



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, February 13, 2023

6:00 PM

**City Council Chambers
77 Fair Drive**

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4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

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PLANNING COMMISSION REGULAR MEETING**FEBRUARY 13, 2023 – 6:00 P.M.****ADAM ERETH**
Chair**RUSSELL TOLER**
Vice Chair**JOHNNY ROJAS**
Planning Commissioner**TIM TABER**
Planning Commissioner**ANGELY ANDRADE
VALLARTA**
Planning Commissioner**JON ZICH**
Planning Commissioner**JIMMY VIVAR**
Planning Commissioner**TARQUIN PREZIOSI**
Assistant City Attorney**JENNIFER LE**
Director of Economic and
Development Services**CALL TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL****ANNOUNCEMENTS AND PRESENTATIONS****PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments are limited to three (3) minutes, or as otherwise directed.

COMMISSIONER COMMENTS AND SUGGESTIONS**CONSENT CALENDAR: Approval of Meeting Minutes**

Please note: Commissioners may legally approve minutes of meetings that took place before they were appointed, or on meetings that they did not attend. All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

1. [NOVEMBER 28, 2022](#) [23-1079](#)

RECOMMENDATION:

Adopt the Meeting Minutes for only item PA-22-21 of the November 28, 2022 Planning Commission Meeting (2001 Harbor Boulevard, Suites 101-103)

Attachments: [PA-22-21 Unofficial Minutes](#)

PUBLIC HEARINGS:

1. [PLANNING APPLICATION 23-01 TO AMEND AN EXISTING CONDITIONAL USE PERMIT \(PA-22-17\) TO ALLOW TWO OUTDOOR PLAYGROUND AREAS FOR A PRIVATE K-12 SCHOOL \(RENAISSANCE SCHOOL INTERNATIONAL\).](#) [23-1077](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 Existing Facilities (Class 1), and Section 15332 (Class 32) In-Fill Development; and
2. Approve Planning Application 23-01 to amend existing Conditional Use Permit PA-22-17), subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Private Outdoor Play Area Development Standards and Conditions](#)
- [3. PA-22-17 Staff Report and Conditions of Approval](#)
- [4. Applicant Letter](#)
- [5. Residential Buffers](#)
- [6. Vicinity Map and Zoning Map](#)
- [7. Project Plans](#)

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENT REPORTS:

1. PUBLIC WORKS REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, February 27, 2023 - 6:00 p.m.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1079

Meeting Date: 2/13/2023

TITLE:

NOVEMBER 28, 2022

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING
DIVISION**

RECOMMENDATION:

Adopt the Meeting Minutes for only item PA-22-21 of the November 28, 2022 Planning Commission Meeting (2001 Harbor Boulevard, Suites 101-103)

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF COSTA MESA
PLANNING COMMISSION****November 28, 2022
Regular Meeting – 6:00 p.m.****PUBLIC HEARING ITEM NO. 3****PLANNING APPLICATION 22-21 FOR A RETAIL CANNABIS STOREFRONT
BUSINESS LOCATED AT 2001 HARBOR BOULEVARD, SUITES 101-103 (SOUTH
COAST SAFE ACCESS)**

Project Description: Planning Application 22-21 is a request for a Conditional Use Permit (CUP) to allow a 3,720 square-foot retail cannabis storefront on the first floor of an existing two-story multi-tenant commercial building. The affiliated State license is a Type 10 “storefront retailer” license, which also allows for retail cannabis delivery. However, the applicant is proposing a retail storefront without delivery to customers. Upon approval of a CUP, CBP, City Business License, and State license, the business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, subject to conditions of approval and other City and State requirements. The proposed business operations are from 7 AM to 10 PM daily. Should the storefront wish to offer delivery services in the future, an amendment to the CUP would be required.

Environmental Determination: The ordinance is exempt from the provisions of the California Environmental Quality per CEQA Guidelines Section 15301 (Class 1), Existing Facilities

The Planning Commission indicated that there were no ex-parte communications.

Michelle Halligan, Contract Planner, presented the staff report.

Commission and Staff Discussion included:

Commissioner Ereth enquired about the previous, no longer existing, illegal cannabis business that was located at the site. He enquired about the type of counseling that was provided at the nearby counseling center and the recovery programs. He discussed with staff how the recovery counseling was factored in neighborhood compatibility. Staff responded with information on the amount of time since the shutdown of the illegal cannabis facility and provided confirmation of compensation for the city's abatement efforts. Staff confirmed the types of counseling provided, which included individual, family, group and recovery counseling. Staff stated that the municipal code does not establish a minimum distance between a cannabis storefront and a facility that provides drug recovery.

UNOFFICIAL UNTIL APPROVED

Commissioner Vivar enquired about the illegal, no longer existing, cannabis dispensary and if the landlord was aware of the illegal operation in their establishment. He also enquired about the staff proposed rear gate condition of approval. Staff responded that the property owner had worked with the police department and issued the legal paperwork to proceed with the eviction of the illegal dispensary. Staff explained the gate was primarily used by the electronics warehouse use located behind the property and staff did not want restrict their access during day time business hours.

Chair de Arakal enquired about the reduction of 18 parking spaces in 1986 and future possible parking requirements. Staff responded that the applicant would need to modify the CUP for any future proposed site use/parking changes.

PUBLIC COMMENT

The Chair opened the public hearing.

Applicant team: Ronald Long

Ronald Long stated he read and agreed to the conditions of approval.

Commission, Staff and Applicant discussion included:

Commissioner Rojas asked the applicant whether they had conversations or received feedback from the counseling facility during their community outreach. The applicant responded that they did not.

Commissioner Toler asked the applicant whether they have had any interactions with the counseling center. The applicant responded they did not interact with the counseling center.

Commissioner Vivar asked the applicant whether the mailers they sent out to the surrounding neighbors were sent in both English and Spanish. He asked the applicant whether they were aware of the counseling service when they decided to lease the space. The applicant responded that they only sent our mailers in English. The applicant stated they were not aware of the counseling service when they were leasing out the space.

Commissioner Ereth asked the applicant about their open house and their reasoning for choosing the hours of 5:00 p.m. to 6:00 p.m. for the open house. He asked the applicant about the feedback they received from the public at the open house. He also asked whether there was any displacement of other tenant's for the applicant to lease that space. The applicant responded that they should have held a longer open house, and that they received positive feedback from the community. The applicant stated to their understanding the units had been vacant for years.

UNOFFICIAL UNTIL APPROVED

The Chair opened public comments.

No public comments.

The Chair closed public comments.

Chair de Arakal asked staff about the counseling service in the building, when it was approved, and operational parameters. Staff stated they are required to provide vanpool for their patients and the counseling facility was approved to have patients on site Monday through Friday from the hours of 9:00 a.m. to 9:00 p.m.

The Chair closed public hearing.

Commissioner Toler made motion to approve.

The motioned died for lack of a second.

Commissioner Vivar made a motion to deny which was then seconded by Commissioner Ereth.

Commissioner Comments on the Motion for denial:

Commissioner Vivar stated the applicant did not do adequate work to ensure compatibility with the existing counseling service center. He also stated the outreach was inadequate.

Commissioner Ereth stated the application was not substantially compatible with the surrounding uses and could potentially be materially detrimental to the surrounding businesses and neighborhood.

Commissioner Rojas stated his fellow commissioners voiced his concerns and stated the application did not meet his expectations to make findings for approval.

Commissioner Toler stated he was not in support of the denial motion. He stated he could not differentiate this proposed application with others cannabis applications that the Commission has approved. He stated that much of the concerns mentioned in the meeting were misconceptions, and that it was business owners' responsibility to figure out business planning site issues.

Commissioner Russell stated that the proposed application is located in close proximity to the counseling facility. However, she said the Concealing management were notified, yet did not reach out to the commission with concern. She stated she was not in support of the denial motion.

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Chair de Arakal stated he cannot make a finding for substantial compatibility. De Arakal stated that even though there was no sensitive use separation requirements he does not agree with putting a retail store front adjacent from a counseling center with recovery and rehabilitation programs.

The Chair called for the question.

MOVED/SECOND: Vivar/Ereth

MOTION: Moved to Deny Planning Application 22-21.

The motion carried by the following roll call vote:

Ayes: de Arakal, Ereth, Rojas, Vivar

Nehs: Toler, Russell

Absent: Zich

Motion carried: 4-2

ACTION: Planning Commission adopted a Resolution to deny Planning Application 22-21.

RESOLUTION PC-2022-33 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA DENYING PLANNING APPLICATION 22-21 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 2001 HARBOR BOULEVARD, SUITES 101-103 (SOUTH COAST SAFE ACCESS)

The Chair explained the appeal process.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1077

Meeting Date: 2/13/2023

TITLE:

PLANNING APPLICATION 23-01 TO AMEND AN EXISTING CONDITIONAL USE PERMIT (PA-22-17) TO ALLOW TWO OUTDOOR PLAYGROUND AREAS FOR A PRIVATE K-12 SCHOOL (RENASCENCE SCHOOL INTERNATIONAL).

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 Existing Facilities (Class 1), and Section 15332 (Class 32) In-Fill Development; and
2. Approve Planning Application 23-01 to amend existing Conditional Use Permit PA-22-17), subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 13, 2023

ITEM NUMBER:PH-1

**SUBJECT: PLANNING APPLICATION 23-01 TO AMEND AN EXISTING
CONDITIONAL USE PERMIT (PA-22-17) TO ALLOW TWO OUTDOOR
PLAYGROUND AREAS FOR A PRIVATE K-12 SCHOOL
(RENASCENCE SCHOOL INTERNATIONAL).**

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

PRESENTATION BY: PATRICK ACHIS, ASSSITANT PLANNER

**FOR FURTHER INFORMATION: PATRICK ACHIS, ASSISTANT PLANNER
714.754.5276**

CONTACT: patrick.achis@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 Existing Facilities (Class 1), and Section 15332 (Class 32) In-Fill Development; and
2. Approve Planning Application 23-01 to amend existing Conditional Use Permit PA-22-17), subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The applicant is Carrie Mizera with Renaissance School International (RSI); the property owners include Mesa Verde Associates and C J Segerstrom & Sons.

