuration as a sanctuary is near ideal for Arts & Learning. The building is being sold with its performance stage, sound equipment, and lighting.

The applicant’s share of the common parking is 18 spaces. All weekday programs will not exceed the allotted parking for this property. Due to the ages of the Applicant’s participants, elementary and middle-school, all children will be dropped off by parents/guardians. Six (6) weekends per year, the Applicant will hold larger theatrical performances which will require the use of association and street parking -during off-work hours.

The Applicant requests that the Koll/Irvine Center Association grant the right to use additional required spaces for weekend performances: The intended hours of operation are:

Year Round Schedule:

- Monday – Friday: 4 p.m. – 9 p.m. – Musical theatre, voice/private lessons (Voice Instruction) ±20 students, Ages 4 – 10 & 11 - 15, drop-off only

Summer Schedule (June 15 – August 15):

- Monday – Friday: 8 a.m. – 3 p.m. – Musical theatre, Orchestra classes, 40 students, Ages 4-10 & 11-15, drop off only

Performance Schedule:

- A maximum of six (6) weekend theatrical/musical performances a year with ±250 attendees
- Friday: 6 p.m. – 9 p.m. (Performance held at 7 p.m.)
- Saturday: 11 a.m. – 9 p.m. (Performances are held at 1 p.m. & 7 p.m.)
- Sunday: 12 p.m. – 8 p.m. (Performance is held at 2 p.m.)

On weekend performances, the Applicant is requesting to use the parking spaces that are shared by addresses 3184, 3186 and 3188. There are a total of 475 parking stalls that serve this area of the development. The Applicant is only in need of these additional parking stalls six (6) weekends a year. There is also additional street parking on Airway Avenue.

We hope that you take into consideration the benefit that The Arts & Learning Conservatory provides to the local community. Through a generous donation from one of their benefactors, they have a unique opportunity to purchase a state-of-the-art performance venue for the children of Orange County and specifically the five (5) Costa Mesa schools that utilize Arts & Learning for their expertise. Over the years, they spend much of their time in constant search to find cost effective facilities that provide the image and capacity that is being offered at 3184-A Airway Ave.

Sincerely,



Matthew Christensen
Authorized Agent

MISSION

To inspire and equip all youth for success in life through accessible and exceptional arts education programs.



ARTS & LEARNING
CONSERVATORY

714.728.7100

info@artsandlearning.org

www.artsandlearning.org

VISION

We envision a world where all children have access to, and can engage in high quality arts education opportunities.



Our focus is on discovering and developing potential.

Through the power of the arts, our students will be inspired with a passion to impact the world around them now and for future generations.

Confidence and Creativity...for Life!

This is the essence of A&L.



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AMBASSADOR LEVELS

YOU CAN BRING THE ARTS TO MORE YOUTH THROUGH A&L PROGRAMS.
SIMPLY CHOOSE YOUR LEVEL!

1 AFTER SCHOOL ARTS AMBASSADOR

- \$29,000 1 School w/ 4 Classes
- \$7,500 1 Class w/ 14 Students

2 SCHOLARSHIP AMBASSADOR

- \$5,250 10 Student Scholarships
- \$2,625 5 Student Scholarships
- \$525 1 Student Scholarship

3 PROGRAM AMBASSADOR

Support Your favorite art program at the level and schedule that works for you!

One-time/Monthly/Annual Pledge of:

- \$1,000
- \$750
- \$500
- \$250
- \$_____



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FOUNDER



Debora Wondercheck (MFA) is the Founder and CEO of the Arts & Learning Conservatory (A&L), an inspirational arts education program now celebrating 11 years of influential growth in Orange County. Starting with only four performances a year and growing to over 35 countywide, Debora expanded the reach of her program in just a decade, from 21 students to over 1,500. A&L's audiences now extend to 10,000 annually. Debora also currently serves as Director of Music at the Waldorf School of Orange County (unanimously superior rated orchestra of SCSBOA). She is the founding conductor of the Bellagio Strings Youth Orchestra of OC. Debora is an accomplished Master teacher of string pedagogy having taught at Vanguard University, Irvine Unified School District, and Newport-Mesa Unified District.

Debora has won numerous awards in her career. Most recently she was named by Farmers & Merchants Bank one of "California's Strongest People You Can Bank On", for her impactful outreach programs, that bring music into the lives of children. In 2014, on behalf of A&L, Debora received the Outstanding Arts Organization Award from Arts Orange County for the creation of effective arts and education programs for youth. Also in 2014, Debora was presented the Distinguished Woman of Substance Award of Orange County. In 2012, the Links Incorporated Woman of Service Award, for "Exemplary Community Service to Youth", was presented to Debora for her After School Arts Programs.

Debora embraces communities in the OC through her participation on various arts commissions like the Cultural Arts Committee for the city of Costa Mesa, the Arts Alliance of California, and the OC Department of Education's Orange County Music and Arts Administrator Association (OCMAA). Debora counts it a high privilege to serve children, their families, and our communities with inspiring programs that develop confidence and creativity ...for life.



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QUOTES FROM OUR SUPPORTERS

"The Arts and Learning Conservatory provides our students with the opportunity to participate in an amazing instrumental music program on all seven of our elementary campuses. The benefits of learning an instrument at this age are countless and our students are thriving under A&L's direction. We have found their teachers to be highly skilled and passionate and we are thrilled to be able to offer music to our families through this program."

Mark Johnson, Ed. D.
Superintendent
Fountain Valley School District

"Our students learned numerous public speaking and stage presence skills. The growth we saw in some of our shy students was phenomenal, thanks to the nurturing teaching staff of Arts & Learning."

Jan Parker
Parent Faculty Organization
Harborview Elementary, Corona Del Mar

"Having Arts & Learning programs at our school has allowed students, who wouldn't otherwise 'shine' to show their talent, express themselves and exercise the right side of their brain! Music truly is the universal language, and these programs are helping to fill a need for many students and families."

Sara J. Pelly
Principal
Raymond Temple School, Buena Park

"Providing this opportunity has been a wonderful asset to our Deerfield students. Arts & Learning offers students quality theater arts programs with a dedicated and professional staff, who not only helps students to develop speaking, reading, and memorization skills, but also to feel empowered and capable. This program would be a great addition to any school campus and an outstanding experience for children of all ages."

Kathy McKeown
Principal
Deerfield Elementary School, Irvine

"I wanted to pass on my son's rave reviews about his experience with Arts and Learning. We were in the car today and he said, 'Mom...I wish I could take more classes at Arts and Learning - I could stay there all day!'"

Victoria Nelson & Chas H.
A&L parent and son

"My daughters have participated in several high quality productions and they specifically asked me to bring them back to the production team of Arts & Learning saying, 'Mom we like Arts & Learning, because at least there we know they care about us more than the script.' They are so happy to be back with Arts & Learning."

Patti Crowley
A&L family



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BOARD, ADVISORS & COMMUNITY PARTNERS

Debora Wondercheck

Catherine Burnett

Ruth DeNault

Mary Lyons

Andy Horowitz

Dr. James Melton

California Arts Council

California State University, Fullerton

California State University, Long Beach

Casa Romantica Cultural Center

Chapman University

Concordia University

Costa Mesa Community Foundation

Farmers & Merchants Bank

Fountain Valley Community Foundation

Hope University

National Endowment of the Arts

Orange County Community Foundation

Southern California Edison

The James Irvine Foundation

University of California, Irvine

Vanguard University



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SCHOOL DISTRICTS & CITIES SERVED IN SOUTHERN CALIFORNIA

Capistrano Unified SD
Centralia Unified SD
Fountain Valley SD
Huntington Beach City SD
Irvine Unified SD
Newport-Mesa Unified SD
Placentia-Yorba Linda Unified SD
Saddleback Valley Unified SD
Santa Ana Unified SD
Tustin Unified SD

Anaheim
Buena Park
Colton
Corona Del Mar
Costa Mesa
Cypress
Fullerton
Huntington Beach
Irvine
La Palma
Newport Beach
Newport Coast
Placentia
Rancho Santa Margarita
Rialto
San Clemente
San Juan Capistrano
Santa Ana
Santa Monica
Stanton
Tustin
Yorba Linda

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PROGRAMS

AFTER SCHOOL ARTS PROGRAMS (ASAP)

ASAP is a before and after school program designed to keep the arts accessible on school campuses in Orange County, within a structured and supportive environment. A variety of classes take place throughout the school year:

- *Band* • *Dance* • *Musical Theater* • *Show Choir* • *Strings* • *Ukulele/Guitar*

MAINSTAGE

Our audition-based theater is a training program for focused children and teens interested in learning more advanced musical theatre skills within a supportive environment. Auditions are based on the type of show, the cast needed, and the director's requirements. Each production utilizes professionally recognized teaching artists and culminates in a live, staged, Broadway-style production.

STUDIO CLASSES

A&L's Studio Classes are designed to build skills that focus on the core elements of theater (singing, dancing and acting). Studio group classes meet weekly and are taught by seasoned artists, experienced and trained in arts education. Fall, Winter, & Spring classes culminate with a staged performance.

- *Age groups: 6-8 years / 9-12 years / 13-18 years*

School Break Camps

During weeklong breaks in the school year, we offer our popular 3-5 day camp programs. Professional teaching artists direct dances and musical numbers from A&L's Mainstage musical shows to build skills and a love for the arts.

- *Winter: 6-12 years / 3 days*
- *Spring: 6-12 years / 1 week*

Summer Camps

During the summer (June-Aug), we offer our popular 1-2 week full & half-day camp programs. Professional teaching artists direct dances and musical numbers from A&L's Mainstage musical shows, as well as scenes from mini-musicals, through which skills are built.

- *Age groups: 5-8 years / 9-12 years / 13-18 years*
- *Length: 1 to 2 weeks*
- *Daytime & Afternoon*

Private Instruction

Our private classes offer specialized one-on-one instruction in vocal, instrumental, (strings, winds, brass, piano, guitar) and theatrical art forms.

YOUTH ORCHESTRA

Bellagio Strings is an accomplished youth orchestra dedicated to optimizing musicianship for string students in grades 3-8. Weekly rehearsals take place in Dana Point, from September through April.

- *Age group: 8-14 years*
- *Violin, Viola, Cello, Bass and Piano*

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LSA ASSOCIATES, INC.
20 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

BERKELEY
CARLSBAD

FRESNO
PALM SPRINGS
PT. RICHMOND

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

May 25, 2016

Debora Wondercheck
Arts & Learning
1700 East Garry Avenue, #107
Santa Ana, CA 92705

Subject: Parking Analysis for Proposed Learning and Performance Space at 3184 Airway Avenue, Suite A, in the City of Costa Mesa

Dear Ms. Wondercheck:

LSA Associates, Inc. (LSA) has reviewed parking conditions within the Airway Avenue business park in relation to the proposed classroom and performance space at 3184 Airway Avenue, Suite A, in the City of Costa Mesa (City). The proposed use will occupy a 6,000-square-foot (sf) space within a 32-building business park with three driveways off of Airway Avenue. In total, the business park at 3184–3190 Airway Avenue contains 493 marked parking spaces. Figure 1 (all figures attached) shows the project location and the parking spaces within the business park.

