



City of Costa Mesa Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: APRIL 17, 2014
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in black ink, appearing to be "WKB", is written over the "DATE" and "SUBJECT" lines of the memorandum header.

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on April 24, 2014. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

PA-94-38 A1 300 Fischer Avenue – AMENDED APPROVAL

Modify conditional use permit for an existing school (Mariners Christian School) to allow an increase in enrollment from 648 students to 750 students. No increase or change in building square footage is proposed.

Approved, subject to conditions of approval as amended.

Comments received: None.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

April 17, 2014

Anthony Massaro
2533 Greenbriar Lane
Costa Mesa, CA 92626

**RE: PLANNING APPLICATION AMENDMENT PA-94-38 A1 FOR MARINER'S
CHRISTIAN SCHOOL – AMENDED APPROVAL
300 FISCHER AVENUE, COSTA MESA**

Dear Mr. Massaro:

Staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved as amended, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on April 24, 2014, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Background/Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Applicant's Project Description Letter
 Transportation Services Memo
 Correspondence from Public
 Approved Conceptual Plans

cc: Director of Economic & Development / Deputy CEO
 Public Services Director
 City Engineer
 Transportation Services Manager
 Fire Protection Analyst

Mariner's Christian School
Attn: Todd Perkins
300 Fischer Avenue
Costa Mesa, CA 92627

BACKGROUND

Project Site/Environs

The property is located on the northeast corner of Fischer Avenue and Red Hill Avenue and contains a school (Mariner's Christian School) in an 81,460 square foot building on a 6 acre site. The property is zoned MP (Industrial Park) District) and has a General Plan Designation of Industrial Park. The site abuts properties containing industrial uses.

Prior Land Use Approvals

A summary of the previous entitlements granted for the property is described below:

Planning Application PA-94-38

Conditional use permit to operate the school on the property with a maximum enrollment of 648 students, which was approved by the Planning Commission on June 25, 1994.

Zoning Application ZA-00-11

Minor conditional use permit for interior alterations to the school's gymnasium area as well as a 5,558 square foot second floor addition consisting of science labs and art room, which was approved by the Zoning Administrator on May 4, 2000.

Planning Application PA-03-48

Conditional Use Permit for Rock Harbor Church at 345 Fischer Avenue to utilize the parking at the school for off-site overflow parking for the church, which was approved by the Planning Commission on January 12, 2004.

PROJECT DESCRIPTION

The applicant is proposing to modify the original conditional use permit to increase the maximum enrollment from the 648 currently approved students to 750 students (an increase of 102 students). According to the applicant, no increase or alteration in building floor area or other physical changes to the site is proposed.

ANALYSIS

Amendment to Planning Application PA-94-38

As noted earlier, the applicant is proposing to modify the original conditional use permit to increase the maximum enrollment from the 648 currently approved students to 750 students (an increase of 102 students). The increased enrollment will go into effect at the beginning of the school year in September 2014. Since no modifications to increase the floor area of the building is proposed, staff's primary focus was with the resulting traffic flow

from the increased enrollment. Consequently, at staff's request, the school hired a traffic engineer (Willdan Engineering) to evaluate traffic flow and ingress/egress for drop-off of students in the morning, when the traffic demand is at its peak (the pick-ups in the afternoon was not observed to be an issue due the already staggered pick-up times resulting from the day care operation and other after school activities). Based on the information provided by Willdan; a survey conducted by the City's Transportation Services Division (as outlined in the attached memo dated January 15, 2014); the traffic plan submitted by the applicant; and with the following recommended conditions of approval; the increase in enrollment should not result in increased queuing of vehicles on surrounding public streets during the morning drop off times.

1. Applicant shall make every reasonable effort to limit queuing and traffic congestion on City streets.
2. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets.
3. If City determines mitigation measures are necessary, applicant shall formulate and implement a plan to address any traffic issues within thirty days of notice from City.

