

**CITY OF COSTA MESA
PUBLICATION**

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on **Thursday, July 9, 2020**, or as soon as possible thereafter, on the following item:

Application No.: ZA-20-08

Applicant/Agent: Ken Agharokh/Mariner's Christian School

Site Address: 300 Fischer Avenue

Zone: MP (Industrial Park)

Description: Zoning Application 20-08 is a request for up to twelve temporary modular classrooms from August 1, 2020, to August 1, 2021. Mariner's Christian School is currently undergoing a remodel and is requesting temporary classrooms to accommodate students arriving in September 2020 in the event that construction is not complete. Each proposed classroom measures 960 square feet and can fit up to 48 students. The temporary classrooms will not result in additional enrollment of students, and they will be removed if the school's classrooms become available before August 1, 2021. If twelve modular classrooms are needed, the project may result in the temporary loss of 5 parking spaces, but the remaining available parking meets the parking required for the school.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Friday, except specified holidays. There will be **no public hearing** on this request. Any written correspondence must be emailed to ZAPublicComments@costamesaca.gov prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

PROJECT DATA

PROJECT OWNER :
 MARINERS CHRISTIAN SCHOOL
 300 FISCHER AVENUE
 COSTA MESA, CA 92626
 PHONE: (714) 437-1700

PROJECT ADDRESS :
 300 FISCHER AVENUE
 COSTA MESA, CA 92626

PROJECT LEGAL DESCRIPTION :
 APN # 427082-12
 GENERAL PLAN DESIGNATION : INDUSTRIAL PARK
 ZONE : MP

EXISTING BUILDING AREAS :
 (E) FIRST FLOOR AREA : 59,252 SQ. FT.
 (E) SECOND FLOOR AREA : 22,172 SQ. FT.
 TOTAL EXISTING AREAS : 81,424 SQ. FT.

PROPOSED BUILDING AREAS :
 GROUP 1 = 24' X 60' = 1,440 S. F. X 6 = 8,640 S. F.
 GROUP 2 = 24' X 60' = 1,440 SQ. FT. X 6 = 8,640 S.F.
 TOTAL TEMPORARY STATE APPROVED MODULAR CLASSROOMS = 12 - 24' X 60' = 17,280 S. F.

OCCUPANCY :
 CLASSROOM "E" OCCUPANCY

OCCUPANCY LOAD :
 17,280 / 20 = 864 STUDENT

CONSTRUCTION TYPE :
 "V-B"

ALLOWABLE FLOOR AREA PER CODE :
 ALLOWABLE FLOOR AREA PER "CBC" 2019 FOR "E" OCCUPANCY = 9,500 SQ. FT.
 PROPOSED CLASSROOMS AREA = 8,640 S. F.
 8,640 < 9,500 SQ. FT.

EXTERIOR WALL RATING ANALYSIS :
 AS PER CHAPTER 7 TABLE 705.8 THE EXTERIOR WALL FACING THE PROPERTY LINE 10'-0" OR MORE DOSE NOT REQUIRED TO BE RATED MODULAR CLASSROOM ARE LOCATED 10'-0" FROM PROPERTY LINE

EXTERIOR WALL OPENING ANALYSIS :
 AS PER CHAPTER 6 TABLE 602 THE OPENING ON THE EXTERIOR WALL AT 10'-0" FROM THE PROPERTY LINE SHALL NOT EXCEED 10% OF SQ. FT. OF THE THAT WALL THERE IS NO OPENING AT MODULAR CLASSROOM EXTERIOR WALL FACING THE PROPERTY LINE

PARKING ANALYSIS :
 EXISTING STANDARD PARKING STALL 78
 EXISTING ACCESSIBLE PARKING STALL 4
 TOTAL PARKING STALLS 82

EXISTING BUILDING CODE :
 1991 UNIFORM BUILDING CODE
 1991 UNIFORM ELECTRICAL CODE
 1991 UNIFORM PLUMBING CODE
 1991 UNIFORM MECHANICAL CODE

ALTRATION ON THE BUILDING CODE :
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA BUILDING CODE CHAPTER 11
 AMERICANS WITH DISABILITIES ACT, TITLE 11
 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)

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NO.	DATE	BY	DESCRIPTION

ARCHITECTS & PLANNERS
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 24544 SUNSHINE DRIVE LAGUNA NIGUEL, CA 92677
 PHONE: (949) 463-3396
 E-MAIL: KAANDA@AOL.COM