Currently, Suite A is home to the Berean Community Church, which operates under a Conditional Use Permit (CUP) for the hours of 7:00 p.m. to 9:00 p.m. on Friday; 9:00 a.m. to 11:00 a.m. on Saturday (once per month); 9:00 a.m. to 1:00 p.m. on Sunday; and 7:00 p.m. to 10:00 p.m. on Sunday (up to four times per year). Although the existing Berean Community Church CUP does not specify hours of operation during weekday evenings, the church holds an adult Bible study at 7:00 p.m. on Wednesdays and Thursdays. The maximum parking allocated to the existing Berean Community Church is 109 parking spaces according to its CUP. However, surveys of the parking lot appear to indicate a higher parking demand.

In January 2016, LSA prepared a parking analysis for 3184 Airway Avenue related to proposed religious and assembly use of Suite J. Use of that facility will take place during the hours of 4:00 a.m. to 6:00 a.m. daily, 7:00 p.m. to 9:30 p.m. daily, 10:00 a.m. to 2:00 p.m. on Saturday, and 10:00 a.m. to 2:00 p.m. on Sunday (up to 10 times per year). Parking demand for Suite J was estimated at 88 parking spaces on Friday night, up to 118 parking spaces for Sunday special events (depending on the number of invitees), and 55 parking spaces at all other operating times. A reassessment of the results of that parking analysis, taking into account the proposed project, is provided in this analysis.

Project Description

Arts & Learning Conservatory is a an educational nonprofit offering musical theater and performing arts classes to children. Arts & Learning Conservatory works directly with school districts, utilizing school facilities for instruction, and currently has an off-campus location in Santa Ana where after-school and summer camp instruction is held. After-school and summer camp instruction would be relocated to 3184 Airway Avenue, Suite A. On a daily basis, approximately 15 students would arrive for instruction starting at 4:00 p.m. Summer camp instruction could accommodate as many as 40 students. Arts & Learning Conservatory staff consists of eight instructors and administrators. Based on the experience at the existing off-campus site, students are dropped off, and their parent's vehicle or other after-school transportation does not remain on-site during the instructional period. Vehicles may temporarily occupy a parking space while dropping off or picking up, but these spaces quickly turn over.

5/26/16 «P:\ARL1601\3184-A Airway Parking.docx»

Performances for the parents of students are held once every 2 to 3 months. Members of the public are able to purchase tickets for these performances as well. These performances are held Friday evening, Saturday, and Sunday. According to the tenant improvement plan for Arts & Learning Conservatory, the theater space will be 3,523 sf.

Required Parking

Costa Mesa Municipal Code (CMMC) Section 13-89 establishes parking standards for nonresidential uses. Churches and other places of assembly require one parking space per three fixed seats or one parking space for every 35 sf of seating area. The 3,523 sf assembly area would require 101 parking spaces per the CMMC.

It should be noted that the 412 fixed seats in the Berean Community Church floor plan would require 137 parking spaces according to the CMMC. The Berean Community Church CUP allowed use of up to 109 parking spaces.

The parking demand for the proposed use is less than the parking demand for the existing use of Suite A.

For industrial buildings, the CMMC requires three parking spaces per 1,000 sf for the first 25,000 sf. As an industrial building, the 5,656 sf Suite A would require 17 parking spaces.

Existing Parking Supply and Demand

As part of the January 2016 parking analysis, LSA coordinated with an independent third-party data collection firm, National Data and Surveying Services, Inc., to collect parking data at the Airway Avenue business park. Table A shows the existing parking utilization and availability during the proposed surveyed times. The values shown in Table A reflect the maximum parking demand during the surveyed time period. More detailed information about how parking demand varies during the surveyed time period is available in the attached parking accumulation data.

LSA estimated the parking demand for Berean Community Church Sunday services by subtracting the maximum Sunday 4:00 a.m. to 6:00 a.m. parking demand (31) from the maximum Sunday 10:00 a.m. to 2:00 p.m. parking demand (172). The resulting estimate is that parking demand for Berean Community Church is 141 parking spaces during Sunday services, which is similar to the CMMC parking requirement for an assembly facility of that size (i.e., 137 parking spaces).

Table A: Existing Parking Demand at 3184–3190 Airway Avenue

	Total Spaces	Occupied (1/2016)	Vacant (1/2016)	Approved Suite J Project	Number of Suite A Project Vacant Spaces
Weekday, 4:00 AM to 6:00 AM	493	70	423	55	368
Weekday, 7:00 PM to 9:30 PM	493	87	406	29	377
Friday, 7:00 PM to 9:30 PM	493	76	417	88	329
Saturday, 4:00 AM to 6:00 AM	493	36	457	55	402
Saturday, 10:00 AM to 2:00 PM	493	50	443	55	388
Saturday, 7:00 PM to 9:30 PM	493	36	457	55	402
Sunday, 4:00 AM to 6:00 AM	493	31	462	55	407
Sunday, 10:00 AM to 2:00 PM	493	172	321	118	203
Sunday, 7:00 PM to 9:30 PM	493	42	451	55	396

Future Parking Demand

During typical operation, Arts & Learning Conservatory is estimated to generate parking demand for 8 spaces (1 for each staff member), which is lower than the 17 parking spaces that would be anticipated for an industrial building. Therefore, the proposed project is not anticipated to impact parking at 3184 Airway Avenue during regular business hours.

On the four to six weekends per year that Arts & Learning Conservatory would host performances in Suite A, parking demand for 101 parking spaces is anticipated. Since these performances would be held Friday evening, Saturday afternoon, Saturday evening, Sunday afternoon, and Sunday evening, LSA examined the total parking demand, accounting for overlap with religious services at 3184 Airway Avenue, Suite J. LSA modified the future parking demand identified in the January 2016 analysis to account for the discontinuation of religious services at 3184 Airway Avenue, Suite A. It should be noted that Sunday afternoon parking demand accounts for special events that would be held at 3184 Airway Avenue, Suite J, up to 10 times per year. The January 2016 parking analysis estimated a maximum possible parking demand for 118 spaces during these special events, which greatly exceeded that applicant's estimate of parking demand during similar special events at its current facility. It would certainly be possible for Arts & Learning Conservatory to coordinate with the operators of 3184 Airway Avenue, Suite J, to avoid scheduling simultaneous special events.

Table B shows that even taking into account a worst-case scenario where higher-than-anticipated parking demand for 3184 Airway Avenue, Suite J, occurs at the same time as an Arts & Learning Conservatory Sunday performance, sufficient parking capacity would remain within the business park to accommodate the proposed project.

Table B: Future Parking Demand at 3184-3190 Airway Avenue

	No Project Vacant Spaces	Berean Church Demand	New Parking Demand	Remaining (out of 493)
Weekday, 7:00 PM to 9:30 PM	377		8	369
Friday, 7:00 PM to 9:30 PM	329	-16	101	244
Saturday, 10:00 AM to 2:00 PM	388		101	287
Saturday, 7:00 PM to 9:30 PM	402		101	301
Sunday, 10:00 AM to 2:00 PM	203	-140	101	242
Sunday 7:00 PM to 9:30 PM	396		101	295

Conclusion

The proposed Arts & Learning Conservatory at 3184 Airway Avenue, Suite A, will have a 3,523 sf performance space. Typical operation will involve 8 staff members arriving in their own vehicles and 15 students being dropped off for classes beginning at 4:00 p.m. Summer camp will operate during regular business hours and will involve 8 staff members arriving in their own vehicles and 15 to 25 students being dropped off. Parking demand during typical operation (8 vehicles) would be less than the anticipated parking demand as an industrial building (17 vehicles).

Performances for parents of students (and potentially members of the public) will be held four to six times per year. On these weekends, the anticipated parking demand is 101 parking spaces. The previous occupant of Suite A operated with a CUP allowing up to 109 vehicles, but may have experienced higher parking demand. Parking demand during special events would be less than the existing use and would occur less frequently.

Taking into account the observed parking demand and the previously approved use of 3184 Airway Avenue, Suite J, sufficient parking supply will be available to accommodate the proposed project even in a worst-case scenario where Suite A special events (4 to 6 times per year) overlap with Suite J special events (up to 10 times per year).

Sincerely,

LSA ASSOCIATES, INC.



Arthur Black
Associate/Transportation Planner

Attachments: Figure 1: Project Location
Parking Accumulation Data



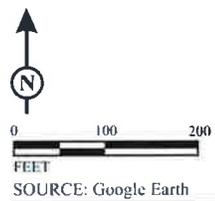
FIGURE 1

LSA

LEGEND

XXX - Number of Marked Spaces (Total 493 Spaces)

→ - Distance



3184 Airway Suite A
Project Location

TIME	Alpha 1	Alpha 2	Alpha 3	Alpha 4	Alpha 5	Alpha 6	Alpha 7	Alpha 8	Alpha 9	Alpha 10	Alpha 11	Alpha 12	Alpha 13	Alpha 14	Alpha 15	Alpha 16	Alpha 17	Alpha 18	Alpha 19	Alpha 20	GRAND TOTAL	
Spawns	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	HC								
8:00	2	2	14	2	20	44	13	3	5	7	1	4	21	21	9	3	6	10	10	6	3	244
9:00	1	0	0	0	6	2	0	0	0	0	0	0	1	2	1	0	0	0	1	0	0	26
10:00	3	0	0	0	6	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	26
11:00	3	0	0	0	6	2	0	0	0	0	0	0	1	2	1	0	0	0	1	0	0	27
12:00	2	0	0	0	6	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
13:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
14:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
15:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
16:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
17:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
18:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
19:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
20:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27
21:00	0	0	0	0	4	2	0	0	0	0	0	0	1	2	1	0	0	2	1	0	0	27

TIME	Alpha 21	Alpha 22	Alpha 23	Alpha 24	Alpha 25	Alpha 26	Alpha 27	Alpha 28	Alpha 29	Alpha 30	Alpha 31	Alpha 32	Alpha 33	Alpha 34	Alpha 35	Alpha 36	Alpha 37	Alpha 38	GRAND TOTAL							
Spawns	Reg	HC	Reg	HC	Reg	HC																				
8:00	15	20	1	15	2	22	6	14	4	5	14	1	14	17	6	11	8	6	1	6	11	11	216	0	247	
9:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
10:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
11:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
12:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
13:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
14:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
15:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
16:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
17:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
18:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
19:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
20:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7
21:00	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	7

Day: Sunday
Date: 1/10/2015

TIME	ABR.1	ABR.2	ABR.3	ABR.4	ABR.5	ABR.6	ABR.7	ABR.8	ABR.9	ABR.10	ABR.11	ABR.12	ABR.13	ABR.14	ABR.15	ABR.16	ABR.17	ABR.18	ABR.19	ABR.20	ABR.21	ABR.22	GRAND TOTAL
	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg								
Spacers	8	2	14	2	20	44	13	3	5	2	4	21	21	9	3	6	10	10	6	3	35	281	
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
10:00	5	1	9	1	6	5	3	0	0	0	1	1	2	1	0	0	0	0	0	0	0	0	48
11:00	8	1	14	1	9	7	3	0	0	0	1	1	3	3	0	0	0	0	0	0	0	0	59
12:00	8	1	14	1	9	7	3	0	0	0	1	1	3	3	0	0	0	0	0	0	0	0	71
13:00	3	0	10	0	7	7	4	0	0	0	1	1	3	1	0	0	0	0	0	0	0	0	50
14:00	3	0	5	0	5	7	4	0	0	0	1	1	2	1	0	0	0	0	0	0	0	0	45
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
20:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
21:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23