AMENDED APPROVAL

On April 17, 2014, in response to an inquiry from a member of the City Planning Commission, an amendment to the approval was made to add the following conditions of approval:

- The post-expansion study shall review ingress queuing, egress operations, as well as on-street parking impacts, during pick up and drop off (Condition No. 10).
- The egress may be restricted to "Right Turn Only" on Fischer based on City's review of current and future operations (Condition No. 11).

The amendment has been reviewed by Mariner's Christian School and they are in agreement (see attached email).

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15314 for Minor Additions to Schools. The project site is an existing school where the proposed expansion will not result in an increase of more than 25% of the existing student enrollment (the existing student enrollment is 648; the proposed increase is 102 students, or a 16% increase).

GENERAL PLAN CONFORMITY

With the recommended conditions of approval, the project will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:

Required Finding: A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhood.

Response: With the implementation of the recommended conditions of approval, the proposed use will be compatible and harmonious with uses that exist within the general neighborhood.

Required Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Response: The applicant is proposing a traffic plan to limit queuing and traffic congestion on City streets. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets.

Required Finding: The use complies with performance standards as prescribed elsewhere in the Zoning Code.

Response: The use complies with the City's Zoning Code as it pertains to building height and setbacks (no changes are proposed), and complies with the intent of the Zoning Code as it pertains to on-site parking spaces and overall project Floor Area Ratio (FAR).

Required Finding: The use is consistent with the General Plan.

Response: Because the project, if approved, is required to be operated in compliance with the recommended conditions of approval, the project would conform to the City's General Plan. The project also complies with the uses and development as allowed per the Industrial Park designation of the property and the maximum allowable Floor Area Ratio (FAR).

Required Finding: The cumulative effect of all the planning applications have been considered.

Response: The cumulative effects of the previous entitlements for this site (PA-94-38, ZA-00-11, and PA-03-48) have all been considered for this project and incorporated as conditions of approval for PA-93-38 A1 where appropriate.

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

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

Response: The applicant is proposing a traffic plan to limit queuing and traffic

congestion on City streets. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets.

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

Response: Per the original CUP approval, the applicant is required to prepare a quarterly list, commencing with the month of July 1994, of industries within 1,000-foot radius of the school. The list shall include the names, addresses and description of each industry/company identified. Any hazardous or toxic materials manufactured, stored, or used by the companies shall also be provided. This list shall be used by the school in conjunction with its evacuation plan to be used in an emergency. This requirement is part of the original approval for PA-93-38 and remains unchanged by this request.

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

Response: The property is zoned MP (Industrial Park) District) and has a General Plan Designation of Industrial Park. The site abuts properties containing industrial uses. According to the applicant, no increase or alteration in building floor area or other physical changes to the site is proposed.

C. 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 15314 for Minor Additions to Schools.

D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation as described herein. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of

applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.

3. All of the operating conditions of approval and/or mitigation measures for PA-94-38 shall continue to be complied with, with a special emphasis on the following three conditions:
 - a. Applicant shall prepare a quarterly list, commencing with the month of July 1994, of industries within 1,000-foot radius of the school. The list shall include the names, addresses and description of each industry/company identified. Any hazardous or toxic materials manufactured, stored, or used by the companies shall also be provided. This list shall be used by the school in conjunction with its evacuation plan to be used in an emergency.
 - b. The applicant shall keep on file for review by Planning Staff at any time, a notice to all parents and guardians of any students enrolled in the school of the possible locations of hazardous materials users within a 1,000-foot radius of the school.
 - c. During special events, the athletic field shall be utilized for parking in order to limit overflow onto public streets and adjacent properties.
4. Maximum student enrollment shall not exceed 750. Any increase in student enrollment shall require an amendment to this conditional use permit.
5. 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.
6. 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 (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.
- Trans. 7. Applicant shall make every reasonable effort to limit queuing and traffic congestion on City streets.
8. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets. The study shall be submitted to the Transportation Services Division for review.
9. If City determines mitigation measures are necessary, applicant shall formulate and implement a plan to address any traffic issues within thirty days of notice

from City.