PLANNING APPLICATION SUMMARY

Location:	1600 Adams Avenue and 2850 Mesa Verde Drive East	Application Number(s):	PA-23-01 (PA-22-17 A1)
Request:	<p>Planning Application PA-23-01 is an amendment to an existing conditional use permit (PA-22-17) to allow two outdoor playground areas for a private K-12 School (Renascence School International). Under adopted City Council policies, outdoor play areas for private schools are subject to review by the project's final review authority (the Planning Commission). Approximately 7,700 square feet of landscape will be upgraded in compliance with the City's landscaping standards. The proposed two outdoor playgrounds feature the following:</p> <ul style="list-style-type: none"> • A 1,200-square-foot, Kindergarten thru 2nd grade outdoor playground with an additional 700 square feet of outdoor seating and flex area. • A 2,100 square foot, 3rd thru 5th grade outdoor playground with an additional 450 square feet of outdoor seating and flex area. 		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1 (Local Business)	North:	C1
General Plan:	GC	South:	C1-S (Shopping Center)
Lot Dimensions:	Approx. 193.26 feet x 194.96 feet	East:	C1
Lot Area:	7,910 square feet	West:	C1
Existing Development:	23,000-square-foot commercial building (previous gym) and 46-space parking lot		

BACKGROUND

Zoning, Project Setting and Surrounding Uses

The subject property has a General Plan Land Use Designation of General Commercial (GC) and is zoned Local Business District (C1). The approximate 1.2 acre site contains a vacant, two-story, 23,000-square-foot building with a 46-space parking lot that was constructed in 1978 for the operation of a gym. The project site is located between Elm Avenue to the immediate north, Adams Avenue to the south, Royal Palms Drive to the east and Mesa Verde Drive to the west. Three other commercial properties are located generally to the west of the property and include an existing surgical center (1650 Adams Avenue), a dance studio (1640 Adams Avenue) and a pre-school (1620 Adams Avenue). The aforementioned adjacent three commercial properties and the subject proposed school property (1600 Adams Avenue) maintain a private agreement with an adjacent property owner for the use of a parking lot (2850 Mesa Verde Drive) that is located to the north of the proposed school site. The parking lot is a stand-alone parking lot with no other development on-site. To the immediate east of the subject property is a United States Post Office facility (1590 Adams Avenue) and a City Fire Station (1570 Adams Avenue). (See the below Exhibit 1 on the following page.)

Exhibit 1 – Project Vicinity.



The project site is outlined in red, including the shared surface parking lot.

Background

Existing Approval K-12 Private (PA-22-17)

Renascence School International (RSI) has operated a private school in the City of Costa Mesa for approximately 11 years. Under PA-22-17, the approved hours of school operation are 7 a.m. to 6 p.m., Monday through Friday. During the school year from September to June, the school is in session weekdays from 8 a.m. to 3:30 p.m., and extended childcare is offered outside of instruction hours from 7 a.m. to 6 p.m. The school currently operates with 220 students that include pre-kindergarten to 9th grade. Students are provided one 30 minute lunch break and two 15-minute recess breaks per school day. Recess and lunch breaks may be indoors (inside the gymnasium) or outdoors (inside the playgrounds) at staggered times with approximately 30 students in one area. There will be adult supervision during breaks. The student to teacher ratio is 18:1 during academic instruction time with a 30:1 ratio during breaks. The school currently operates with 52 employees (including staff and teachers) and is proposing to reduce the facility staff and teachers to 32 total.

On September 26, 2022, the Planning Commission approved a conditional use permit (PA-22-17) to operate a private K-12 school (Renascence School International) in an existing 23,000-square-foot commercial building. (Please reference the Planning Commission staff report, resolution, and plans included as Attachment No. 3.) At the time the school was approved, the outdoor play area and landscape plans were conceptual and therefore the Planning Commission included a condition of approval which required that the design of the playground areas be returned to the Planning Commission for final review/approval (pursuant to City Council Policy further described below). The applicant is now submitting the proposed outdoor play areas for the Planning Commission's consideration. If the subject amendment is approved, all conditions of PA-22-17 will remain in effect as part of the amendment.

Council Policies for Outdoor Play Areas

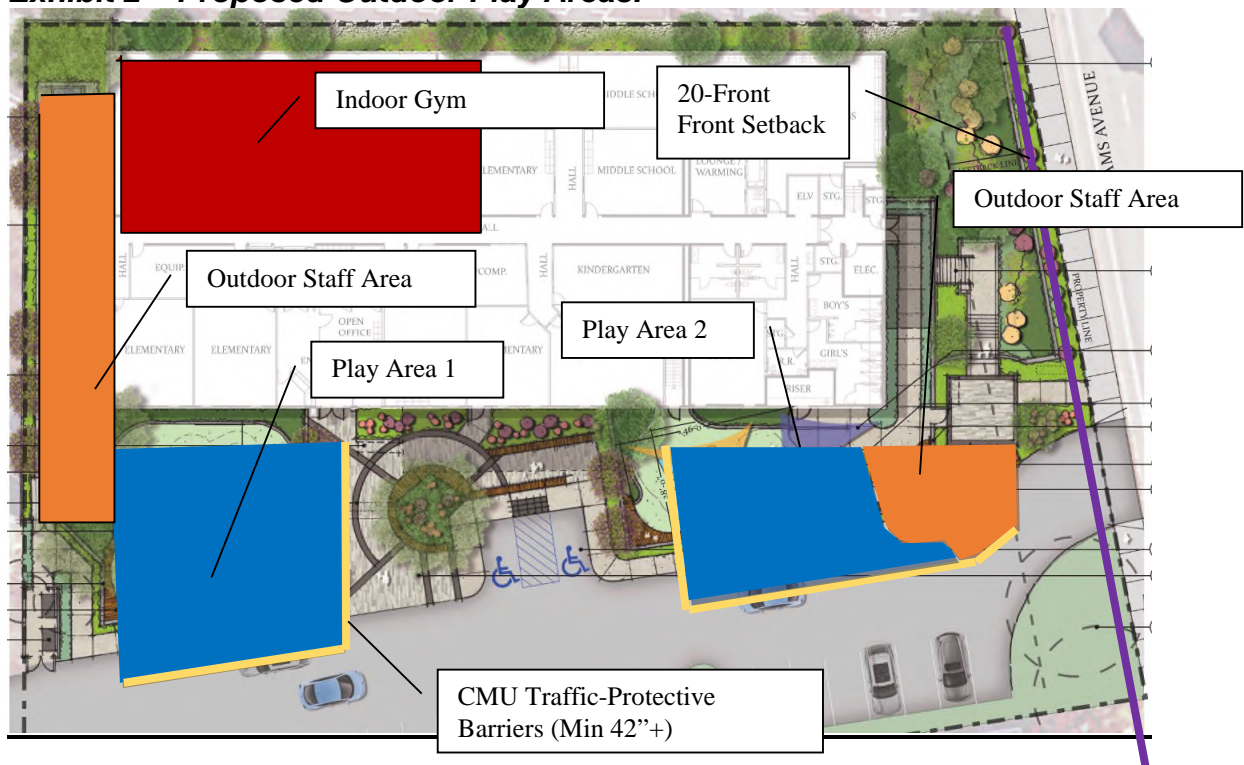
On March 4, 2002, City Council adopted review criteria, guidelines, and conditions of approval for children outdoor play areas. This review criteria was established in response to concerns with the children's vulnerability and protection when playing in outdoor areas, and to ensure land use compatibility with adjacent uses. (Please reference the adopted Private Outdoor Play Area Development Standards and Conditions as Attachment No. 2.) As further described in this report, the proposed school playground areas have been designed in consideration of the Council's adopted criteria, guidelines and conditions.

DESCRIPTION / ANALYSIS

Planning Application PA-23-01 is an amendment to an existing conditional use permit (PA-22-17) to allow two outdoor playground areas for a private K-12 School (Renaissance School International). No other previously approved operations are proposed. The below Exhibit 2 provides a visual depiction of the proposed exterior improvements for the outdoor play area. All proposed alterations comply with the C1 Development Standards. The proposed two outdoor playgrounds feature the following:

- **Play Area 1.** A 1,200-square-foot, Kindergarten to 2nd grade outdoor playground with an additional 700 square feet of outdoor seating and flex area
- **Play Area 2.** A 2,100 square foot, 3rd to 5th grade outdoor playground with an additional 450 square feet of outdoor seating and flex area

Exhibit 2 – Proposed Outdoor Play Areas.



The proposed outdoor playgrounds are fully contained within the subject property and located outside the 20-foot front setback. As previously approved by the Planning Commission, the playground areas are proposed to replace an existing landscaped area and 15 parking spaces. The removal of the 15 parking spaces does not result in a deficiency in school-required parking. Within the 20-foot front setback adjacent to Adams Avenue, proposed is a low, 24-inch retaining landscape wall and new landscape to enhance the overall outdoor design. The exterior improvements will also facilitate better drainage to the public street and improve site aesthetics from the street.

Play Area 1 is designed for students K-2 and Play Area 2 is intended to accommodate grades three through fifth. Grades six and above will use the indoor, 3290 square foot gym for physical education classes. (See Attachment No. 4 for specific proposed play structure details.) Exhibits 3 and 4 below depict examples of the proposed equipment that may be used. Age-appropriate playground structures will be chosen for the respective play areas, and will be professionally installed with fall impact protection. In compliance with the Council-adopted Play Area policies, the structures provide graduated play challenges such as crawling, pulling/pushing, balancing, climbing, sliding, and other creative/social play opportunities; and no metal slide or merry-go-round are selected for either play area.

Exhibit 3 - Proposed Play Structure – Play Area 1 (Grades K - 2)