TIME	ABR.23	ABR.24	ABR.25	ABR.26	ABR.27	ABR.28	ABR.29	ABR.30	ABR.31	ABR.32	ABR.33	ABR.34	ABR.35	ABR.36	ABR.37	ABR.38	ABR.39	GRAND TOTAL
	Reg	HC	Reg	HC	Reg	HC	Reg	HC	Reg	Visitor	Reg	HC	Reg	HC	Reg	Unmarked	Reg	HC
Spacers	20	1	15	2	22	10	1	14	1	14	17	8	6	1	11	16	11	212
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	2	0	0	0	2	0	0	3	2	0	11	15	3	0	6	0	6	58
11:00	5	0	3	0	2	0	0	7	2	0	14	17	5	0	10	12	10	95
12:00	4	0	3	0	2	0	0	7	4	0	13	17	5	0	10	13	10	89
13:00	4	0	1	0	2	0	0	5	4	0	8	16	8	0	9	9	9	76
14:00	4	0	1	0	2	0	0	5	4	0	8	13	6	0	9	9	0	70
16:30	3	0	0	0	0	0	0	1	2	0	0	1	2	0	0	0	0	15
17:30	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0
20:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
21:30	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0

RESOLUTION NO. PC-16-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-48 FOR ARTS AND LEARNING CONSERVATORY AT 3184 AIRWAY AVENUE, SUITE A**

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

WHEREAS, an application was filed by Matt Christensen, authorized agent for Arts and Learning Conservatory, and Berean Community Church, the property owner, requesting approval of a Conditional use permit for the following:

- To establish a music/theater arts and learning program for elementary and middle-school age children called Arts and Learning Conservatory. The proposed Conservatory will be located in an existing 6,000 square foot industrial building formerly utilized by the Berean Community Church. The building will be used for the following uses: administrative offices; after school music and theatre programs from 4:00 pm to 9:00 pm, Monday through Friday; summer day camp from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th; and theatrical productions on 6 weekends Friday through Sunday throughout the year.
- To approve a site-specific shared parking arrangement due to unique operating characteristics. A parking study prepared by LSA Associates identified a parking demand of 101 parking spaces during the 6 weekends throughout the year with theatrical productions.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 13, 2016 with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, the approval of Planning Application PA-16-48 will supersede the current Minor CUP for the Berean Church; therefore, Zoning Application ZA-10-22 shall be revoked at this location.

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.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-16-48.

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-16-48 and upon the 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 operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are 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.

PASSED AND ADOPTED this 13th day of June, 2016

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

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

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

Facts in Support of Findings: The proposed use, with the recommended conditions of approval, will be compatible with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

Finding: Granting the use 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 Findings: The use is an existing industrial project consistent with the MP zoning of the property and, as conditioned, compatible with the properties in the vicinity. Compliance with the applicable Building and Fire Safety Codes will ensure that the use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

The existing overall parking supply for the complex (493 spaces) has been determined to be adequate for the proposed use and existing uses within the complex. The parking study conducted by LSA Associates for the religious facility in Suite J as part of ZA-15-38 has been updated by LSA Associates for the proposed use. The study compared the existing conditions, including the approved religious facility in Suite J, with the existing church use and the proposed Conservatory.

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

Facts in Support of Findings: The property has a General Plan Designation of Industrial Park. The project, as conditioned, is consistent with the applicable provisions of the General Plan Designation. The request, as conditioned, is consistent with the following goals and objectives of the General Plan.

The following describes the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial,*

recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.

Consistency: The recommended conditions of approval protects the balance of land uses satisfying the needs of the community as it pertains to instructional/education uses on the property without adversely impacting the adjoining uses. Therefore, the project is consistent with this General Plan goal.

- D. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. The project, as conditioned, is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT B

CONDITIONS OF APPROVAL

- PIng. 1. The use shall be limited to the type of operation described in this staff report: On a daily basis, approximately 15 students would arrive for instruction 4:00 pm to 9:00 pm, Monday through Friday. Summer camp instruction could accommodate as many as 40 students from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th. The Conservatory staff consists of eight instructors and administrators. Students will be dropped off at the site and their parent's vehicle or other after-school transportation does not remain on-site during the instructional period. Performances for the parents of students are held on 6 weekends throughout the year. Members of the public are able to purchase tickets for these performances as well (up to 250 persons total). These performances are held Fridays at 7:00 pm, Saturdays at 1:00 pm and 7:00 pm, and Sundays at 2:00 pm.

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. As a ministerial action through a zoning verification letter, the Development Services Director may authorize minor amendments to the Conditional Use Permit relating to the increased frequency of assembly events/theatrical shows after a parking assessment is completed and adequate parking supply is validated. 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. All uses shall be conducted within the tenant space (underroof).
3. The applicant shall provide a detailed parking management plan to the Planning Division for review and approval prior to the establishment of the use.
4. If parking shortages or other parking-related problems arise, the operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, modifying the hours of operation.
5. The conditions of approval and ordinance or code provisions of Planning Application PA-16-48 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the establishment of the use. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
7. The use 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 appropriate security and operational

measures are necessary to comply with this requirement.

8. 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. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
9. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
10. 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.

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.

- | | |
|-------|---|
| PIng. | <ol style="list-style-type: none">1. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bldg. | <ol style="list-style-type: none">3. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, and |

2013 California Energy Code (or the applicable adopted, California Building Code, California Electrical Code, California Mechanical Code, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11B of the 2013 California Building Code.

4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
5. If required, a business license shall be obtained prior to the initiation the business.
6. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to the establishment of the use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of the establishment of the use based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

SPECIAL DISTRICT REQUIREMENTS

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

- | | | |
|-------|----|--|
| Sani. | 1. | It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements. |
| CDFA | 2. | Comply with the requirements of the California Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |
| AQMD | 3. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-16-48 FOR ARTS AND LEARNING CONSERVATORY AT 3184 AIRWAY AVENUE, SUITE A

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

WHEREAS, an application was filed by Matt Christensen, authorized agent for Arts and Learning Conservatory, and Berean Community Church, the property owner, requesting approval of a Conditional use permit for the following:

- To establish a music/theater arts and learning program for elementary and middle-school age children called Arts and Learning Conservatory. The proposed Conservatory will be located in an existing 6,000 square foot industrial building formerly utilized by the Berean Community Church. The building will be used for the following uses: administrative offices; after school music and theatre programs from 4:00 pm to 9:00 pm, Monday through Friday; summer day camp from 8:00 am to 3:00 pm, Monday through Friday, from June 15th through August 15th; and theatrical productions on 6 weekends Friday through Sunday throughout the year.
- To approve a site-specific shared parking arrangement due to unique operating characteristics. A parking study prepared by LSA Associates identified a parking demand of 101 parking spaces during the 6 weekends throughout the year with theatrical productions.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 13, 2016 with all persons having the opportunity to speak for and against the proposal; and

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-16-48 with respect to the property described above.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are 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.

PASSED AND ADOPTED this 13th day of June, 2016

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 13, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
- Finding:** The proposed use is not compatible with developments in the same general area and would be materially detrimental to other properties within the area.
- Finding:** Granting the conditional use permit will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- Finding:** Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General plan designation.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

LEE, MEL

From: BOUWENS-KILLEEN, WILLA
Sent: Tuesday, May 31, 2016 8:40 AM
To: LEE, MEL; FLYNN, CLAIRE
Subject: FW: Arts & Learning Conservatory

-----Original Message-----

From: Abril Turner [mailto:abrilngeo@earthlink.net]
Sent: Monday, May 30, 2016 4:20 PM
To: BOUWENS-KILLEEN, WILLA <WILLA.BOUWENS-KILLEEN@costamesaca.gov>
Subject: Arts & Learning Conservatory

Dear Willa,

Hi, this is Abril Turner, mother of Lily Turner from Southland Ballet Academy. My family has also supported the Arts & Learning Conservatory, and I just learned that A&L is purchasing a property in Costa Mesa and has applied for a minor conditional use permit to allow it to use the facility for its music and theater classes and performances. I did not know until I received the email from A&L that you now worked for the City of Costa Mesa!

I'll be brief. Debora Wondercheck, the executive director of Arts & Learning Conservatory, is an amazing arts educator. She has a vision and talent and drive for arts education comparable to Salwa's. My older daughter, Elena, participated in the A&L music and theater camps when she was younger. (Debora Wondercheck also teaches music at the Waldorf School of Orange County, so both of my children have benefitted from her musical instruction.) A&L Conservatory is an established and vibrant arts education non-profit, and will absolutely live up to the City of Costa Mesa's commitment to the arts.

Thanks for your time. Please let me know if you have any questions!

Sincerely,
Abril Turner

LEE, MEL

From: BOUWENS-KILLEEN, WILLA
Sent: Tuesday, May 31, 2016 8:40 AM
To: LEE, MEL; FLYNN, CLAIRE
Subject: FW: Arts & Learning in Costa Mesa

From: Brooke Trudeau [mailto:btrudeau@waldorfschool.com]
Sent: Monday, May 30, 2016 12:47 PM
To: BOUWENS-KILLEEN, WILLA <WILLA.BOUWENS-KILLEEN@costamesaca.gov>
Subject: Arts & Learning in Costa Mesa

Dear Mrs. Bouwens-Killeen,

I am writing to share my support in Arts & Learning coming to Costa Mesa. I am a class teacher at the Waldorf School of Orange County and firsthand see the benefits of the arts in children's lives. Arts & Learning has been an active force in the lives of many of my students and is an important organization for our city's children. Debora Wondercheck, founder of Arts & Learning, is a consummate professional, inspiring creativity and proving that children's arts program can maintain high standards for work and performance. Costa Mesa is fortunate to have such a dedicated and committed organization join its ranks.

Please support including Arts & Learning in Costa Mesa.

Thank you,

Brooke Trudeau
Class Teacher

Waldorf School of Orange County
2350 Canyon Dr., Costa Mesa, CA 92627
949-574-7775
btrudeau@waldorfschool.com

TENANT IMPROVEMENT FOR:

The Arts & Learning Conservatory

3184-A Airway, Costa Mesa, CA 92626

ZONING APP #

SCOPE OF WORK

THE EXISTING BUILDING IS A ONE STORY BUILDING FORMERLY USED AS A CHURCH. TENANT/OWNER IS PROPOSING TO DO IMPROVEMENT AND CONVERT THE SPACE INTO A MUSIC AND PERFORMING ARTS LEARNING CENTER. ARCHITECTURAL DESIGN TO THE BUILDING CONSISTS OF ADDING TWO NEW OFFICES AND ONE STORAGE/SOUND EQUIPMENT ROOM.