10. The post-expansion study shall review ingress queuing, egress operations, as well as on-street parking impacts, during pick up and drop off.
11. The egress may be restricted to "Right Turn Only" on Fischer based on City's review of current and future operations.

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.

- Plng.
1. Approval of the zoning application is valid for one (1) 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 demo permit(s), grading permit(s), or building permit(s) 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.

LEE, MEL

Subject: FW: Zoning Administrator Decision 4.10.14

From: Todd Perkins [<mailto:tperkins@mcs-school.org>]

Sent: Wednesday, April 16, 2014 12:45 PM

To: BOUWENS-KILLEEN, WILLA

Cc: Jeffrey Read; Kelly Kannwischer

Subject: Re: Zoning Administrator Decision 4.10.14

Hi Willa,

The study we commissioned in 2012 addressed the areas listed in point #1 and we'll make sure the new study does so again. As for point #2, we'll plan our egress based on the findings of the study and recommendations from traffic engineers as we also want to be safe. So, in short, I believe we'll accept the additional conditions so the approval can stand.

Thanks,
Todd



City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA

July 11, 2013

Subject: Conditional Use Permit Modification
Mariners Christian School
Previous Use Permits PA-94-38 and ZA-00-11

Project Overview:

The applicant, Mariners Christian School is seeking to modify their existing Conditional Use Permit by increasing the maximum student enrollment from 648 to 750 (an increase in student enrollment of 102.)

This application proposes no changes to the existing building or site.

The lot is 262,667 square feet and is zoned for a maximum FAR of .300 with the ability to increase the FAR up to .350 with discretionary approval under General Plan Policy No. 255(b). In 2000 the school applied for and received the discretionary approval (Minor Conditional Use Permit ZA-00-11) to increase the FAR from .290 up to .310. (The building is currently 81,460 square feet, which yields the current FAR of .310).

The school has performed due diligence in examining how the increased student count would affect the site and building in the following areas:

1. Traffic flow and ingress/egress for drop off and pick up of students.
2. Fire exiting and the building's exiting system.
3. Classrooms and allowable occupant loads.
4. Toilet Fixture counts.

Traffic Impact Analysis

See attachment for the Traffic Impact Analysis report developed by Wildan Engineering.

Facility Analysis:

The current facility area breakdown is as follows:

First Floor: (60,150 square feet total)

34,054 square feet: Main Classroom Area with 20 Classrooms and four ancillary spaces (Library, Science Lab, Computer Lab and Chapel)
22,104 square feet: Gymnasium / Multi Purpose Room (these are also ancillary spaces)
3,992 square feet: Administration Area

Second Floor: (21,310 square feet total)

20,198 square feet: Main Classroom Area with 10 Classrooms and two ancillary spaces (Library and Science Lab)
1,112 square feet: Administration Area

See Architectural drawings A-2 and A-3, which show each classrooms area and maximum occupant load per the 2010 California Building Code. (Sheet A-1 was included to show a reference site plan.) These drawings also provide an egress plan and verifies the exit width required by code. Based on the amount of classrooms and occupant load as determined by the code, the building is in compliance and can easily accommodate the additional 102 students. All existing exit doors are equipped with panic hardware. The fire alarm system is also not impacted by the proposed increased occupant load because there is no change in building or classroom size and location.

Additionally, we have calculated the amount of toilet fixtures required based upon the 2010 California Plumbing Code. Based on the amount of classrooms and occupant load as determined by the code, the building is in compliance and can easily accommodate the additional 102 students.

Our conclusion is that the school's request to increase the student enrollment from 648 to 750 (an increase in student enrollment of 102) will not create any kind of building or exiting violations and that the building as currently designed is adequate to handle the proposed increase in occupant load.

Please review the information above and call me if you have any questions or comments at (714) 556-8299.