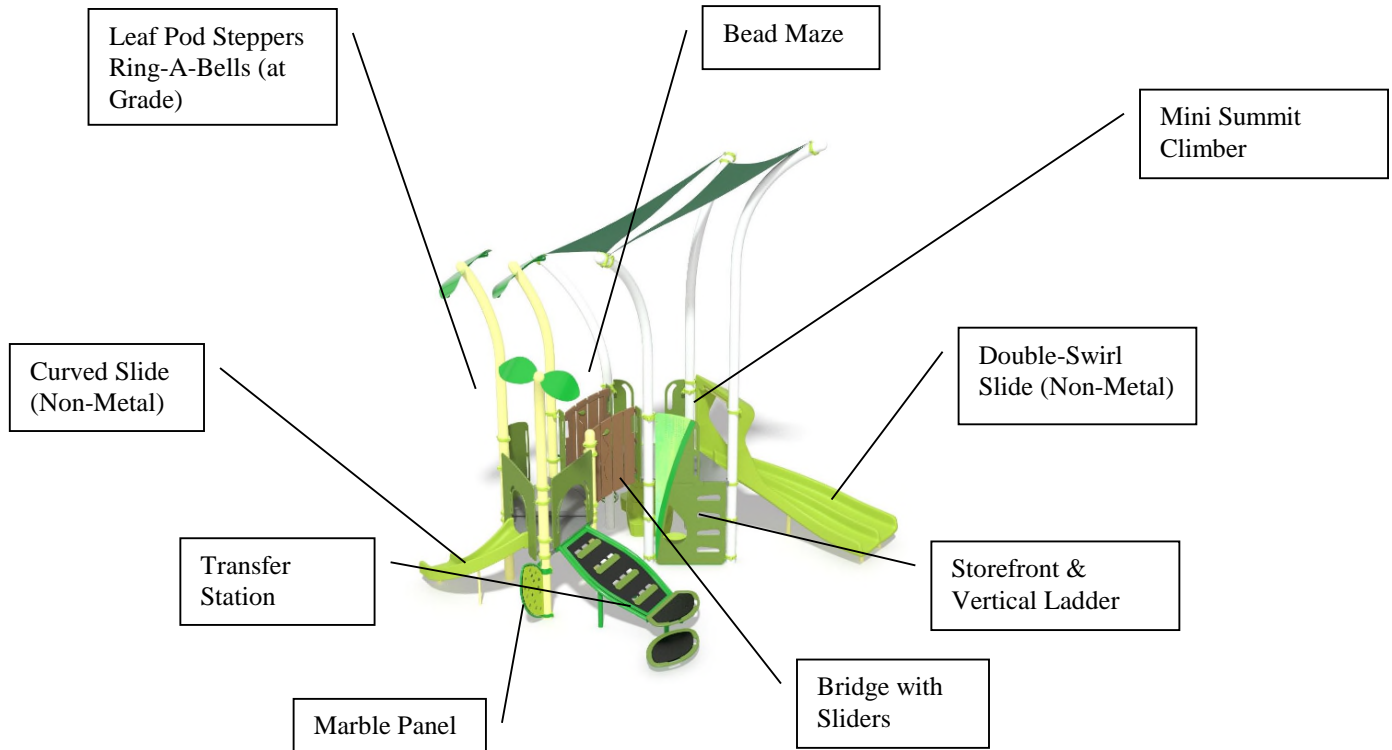
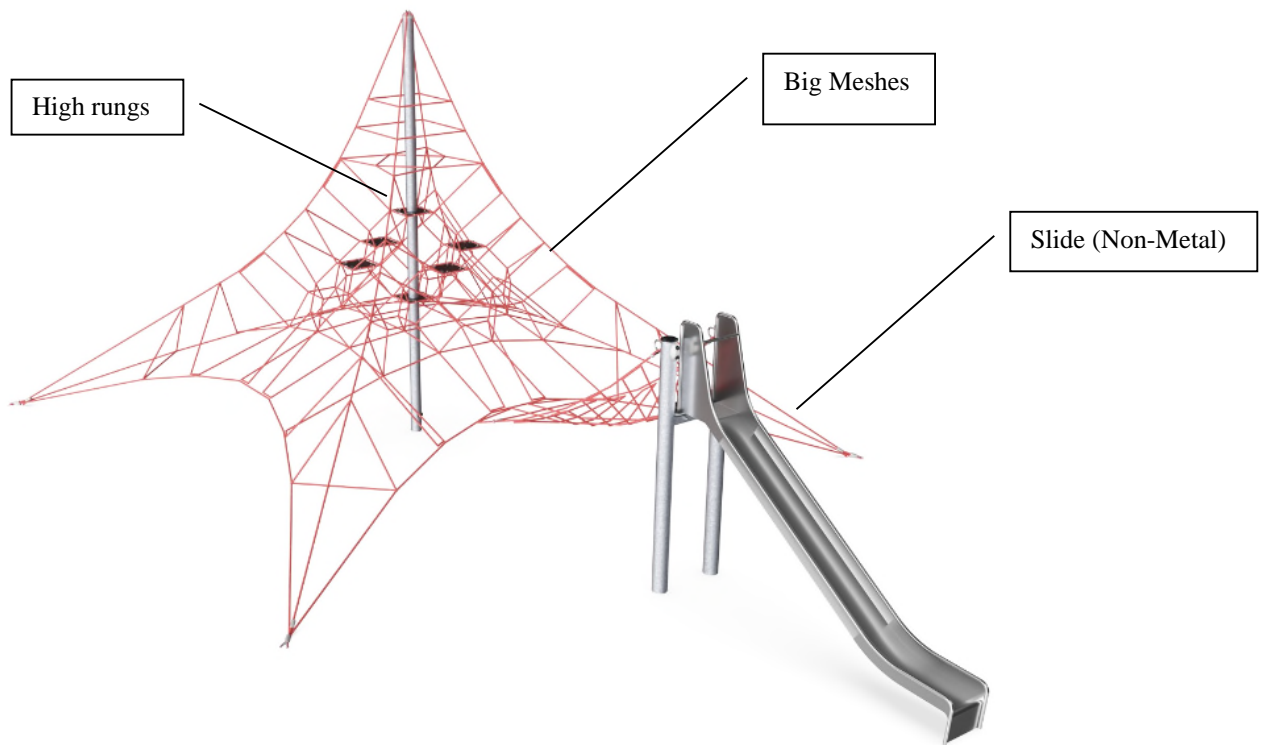


Exhibit 4 - Proposed Play Structure – Play Area 2 (3 - 5)



Play Area/Vehicle Circulation Safety

In compliance with the Council-adopted *Private Outdoor Play Area Standards and Conditions*, the playgrounds are proposed to be protected from the adjacent parking circulation areas with a minimum 42-inch tall CMU block wall. In addition, the play areas are setback approximately 85 feet from Adams Avenue and, as approved by the Planning Commission, the driveway circulation was previously limited to one-way exit-only to avoid potential circulation impacts on Adams Avenue. Lastly, when the school experiences its highest circulation demand during times of student drop-off/pick-up, the parking lot will be coordinated by school staff to further ensure vehicle/student safety conditions.

Compatibility with Surrounding Properties and Residences

The outdoor play times are staggered for each grade level, which is how the school currently operates at their existing location. (See applicant's project description and class schedule as Attachment No. 4 for more information showing how PE and recess are staggered.) The project is designed and conditioned to minimize potential impacts to neighboring residential uses that are located across Adams and Elm Avenues, and on Lido Place. Specifically, the existing site walls, roadways, and orientation of the project, minimize impacts and ensure the school use does not interfere with the adjoining residential neighborhoods. ("Residential Distance Exhibits" are included as Attachment 5 and illustrates the proximity of the project site to the nearest residential uses.) On Adams Avenue, the project is separated from residences by a six-lane arterial roadway. Existing mature trees, an eight-foot block wall, and the rear yard

orientation of the residences serve to adequately address potential conflicts with these residential properties. The school is approximately 250 feet away from the Lido Place residences, which are also separated from the shared parking area by an eight-foot high block wall. Residences along Elm Avenue are located over 160 feet from the project site. Existing tall trees and a four-foot high block wall serve to screen the project. Elm Avenue does not provide direct access to the project site, and this will remain unchanged by the project. It should also be noted that the neighboring preschool at 1620 Adams Avenue has operated a similar outdoor play area with no adjacent residential resident complaints. Project compliance with noise control standards pursuant to Chapter 13 of the Zoning Code is required.

Additionally, the following conditions of approval (COA) will help promote compatibility and the harmonious operation of the outdoor play areas, including Conditions as part of the previously approved school (PA-22-17):

PA-22-17 Conditions of Approval (Approved K-12 Private School)

- **Maximum Children in Outdoor Play Areas.** COA No. 5. Outdoor play area shall be utilized by no more than 30 children at a time in a recess-like manner. Larger groups are permitted within the outdoor play areas when students are gathered for assembly events.
- **Compliance with State Law and Verification of Installation.** COA No. 11. Prior to building permit final, the applicant shall submit a letter to the Planning Division stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).
- **Enclosure Compliance.** COA No. 14. Prior to building permit issuance, project plans shall show the outdoor play area enclosed with a six-foot high fence or wall with a lock or latching device that is not accessible to children. All fences or walls shall provide for safety with controlled points of access. Chain link fence visible from a public street or residential property is prohibited.

PA-23-01 Conditions of Approval (Proposed Project)

- **Treated Surfaces.** COA No. 3. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Director of Economic & Development Services. Outdoor play areas shall include a combination of both hard and soft surfaces.
- **Nighttime Activities Subject to Review.** COA No. 5. All nighttime school activities in the outdoor play yard areas shall be subject to review and approval by the Director of Economic & Development Services.
- **No Nighttime Lighting.** COA No. 6. There shall be no nighttime lighting, except for security purposes, of outdoor play areas after school hours. Any lighting under the control of the applicant shall be directed in such a

manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.

Compliance with Outdoor Play Area Policies

The below table summarizes the Council-Adopted Review Criteria for Outdoor Play Areas and demonstrates how the proposed project satisfies the standards:

Outdoor Play Area Review Criteria	Project Compliance
Sensitive to Residential Uses	Yes. The outdoor areas are adequately buffered from residential uses. PA-22-17 COA Nos. 5 also limits the number of outdoor students. New COA Nos. 5 and 6 require evening activities to be subject to review and limits nighttime lighting to only that necessary for safety. Lastly, the school operation hours are limited to 7 a.m. to 6 p.m. and therefore no noise will occur during evening hours (including daycare).
Utilization of adequate shading areas	Yes. The proposed plans illustrate canopy shading and new trees that offer shade to students and supervising adults.
Adequate traffic protection barriers for play areas located adjacent to drive aisles or roadways	Yes. The outdoor play area will be protected from traffic hazards by a minimum 42-inch-tall CMU block wall along all play area boundaries adjacent to the drive aisle and parking areas.
Minimum private school play area <ul style="list-style-type: none"> • Elementary (K-6): 116 square feet per student (Project Minimum 17,864 square feet - 154 students). • Junior High School (7 to 8): 160 square feet per student (Project Minimum 3,840 square feet - 24 students). • High School (9 to 12): 182 square feet per student (Project Minimum 5,824 square feet - 32 students) <u>Combined total minimum 27,528 square-foot</u>	No. (Deviation Requested.) The total suggested exterior play space is 27,528 square feet, whereas 3,400 square feet is proposed. However, the proposal is justified due to the staggered break schedule and use of the indoor 3,290 square foot gym. The school currently operates with similarly-sized outdoor play areas at their existing location and no issues have been observed. The adopted City Council Criteria specifies that “the private school play areas <u>should</u> [emphasis added] be provided at a minimum rate...” and therefore, deviation can be allowed.

Diverse play experiences and graduated challenges (crawling, pulling/pushing, balancing, swinging, etc.) as well as social and creative play opportunities	Yes. As demonstrated in Exhibits 3 and 4, the play structures will offer a variety of play opportunities to foster social and creative development.
Distinct separation between play areas	Yes. Distinct paths and entries separate the two play areas intended for use by different age groups.
Minimum 50-foot distance from hazards (streets, parking lots, bike paths, barbecues, water features, tripping hazards)	No. (Deviation Requested.) Portions of the play area are proposed adjacent to the parking lot drive aisle. However, a protective 42-inch block wall will adequately serve the play area from vehicle traffic, the adjacent existing head-in parking spaces will be removed, and the adjacent street (Adams Avenue) is located approximately 85 feet from the nearest proposed play area. The adopted City Council Criteria specifies that “the playground <u>should</u> [emphasis added] be located a minimum 50 feet in all directions from any such hazards...” and therefore, deviation can be allowed.
Maximum children on the playground at one time	Yes. Each outdoor play area shall be utilized by no more than 30 children at a time in a recess-like manner. Larger groups are permitted within the outdoor play areas when students are gathered for assembly events.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa’s diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in this Plan. The following analysis evaluates the proposed project’s consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

Consistency: The project will allow outdoor play areas for a future relocated private school that has operated in the City for over 11 years. The proposed outdoor play areas would complement and provide a local educational opportunity that supports the City's goals of providing high quality and diverse services to residents.