OWNER'S INFORMATION:

OWNER'S NAME: The Arts & Learning Conservatory
 TELEPHONE NO: 714.728.7100
 STREET ADDRESS: 3184-A AIRWAY
 COSTA MESA, CA 92626

ATTACHMENT 7

PROJECT INFORMATION:

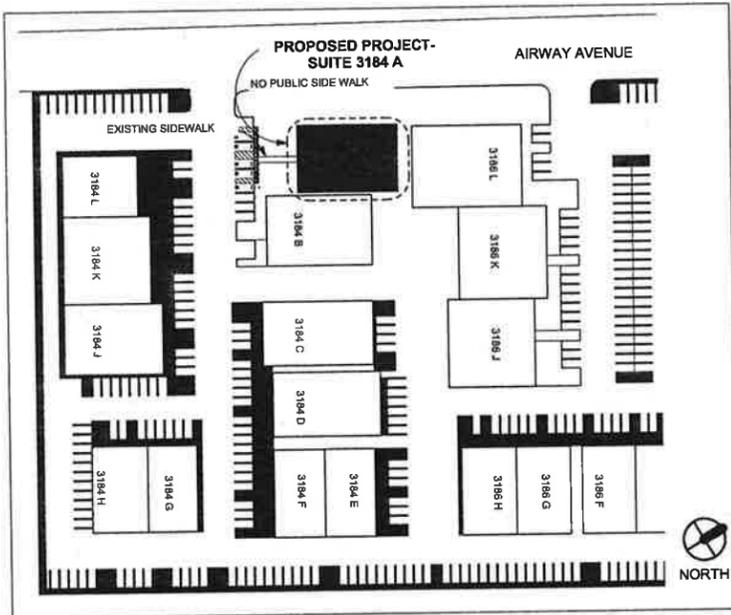
ASSESSOR'S PARCEL NO: -
 EXISTING OCCUPANCY GROUP: B
 PROPOSED OCCUPANCY GROUP: A-3
 CONSTRUCTION TYPE: IIIB
 APPLICATION CODES: 2007 CBC, CEC, CPC, CMC,
 2008 CALIFORNIA ENERGY STANDARDS
 FIRE SPRINKLER: YES
TOTAL BUILDING AREA: 5,938 SQ. FT.
 (0.008 - 0.500 MAX. ALLOWABLE
 AREA FOR TYPE III, GROUP A-3)

PARKING SPACE PROVIDED
 STANDARD W/ COMPACT 456
ACCESSIBLE
 STANDARD ACCESSIBLE 11
 VAN ACCESSIBLE 7
 (8' x 6' = 14' x 9' MIN. REQUIREMENT)

TOTAL: 474

PROJECT REPRESENTATIVES:

OWNER: THE ARTS & LEARNING CONSERVATORY
 3184-A AIRWAY
 COSTA MESA, CA 92626
 CONTACT: Debora Wundercheck, Founder/CEO
 PH: 714.728.7100
ARCHITECT: VERTREES A&E
 532 E. LAMBERT ROAD
 BREA, CA 92821
 CONTACT: Joe Vertrees, P.E., AIA, Arch/Int.
 PH: (714)255-9645
 e-mail: joe@vertreesae.com



NPDES NOTES:

STORM WATER POLLUTION PREVENTION NOTES:

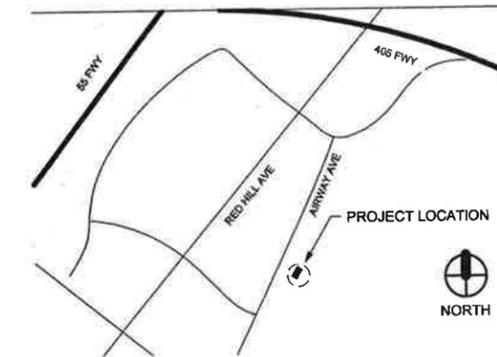
STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF COSTA MESA WATER QUALITY STANDARDS AS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 6 OF THE COSTA MESA MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
5. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
8. STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

LIST OF DRAWINGS:

ARCHITECTURAL:	
T-1	PROJECT INFORMATION & SITE PLAN
T-1.1	ENLARGED SITE PLAN & PARKING RESTRIPING
A-1	PROPOSED FLOOR PLAN
A-4	ELEVATIONS

VICINITY MAP



GENERAL NOTES

- NOTES**
1. SEPARATE REVIEW, APPROVAL & PERMIT ARE REQUIRED FOR SIGNS, WALLS NOT SUPPORTING A ROOF, STORAGE RACKS AND FLOOR STORAGE AREAS, THE USE, HANDLING, STORING AND DISPENSING HAZARDOUS MATERIALS.
 2. TENANT IMPROVEMENT DESIGN IS BASED UPON THE 2007 EDITIONS OF THE CALIFORNIA BUILDING CODE, TITLE 24, CPC, CMC, & CEC
 3. NOT USED
 4. NOT USED
 5. ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED UBC, UPC, UMC, AND NEC.
- GENERAL A.D.A. NOTES**

- DISABLED ACCESS NOTES**
1. AT EVERY PUBLIC ENTRANCE, AND AT EVERY MAJOR FUNCTION AREA ALONG, OR LEADING TO, AN ACCESSIBLE ROUTE OF TRAVEL, THERE IS TO BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS ARE REQUIRED TO INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES, PER SECTION 1114B.1.5.7 AND 1127B.3.
 2. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.
 3. THE MAXIMUM SLOPE OF THE ACCESSIBLE PARKING SURFACES AND ADJACENT ACCESS AISLES SHALL BE NO MORE THAN 14":12" (1%) PER SECTION 1129B.4.2.
 4. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING/UNLOADING ACCESS ISLE IN WHITE LETTERS 12" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS PER SECTION 1129B.4.1 AND 1129B.4.2.
 5. OPERABLE PARTS OF ALL CONTROLS, DISPENSERS, RECEPTACLES, SWITCHES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15".
 6. ELECTRICAL AND DATA SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
 7. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH SECTION 1117B.6.
 8. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH A MINIMUM OF ONE SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS.

TACTILE EXIT SIGNS

1. TACTILE EXIT SIGNS SHALL BE REQUIRED AT ALL DOORS WHERE AN EXIT SIGN IS INDICATED ON THE PLANS.
2. AT EACH GRADE-LEVEL EXIT DOOR A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL BE INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.
3. AT EACH EXIT DOOR LEADING TO A STAIR A TACTILE EXIT SIGN WITH THE WORDS "EXIT STAIR DOWN" OR "EXIT STAIR UP" SHALL BE INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.
4. EXIT DOORS WITH AN EXIT SIGN THAT LEAD FROM A ROOM TO A CORRIDOR SHALL ALSO HAVE A TACTILE SIGN WITH THE WORDS, "EXIT ROUTE" INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.
5. EXIT DOORS AT HORIZONTAL EXITS SHALL HAVE A TACTILE SIGN WITH THE WORDS, "TO EXIT" INSTALLED NEXT TO THE DOOR PER SECTION 1003.2.8.6.1.

SIGNAGE IDENTIFYING FOR PERMANENT ROOMS:

1. CHARACTERS SHALL BE A MINIMUM OF 5/8" TO A MAXIMUM OF 2"
2. CHARACTERS AND SYMBOLS SHALL BE RAISED MINIMUM 1/32".
3. CHARACTERS SHALL BE SANS SERIF UPPER CASE.
4. CHARACTERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.
5. PICTOGRAMS SHALL BE ACCOMPANIED BY A VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
6. THE OUTSIDE DIMENSION OF A PICTOGRAM SHALL BE A MINIMUM OF 6".
7. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
8. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.
9. SIGNAGE SHALL BE CENTERED 60" ABOVE THE FINISH FLOOR.
10. SIGNAGE SHALL BE MOUNTED ON THE WALL AT THE LATCH SIDE OF THE DOOR.
11. SIGNAGE SHALL BE LOCATED SO AS TO AVOID THE SWING OF THE DOOR OR PROTRUDING OBJECTS.

OVERHEAD SIGNAGE:

1. CHARACTERS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
2. CHARACTERS SHALL BE A MINIMUM OF 3" TALL.
3. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.

BRAILLE, SECTION 1117B.5.6

1. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED.
2. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL AND 2/10" BETWEEN CELLS.
3. DOTS SHALL BE RAISED A MINIMUM 1/40" ABOVE THE BACKGROUND.
4. SYMBOL OF ACCESSIBILITY:
5. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 565B.

DIRECTIONAL AND INFORMATIONAL SIGNAGE:

1. CHARACTERS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
2. CHARACTERS SHALL SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE READ PER FIGURE 115-A.
3. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT.