Best Regards,



Anthony P. Massaro
Architect

CITY OF COSTA MESA

INTER-OFFICE MEMORANDUM

TO: MEL LEE, SENIOR PLANNER

FROM: DAVID CHO, ASSISTANT ENGINEER

DATE: JANUARY 15, 2014

SUBJECT: MARINERS CHRISTIAN SCHOOL

Transportation staff visited Fischer Avenue between Red Hill Avenue and Airway Avenue on several occasions in 2013 to evaluate traffic conditions in response to Mariners Christian School's proposed plan for expansion. Staff visited the location during morning arrival times on January 15, March 21, June 11, and October 25, 2013. A brief summary of each survey follows.

January 15, 2013

Traffic cones were placed on Fischer Avenue to prevent left turns into the easterly driveway. Parents utilize the easterly driveway to access rear area of school and exit the same driveway when departing. Significant queuing in the westbound direction on Fischer Avenue was observed with traffic queued in the parking lane. The intersection of Fischer Avenue and Airway Avenue was impacted due to the length of the queue. School staff was not observed directing traffic. Parking on Fischer Avenue was sparse. Majority of parents arrived during a very short period of time.

March 21, 2013

Traffic cones were not placed on Fischer Avenue. Similar conditions were observed as the previous survey on January 15, 2013. No significant improvements or changes were apparent.

June 11, 2013

The number of parked vehicles on Fischer Avenue was higher than previous surveys due to school staff utilizing on-street parking. A secondary drop-off zone for parents was utilized at front of site. Although the duration for parents to arrive and depart after drop-off was slightly less, queuing on Fischer Avenue to Airway Avenue was still observed. On-street parking in vicinity of site was filled to capacity at school start time.

October 25, 2013

On-site traffic circulation was revised to accommodate longer queues and the front area was fully utilized for drop-off. Additionally Mr. Todd Perkins and other school staff was observed directing traffic at the easterly driveway and front area. Arrival and departure times for parents seemed much less than previously observed. Additionally, parent arrivals were much more staggered to preventing long queues from developing. No significant queuing or traffic issues were observed on Fischer Avenue.

Although the existing traffic issues have been addressed, expansion of the school will cause additional strain on the existing traffic network. If a new conditional use permit is approved, applicant shall implement a plan to lessen traffic impact as much as possible. A condition shall be placed on the permit for applicant to mitigate any traffic or parking issues caused by expansion to the City's satisfaction within a fixed timeframe.

Please call me at extension 5017 if you have any questions.

Attachments

c Pritam Deshmukh, Associate Engineer











LEE, MEL

From: CHO, DAVID
Sent: Wednesday, April 02, 2014 5:30 PM
To: LEE, MEL
Cc: DESHMUKH, PRITAM
Subject: FW: Mariners Christian School Carpool
Attachments: MCS Carpool.pdf; AM Carpool Procedures 13-14.doc

Mel: please add the attached documents to the file. After they implemented this plan it relieved the traffic issues.

Thanks,
David

From: DESHMUKH, PRITAM
Sent: Friday, August 30, 2013 2:11 PM
To: CHO, DAVID
Subject: FW: Mariners Christian School Carpool

Let's talk.

Pritam Deshmukh
Associate Civil Engineer
Transportation Services Division
City of Costa Mesa
(714) 754-5183

From: Todd Perkins [<mailto:tperkins@mcs-school.org>]
Sent: Wednesday, August 28, 2013 3:10 PM
To: DESHMUKH, PRITAM
Cc: LEE, MEL; lgluesing@willdan.com; tony@marshallstudio.com
Subject: Mariners Christian School Carpool

Dear Pritam,

Attached, please find a diagram of our AM carpool and an outline of our procedures for 2013/14. We are planning to implement this plan when students return next week and look forward to having a return visit from David some time in mid/late September. Please note the following:

- The black lines on the aerial shot represent the areas we were using for drop off through the end of last year. The red areas are extensions we'll be making this year to accommodate an additional 12-15 cars per cycle.
- We are shifting our primary drop off area to the front of the building from 7:30-7:45. By doing so, we hope to encourage 20-30 additional families to arrive earlier than 7:45 as many families prefer dropping off in front. In so doing, we hope to reduce some of the volume during our peak period of 7:50-8:00.