2. **Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Consistency: The project has been designed to ensure that potential conflicts with residential land uses are minimized. Surrounding land uses share compatibility with the project including a preschool, dance studio, and medical office. The project has been designed and conditioned to protect the character and enjoyment of nearby residences, including limitations on the number of students in the outdoor play areas at one time and limited evening hour operations.

REQUIRED FINDINGS:

Pursuant to Title 13, Section 13-29(g)(2), Conditional Use Permit Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record demonstrates that the proposed project substantially meets specified findings. Staff recommends approval of the request, based on the following assessment of facts and findings, which are also reflected in the draft resolution.

- *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.*

The proposed private school improvements and operating characteristics for the outdoor play areas are compatible with the allowed commercial, public/private institutional, and residential uses in the vicinity (including an adjacent school with a play area). The play structures offer a variety of play opportunities to foster social and creative development. The development is required to comply with the City's Water Efficient Landscape Ordinance and, as proposed, comply with the development standards for the C1 Zoning District.

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

The playground location and operation are designed to avoid conflicts with surrounding properties. The total suggested exterior play space minimum is 27,528 square feet whereas 3,400 square feet is proposed. However, the proposal is justified due to the staggered break schedule and use of the indoor 3,290 square foot gym. The school currently operates with similarly-sized outdoor play areas at their existing location and no issues have been observed. As required in the Council-adopted criteria for outdoor play areas, a protective 42-inch block wall will adequately protect the play area from potential vehicle circulation, and the play areas are located approximately 85 feet from Adams Avenue. Additionally, the operation of the school will be required to comply with all local, State, and federal regulations. Lastly, the proposed site design includes the provision of adequate emergency vehicle access and public services and utilities.

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

The proposed use to allow outdoor play areas associated with the private school is consistent with the “General Commercial” General Plan land use designation and “Local Business District” zoning classification. The proposed project does not increase the building square footage, and does not otherwise change the site’s existing density or intensity. There are no Specific Plan’s applicable to this site.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) “Existing Facilities” and 15332 (Class 32) “In-Fill Development Projects”. The Class 1 CEQA exemption exempts minor alterations to existing facilities involving negligible or no expansion of the existing or prior use. The proposed private school play areas involves negligible expansion of a previously approved use and will have little or no impact on the surrounding area since the project is limited to ancillary exterior improvements to establish an outdoor play area with no increase in existing floor area.

The Class 32 CEQA exemption applies to projects characterized as in-fill development provided that the project is consistent with the general plan designation and applicable general plan policies, as well as with applicable zoning designations and regulations. Further, the Class 32 Exemption requires that the project development occurs within the City limits, on a project site of no more than five acres, the project site has no value as habitat for endangered, rare or threatened species, and that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Lastly, the site must be adequately served by all required utilities and public services. The proposed project site is approximately 1.2 acres in size, is located within an urban area, and can be adequately served by all required utilities and public services. The project is consistent with the General Plan designations and policies, and is consistent with all applicable zoning regulations upon approval of the requested entitlement. The project site and adjacent areas have no value as habitat for

endangered, rare, or threatened species. Lastly, as designed and conditioned, the project will not have significant environmental impacts related to traffic, noise, air quality, and water quality.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. **Approve the project.** The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. **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 and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. **Deny the project.** If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings for denial into a Resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for at least six months.

LEGAL REVIEW:

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

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 and occupants within a 500-foot radius of the project sites. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. **On-site posting.** A public notice was posted on the street frontage of the project sites.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date of this report's publishing, no public comments have been received. Any public comments received prior to the February 13, 2022 Planning Commission meeting will be provided separately to the Planning Commission.

CONCLUSION:

The applicant proposes to establish safe ancillary children outdoor play areas in front of an approved school. As required by the City Council adopted Private Outdoor Play Area Development Standards and Conditions, the proposed outdoor play area design considers the applicable Standards, Conditions and Criteria with minimal deviation. Where deviation is proposed, the Council adopted criteria allows for the Planning Commission to consider alternatives. The applicant's proposed alternative designs will not create any potentially injurious conditions, and the play areas are located in a safe location with adequate distance from the adjacent right-of-way.

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 23-01 FOR A CONDITIONAL USE PERMIT TO AMEND PA-22-17 TO ALLOW OUTDOOR PLAY AREAS FOR A PRIVATE K-12 SCHOOL IN THE C1 ZONE FOR PROPERTY AT 1600 ADAMS AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 23-01 was filed by Carrie Mizera, authorized agent for the property owner, C.J. Segerstrom & Sons, requesting approval of the following: An amendment to an existing conditional use permit (PA-22-17) to allow two outdoor playground areas for a private K-12 School (Renascence School International). Under adopted City Council policies, outdoor play areas for private schools are subject to review by the project's final review authority (the Planning Commission).

WHEREAS, The Planning Commission approved Planning Application 22-17 on September 26, 2022, to authorize a conditional use permit to operate a private K-12 school (Renascence School International) in the existing 23,000 square foot building with outdoor playgrounds subject to separate review from the Planning Commission at a later date;

WHEREAS, a duly noticed public hearing held by the Planning Commission on February 13, 2023, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) and 15332 (Class 32) In-Fill Development Projects.

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

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 23-01 with respect to the property described above.

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-23-01 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document 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 February, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on February 13, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-__

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2), Conditional Use Permit Findings because:

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

Facts in Support of Findings: The proposed private school improvements and operating characteristics for the outdoor play areas are compatible with the allowed commercial, public/private institutional, and residential uses in the vicinity (including an adjacent school with a play area). The play structures offer a variety of play opportunities to foster social and creative development. The development is required to comply with the City's Water Efficient Landscape Ordinance and, as proposed, comply with the development standards for the C1 Zoning District.

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

Facts in Support of Finding: The playground location and operation are designed to avoid conflicts with surrounding properties. The total suggested exterior play space minimum is 27,528 square feet whereas 3,400 square feet is proposed. However, the proposal is justified due to the staggered break schedule and use of the indoor 3,290 square foot gym. The school currently operates with similarly-sized outdoor play areas at their existing location and no issues have been observed. As required in the Council-adopted criteria for outdoor play areas, a protective 42-inch block wall will adequately protect the play area from potential vehicle circulation, and the play areas are located approximately 85 feet from Adams Avenue. Additionally, the operation of the school will be required to comply with all local, State, and federal regulations. Lastly, the proposed site design includes the provision of adequate emergency vehicle access and public services and utilities.

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

Facts in Support of Finding: The proposed use to allow outdoor play areas associated with the private school is consistent with the "General Commercial" General Plan land use designation and "Local Business District" zoning classification. The proposed project does not increase the building square footage, and does not otherwise change the site's existing density or intensity. There are no Specific Plan's applicable to this site.

- B. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) "Existing Facilities" and 15332 (Class 32) "In-Fill Development Projects".

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) "Existing Facilities" and 15332 (Class 32) "In-Fill Development Projects". The Class 1 CEQA exemption exempts minor alterations to existing facilities involving negligible or no expansion of the existing or prior use. The proposed private school play areas involves negligible expansion of a previously approved use and will have little or no impact on the surrounding area since the project is limited to ancillary exterior improvements to establish an outdoor play area with no increase in existing floor area.

The Class 32 CEQA exemption applies to projects characterized as in-fill development provided that the project is consistent with the general plan designation and applicable general plan policies, as well as with applicable zoning designations and regulations. Further, the Class 32 Exemption requires that the project development occurs within the City limits, on a project site of no more than five acres, the project site has no value as habitat for endangered, rare or threatened species, and that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Lastly, the site must be adequately served by all required utilities and public services. The proposed project site is approximately 1.2 acres in size, is located within an urban area, and can be adequately served by all required utilities and public services. The project is consistent with the General Plan designations and policies, and is consistent with all applicable zoning regulations upon approval of the requested entitlement. The project site and adjacent areas have no value as habitat for endangered, rare, or threatened species. Lastly, as designed and conditioned, the project will not have significant environmental impacts related to traffic, noise, air quality, and water quality.

- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

1. Conditions of Approval for PA-22-17 shall remain in full force and effect.
2. 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.
3. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Director of Economic & Development Services. Outdoor play areas shall include a combination of both hard and soft surfaces.
4. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck. On a project specific basis, the Director of Economic & Development Services shall require that the playground plan adequately serve the anticipated number of users and their activities.
5. All nighttime school activities in the outdoor play yard areas shall be subject to review and approval by the Director of Economic & Development Services.
6. There shall be no nighttime lighting, except for security purposes, of outdoor play areas after school hours. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
7. Chain link fence visible from a public street or residential property is prohibited.
8. The outdoor play area shall be enclosed with a six-foot high fence or wall with a lock or latching device that is not accessible to children. All fences or walls shall provide for safety with controlled points of access.
9. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of 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.

10. The conditions of approval, code requirements, and special district requirements shall be blueprinted on the face of the site plan as part of the plan check submittal package.
11. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
12. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
13. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
14. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
15. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
16. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

17. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
18. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, groundcover and turf requirements per the City's Zoning Code.
19. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division
20. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.

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.

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| Plng. | <ol style="list-style-type: none"> 1. Development shall comply with all requirements of Article 3, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for commercial projects. 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. 3. All on-site utility services shall be installed underground. 4. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division. 5. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, ground cover and turf requirements per the City's Zoning Code requirements. |
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6. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in the Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to the issuance of building permits.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
9. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighboring properties.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. Transformers, backflow preventers, and any other approved above-ground utility improvements shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
- Bldg. 12. Prior to building permit issuance, the conditions of approval shall be on the approved Architectural plans.
13. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2022 California Electrical code, 2022 California Mechanical code , 2022 California Plumbing code , 2019 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards 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 2022 California Building Code.
- Fire 14. Comply with the requirements of the 2022 California Fire Code and referenced standards as amended by the City of Costa Mesa.
- Bus. 15. 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.
- Lic.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD
1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
 2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

OR

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

- Cable
3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
- Sani.
4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- State
5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

City of Costa Mesa
Development Services Department
Policy and Procedure

Policy No:	P-20-01	Effective Date:	3/4/2002
Subject:	Private Outdoor Play Area Development Standards and Conditions		
Implements:	CITY COUNCIL DIRECTION		
Approved by:			

Background:

At the meeting of March 4, 2002, City Council adopted standards conditions and requirements for private play areas both at private schools as well as private play areas not associated with private schools. This was in response to concerns with the children's vulnerability and protection when playing in an outdoor area.

Policy:

The conditions and requirements listed below are to be applied whenever a private outdoor play yard is proposed.

Procedure:

PRIVATE SCHOOL – OUTDOOR PLAY AREAS FOR CHILDREN

The following review criteria shall be applied:

1. The location of outdoor play areas should be sensitive to residential and other adjacent land uses. Further, the play areas located adjacent to the residential uses should be landscaped with trees, shrubs, and berms, and/or wall or similar treatment as buffering mechanisms for visual and noise purposes.
2. Outdoor play areas with stationary play equipment or permanent seating are encouraged to be shaded by a canopy structure, awnings, or landscaping.
3. If the outdoor play area is located adjacent or in proximity to a street, driveway, loading area, or any other traffic circulation area, a street barrier with a minimum height of 42 inches (i.e. steel reinforced bollards, reinforced block walls, etc.) should be used to enclose the play area for adequate protection from vehicular traffic. Any other type of comparable street barrier which may provide adequate protection shall be subject to review and approval by the final review authority. Fences and block walls shall be in

conformance with development standards for the zoning district in which they are located.