45



532 East Lambert Road
 Brea, CA 92821
 tel. 714.255.9645
 fax. 714.255.9646
 www.vertreesae.com



Proposed:
TENANT IMPROVEMENT

For:
THE ARTS AND LEARNING CONSERVATORY
 3184-A AIRWAY,
 COSTA MESA,
 CA 92626

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TITLE SHEET

VAE Project No.
 0973
T-1



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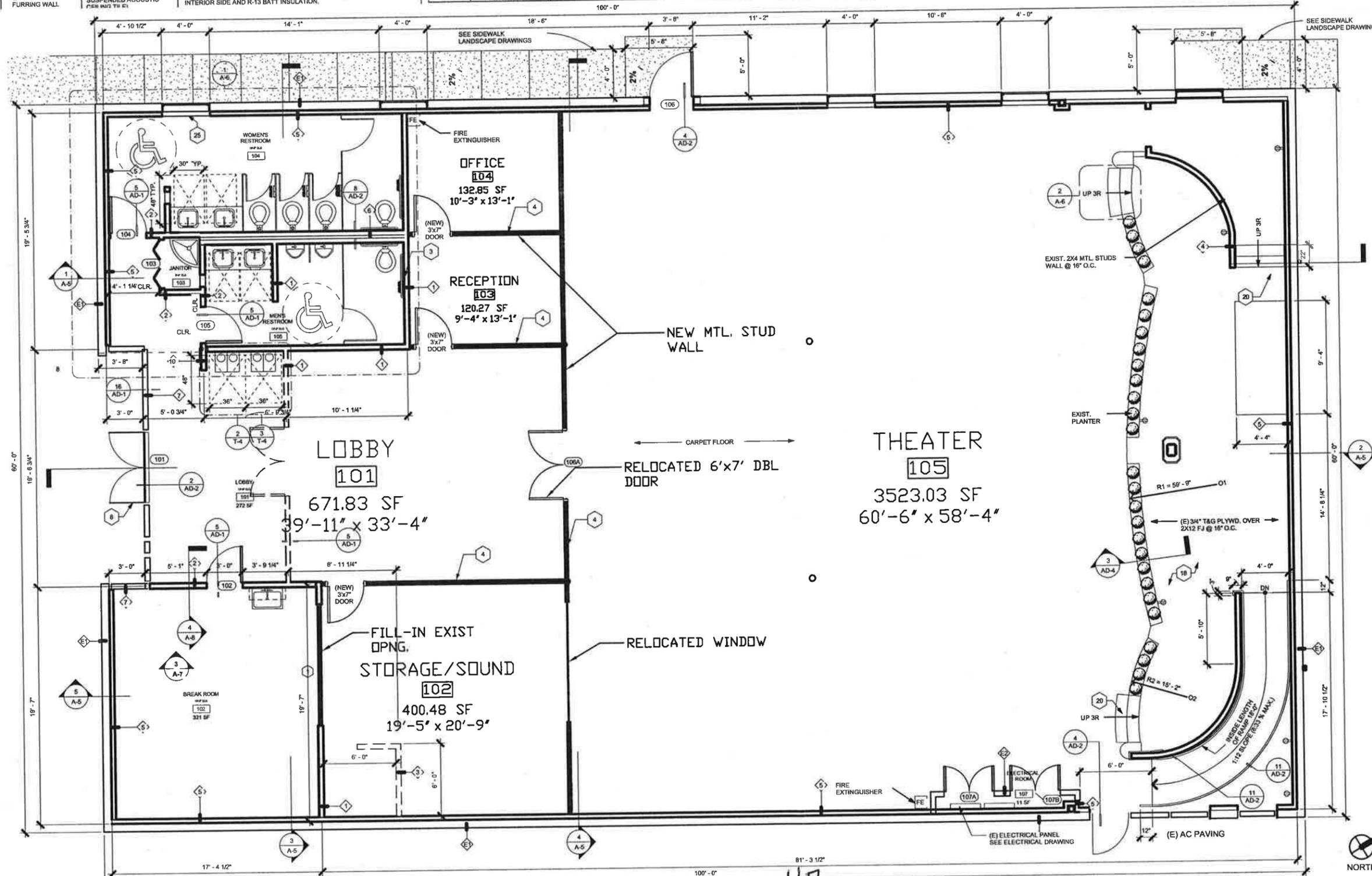
WALL TYPE			NOTES: INSTALL INSULATION WHERE OCCURS PER PLAN
SYMBOL	WALL TYPE	WALL HEIGHT	WALL COMPONENTS (ALL STUDS SHALL COMPLY WITH S.S.M.A AND BE IN ACCORDANCE WITH I.C.C. ER-4943P)
⊕	EXISTING EXTERIOR WALL		
⊕	EXISTING INTERIOR WALL		
①	EXIST INTERIOR PARTITION	FULL HEIGHT (16' - 5" MAX.)	362S125-33 METAL STUDS AT 16" O.C. WITH 5/8" GYP. BD. AT EACH SIDE AND R-13 BATT INSULATION WHERE SHOWN ON PLANS.
②	EXIST INTERIOR PARTITION	12' - 6" MIN. (6" MIN. OVER SUSPENDED ACOUSTIC CEILING TILE)	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE AND R-13 BATT INSULATION WHERE SHOWN ON PLANS.
③	EXIST INTERIOR PARTITION	5' - 0"	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE
④	EXIST INTERIOR PARTITION	11' - 6" ATTACH TO HARD CEILING	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE
⑤	EXIST INTERIOR FURRING WALL	12' - 6" MIN. (6" MIN. OVER SUSPENDED ACOUSTIC CEILING TILE)	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT INTERIOR SIDE AND R-13 BATT INSULATION.

WALL TYPE			NOTES: INSTALL INSULATION WHERE OCCURS PER PLAN
SYMBOL	WALL TYPE	WALL HEIGHT	WALL COMPONENTS (ALL STUDS SHALL COMPLY WITH S.S.M.A AND BE IN ACCORDANCE WITH I.C.C. ER-4943P)
⑥	EXIST INTERIOR PARTITION-PLUMBING WALL	10'-6"	362S125-33 DOUBLE 2X4 WOOD STUDS WITH 5/8" GYP. BD. AT EACH SIDE AND R-13 BATT INSULATION WHERE SHOWN ON PLANS. PROVIDE 4" HEIGHT TILE WALL.
⑦	STORE FRONT GLAZED WALL	12' - 0"	
⑧	EXIST EXTERIOR DECORATIVE WALL	16' - 0"	362S125-43 METAL STUDS AT 16" O.C. WITH 5/8" EXTERIOR SOFFIT BD. PAINTED WITH 1/4" THICK FINE PLASTER WITH SMOOTH FINISH.
⑨	EXIST EXTERIOR DECORATIVE WALL	18' - 0"	362S125-43 METAL STUDS AT 12" O.C. WITH CULTURED STONE ON THE EXTERIOR SIDE. SEE DETAIL ON 7/AD-2
⑩	EXIST INTERIOR PARTITION	4' - 0"	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE
⑪	EXIST INTERIOR PARTITION	5' - 0"	362S125-33 METAL STUDS AT 24" O.C. WITH 5/8" GYP. BD. AT EACH SIDE

KEYNOTE	
3	R-13 BATT INSULATION, TYP.
4	NEW STUD WALL W/ GYP. BD. - SEE WALL SCHEDULE
7	NEW INTERIOR FURRING WALL
8	EXISTING TEMP. GLASS DBL. DOOR -
18	EXIST 18" PLATFORM

KEYNOTE	
19	EXISTING ACCESSIBLE RAMP
20	(E) STAIRS (3 RISERS @ 6" = 18" & (2) TREADS @ 11" = 22")
25	EXISTING WINDOW

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW INTERIOR METAL STUD WALL



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

0973

Proposed:
TENANT IMPROVEMENT

For:
THE ARTS AND LEARNING CONSERVATORY
3184-A AIRWAY,
COSTA MESA,
CA 92626

FLOOR PLAN

VAE Project No.
0973

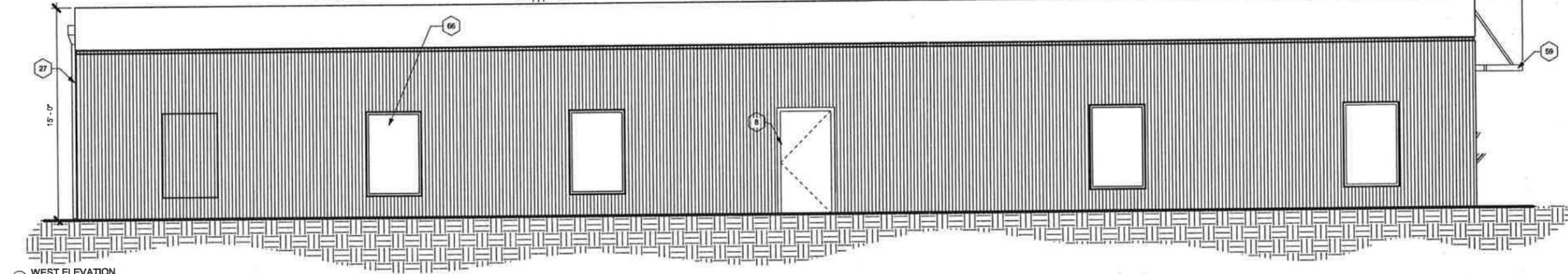
A-1

3184 A

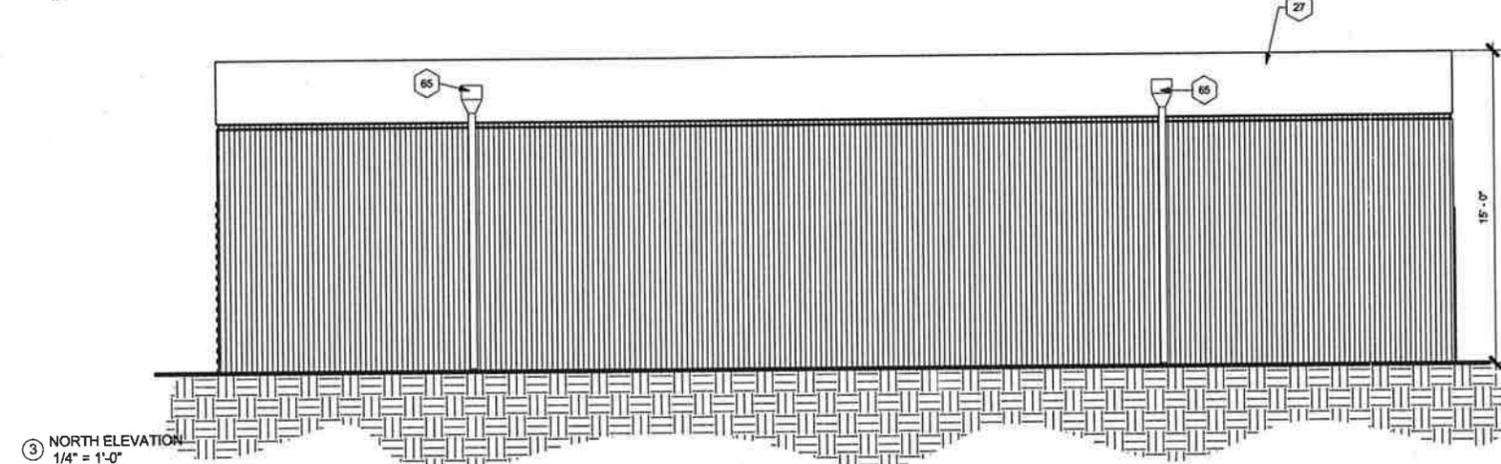
LOGO LOCATION

KEYNOTE	
8	EXISTING DOOR
27	EXISTING WALL
59	EXISTING CANOPY
60	EXISTING ROOF
65	EXISTING DOWNSPOUT
66	EXISTING WINDOW
67	EXISTING STOREFRONT WINDOWS

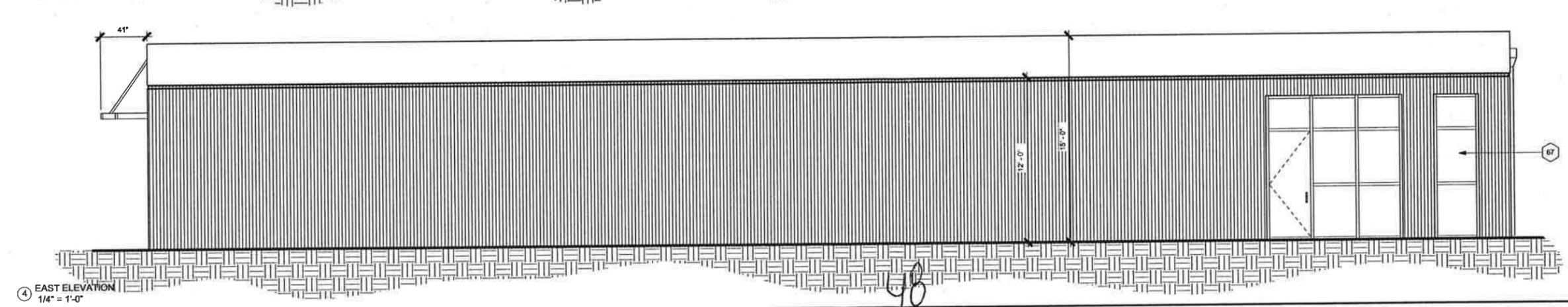
1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



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including represented designs and
specifications.

ELEVATIONS

VAE Project No.
0973

A-4

COLGAN, JULIE

Subject: With great pride and confidence I support the new location of Arts & Learning Conservatory in Costa Mesa!