Procedures for AM Carpool
2013/2014 School Year

The following procedures are to be followed each school morning to support an efficient system that will limit the school's impact on neighboring businesses while ensuring the safety of all students. Your cooperation is appreciated.

Beginning at 7:30 AM:

- Approach the school from the Airway/Fischer intersection. Do not approach the school from the Red Hill/Fischer intersection.
- Enter the AM carpool line by making a right turn into the far driveway (next to TRD). LEFT TURNS INTO THE SCHOOL PARKING LOT ARE NOT PERMITTED.

If you are directed to turn into the front parking lot, please observe the following:

- From 7:30 to 7:45, a staff member will direct the majority of traffic toward the front parking lot. The head of the line will be at a spot between the main school entrance and the flagpole.
- Proceed to the front of the line or as far forward as possible. Form one line just to the left of the double yellow line to maintain a safe walk zone on the right side of the line of cars.
- Once you have stopped, please have your child(ren) exit the car on the right side. Two staff members will be stationed in the front lot to help students move along the line to the front walk gate.
- Students are to enter the playground through the walk gate. Students are not to enter the school building through the main lobby.
- Do not pass the car(s) in front of you. Exit the school grounds by making a right turn out of either the middle or front driveway (near Red Hill).

If you are directed to proceed through the main carpool line, please observe the following:

- Beginning at 7:45, a staff member will direct the majority of traffic to continue through the far drive gate and onto the school playground.
- The main carpool line extends around the athletic field and back to a point near the entry gates. Please proceed to the front of the line or as far forward as possible. Follow the direction of staff members stationed along the length of the line.
- Form one line to maintain a safe walk zone on the right side of the line of cars. Once you have stopped, please have your child(ren) exit the car on the right side.
- Students will be supervised and guided by staff members stationed along the walk zone.
- Do not pass the car(s) in front of you. Exit the school grounds through the far drive gate.

- The attached guidelines will be sent to all families prior to the start of school. We will also communicate expectations for the afternoon (e.g., no double parking, arrival times) at the same time to make sure the afternoon continues to operate smoothly.

Thank you for meeting with us and I'm confident we'll continue to make good progress with these revised procedures.

Todd Perkins



March 31, 2014

City of Costa Mesa Zoning Administrator
City of Costa Mesa
77 Fair Drive
P.O. Box 1200
Costa Mesa, CA 92628-1200

Received
City of Costa Mesa
Development Services Department

APR 01 2014

RE: PA-94-38 A1 for the Mariners Christian School Premises at 300 Fischer Avenue,
Costa Mesa, CA

Dear Zoning Administrator:

I am in receipt of the notice for PA-94-38 A1 and comment as follows:

Our company owns industrially zoned buildings in close proximity to subject premises at 3095 Redhill Avenue and 3000 to 3050 Redhill Avenue. These properties are leased to high quality companies that are credits to the City of Costa Mesa.

Please be advised that Mariners Christian School has been a good neighbor for many years. When we have contacted administrators at the school regarding issues such as parking, they have immediately responded. We anticipate the school's continuing cooperation after its enrollment increase if the zoning action is approved.

Due to the fact that Mariners Christian School has been a good neighbor, we support the school's increase in student population and request that you approve PA-94-38 A1.

Please call me at (949) 752-2100, extension 14, if you have any questions regarding this matter. Thank you.