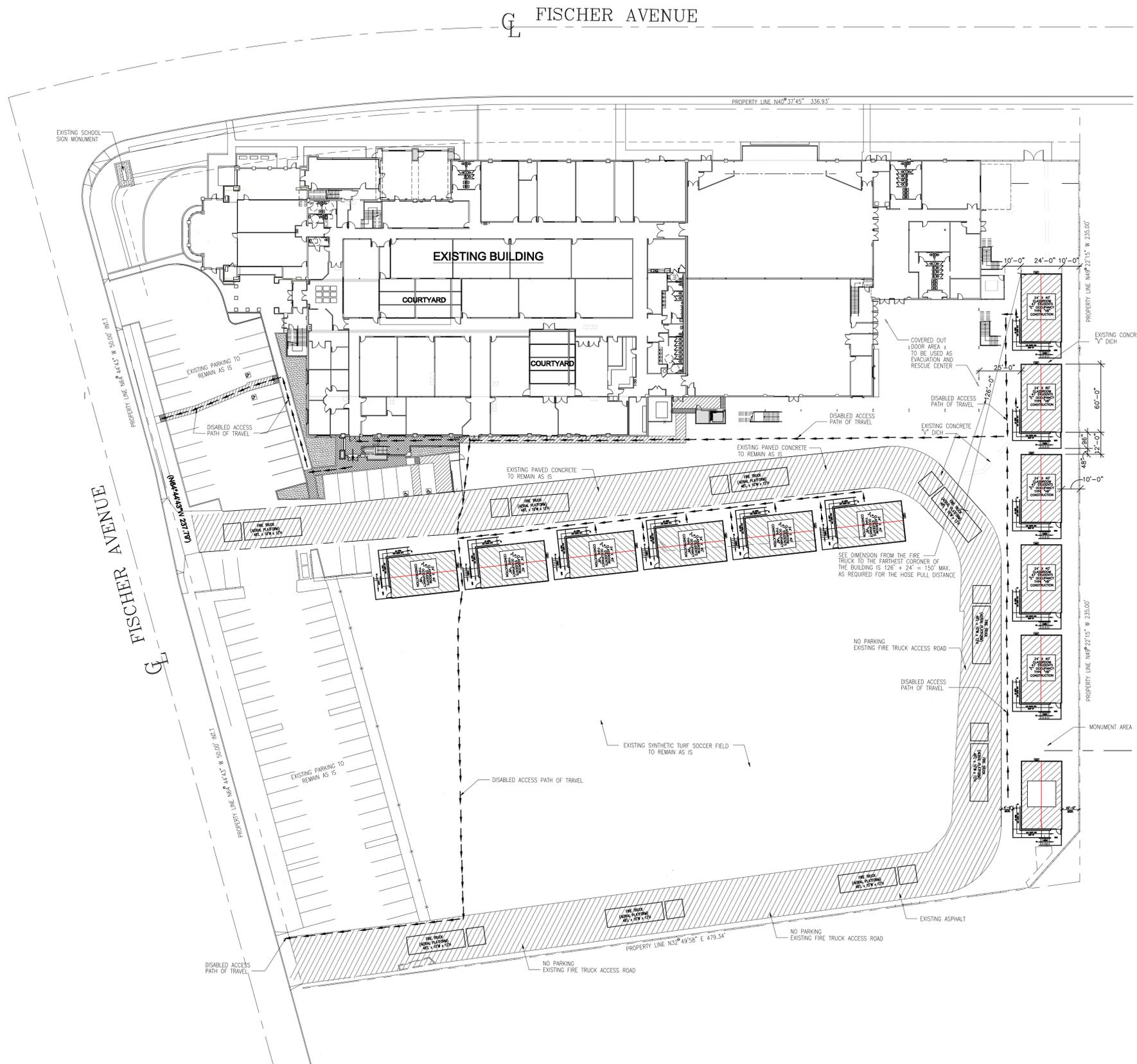
MARINERS CHRISTIAN CHURCH SCHOOL
12-24' X 40' MODULAR TEMPORARY
CLASSROOM BUILDING PROJECT
 300 FISCHER AVENUE COSTA MESA, CA 92626

SITE PLAN

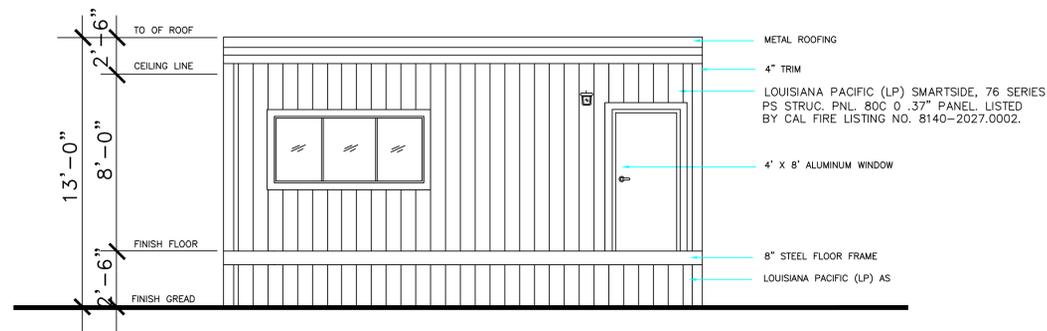
DATE 03 / 29 / 2020
 SCALE 1" = 20'
 DRAWN BY K.A.
 CHECKED BY K.A.