From: Ruth DeNault [<mailto:rdenault@denaults.com>]

Sent: Friday, June 03, 2016 2:30 PM

To: BOUWENS-KILLEEN, WILLA <WILLA.BOUWENS-KILLEEN@costamesaca.gov>

Subject: With great pride and confidence I support the new location of Arts & Learning Conservatory in Costa Mesa!

Hello,

Arts & Learning Conservatory has brought outstanding educational programs in theater, music and orchestra to children of Orange County for over 10 years since it was founded by Debora Wondercheck. The instruction and programs are excellent and of great benefit to the development and confidence of the children and families. I am pleased to serve on the Board of Trustees of this fine organization.

Thank you,
Ruth DeNault
San Clemente, Ca.
949-888-5200 x 102

PH-3

June 6, 2016

Costa Mesa Planning Commission

RE: CUP Application PA-16-48 for the Arts and Learning Conservatory

Dear Planning Commissioners:

Berean Community Church ("Berean") is the owner of property located at 3184-A Airway Ave, Costa Mesa, California, the subject property of the CUP application. The church is going on 19 years since the start back in April of 1997, when the church started with only 20 members. Berean has been a Costa Mesa resident since 2010.

We at Berean Community Church wholeheartedly support the approval of the CUP Application for the Arts and Learning Conservatory (the "Conservatory"). The Conservatory will be an excellent new owner of the Subject Property. Even though parking will be sufficient with the current use of Berean and the religious and cultural assembly at unit J, the use proposed by the Conservatory will significantly improve the parking impact at the business park. Therefore, we respectfully request the Planning Commission to approve the Conservatory's CUP Application.

[Signatures of Berean Members are to Follow]

Received
City of Costa Mesa
Development Services Department

JUN 06 2016

Alan Syn DEAN SYN
 Susie Park
 Eugene Kim
 Philip Kim
 Grace Yellow
 Katherine Lee
 Sharon Ma
 Kevin Mao
 Sherman Pan
 Fujie Tang
 Joshua Naputi
 Stephen Moes
 Cindy Chung
 Jessica Bachmat Jessica Bachmat
 Tiffany Yu
 Amber Lee
 Elise Chin
 Samantha Dee
 Aaron Chen
 Caren Ogundo
 Alex Ogundo
 Tanya Lee
 Richard Lee
 Vincent Kim

Eric Fang
 Wei Hsu
 Jason Paik
 Justin Noh
 KEVIN OSAKO
 Jonny Wang
 DALE SHIM
 Joan Shipp
 Kristen Huen
 Amanda Lee
 Joel Chen
 Alysson Rae R. Gomez
 Abigail Young
 JANET YU
 Ronald Yee
 Sarah Kim
 SKYE CHO
 Preston Lee
 Arnold Kim

~~Diane Hong~~ (Diane Hong)

~~Richard Lee~~ (Richard Lee)

~~Samantha Ho~~ (Samantha Ho)

~~Jenny Chang~~ (Jenny Chang)

~~Tyson Fong~~ (Tyson Fong)

~~David Park~~ (David Park)

~~ABRAHAM OH~~

~~Lindy Tran~~

~~Byron Cho~~

~~Bryan Tong~~

~~Martin Mao~~

~~James Kim~~

~~Nathan Kim~~

~~Erick Kim~~

~~Linda Dang~~

~~Jane Lee~~

~~Sarah Hu~~

~~Tim Lin~~

~~John Tang~~

~~Jessica Tang~~

~~Mei Ling Peng~~

~~JIUN-RONG PENG~~

~~EMILY SUOYAMA~~

Joseph Myers

Jonathan Lie

HyeWan Kim

Tim Chang

Ohheeche

shystrya

Tammy You

Travis Jon

Sam Cho

Eugene Tseng

Joseph Myers

Jonathan Lie

HyeWan Kim

Tim Chang

Ohheeche

sharm Tseng

Tammy You

Travis Jon

Sam Cho

Eugene Tseng

~~Am Chy~~ Aaron Ching

~~202~~ Mathew Esporas

~~Derrick Chy~~ Derrick Ching

~~202~~ Zachary Gong

~~Wugene Chong~~ wugene chong

~~Veremy Xu~~ Veremy Xu

~~Emily Fu~~ Emily Fu

~~Derrick Hong~~ Derrick Hong

~~Min Hong~~ Min Hong

~~Jin-Soo Lee~~ Jin-Soo Lee

~~Marian Kim~~ Marian Kim

~~Chi Hey Lee~~ Chi Hey Lee

~~Nicklaus Y~~ Nicklaus Y

~~Hubert Chong~~ Hubert Chong

~~Jeremy Kim~~ Jeremy Kim

~~Andrew Chong~~ Andrew Chong

~~Shannon Chu~~ Shannon Chu

~~Matthew Chen~~ Matthew Chen

~~Melissa Yee~~ Melissa Yee

~~ALEX YEE~~ ALEX YEE

~~ESTHER LEE~~ ESTHER LEE

~~ESTHER KIM~~ ESTHER KIM

~~Helen Sun~~ Helen Sun

~~Carrie Chong~~ Carrie Chong

~~Jeremiah Cheng~~ JEREMIAH CHENG

~~Diene Kim~~ Diene Kim

~~Ashley Hamamoto~~ Ashley Hamamoto

~~Christine Cha~~ christine cha

~~Chris Choi~~ Chris Choi

~~Donwon Oh~~ Donwon Oh

~~Roman Quijano~~ Roman Quijano

~~Johnny Ng~~ Johnny Ng

~~Mitchell J. Kim, Esq.~~ Mitchell J. Kim, Esq.

~~Grace Kim~~ Grace Kim

~~Denise Tran~~ DENISE TRAN

~~Grace Lee~~ Grace Lee

~~Melanie Thi~~ Melanie Thi

~~Harry Tong~~ Harry Tong

~~Frank Chang~~ Frank Chang

~~Linda Tang~~ Linda Tang

~~Eve Chang~~ Eve Chang

~~Matt Chong~~ Matt Chong

~~James Lee~~ James Lee

~~Hannah Chong~~ Hannah Chong

~~Jakwe Lee~~ Jakwe Lee

~~Ben Tang~~ Ben Tang

Jennifer Choi

Jeremy Chong

Josiah Lee

Philip Park

Joan Kim

Hamilton Kenney

Eunice Chan

Jennifer Lee

Christine Be

Joseph Lee

TIMOTHY ZENG

Samuel Lin

Stephanie Chzen

Anna Yang

Jessica Fang

Michelle Wong

Johnathan Yang

Chrystal Park

Timothy Park

SEAN TANG

Jennifer Kang

Corbin Bessie

John Kim

Raymond Sit

Joan Kim

Hamilton Kenney

Philip Park

Joan Kim

Eunice Chan

Jennifer Lee

Christine Be

Joseph Lee

TIMOTHY ZENG

Samuel Lin

Stephanie Chzen

Anna Yang

Jessica Fang

Michelle Wong

Johnathan Yang

Chrystal Park

Timothy Park

SEAN TANG

Jennifer Kang

Corbin Bessie

John Kim

Raymond Sit

~~Jane~~ Gerina Oon
Nicholzy Nichole Chung
Briughay Breigh Dang
Michelle Michelle Le
~~Victoria~~ Victoria Lee
~~Joyce~~ Joyce Lau
~~Shelli~~ Shelli Chan
Angeline Xu Angeline Xu
Bethany Wong Bethany Wong
Jasmine Pang Jasmine Pang
Claire Chu Claire Chu
Esther Yang Esther Yang
Cardyn Lai Cardyn Lai
Elisa Yoo Elisa Yoo
Kristie Le Kristie Le
Jennifer Lew Jennifer Lew
sara Huete sara Huete
Michelle Choi Michelle Choi
elissakang elissakang
Young Shin Young Shin
samuel Tse samuel Tse
Michael Chikang Michael Chikang
GRACE WOO GRACE WOO
Je Woo Je Woo

Kris Ko Kris Ko
David Rim David Rim
Brian Sohe Brian Sohe
Patsy Patsy
Sam Chun Sam Chun
Christopher Fong Christopher Fong

Isaac Chung
Alex Yi
Paul Hsu
Rachel Chiang
Jeremy Wong
Andy Wong
Gloria Hong
Melissa B. Wong
Fion Ling
Sarah Kim
Essie Liu
Jacqueline Lee
Catherine Liu
Jack Yu
Timothy Huang
Melissa Barlis
MARK BARLIS
Jack Chen
Sincere Chen
Sang Hwang
Lin Hwang
Beatriz Lim
John Yow
Brian H. Lim

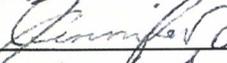
DAVIDS LEE
Luke Kang



JOSEPH JUN



TOMMY L.



JENNIFER LI



EVEREST LIU



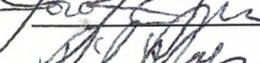
DAY MAO



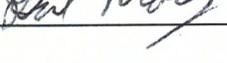
JENNIFER MAO



KATERINA LIU



LORE JUN



DAVID MOBLEY

Blank lined writing area on the right side of the page.

MEYER PROPERTIES

4320 VON KARMAN • NEWPORT BEACH, CALIFORNIA 92660
(949) 862-0500 • FAX (949) 862-0515

June 10, 2016

Via Email: Planning Commission@costamesaca.gov

Ms. Willa Bouwens-Killeen, AICPA
Zoning Administrator
City of Costa Mesa
77 Fair Dr.
Costa Mesa, CA 92628

Re: Conditional Use Permit Application PA-16-48
The Arts and Learning Conservatory

Dear Ms. Bouwens-Killeen:

When Airway Commerce Center was developed I worked in the Commercial and Industrial Loan Department at Home Savings & Loan. We made a loan on one of the units and I remember that it was nice to see an industrial development with more than 2 parking spaces per 1000 square feet of useable building area. Over the years, the nature of the uses has changed dramatically while the number of parking spaces have not. Many of these changes were not contemplated in the CC&R's nor was the increased square footage of useable space which occurs when the inset doorways are enclosed.

The effect of these changes has been to place an unreasonable and unmanageable burden upon the owners of the business park. As you know from the parking problems that, as we anticipated and advised the City when we recommended against approving the Islamic Education Center, have occurred and the City's intervention was required. While a security guard was hired to regulate the parking problem, our property manager now has to oversee the security guard.

The business park has just under 3.5 parking spaces per 1000 square feet of usable building area. A 6000 square foot tenant should be able run his business with 21 spaces. The Arts and Learning Conservatory indicates they need 101 spaces. This is clearly unacceptable.

The hours during which the Conservatory operates is in direct conflict with the existing businesses. Remember, these buildings are primarily occupied by small business owners who operate their business not only work during normal business hours, but often work outside of normal business hours.

To the best of my knowledge the City has made no effort to study the parking issues at the business park nor to evaluate the cumulative effect of the numerous conditional use permits the it has approved.

Moreover, this is a business park and not an appropriate site for children. It is not designed to handle the drop-off and pick-up of children. Having to dodge delivery trucks would be a significant hazard. Having such a use so close to the noise and pollution coming from the Orange County Airport is particularly deleterious to children. . In addition the use and parking requirements are in violation of our Association CC&R's. Logic and reason dictate that this use is inappropriate for Airway Commerce Center

In closing I have to state that it is disappointing and distressing that the City continues to ignore the needs of current property owners.