Sincerely,



JOE ERICKSON
President

cc: Ms. Sheri McDonald, Principal – Mariners Christian School

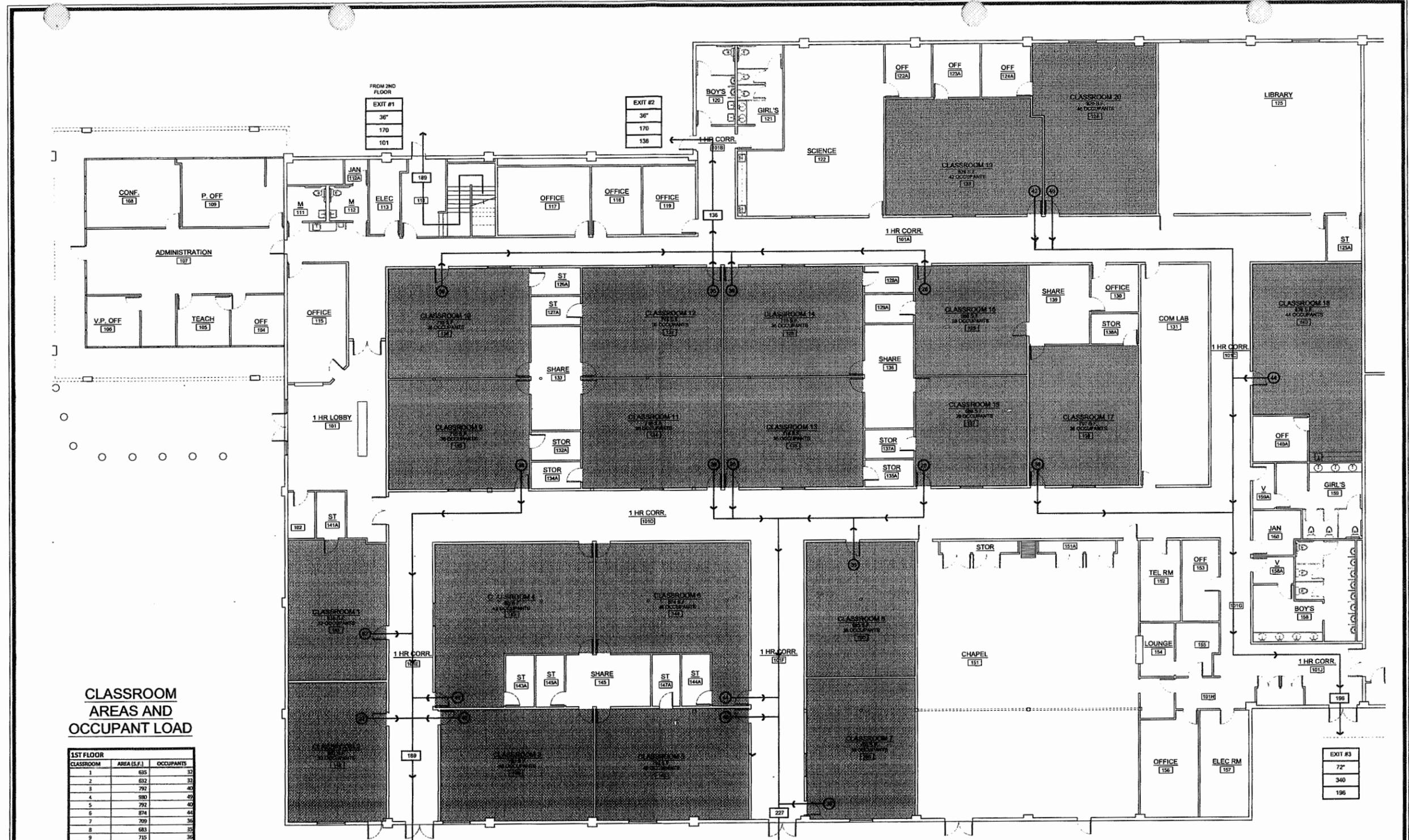
AD-320.80 (150-6)