4. The Playground Plan should demonstrate compliance to State of California Playground Safety Regulations R-39-97, (California Code of Regulations, Title 22, Division 4, Chapter 22, available from Barclay's California Code of Regulations (800) 888-3600. State safety regulations are based on the ASTM F1487-98 Standard Consumer Safety Performance Specification of Playground Equipment for Public Use, and the Consumer Product Safety Commission Handbook for Public Playground #325, both available from the California Department of Health Services, (916) 654-0381.
5. At least one of each type of ground level play equipment should be handicapped accessible.
6. When two or more playgrounds are provided on one site, there should be distinct separation between preschool age playgrounds (2-5 years) and school-age playgrounds (5-12 years) through the use of walkways, seating areas, or landscaped buffers to separate the two distinct areas.
7. No metal slides or merry-go-rounds are allowed.
8. A variety of play experiences and graduated play challenges should be provided, including crawling, pulling/pushing, balancing, swinging, climbing, spinning, sliding, and creative/social play opportunities.
9. The playground should be located a minimum of 50 feet in all directions from any such hazards such as streets, parking lots and bike paths, barbecues, water features, and tripping hazards.
10. The playground should be visible from the street for surveillance.
11. A minimum of one shaded seating area should be provided nearby to foster adult supervision of children.
12. Minimum exterior space for a private school play area should be provided at the following rate:

Elementary (K-6):	116 square feet per student
Junior High School (7-8):	160 square feet per student
High School (9-12):	182 square feet per student

Outdoor play areas for preschool children (0 – pre-kindergarten) are subject to review and approval by the Planning Division, on a case-by-case basis.

13. Areas included in this calculation are outdoor play areas, turf areas, open play fields, paved play areas, apparatus areas, and areas used for physical education or active outdoor recreational use. Areas excluded from this calculation are areas used for parking, loading, and traffic circulation, landscaped areas in parking lots, service areas, eating areas, and any required street setbacks.
14. The number of students on the playground at any one time; the hours of recess and outside play; the design and precise location of the outside play area; shall be subject to review and approval by the final review authority. Also, the final review authority may, at its discretion, limit the number of students that may be engaged in outside play if it finds that outside play is causing a noise nuisance for the neighborhood. The outdoor play area is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the zoning code.

The following conditions of approval shall be included:

1. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Director of Economic & Development Services. Outdoor play areas shall include a combination of both hard and soft surfaces.
2. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck. On a project-specific basis, the Director of Economic & Development Services shall require that the playground plan adequately serve the anticipated number of users and their activities.
3. Prior to occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).
4. All nighttime school activities in the outdoor play yard areas shall be subject to review and approval by the Director of Economic & Development Services.
5. There shall be no nighttime lighting, except for security purposes, of outdoor play areas after school hours. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
6. Chain link fence visible from a public street or residential property is prohibited.
7. The outdoor play area shall be enclosed with a six-foot high fence or wall with a lock or latching device that is not accessible to children. All fences or walls shall provide for safety with controlled points of access.

PRIVATE RESIDENTIAL PROPERTIES – OUTDOOR PLAY AREAS FOR CHILDREN

The following review criteria shall be applied:

1. The location of common outdoor play areas (i.e. turf areas, open play fields, paved play areas, apparatus areas, and active outdoor recreational areas) should be sensitive to neighboring residences and other adjacent land uses. Further, the play areas located adjacent to the residential uses should be landscaped with trees, shrubs, and berms, and/or hardscape treatment as buffering mechanisms for visual and noise purposes.
2. Outdoor play areas are encouraged to be shaded by a canopy structure, awnings, or landscaping.
3. If the common outdoor play area is located adjacent or in proximity to a street, driveway, loading area, or any other traffic circulation area, a street barrier with a minimum height of 42 inches (i.e. steel reinforced bollards, reinforced block walls, etc.) should be used to enclose the play area for adequate protection from vehicular traffic. Any other type of comparable street barrier which may provide adequate protection shall be subject to review and approval by the final review authority. Fences and block

walls shall be in conformance with development standards for the zoning district in which they are located.

4. The Playground Plan should demonstrate compliance to State of California Playground Safety Regulations R-39-97, (California Code of Regulations, Title 22, Division 4, Chapter 22, available from Barclay's California Code of Regulations (800) 888-3600. State safety regulations are based on the ASTM F1487-98 Standard Consumer Safety Performance Specification of Playground Equipment for Public Use, and the Consumer Product Safety Commission Handbook for Public Playground #325, both available from the California Department of Health Services, (916) 654-0381.
5. At least one of each type of ground level play equipment should be handicapped accessible.
6. When two or more playgrounds are provided on one site, there should be distinct separation between preschool age playgrounds (2-5 years) and school-age playgrounds (5-12 years) through the use of walkways, seating areas, or landscaped buffers to separate the two distinct areas.
7. No metal slides or merry-go-rounds are allowed.
8. A variety of play experiences and graduated play challenges should be provided, including crawling, pulling/pushing, balancing, swinging, climbing, spinning, sliding, and creative/social play opportunities.
9. The playground should be located a minimum of 50 feet in all directions from any such hazards such as streets, parking lots and bike paths, barbecues, water features, and tripping hazards.
10. The playground should be visible from the street for surveillance.
11. A minimum of one shaded seating area should be provided nearby to foster adult supervision of children.

The following conditions of approval shall be included:

1. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Director of Economic Development Services. Common outdoor play areas shall include a combination of both soft and hard surfaces.
2. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck heights. On a project-specific basis, the Director of Economic & Development Services shall require that the playground plan adequately serve the anticipated number of users and their activities.
3. Prior to occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).
4. There shall be no nighttime lighting, except for security purposes, of common outdoor play areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
5. Chain link fence visible from a public street or residential property is prohibited.



City of Costa Mesa

Agenda Report

ATTACHMENT 3

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-875

Meeting Date: 9/26/2022

TITLE:

PLANNING APPLICATION 22-17 FOR A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE K-12 SCHOOL (RENASCENCE SCHOOL INTERNATIONAL) IN THE C1 ZONE FOR THE PROPERTY AT 1600 ADAMS AVENUE AND 2850 MESA VERDE DRIVE EAST

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: Patrick Achis, Assistant Planner

CONTACT INFORMATION: Patrick Achis, 714.754.5276, Patrick.Achis@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1) Existing Facilities and Section 15332 (Class 32) Infill; and
2. Approve Planning Application 22-17, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant is Carrie Mizera with Renascence School International (RSI), for the property owners, Mesa Verde Associates and C J Segerstrom & Sons.

BACKGROUND:

Zoning, Project Setting and Surrounding Uses

The subject property has a General Plan Land Use Designation of General Commercial (GC) and is zoned Local Business District (C1). The approximate 1.2 acre site contains a vacant, two-story, 23,000-square-foot building with a 46-space parking lot that was constructed in 1978 for the operation of a gym. Project implementation would repurpose and modify the existing gym building for the operation of a new private K-12 school. The project site is located between Elm Avenue to the immediate north, Adams Avenue to the south, Royal Palms Drive to the east and Mesa Verde Drive to the west.

Three other commercial properties are located generally to the west of the property and include an existing surgical center (1650 Adams Avenue), a dance studio (1640 Adams Avenue) and a pre-school (1620 Adams Avenue). The aforementioned adjacent three commercial properties and the

subject proposed school property (1600 Adams Avenue) maintain a private agreement with an adjacent property owner for the use of a parking lot (2850 Mesa Verde Drive) that is located to the north of the proposed school site. The parking lot is a stand-alone parking lot with no other development on-site. To the immediate east of the subject property is a United States Post Office facility (1590 Adams Avenue) and a City Fire Station (1570 Adams Avenue). (See the below Exhibit 1.)

Exhibit 1 - Project Vicinity.



The subject property is outlined in red, including the shared surface parking lot.

Prior Land Use Approvals

In 1972, a private reciprocal access and parking agreement was recorded among the properties at 1600 - 1650 Adams Avenue, and the property at 2850 Mesa Verde Drive East. The 1972 access/parking agreement has been provided as Attachment 2. At one time, these properties were all owned in common by a single property owner. Although the parking lot is technically a separate parcel, the titles for the properties at 1600 (subject site), 1620, 1640 and 1650 Adams Avenue include allowed use of the common parking lot for access and parking. Further and as indicated below, the City has also permitted entitlements based on reciprocal access and parking between the aforementioned properties and the parking lot property at 2850 Mesa Verde Drive East.

On June 10, 1985, the Planning Commission approved Conditional Use Permits for reciprocal access and compact parking spaces for the three existing commercial buildings located at 1600, 1640, and 1650 Adams Avenue (Planning Application PA-85-102). The staff report and resolution for PA-85-102 has been provided as Attachment 3.

On August 30, 2022, the Director of Development Services approved Development Review 21-08 and Minor Modification 21-21 to allow the demolition of an existing medical office building and the construction of a 17,424-square-foot new medical office building at 1650 Adams Avenue and reduced landscaped building side setback along Mesa Verde Drive. The staff report and resolution for Development Review 21-08 and Minor Modification 21-21 has been provided as Attachment 4.

Non-Conforming Development

The existing development is legal-nonconforming in terms of setback and floor area ratio (FAR). The applicant does not propose additional floor area or to expand the existing nonconforming setback and all proposed improvements will comply with the current C1-zone development standards.

DESCRIPTION:***Proposed Project***

The applicant is requesting a conditional use permit to operate a private K-12 school (Renaissance School International) in the existing 23,000-square-foot building. A maximum of 210 students would attend the school on weekdays from 8:00 a.m. to 3:30 p.m. Approximately 32 teachers and staff members would be employed at the school. To prepare the building for the proposed use, a tenant improvement would create classrooms, administrative offices, breakrooms, two external playgrounds, a multi-purpose gym, and equipment/storage space. Please reference the applicant's project description included as Attachment No. 5 for specific project details.

Pursuant to Table 13-39 of the Costa Mesa Municipal Code (CMMC), a school use requires Planning Commission approval of a conditional use permit (CUP) in the C1 - Local Business District. In order to approve a CUP, the CMMC requires that the Planning Commission make specific findings related to neighborhood compatibility, health and safety, and land use compatibility. The analysis regarding CUP findings is provided below in this report. Lastly, staff has drafted specific conditions of approval, included in the Resolution, to ensure site-specific land use compatibility.