Sincerely,
Meyer Properties

A handwritten signature in blue ink, appearing to read "J. B. Hasty".

James B. Hasty
Senior Vice President

cc: M.H. Leifer, Esq.

PH-3



June 8, 2016

Ms. Willa Bouwens-Killeen, AICP
Zoning Administrator
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

**RE: MINOR CONDITIONAL USE PERMIT-APPLICATION PA-16-48
3184A AIRWAY AVENUE
KOLL IRVINE COMMUNITY ASSOCIATION
COSTA MESA, CALIFORNIA**

Dear Ms. Bouwens-Killeen:

The Koll Irvine Community Association Board of Directors has requested that I contact you regarding the application for Conditional Use Permit #PA-16-48 for 3184A Airway Avenue in the Koll Irvine Community Association in Costa Mesa.

Over the past few years the City has continued to approve Conditional Use Permits over our objections and exacerbated the parking problem here. We respectfully request you discontinue this burdensome action.

3184A Airway Avenue is part of the Koll Irvine Community Association. The Association never received notice of the proposal Conditional Use Permit for property. We only received a copy of the Notice of Public Hearing for June 13, 2016 regarding the proposed use from a concerned building owner near 3184A Airway Avenue. Based upon the recent approval of the Conditional Use Permit for 3184J Airway Avenue, its proximity to 3184A Airway Avenue and prior experience, the Board of Directors and members of the Association are very concerned for existing businesses within the business park related to the anticipated impact upon parking as a result the proposed use. The Koll Board of Directors is not in favor of the proposed use for 3184A Airway Avenue. The Board is also respectfully requesting the Planning Commission to conduct a study of the possible impact on traffic and parking of the neighboring businesses in the Koll Irvine Community Association prior to considering any such use now or in the future.

We appreciate your immediate attention to this matter. Should you have any questions, please feel free to contact me at 714-433-7300 Ext 213 or by Email at dhasan@pacificwest.cc

Sincerely,

**Pacific West
Asset Management Corporation**


David Hasan
Property Manager

Enclosure

Mailing Address ◀ P.O. Box 19068 ▶ Irvine, California 92623-9068

3191-D Airport Loop ◀ Costa Mesa, California 92626-3404 ▶ 714.433.7300 F. 714.433.7330



OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

HEARING DATE:	June 13, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application Nos.	PA-16-48	Applicant:	Matt Christensen
Site Address:	3184 Airway Avenue, Suite A	Zone:	MP
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15301 Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Conditional use permit to establish a music/theater arts and learning program for elementary and middle-school age children called The Arts and Learning Conservatory. The proposed Conservatory will be located in an existing 6,000 square foot industrial building formerly utilized by the Berean Community Church. The building will be used for the following uses: administrative offices; after school music and theatre programs from 4:00 pm to 9:00 pm, Monday through Friday; summer day camp from 8:00 am to 3:00 pm, Monday through Friday; and theatrical productions on 6 weekends Friday through Sunday throughout the year. The request also includes consideration of site-specific shared parking requirements due to unique operating characteristics. A parking study prepared by LSA Associates identifies a parking demand of a maximum of 101 parking spaces for the proposed use. If approved, the proposed conditional use permit shall supersede the current conditional use permit for the Borean Church which would be revoked.

Environmental Determination: The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Public Comments: A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 pm** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

OFFICIAL PUBLIC NOTICE

KOLL
IRVINE
CENTER

405 FREEWAY

N

JOHN WAYNE
AIRPORT

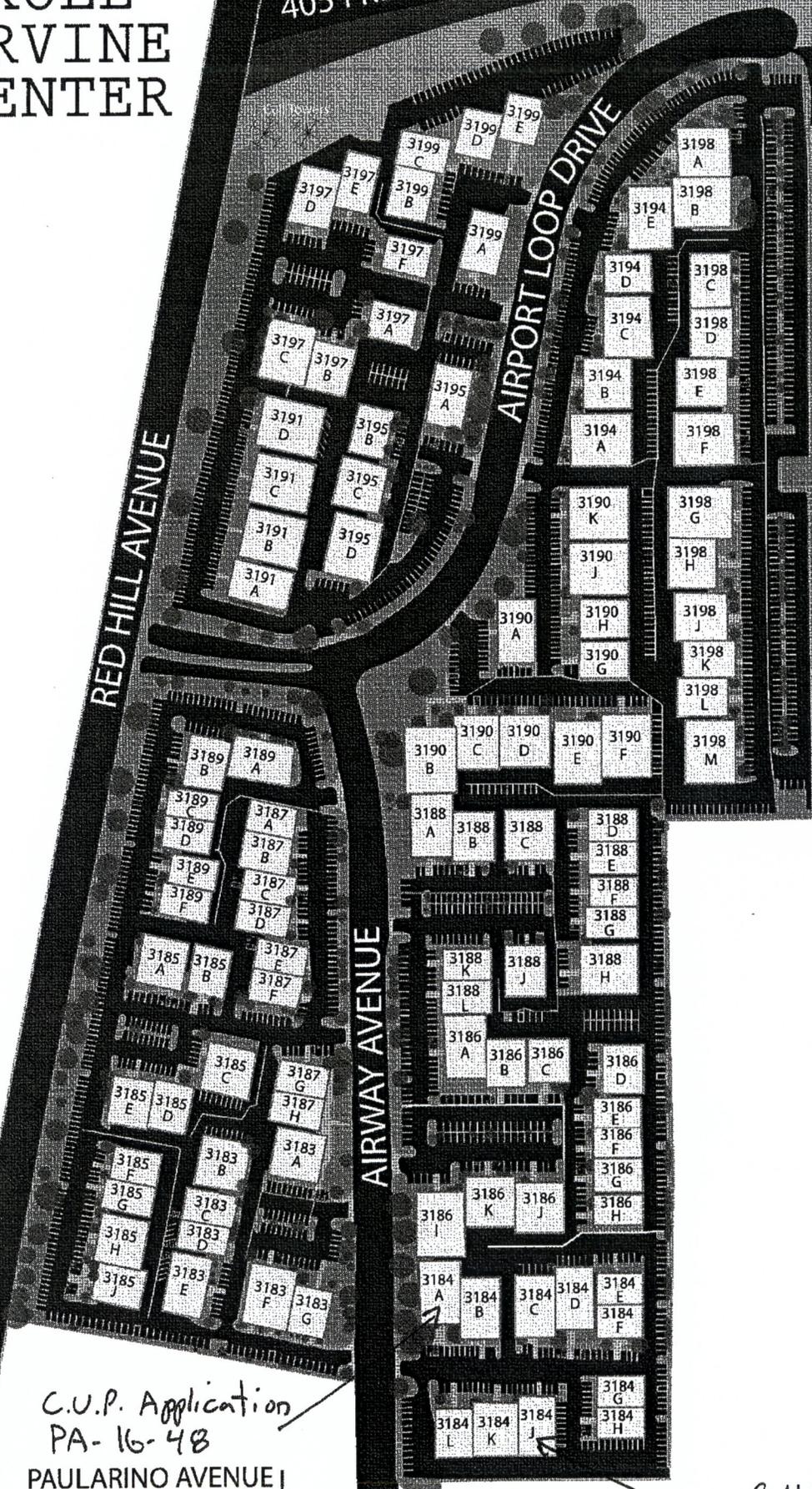
RED HILL AVENUE

AIRPORT LOOP DRIVE

AIRWAY AVENUE

C.U.P. Application
PA-16-48
PAULARINO AVENUE ↓

C.U.P. ZA-15-38



June 13, 2016

Lee A. McCullough
1002 Presidio Drive
Costa Mesa, CA 92626

Received
City of Costa Mesa
Development Services Department

JUN 13 2016

Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: PA-16-48
3184_A Airway Avenue - Music and Arts Conservatory

Disclosures:

I am a resident of Costa Mesa for forty years.

I am the owner of 3194-C Airport Loop Drive in the same common interest development

I am an industrial property real estate broker since 1973, with the last 25 years with Colliers International.

These comments are my own and in no way reflect the views of Colliers International or other agents within the firm.

I object to the proposed CUP on both procedural grounds and operation specifics.

Procedural:

1. Lack of proper notice to affected properties as required by state law..
The proposed CUP is for use of the common area of which I am an owner and association member, as are all property owners within the Common Interest Development known Koll/Irvine Center in the recorded Declarations and CC&Rs. Therefore all owner / members should have received notification.
2. Since the proposed use is not permitted under the CC&R's, which run with the land, or approved by association members, the City of Costa should not have any say in the matter
3. The current CUP with the proposed seller of the application situs, the Berean Church, should expire when the party to which it was awarded is no longer the owner of the property. This is a conditional use permit which should not be confused with the permitted uses in the Declarations and CC&R's which do run with the land.

Operation Specifics:

1. As a practicing industrial property broker in Orange County for 40 years I do not support nonconforming uses in these industrial developments. All types of uses gravitate to the industrial communities because, as developed property types go, we are the lowest priced on the food chain – but there is a reason for that. Our uses have a larger FAR because we don't employ, on average, as many people per square foot of property and we don't have as many visitors. Office and retail zoned properties, with their much higher parking ratios and, consequently, higher prices are where these people intensive uses belong to locate
2. The CC&R's regulate acceptable uses within the project, in good part, because the industrial zoning does not provide the parking for such people intensive uses. I believe our overall parking ratio is approximately 2.75 cars per one thousand square feet of building area. It was larger initially but as mandatory ADA adjustments were made the ratio dipped slightly. This 6,000 square foot learning center is entitled to 16.5 parking spaces. My 8,000 square foot unit is entitled to 22 parking spaces, all in common, none reserved. All association members pay for the maintenance and repair of the common area parking. Yet you are considering giving a benefit to one owner, for a use that is not allowed under the CC&R's and not supported by the association members, that is 6 times greater than any other similarly sized units is entitled to?

3. The proposed hours of operation are 4:00 AM to 9:00 PM Monday through Friday and 8:00 AM to 3:00 PM Monday through Friday in the summer. The administrative functions are acceptable, however the hours of the after school programs are in direct competition with the business hours of the traditional uses the project was developed to accommodate. There are industrial processes, deliveries and vehicles underway that are incompatible with middle –school aged children.

Someone might raise the argument that similar uses have been previously approved in the project. So I ask, if you pursue a course of action that later results in overwhelming negative consequences, are you obligated to continue to make that mistake again just to be “fair”?