OWNERS * MANAGERS * DEVELOPERS

Revisions

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MARINERS CHRISTIAN SCHOOL
 300 FISCHER AVE, COSTA MESA, CA



CLASSROOM AREAS AND OCCUPANT LOAD

| 1ST FLOOR | | |
|-----------------------|---------------|-------------|
| CLASSROOM | AREA (S.F.) | OCCUPANTS |
| 1 | 635 | 37 |
| 2 | 632 | 37 |
| 3 | 792 | 46 |
| 4 | 880 | 49 |
| 5 | 792 | 46 |
| 6 | 874 | 44 |
| 7 | 709 | 36 |
| 8 | 683 | 35 |
| 9 | 715 | 36 |
| 10 | 715 | 36 |
| 11 | 715 | 36 |
| 12 | 715 | 36 |
| 13 | 715 | 36 |
| 14 | 715 | 36 |
| 15 | 560 | 28 |
| 16 | 560 | 28 |
| 17 | 707 | 36 |
| 18 | 876 | 44 |
| 19 | 826 | 46 |
| 20 | 920 | 48 |
| 1F TOTALS | 14,836 | 752 |
| 2ND FLOOR | | |
| CLASSROOM | AREA (S.F.) | OCCUPANTS |
| 21 | 777 | 39 |
| 22 | 777 | 39 |
| 23 | 777 | 39 |
| 24 | 757 | 38 |
| 25 | 814 | 41 |
| 26 | 545 | 28 |
| 27 | 545 | 28 |
| 28 | 693 | 35 |
| 29 | 693 | 35 |
| 30 | 693 | 35 |
| 2F TOTALS | 7,071 | 357 |
| TOTAL BUILDING | 21,907 | 1109 |

PLUMBING FIXTURE ANALYSIS

| Total Area | Occ Load Factor per Table 29-A | Occ Load | Educational Area | Occupant Load |
|-------------|--------------------------------|----------|------------------|---------------|
| 21,907 S.F. | 50 | 438.14 | Males | 219.07 |
| | | | Females | 219.07 |

| WATER CLOSETS | | |
|----------------------|------------------------|------------------------|
| Water Closets Factor | Water Closets Required | Water Closets Provided |
| 1 per 30 | 7 | 7 |
| 1 per 25 | 9 | 11 |

| URINALS | | |
|----------------|------------------|------------------|
| Urinals Factor | Urinals Required | Urinals Provided |
| 1 per 35 | 6.26 | 14 |

| LAVATORIES | | |
|-----------------|---------------------|---------------------|
| Lavatory Factor | Lavatories Required | Lavatories Provided |
| 1 per 35 | 6.26 | 9 |
| 1 per 35 | 6.26 | 8 |

NOTE: FIXTURE COUNTS ARE CUMULATIVE FOR BOTH LEVELS

LEGEND

- EXIT # X EXIT NUMBER
- X EXIT WIDTH (INCHES)
- X EXIT CAPACITY
- X ACTUAL USE
- ⊙ EXIT SIGN
- ⊙ ROOM OCCUPANT LOAD
- ⊙ CUMULATIVE LOAD
- ← DIRECTION OF TRAVEL