ANALYSIS:***Exterior Modifications***

The proposed architectural changes to the existing building focus on repurposing the previous fitness use (gym) to facilitate the new school. The design includes new fenestrations, colors, and materials that visually enhance the building. Mechanical equipment proposed for the building will be completely screened from the public right-of-way and neighboring properties. The applicant also proposes the development of two exterior playground areas that would replace an existing landscape area and 15 existing parking spaces. The northerly playground area is proposed to be approximately 4,000 square feet, and the southerly playground area is proposed to be approximately 2,600 square feet. Both playground areas would include grass and playground equipment. In addition to the outdoor playareas, a 3,290-square-foot multi-purpose room will also be used as a play area.

On March 4, 2002, City Council adopted review criteria, guidelines, and conditions of approval for private school outdoor play areas. Staff have reviewed the conceptual play area plans for consistency with the guidelines, which are provided as Attachment No. 9. At this time, the outdoor play areas have been designed conceptually and the applicant intends to submit detailed play area plans at a later date. Based on the conceptual plans, the design complies with the guidelines, with the exception of minimum exterior play area. Based on the total number of students, the minimum exterior play area per the guidelines is approximately 22,000 square feet; the conceptual proposal provides for 6,600 square feet of exterior play area. However, additional indoor play areas are provided and recess schedules are staggered such that no more than 30 students would utilize each play area at a time. Staff believes that the play areas are adequate given the operating conditions, but will also continue to work with the applicant on the final design. Condition of Approval No. 10 is

included to require the final design of the playground areas to be reviewed by staff and forwarded to the Planning Commission for final approval. Consistency with the guidelines will be evaluated in detail at that time.

The existing front stairwell and other landscape around the building is not proposed to change. All proposed alterations comply with the C1 Development Standards. See Exhibit 2 below which depicts the proposed project's east facing façade elevation.

Exhibit 2 - Project Rendering of the East-facing Façade



Interior Modifications

Only tenant improvements with no floor area additions are proposed to the existing interior of the facility, which includes a 17,119-square-foot lower main floor and a 5,274-square-foot second-floor level. The first floor is proposed to include 11 student classrooms, a multi-purpose gym/basketball court, a fitness area, a media and computer room, facility bathrooms, kitchen facilities and a teacher's lounge. The second floor level is proposed to include one classroom, an administrative office, a student multi-use room and additional bathrooms. The second-floor existing hallway will remain which provides for required emergency ingress/egress.

School Operations

Renaissance School International (RSI) has operated a private school in the City of Costa Mesa for approximately 11 years. Until recently, the school was located at 2990 Mesa Verde Drive East and as a result of a lease not being continued, the school temporarily operates on a short-term lease now at 1701 Baker Avenue. Both the former and current site of the school are approximately 0.6 miles from the proposed permanent project location at the subject property.

Current and proposed hours of school operation are 7 a.m. to 6 p.m., Monday through Friday. During the school year from September to June, the school is in session weekdays from 8 a.m. to 3:30 p.m., and extended childcare is offered outside of instruction hours from 7 a.m. to 6 p.m. The school

currently operates with 220 students that include pre-kindergarten to 9th grade. The school is modifying their operations to decrease their student capacity to 210 with the elimination of pre-kindergarten, and the addition of grade levels 10th - 12th. Once established, the School anticipates a future growth in student numbers to approximately 350 students (staff has informed the applicant that additional entitlements would be necessary to increase student capacity beyond 210 students).

Students are provided one 30 minute lunch break and two 15-minute recess breaks per school day. Recess and lunch breaks may be indoors (inside the gymnasium) or outdoors (inside the playgrounds) at staggered times with approximately 30 students in one area. There will be adult supervision during breaks. The student to teacher ratio is 18:1 during academic instruction time with a 30:1 ratio during breaks. The school currently operates with 52 employees (including staff and teachers) and is proposing to reduce the facility staff and teachers to 32 total.

Circulation and Student Pick-up and Drop-off

The subject site currently includes direct site access (ingress and egress) from Adams Avenue, and indirect access (ingress and egress) from Mesa Verde Drive East. Vehicular ingress to the site is from Adams Avenue for vehicles traveling northbound with right-turns into the site, and southbound traveling vehicles on Adams Avenue via left-hand turns from a dedicated center median turn-lane. Vehicles exiting the site can currently make both left-hand or right-hand turns onto Adams Avenue; however, a Condition of Approval 29 has been added to limit vehicle movements from this driveway to right-hand turns only. Indirect access to the subject site is provided from Mesa Verde Drive East, via the property at 2850 Mesa Verde Drive East (through the existing parking lot). As previously indicated, a private reciprocal access and parking agreement was recorded in 1972 between the subject property and the parking lot property for access and use of parking. In addition, in 1985, the Planning Commission approved a CUP for similar purposes as the aforementioned private access/parking agreement.

Similar to the schools existing operating conditions, all students attending the school are transported by car and according to school records, 18 percent of the school attendees have other siblings that attend the school, and thus carpool in a single vehicle. According to the applicant's project description, the proposed student pick-up and drop-off activity will be coordinated by school staff through the on-site parking lots. The school assigns each student an arrival/departure time slot by grade levels allowing a 15 minute grace period before drop-off time and after pick-up time to control traffic and vehicle stacking. The morning arrival window is from 7:45 a.m. to 8:45 a.m. Parents are required to arrive and depart within that timeframe and organized into groups of approximately 40 students during each arrival time window. According to the applicant, prior to each school year, parents will be required to attend a school orientation which will provide instruction and hand-outs regarding student drop-off/pick-up.

As indicated in the below Exhibit 3, with the use of the school parking area on-site (1600 Adams Avenue), and the parking lot at 2850 Mesa Verde Drive East, the capacity for student drop-off/pick-up queuing is approximately 900 linear feet, and allows a vehicle stacking area for approximately 45 cars, which is consistent with the amount of cars expected during each group drop-off/pick-up time.

Exhibit 3 - Queuing and Drop-off/Pick-up Plan



The applicant proposes that student drop-off/pick-up vehicles would turn right from Mesa Verde Drive East into the parking lot at 2850 Mesa Verde Drive East and follow a specified queuing path until reaching the drop-off/pick-up area located in front of the school. The applicant further indicates that on-site circulation will be controlled by four staff members and additional volunteers to expedite the flow of vehicles through the shared parking lot to the drop-off zone. The vehicle queuing and drop-off/pick-up areas will be coned, identified by signage, and have specific dedicated staff to assist drivers from Mesa Verde Drive East to the front of the school.

As required by the City's Traffic Division and previously indicated, the applicant is conditioned to re-design the parking lot ingress/egress on Adams Avenue to allow right-hand turn exits only. Several other Conditions of Approval will ensure the pick-up and drop-off plan is implemented to avoid conflicts with neighboring tenants and surrounding uses, such as:

- Condition of Approval No. 6 requires the applicant to maintain and enforce the pick-up and drop-off schedule set forth in the "Applicant's Operation Plan" to prevent adverse traffic conditions;
- Condition of Approval No. 7 requires the applicant to evaluate site access during peak times to identify any operational issues with vehicle parking and queueing. If operational problems arise, the applicant shall contract with a qualified professional to

prepare a traffic circulation study identifying causes and solutions. Recommended actions from the traffic circulation study shall be implemented to the satisfaction of the Public Works Department; and

- Condition of Approval No. 31 requires the applicant to submit a “Circulation and Final Drop-off/Pick-up Plan” to the Public Works Department for review and approval. The Final Plan shall show the location of proposed directional signage, striping, and provide the proposed number and location of staff assisting with circulation and drop-off/pick up operations.

ANALYSIS:

Parking

As indicated in the “Background” section of this report, in 1972, a private reciprocal access and parking agreement was recorded among the properties at 1600-1650 Adams Avenue and the property at 2850 Mesa Verde Drive East. The agreement provided the subject property, along with the several other adjacent commercial properties exclusive shared access and use of parking at 2850 Mesa Verde Drive East. At that time, the aforementioned properties were all owned in common and have subsequently been sold to individual owners; with the exception of the property at 2850 Mesa Verde Drive East (parking lot). In 1986, the Planning Commission approved a conditional use permit for “consolidation of the use of the parking lot” at 2850 Mesa Verde Drive East with the adjacent properties that front Adams Avenue (1600, 1620, 1640 and 1650 Adams Avenue).

The total number of parking spaces provided for the commercial buildings at 1600, 1620, 1640 and 1650 Adams Avenue, and shared parking is 294 spaces. The current mix of uses that share parking include a montessori school (1620 Adams Avenue), a dance studio (1640 Adams Avenue), and a medical office (1650 Adams Avenue). The subject site (1600 Adams Avenue) has been used as a gym since its development, and has been vacant for several years.

The below Table 1 provides the required parking ratio for the current uses/properties that share the parking lot at 2850 Mesa Verde Drive East (not including the proposed subject school property at 1600 Adams Avenue). In summary, Table 1 concludes that when comparing the required parking for the currently operating uses (1620, 1640 and 1650 Adams Avenue) and the parking provided on site and within the shared parking lot, there are 135 parking spaces remaining and available to the proposed school.

Table 1

Table 1: Parking Requirements 1620-1650 Adams Avenue				
Address	Square Footage	Use	Parking Requirement	Required Parking
1620 Adams	9,852 SF	Montessori School	PA-07-25	26
1640 Adams	4,500 SF	Dance Studio	10 spaces per 1,000 SF	45
1650 Adams	14,597 SF	Medical Office	6 space per 1,000 SF	88
Total Required:				159
Total Provided:				294
Parking Available:				135

While parking requirements for colleges and trade schools are outlined in the Municipal Code, parking ratios for K-12 schools are not specified. In such cases, the CMMC (Section 13-90 - "Parking for uses not specified"), allows the Planning Division to determine required parking for unlisted uses.

As previously mentioned, the School requires that all students be driven to school and dropped off, which negates the potential parking demand created by students/parents. In addition, the School's upper grade students older than 16 (driving age) are also restricted from driving. However, staff believes that it is likely that there will be a small percentage of parents that will park for administrative and/or other student related school purposes, and therefore a certain amount of parking is needed even though student drop-off/pick-up is required. In addition, as with generally any use, the School will require parking for staff, delivery and other associated visitors. In consideration of the School's total potential parking demand, the Planning Division believes an appropriate amount of parking for the proposed school use would be 78 spaces. The 78 parking spaces accounts for 32 staff members requiring one parking space each, ten-percent of the student capacity requiring daily parking for administrative/other purposes, and an additional 25 parking spaces for daily deliveries and other non-contemplated visitor parking demand.

As indicated in Table 1 above, after subtracting the required parking for the adjacent uses, there are 135 parking spaces available for the School's use. The 135 spaces includes 89 shared parking spaces at 2850 Mesa Verde Drive East and 46 on-site spaces at 1600 Adams Avenue.

The applicant will remove 15 of the 46 on-site spaces at 1600 Adams Avenue for the installation of two outdoor playground areas. As a result, the total surplus parking for the project is 42 spaces as shown in the calculation of Table 2:

Table 2

Parking Available w/o School	135
Project-Required Spaces	-78
On-Site Parking Removed	-15

Total Parking with Project	42 Surplus Spaces
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During student pick-up/drop-off, the school will restrict use of a majority of the 31 on-site spaces to facilitate vehicle flow. However, adequate parking would be still be available for the use.