Sincerely,



Lee A McCullough
Daytime Phone- 949-874-2962

cc. Costa Mesa Planning Commission

SCHEDULE 1 - PERMITTED USES IN KOLL/IRVINE CENTER

BK10949PG 175
BK11082PG 221

1. Uses primarily engaged in research activities, including, but not limited to, research laboratories and facilities, developmental laboratories and facilities, and compatible light manufacturing such as but not limited to the following list of examples:
 - a. Bio-Chemical
 - b. Chemical
 - c. Development Facilities for National Welfare on Land, Sea and Air
 - d. Film and Photography
 - e. Medical and Dental
 - f. Metallurgy
 - g. Pharmaceutical
 - h. X-ray
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems when incidental to the permitted use and parts and components such as but not limited to the following list of examples:
 - a. Coils, Tubes, Semi-Conductors
 - b. Communication, Navigation Control, Transmission and Reception Equipment, Control Equipment and Systems, Guidance Equipment and Systems.
 - c. Data Processing Equipment and Systems
 - d. Glass Edging, Beveling and Silvering
 - e. Graphics, Art Equipment
 - f. Metering Instruments
 - g. Optical Devices, Equipment and Systems
 - h. Phonographs, Audio Units, Radio Equipment and Television Equipment
 - i. Photographic Equipment
 - j. Radar, Infrared and Ultraviolet Equipment and Systems
 - k. Scientific and Mechanical Instruments.
 - l. Testing Equipment
3. Blueprinting, photostating, photo engraving, printing, publishing and bookbinding, provided that no on-site commercial service is associated with said use.
4. Administrative, professional and business offices associated with and accessory to a permitted use.
5. Headquarters offices, (Regional or home offices) of industries and which are limited to a single use and accessory to a permitted use.
6. Cafeteria, cafe, restaurant or auditorium accessory with and incidental to a permitted use.

7. Manufacturing, to include but not limited to the following list of examples:
- A. Manufacturing, and/or assembly of the following or similar products:
- a. Aircraft and Related Components
 - b. Automobiles, Trucks, Trailers and Parts
 - c. Boats
 - d. Clocks and Watches
 - e. Coffins
 - f. Ceramic Products
 - g. Concrete Products
 - h. Electrical Appliances
 - i. Farm Equipment
 - j. Heating and Ventilating Equipment
 - k. Linoleum
 - l. Machinery and Machines Tools
 - m. Musical Instruments
 - n. Neon Signs
 - o. Novelties
 - p. Oil Well Values and Repairs
 - q. Optical Goods
 - r. Refrigeration
 - s. Screw Machine Products
 - t. Sheet Metal Products
 - u. Shoes
 - v. Silk Screens
 - w. Sporting Goods
 - x. Springs
 - y. Stencils
- B. The Manufacture of products made from the following or similar materials:
- a. Aluminum
 - b. Bags, except Burlap Bags or Sacks
 - c. Batteries
 - d. Boxes, Paper
 - e. Brass
 - f. Cans
 - g. Copper
 - h. Glass
 - i. Grinding Wheels
 - j. Iron
 - k. Linoleum
 - l. Matches
 - m. Mattresses
 - n. Paper
 - o. Steel
 - p. Tin
 - q. Tools
 - r. Wool
 - s. Yarn

- C. The manufacturing, compounding, processing or treatment of the following or similar items:
 - a. Candles
 - b. Detergents
 - c. Disinfectants
 - d. Dye
 - e. Food Products
 - f. Pharmaceutical Products
 - g. Plastics
 - h. Toiletries
 - i. Vitamin Products
 - j. Waxes & Polishes
 - D. Woodworking Shops (provided that, if a planer, router, sticker or moulder is maintained, all doors and windows in the outside walls of the room in which said machinery is located shall be kept closed while said machines is in use) which produce such products as box, furniture and wood products.
 - 8. Industries engaged in the distribution and/or storage or warehousing of products similar to those listed as permitted uses in this section.
 - 9. General contractor and construction industries relating to the building industry, such as general contractors, electrical contractors, plumbing contractors, etc.
 - 10. Architects, Designers, Engineers, Contractor and Sub-Contractors.
Service Centers, Distribution and Warehouse Facilities.
-



OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

HEARING DATE:	June 13, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
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OFFICIAL PUBLIC NOTICE

June 13, 2016

Mel Lee
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Re: CONDITIONAL USE PERMIT PA-16-48 FOR THE ARTS AND LEARNING CONSERVATORY

Dear Ms. Lee:

I am a member and one of the leaders of Berean Community Church. I am also an attorney practicing in the area of real property and frequently deal with land use issues with various cities in California. I am writing today to submit my support for the above-referenced CUP application and to address some of the letters in opposition to the CUP.

I would like to address some concerns brought up in the letter from the association. In the letter, it states that it is "clearly unacceptable" for the proposed use to have 101 parking spaces. I hope it is clear to the commissioners that the 101 spaces are only anticipated during special performance dates, which are held 6 weekends per year. These include Friday evening, Saturday, and Sunday, which should not impact any of the existing uses. Also, the letter states that the Conservatory will have hours that is in direct conflict with the existing businesses. Please note that for the majority of business hours, the space will be used as an administrative office for 8 employees, who will only use 8 of the required 17 parking spaces. It is only from 4:00 pm to 9:00 pm that there will be classes held for 15 students, daily. The cars that do arrive will not be staying, as they will be parking mainly for drop-off purposes. Moreover, the LSA Associates, Inc. parking analysis at top of page 3 states regarding the parking impact during regular business hours as follows: "...Therefore, the proposed project is not anticipated to impact parking at 3184 Airway Avenue during regular business hours."

Additionally, the association claims that the City has made no effort to study the parking issues, nor evaluate the effects of previous discretionary approvals. This statement is contrary to the record. I believe that the planning staff has provided a thorough staff report and has done an excellent job in considering the parking impact from the previous entitlements to Suite A and Suite J. Also, the extensive parking study performed by LSA Associates is substantial evidence supporting a finding of sufficient parking for the proposed use.

Furthermore, I am attaching as **Exhibit A** a letter sent by the association regarding CUP application for 3184 J Airway Avenue. The association letter for this CUP application and **Exhibit A** are almost identical in wording and seems to be a standard cut and paste letter.

I would also like to address the claim that the site is not appropriate for children. Suite A is located immediately adjacent to Airway Avenue, and is the first building you see when you turn into the entrance. Because it is located on the edge of the industrial park, the dropping off of students will not impact the surrounding uses. It will not be necessary for the parents to drive through the entire parking lot to arrive at Suite A. Furthermore, children will not have to travel around any other suites to reach Suite A, as the parents can park directly in front of the proposed location. I believe that this is a prime location that avoids disturbance to the neighboring uses. (See attached photographs)

Mel Lee
June 13, 2016
Page 2

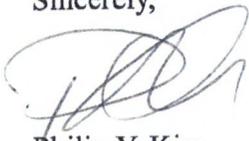
As for the area being a hazard to young children, I ask that the Commission be consistent with the past discretionary approvals. Berean Community Church has more than 50 children attending Sunday school each week, and the newly approved religious education center in Suite J will also have children. There is no basis of these claims of hazard for the children.

Finally, I am also attaching as **Exhibit B** and **Exhibit C** two letters submitted in opposition to CUP application for 3184 J Airway Avenue. In those letters, the neighbors pleaded with the City that only one religious organization should be approved within the business park. If the the planning commission approves the application that is before you today, the concerns of these neighbors will have been addressed.

In conclusion, on March 15, 2016, the City Council of Costa Mesa found that the existing parking supply for the complex (493 spaces) has been determined to be adequate to accommodate two religious assembly. The current application will reduce the parking demand at the complex. It stands to reason that this commission must find that the parking supply for the complex (493) is adequate for the use contemplated by the application before you today.

I hope that you will trust the planning staff's recommendation and approve the conditional use permit. Thank you.

Sincerely,



Philip Y. Kim

Encl:



Via Certified and First Class Mail

November 30, 2015

REC'D DEC 02

Ms. Willa Bouwens-Killeen, AICP
Zoning Administrator
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

**RE: MINOR CONDITIONAL USE PERMIT-APPLICATION ZA-15-38
3184J AIRWAY AVENUE
KOLL IRVINE COMMUNITY ASSOCIATION
COSTA MESA, CALIFORNIA**

Dear Ms. Bouwens-Killeen:

The Koll Irvine Community Association Board of Directors has requested that I contact you regarding the application for Minor Conditional Use Permit #ZA-15-38 for 3184J Airway Avenue in the Koll Irvine Community Association in Costa Mesa.

Based upon prior experience, the Board of Directors is very concerned for existing businesses within the business park related to the anticipated impact upon parking with this type of use. The Board is respectively requesting the Planning Commission to conduct a study of the possible impact on traffic and parking of the neighboring businesses in the Koll Irvine Community Association prior to approving any such use now or in the future.

We appreciate your immediate attention to this matter. Should you have any questions, please feel free to contact me at 714-433-7300 Ext 213 or by Email at dhasan@pacificwest.cc

Sincerely,

**Pacific West
Asset Management Corporation**

David Hasan
Property Manager

Enclosures

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Ex A

Mailing Address ◀ P.O. Box 19068 ▶ Irvine, California 92623-9068

3191-D Airport Loop ◀ Costa Mesa, California 92626-3404 ▶ 714.433.7300 F. 714.433.7330

SJH Airway LLC
3184 K Airway Avenue
Costa Mesa, CA 92626

February 8, 2016

Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Conditional Use request for 3184 J, Airway Avenue, Costa Mesa

To Whom It May Concern:

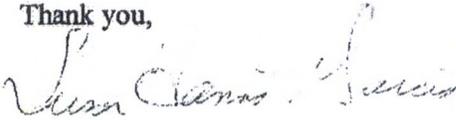
I am the owner of the property immediately adjacent to 3184 J and am very concerned about the impact another religious entity will have on not only my long term tenant, Howard Building Corporation, but also on the fair market value of my property if two religious entities are allowed within the same business campus complex.

You may not be aware that the Berean Community Church owns the property at 3184 A and also leases a portion of 3184 B, both directly across from my parcel. It is my firm belief that one religious group is all that should be allowed at the 3184 location. With two in residence, these groups would be competing for parking spaces leaving it that much more difficult for the remaining businesses to locate convenient parking.

Further, I do not believe that I received proper notification of this pending entitlement request.

Please seriously consider denying this request.

Thank you,



Susan Hanna Garcia
SJH Airway LLC



February 8, 2016

Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Conditional Use request for 3184 J Airway Avenue, Costa Mesa, CA

To Whom It May Concern:

I am an owner of 3184 L and a tenant of 3184 K. I am writing to inform you that I strongly object to having a second religious organization sharing the several buildings comprising the 3184 campus.

To have two churches competing for limited parking spaces makes no sense. While the Request for Use may indicate that they will have excess parking needs only on Sundays and other special holidays, the City of Costa Mesa has already granted such Conditional Use to our neighbor directly across from our building entrances, the Berean Community Church. To issue a second Conditional Use will no doubt prove to be a burden to my company and our employees. HBC typically has from a half dozen to a dozen employees spending some hours at our office on Saturdays and Sundays. While we can work in cooperation with one organization, it would certainly be much more difficult with a second religious entity adjacent to us.

Additionally, if this second request is granted, who is going to monitor their abiding by the mandates of the permit? I am not confident that the city will monitor this. No, once this Conditional Use is granted, there is no turning back.

Please do not approve this use.

Thank you,

A handwritten signature in black ink, appearing to read "Mike Howard", is written over a horizontal line.

Mike Howard
Howard Building Corporation
CHM, LLC

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EXC

