ATTACHMENT 2

C.J. SEGERSTROM & SONS
3315 Fairview Road · Costa Mesa, California 92626
Telephone (714) 546-0110

February 9, 2022

Mr. Chris Yeager
City of Costa Mesa, Planning Division
77 Fair Drive
Costa Mesa, CA 92626

Subject: Conditional Use Permit
Orange County Superior Court
3390 Harbor Boulevard, Costa Mesa, CA

Dear Chris,

Please accept the enclosed application for the Conditional Use Permit on behalf of the Superior Court of California, County of Orange.

The subject building was previously occupied by National University, who vacated in December of 2021. The Judicial Council of California, for use by the Orange County Superior Court ("OCSC"), has entered into a short-term lease agreement with Harbor Associates to temporarily occupy approximately 37,410 USF of space to relocate a portion of their operations from their building at 700 Civic Center West in Santa Ana while it undergoes a fire sprinkler retro-fit.

Because the subject building improvements already contain large size classrooms, construction to convert the space with courtrooms for OCSC is minimal. The enclosed plans will show eight (8) courtrooms, eight (8) private offices for each of the judges, along with legal and administrative support and general public areas.

It is important to note the following:

- The primary use of this building will be for Small Claims and Probate issues
- The majority of cases will be heard and addressed remotely via video teleconferencing
- There will be no jurors needed and no juror boxes constructed
- There will not be any criminal proceedings
- There will be no detention facilities within the premises

This building has ample parking at a ratio of 7.9/1000. Given that the previous occupant was an educational facility with large classrooms, and the remote aspect of the courtroom operations, we don't anticipate much increase, if any, impact to traffic or parking. Also, the building is located on Harbor Boulevard in the proximity of office and industrial uses.

We support this use and submit the enclosed CUP application for your consideration. Feel free to contact me directly if you have any questions or need additional information.

Best,

Carmen Twork

Carmen Twork
C.J. Segerstrom & Sons

Enclosures

cc: Superior Court of California

Superior Court of California
County of Orange

ERICK L. LARSH
PRESIDING JUDGE

700 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA 92701
657-622-7017

DAVID H. YAMASAKI
COURT EXECUTIVE OFFICER

January 20, 2022

Mr. Chris Yeager
City of Costa Mesa, Planning Division
77 Fair Drive
Costa Mesa, CA 92626

Subject: Planning Approval Request
Orange County Superior Court, 3390 Harbor Boulevard, Costa Mesa, CA

Dear Mr. Yeager:

The Judicial Council of California, for use by the Orange County Superior Court, has entered into a short-term lease agreement to TEMPORARILY move a portion of our operations and occupy approximately 37,410 USF of space at the above noted address (formerly, the National University Building).

The purpose of the move is to allow time for our current building at 700 Civic Center West in Santa Ana to undergo a fire sprinkler retro-fit. We anticipate that the fire sprinkler retro-fit will last approximately 3 years. In order for the fire sprinkler retro-fit to commence on schedule, it is imperative that our tenant improvements be completed at 3390 Harbor Boulevard, no later than July 1, 2022.

As this is a short-term use for the building, we have found that the current construction (post-secondary educational facility) and its existing classrooms are ideal and conducive to our needs. They require a relatively minimal amount of construction compared to other potential spaces available in the Orange County area. This equates to a significant savings in construction costs.

Important items to note about our use. For your consideration:

- The primary use of this building will be to address Small Claims and Probate issues.
- The majority of cases will be heard and addressed remotely.
- There will be no detention facilities within the premises.
- There will be no criminal proceedings.
- There will be no need for juries.

With this in mind, we are asking that the City of Costa Mesa allow this project to proceed without the requirement of a Conditional Use Permit (CUP). At minimum, we would request that the demolition plans and Tenant Improvement Construction drawings be reviewed for approval in tandem with an application for a CUP if it is deemed to be required.

As necessitated by the schedule, the proposed Demolition Plans have been submitted for City approval, and the Tenant Improvement Construction drawings are currently scheduled to be completed and submitted for City review on, or about February 1, 2022.

Your prompt response in regard to this request would be appreciated, so as to not cause any delays.

Please let me know if you require any additional information or have any additional questions or concerns.

Thank you.

Sincerely,

Erick L. Larsh
Presiding Judge

David H. Yamasaki
Court Executive Officer

cc: C.J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

John Marzich
J. Marzich Design, Inc.
25 Cantar Street
Rancho Mission Viejo, CA 92694

C.J. SEGERSTROM & SONS
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February 23, 2022

Mr. Chris Yeager
City of Costa Mesa, Planning Division
77 Fair Drive
Costa Mesa, CA 92626

Subject: Planning Application 22-10 – 3390 Harbor Boulevard
Conditional Use Permit
Orange County Superior Court

Dear Chris,

Thank you for your letter dated February 22, 2022 regarding the CUP application submitted on behalf of the Orange County Superior Court. Please see our response below to your request for additional information.

1. Please see attached site plan showing the building and parking lot areas.
    a. Total building size is 77,556 square feet
    b. Total parking spaces equal 608 for a Parking Ratio of 7.8/1000

2. The total building is 77,556 square feet
    a. Orange County Superior Court is leasing 43,707 square feet
        i. 4,256 square feet on the first floor
        ii. 39,151 square feet on the second floor
    b. Optum/United Health Care leases 34,149 square feet on the balance of the first floor
    c. There will be no other tenants within the building

3. The Orange County Superior Courthouse will operate from 8:00 AM to 5:00 PM Monday through Friday, with staff showing up a little earlier and staying a little later. There will be eight (8) courtrooms and approximately 191 cases heard each day. However, most cases will be heard remotely (via Zoom or similar) as the majority of the parties involved prefer to appear remotely. Currently an average of 24 cases are being held in person each day for these courtrooms. The goal of Orange County Superior Courts is to have only a minimal amount of public traffic at this location. There will be no holding facility, inmate transportation, criminal cases, etc.

4. Orange County Sheriffs will only have jurisdiction <u>within</u> the premises itself. Costa Mesa PD will maintain jurisdiction outside the facility. That said, OC Sheriffs will respond to any dangerous situations, but would not make any official arrests outside the facility. They would call Costa Mesa PD to pick up and process the individual(s). Additionally, the Sheriff personnel on site will most likely be Sheriff Special Officers (SSO's) which do not have the same ability to make arrests as a normal Deputy would.

Carmen Twork
tworkc@southcoastplaza.com

Chris, please feel free to contact me directly if you have any questions or need additional information. We look forward to a favorable response from the City of Costa Mesa.

Best,

Carmen Twork

Carmen Twork
C.J. Segerstrom & Sons

Enclosures

cc: Superior Court of California