Traffic

CMMC Section 13-275(a), specifies that “a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour.” The morning peak hour period is generally considered to be 7:00 a.m. to 9:00 a.m., and the evening peak hour is 4:00 p.m. to 6:00 p.m.

Since proposed classes end at 3:30 p.m. and before the evening peak hour, this analysis only considers the morning peak hour trip generation. As part of the analysis, staff considered the potential morning peak hour period traffic demand of the students being dropped-off starting at 7:45 a.m. until 8:45 a.m. The City’s traffic review focuses on net trip increase and therefore the previous use’s trips (gym) are credited (subtracted) from the proposed use estimated peak hour trip generation. Additionally, according to current student records, approximately 18 percent of the school families have multiple siblings (multiple students) that attend the school, and therefore staff discounted a limited amount of trips related to carpooling. Based on this analysis, staff determined that the proposed use does not meet the threshold for requiring a traffic study. Additionally, pursuant to the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual, the previous use of the gym generated more average daily trips (ADT) than the proposed school; therefore, the change in use reduces average daily trips from the site and therefore no traffic impact fee is required.

Compatibility with Adjacent Residential Land Uses

The project is designed and conditioned to minimize potential impacts to neighboring residential uses that are located across Adams and Elm Avenues, and on Lido Place. Specifically, the existing site walls, roadways, and orientation of the project, minimize impacts and ensure the school use does not interfere with the adjoining residential neighborhoods. “Residential Distance Exhibits” are included as Attachment 6 and illustrates the proximity of the project site to the nearest residential uses. The Exhibits observe the following relationships between the project and nearby residential uses:

Adams Avenue. On Adams Avenue, the project is separated from residences by a six-lane arterial roadway. Existing mature trees, an eight-foot block wall, and the rear yard orientation of the residences serve to adequately address potential conflicts with these residential properties.

Lido Place. The school is over 250 feet away from these residences, which are also separated from the shared parking area by an eight-foot high block wall. However, several residential properties on Lido Place abut the project’s shared parking lot and at this location during drop-off and pick-up times, increased traffic is anticipated to occur. To minimize potential impacts such as vehicle noise (doors opening and closing and engine start-up) the project is conditioned that this area only be used for queuing of vehicles. Further, school parking monitors are required to direct drivers away from this area towards the school. The parking lot monitors will also ensure that vehicle radio volume cannot be heard from outside of the car and horns shall not be used. As conditioned, staff anticipates that the parking lot will

operate similar to existing conditions.

Elm Avenue. Residences along Elm Avenue are located over 160 feet from the project site. Existing tall trees and a four-foot high block wall serve to screen the project. Elm Avenue does not provide direct access to the project site, and this will remain unchanged by the project.

Project compliance with noise control standards pursuant to Chapter 13 of the Zoning Code is required. In the event that the noise level exceeds the City's noise standard, conditions of approval have been added to require that the project provide a six-foot high wall around playground areas for sound screening or other similar solution to address the issue. Additionally, Condition No. 6 includes a limitation of 30 students in each outdoor play area to minimize potential noise.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in this Plan. The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

Consistency: The project will allow for the relocation of an existing private school that has operated in the City for over 11 years. The proposed school would maintain and provide a local educational opportunity that supports the City's goals of providing high quality and diverse services to residents.

2. **Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Consistency: The project has been designed to ensure that potential conflicts with residential land uses are minimized. Surrounding land uses share compatibility with the project including a preschool, dance studio, and medical office. The project upgrades the existing vacant building with articulation and building modulations to enhance the urban environment. Queueing, driveways, parking and loading spaces have been reviewed by the Public Works Department for adequacy, efficiency, and safety. Lastly, the project has been designed and conditioned to protect the character and enjoyment of nearby residences.

REQUIRED FINDINGS:

Pursuant to Title 13, Section 13-29(g)(2), Conditional Use Permit Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record demonstrates that the proposed project substantially meets specified findings. Staff recommends approval of the request, based on the following assessment of facts and findings, which are also reflected in the draft resolution.

- *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.*

The proposed private school improvements and operating characteristics are compatible with the allowed commercial, public/private institutional, and residential uses in the vicinity. Physical alterations to establish the school conform to all current building and safety standards. The School's parking demand will not exceed the parking available within the shared parking lot and will not interfere with the access agreement for the surrounding properties. All rooftop equipment will be screened and hidden from view. The development would be required to comply with the City's Water Efficient Landscape Ordinance. The proposed school improvements will comply with the development standards for the C1 (Local Business District), and the architectural design creates visual interest through building articulation, window treatments, and landscaping.

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

The School's operations, including circulation, parking, operational hours and playground location are designed to avoid conflicts with surrounding properties. Additionally, the operation of the school will be required to comply with all local, State, and federal regulations. Pedestrian and vehicular access would be provided from Mesa Verde Drive East via an existing on-site two-way driveway. The Adams Avenue driveway would be reconstructed as a one-way right-hand turn exit only. The on-site driveway will be re-constructed pursuant to City Standards and reviewed and approved by the Public Works Department. The proposed site design includes the provision of adequate emergency vehicle access and public services and utilities.

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

The project, as proposed and conditioned, complies with the General Plan, and with approval of the CUP, the standards prescribed in the Zoning Code. The proposed use as a private school is consistent with the General Commercial General Plan land use designation and Local Business District zoning classification. The proposed project does not increase the building square footage and does not otherwise change the site's existing density or intensity. There are no Specific Plan's applicable to this site.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) "Existing Facilities" and 15332 (Class 32) "In-Fill Development Projects".

The Class 1 CEQA exemption exempts minor alterations to existing facilities involving negligible or no expansion of the existing or prior use. The proposed new private school involves negligible to no expansion of the existing or prior use because it will have little or no impact on the surrounding area since all parking required by the private school use will be accommodated at the project site. The project involves tenant improvements to convert a gym space into a private school for up to 210 students, and there will be no increase in existing floor area. Lastly, average daily traffic of the private school is considered less than the previous use of the gym.

The Class 32 CEQA exemption applies to projects characterized as in-fill development provided that the project is consistent with the general plan designation and applicable general plan policies, as well as with applicable zoning designations and regulations. Further, the Class 32 Exemption requires that the project development occurs within the City limits, on a project site of no more than five acres, the project site has no value as habitat for endangered, rare or threatened species, and that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Lastly, the site must be adequately served by all required utilities and public services.

The proposed project site is approximately 1.2 acres in size, is located within an urban area, and can be adequately served by all required utilities and public services. The project is consistent with the General Plan designations and policies, and is consistent with all applicable zoning regulations upon approval of the requested entitlement. The project site and adjacent areas have no value as habitat for endangered, rare, or threatened species. Lastly, as designed and conditioned, the project will not have significant environmental impacts related to traffic, noise, air quality, and water quality.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. 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 and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings for denial into a Resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for at least six months.

LEGAL REVIEW:

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

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 and occupants within a 500-foot radius of the project sites. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. **On-site posting.** A public notice was posted on the street frontage of the project sites.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date of this report's publishing, no public comments have been received. Any public comments received prior to the September 26, 2022 Planning Commission meeting will be provided separately to the Planning Commission.

CONCLUSION:

The applicant proposes to relocate an existing private school that is currently operating in the City less than one-mile away. The school has operated in the City for the last 11 years. The school is proposed between an existing montessori school and a United States Post Office, and would replace an existing gym. The school will be located on one of the City's major commercial corridors, is compatible with surrounding commercial uses and is designed and conditioned to avoid and minimize potential impacts to nearby residential properties. The project meets the required findings for approval of a Conditional Use Permit, and therefore staff recommends approval of the project subject to conditions of approval.

RESOLUTION NO. PC-2022-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-17 FOR A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE K-12 SCHOOL IN THE C1 ZONE FOR THE PROPERTY AT 1600 ADAMS AVENUE AND 2850 MESA VERDE DRIVE EAST

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 22-17 was filed by Carrie Mizera, authorized agent for the property owner, Mesa Verde Associates, requesting approval of the following: A conditional use permit to operate a private K-12 school (Renaissance School International) in the existing 23,000 square foot building. Up to 210 students would attend the school on weekdays from 8:00 a.m. to 3:30 p.m.

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 26, 2002 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) and 15332 (Class 32) In-Fill Development Projects.

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

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-17 with respect to the property described above.

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-22-17 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall

be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document 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 26th day of September, 2022.



Jon Zich, Vice Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022-24 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 26, 2022 by the following votes:

AYES: Zich, Rojas, Russell, Toler, Vivar

NOES: None

ABSENT: de Arakal

ABSTAIN: Ereth



Scott Drapkin, Secretary
Costa Mesa Planning Commission

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. 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.
 2. The school shall not accommodate more than 210 students and 32 staff at any time. The applicant and shall also meet all State and local (Building and Fire) occupancy limitations or requirements.
 3. The regular hours for which students are present shall be from 7: 00 a. m. to 6:00 p. m., Monday through Friday. Special events may occur beyond these hours.
 4. The school shall maintain a minimum of 78 parking spaces.
 5. Each outdoor play area shall be utilized by no more than 30 students at a time in a recess-like manner. Larger groups are permitted within the outdoor play areas when students are gathered for assembly events.
 6. During operation, the applicant shall maintain and enforce the pick-up and drop-off schedule set forth in the Applicant's Operation Plan to prevent adverse traffic conditions. During pick-up and drop off times, a minimum of 5 staff members shall monitor the parking lot to direct circulation and quickly move vehicles off Mesa Verde Drive and onto the parking lot.
 7. During operation, the applicant shall evaluate site access during peak times to identify any operational issues with vehicle parking and queueing. If operational problems arise, the applicant shall contract with a qualified professional to prepare a traffic circulation study identifying causes and solutions. Recommended actions from the traffic circulation study shall be implemented to the satisfaction of the Public Works Department.
 8. Prior to issuance of a building permit, project plans shall demonstrate location of designated staff parking stalls along vehicle queueing path.
 9. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the applicant and, where applicable, the Authorized Agent, for reference.
 10. Prior to building permit issuance, the applicant shall submit a final playground plan to the Planning Division for review and forwarded to the Planning Commission for final approval. Consistency with the Council-adopted outdoor play area guidelines will be evaluated in detail at that time.
 11. Prior to building permit final, the applicant shall submit a letter to the Planning Division stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted

by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).