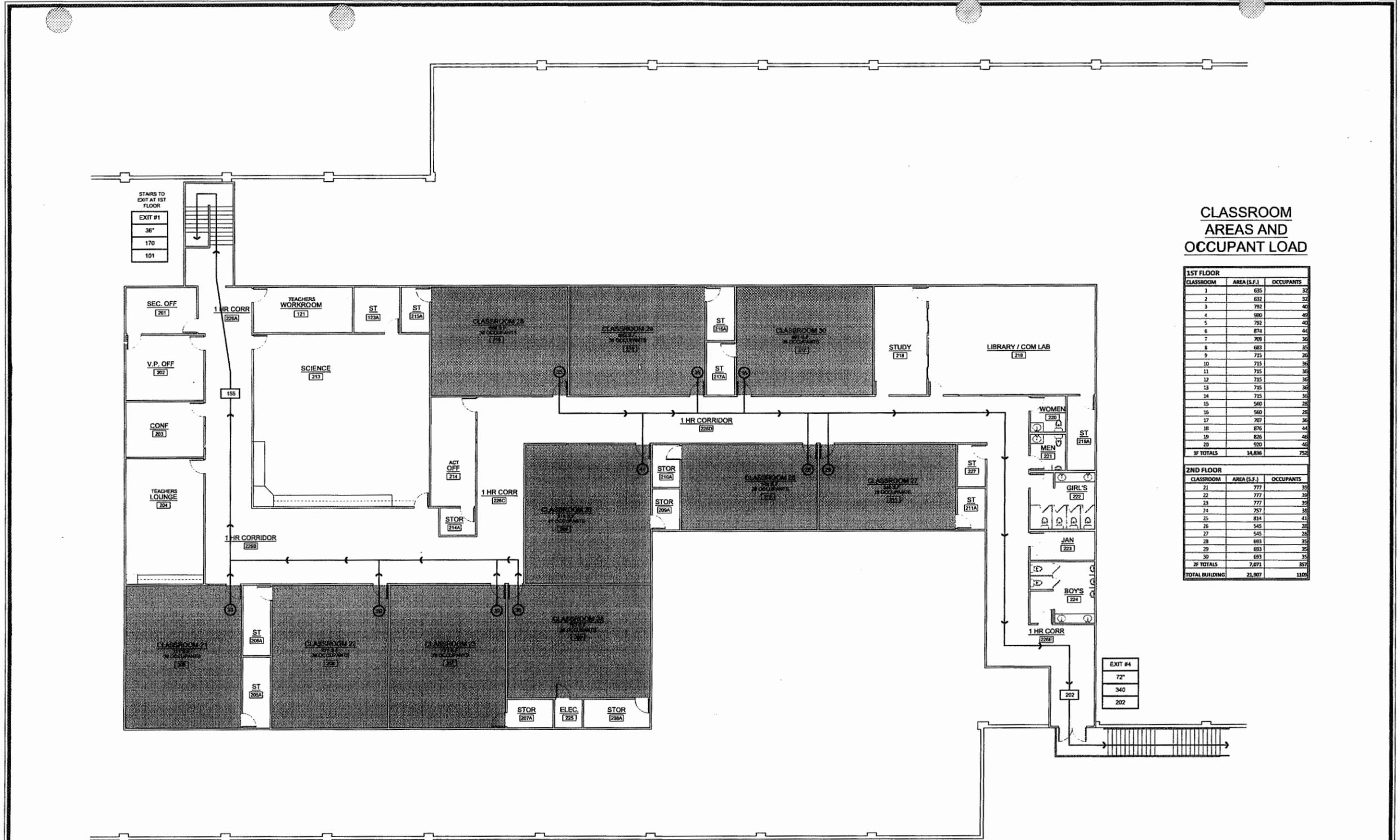
EXITING PLAN

0 4 8 16
 SCALE: 1/8" = 1'-0"

Revisions

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| | |
| | |
| | |
| | |

MARINERS CHRISTIAN SCHOOL
 300 FISCHER AVE, COSTA MESA, CA



CLASSROOM AREAS AND OCCUPANT LOAD

| 1ST FLOOR | | |
|-----------|-------------|-----------|
| CLASSROOM | AREA (S.F.) | OCCUPANTS |
| 1 | 635 | 32 |
| 2 | 632 | 32 |
| 3 | 792 | 40 |
| 4 | 960 | 48 |
| 5 | 792 | 40 |
| 6 | 874 | 44 |
| 7 | 709 | 36 |
| 8 | 683 | 35 |
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| 15 | 560 | 28 |
| 16 | 560 | 28 |
| 17 | 707 | 36 |
| 18 | 876 | 44 |
| 19 | 826 | 42 |
| 20 | 920 | 46 |
| 21 TOTALS | 14,886 | 752 |

| 2ND FLOOR | | |
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| CLASSROOM | AREA (S.F.) | OCCUPANTS |
| 21 | 777 | 39 |
| 22 | 777 | 39 |
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| 24 | 757 | 38 |
| 25 | 814 | 41 |
| 26 | 545 | 28 |
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