PROJECT NO.
A-103-2020

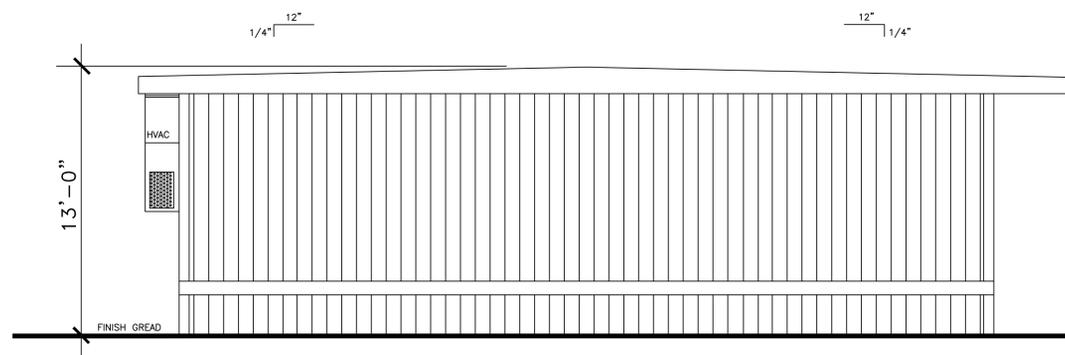
SHEET NO.
C-1.0



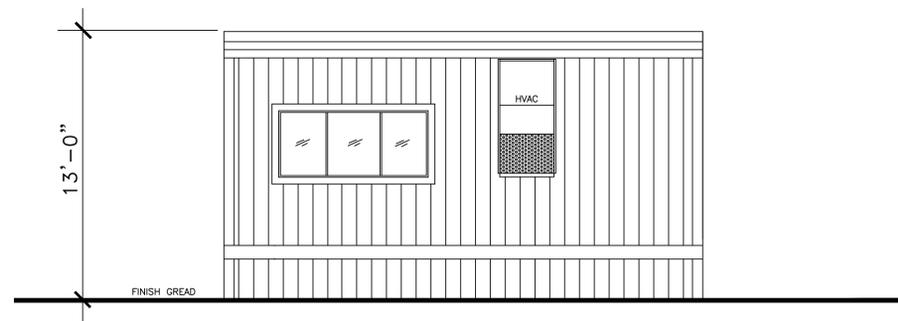
SITE PLAN



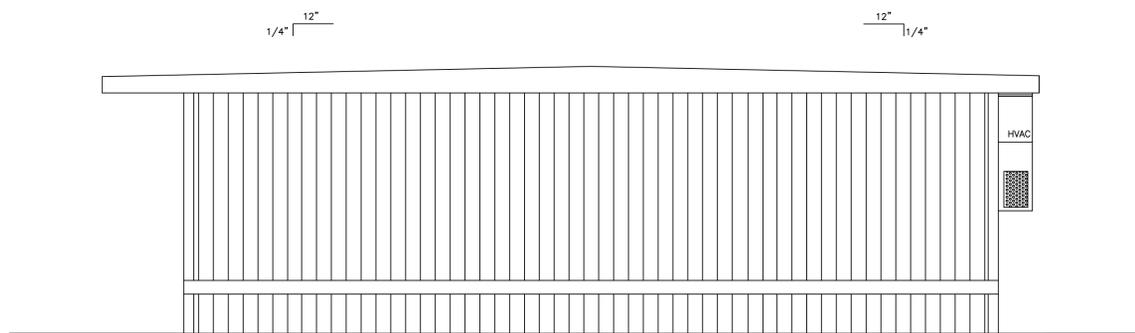
24' X 40' MODULAR BUILDING EXTERIOR ELEVATION "A"



24' X 40' MODULAR BUILDING EXTERIOR ELEVATION "B"



24' X 40' MODULAR BUILDING EXTERIOR ELEVATION "C"



24' X 40' MODULAR BUILDING EXTERIOR ELEVATION "D"

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

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MARINERS CHRISTIAN CHURCH SCHOOL
 12-24' X 40' MODULAR TEMPORARY
 CLASSROOM BUILDING PROJECT
 300 FISCHER AVENUE COSTA MESA, CA 92626
 MODULAR CLASSROOM BUILDING EXTERIOR ELEVATIONS

DATE 03 / 29 / 2020
 SCALE AS SHOWN
 DRAWN BY K. A.
 CHECKED BY K. A.

PROJECT NO.
 A-103-2020

SHEET NO.
 A-2.0

**MARINERS CHRISTIAN
 SCHOOL**