12. Approval of the planning/zoning application is valid for two (2) years 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) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
13. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers and/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 the City.
14. The conditions of approval, code requirements, and special district requirements for PA-22-17 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
16. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning

Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

17. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
18. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
19. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
20. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
21. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
22. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, groundcover and turf requirements per the City's Zoning Code.
23. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be

- required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division
24. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
 25. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager. Any construction access from the neighboring properties will require property owner permission.
 26. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
 27. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
 28. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas either within the garages or within the side yard areas (behind fences).
 - Trans 29. Prior to issuance building permit issuance, project plans shall show the driveway on Adams Avenue reconfigured to operate as a right turn exit only. Plans shall show physical modifications to the drive approach, proposed signage and striping changes to the satisfaction of the Public Works Department.
 30. Prior to issuance building permit issuance, project plans shall show replacement of on-site bike racks with inverted u-racks.
 31. Prior to issuance building permit issuance, the applicant shall submit a Final Drop-off/Pick-up Plan to the Public Works Department for review and approval. The Final Drop-off / Pick-up Plan shall show the location of proposed directional signage, striping, and provide the proposed location and number of staff assisting with drop-off/pick up operations.

32. Prior to building permit issuance, project plans shall show a parking plan designating parent parking area for pick-up/drop-off of younger students, designated staff parking, and student parking (if any) areas. All parking stalls and aisles for the project shall comply with Costa Mesa Parking Design Standards.
- Eng 33. Prior to issuance of a building permit, the applicant shall obtain a permit from the City of Costa Mesa, Engineering Division, to reconstruct a driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan to accommodate a right turn exist only. Location and dimensions are subject to the approval of the Transportation Services Manager. Public Works staff shall also investigate if signage can be installed on Adams Avenue (both directions) in accordance with City standards to alert drivers of the modification to the existing driveway circulation (right-hand, exit only) into the property from Adams Avenue. ADA compliance is required for all new driveway approaches.
34. Prior to issuance of a building permit, the applicant shall submit required cash deposit or surety bond to guarantee construction of off-site street improvements per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

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. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. All on-site utility services shall be installed underground.
4. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
5. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, ground cover and turf requirements per the City's Zoning Code requirements.

6. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in the Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to the issuance of building permits.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
9. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. Transformers, backflow preventers, and any other approved above-ground utility improvements shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
- Bldg. 12. Prior to building permit issuance, the conditions of approval shall be on the approved Architectural plans.
13. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards 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 2019 California Building Code.
14. A change of occupancy shall require compliance with 2019 California Building codes and Disabled access requirements of Chapter 11B of the 2019 California Building Code..
15. Prior to building permit issuance, the Applicant shall submit a plan to the County of Orange Health Dept. for review and approval.
16. A change of occupancy shall require compliance with 2019 California Building codes and Disabled access requirements of chapter 11B of the 2019 California Building Code.

- | | |
|--------------|--|
| Fire | 17. Comply with the requirements of the 2019 California Fire Code and referenced standards as amended by the City of Costa Mesa. |
| Bus.
Lic. | 18. 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. |

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|------|--|
| AQMD | 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000 |
|------|--|

OR

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

- | | |
|-------|--|
| Cable | 3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service. |
| Sani. | 4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements. |
| State | 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |



January 4, 2023

Chair Byron de Arakal and members of the Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

**Subject: Renascence School International (RSI)
Approved Conditional Use Permit – Playgrounds Project Description
1600 Adams Avenue - Private School (K-12th grade)**

Dear Chair de Arakal and Commissioners:

Thank you for taking the time to review the project description of the playground areas for the already approved CUP at 1600 Adams location.

We are excited to share the designs of the exterior improvements and playgrounds with you in the form of conceptual plans. As you can see, we have redesigned the landscape areas in the front of the building facing Adams. There is at least a 20ft setback with a low retaining landscape wall (+/- 24" height) to enhance the design, improve on the site grading/drainage at the back of the street sidewalk and allowing for a clear view of the beautiful design from the street.

The two playgrounds are completely inside the property line of 1600 Adams. They are both proposed to be fully enclosed with protective thematic fencing to be partially composed of CMU for safety and part metal and/or composite plank material for screening. One of the playgrounds is designed for K-2 and the other for grade 3-5. Grade 6 and above will be using the indoor gym for PE. Age-appropriate playground structures are chosen for the respective play areas and will be professionally installed with fall protections in place. The play experiences including graduated play challenges such as crawling, pulling/pushing, balancing, climbing, sliding, and other creative/social play opportunities. No metal slide or merry go around are selected for either play area.

The k-2 playground is estimated 1,200 sq ft with an additional 700 sq ft of outdoor seating/flex area and the 3-5 playground is estimated 2,100 s.f with an additional 450 sq ft of outdoor seating/flex area. We limit to 30 students to be in each play area at one time. And, as mentioned, grade 6-8 will be utilizing the indoor gym. The PE time is 30 mins per day per class and the recess is 15 mins each time per class. The outdoor times are staggered for each grade level as we have already been doing for the last 12 years. Enclosed with this letter is our current class schedule demonstrating how PE and recess are staggered for using the grass field. The class schedule will be very similar at the Adams location except we will gain an additional space for grade 6-12.

The two playgrounds are designed to be in full compliance of all the safety requirements and the enrichment of the students in mind. Our school community will really enjoy these amazing spaces.

We look forward to Planning Commission's approval and will gladly answer all questions of staff and the Commission at your convenience.

Thank you for your time and consideration of our request.

Sincerely,

Carrie Mizera

Carrie Mizera
Executive Director



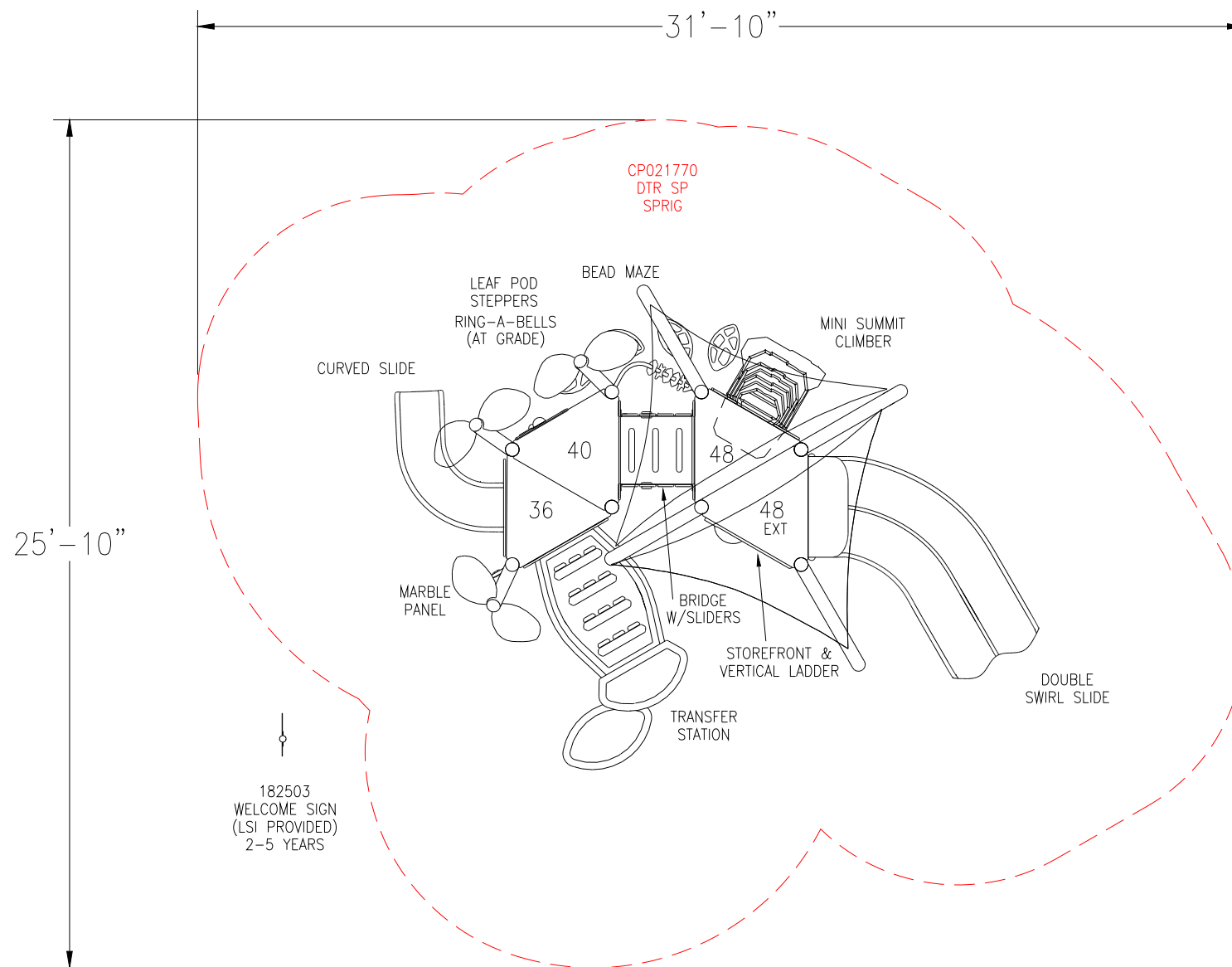
2987 Mesa Verde East
Costa Mesa, CA 92626

Attachments: Current school year class schedule to demonstrate the staggered outdoor time.

cc: C.J. Segerstrom & Sons

Time	L10-1	Time	L10-2	Time	C6
8:30 - 9:45	Chinese - Lin Laoshi / Yu Laoshi TA	8:30 - 9:25	Science - Tian Laoshi / Huang Laoshi TA	8:00 - 9:15	English - Ms. Charas / Mrs. Flournoy TA
9:45 - 10:05	Snack - Yu Laoshi - Hallway tables	9:25 - 9:40	Snack - Huang Laoshi - Hallway tables	9:15 - 9:30	Snack - Sra. Ferrand - courtyard tables
10:05 - 10:25	PE - Mr. J	9:40 - 10:55	Math - Chen Laoshi / Luo Laoshi TA	9:30 - 10:25	Spanish - Srta. Fernandez / Sra. Ferrand TA
10:25 - 11:20	Science - Tian Laoshi / Yu Laoshi TA	10:55 - 11:15	PE - Mr J	10:25 - 11:40	Chinese - Xiong Laoshi / Huang Laoshi TA
11:20 - 12:35	Math - Chen Laoshi / Lin Laoshi TA	11:15 - 12:30	English - Ms. Charas / Ms. Hong TA	11:40 - 12:10	Lunch - Ms. Bleeker + Sra. Ferrand Courtyard tables
12:35 - 1:05	Lunch - Mr. J + Mrs. Flournoy + Huang Laoshi Hallway tables	12:30 - 1:00	Lunch - Mr. J + Mrs. Flournoy + Huang laoshi Hallway tables	12:10 - 1:25	Math - Zhou Laoshi / Yu Laoshi TA
1:05 - 2:20	English - Ms. Charas / Ms. Bleeker TA	1:00 - 2:15	Chinese - Lin Laoshi / Huang Laoshi TA	1:25 - 1:45	PE - Mr. J
2:20 - 2:30	Break - Ms. Charas	2:15 - 2:30	Break - Lin Laoshi	1:45 - 2:00	Break - Mr. J
2:30 - 3:00	Academic Support - Ms. Charas	2:30 - 3:00	Academic Support- Lin Laoshi	2:00 - 2:55	Science - Chen Laoshi / Huang Laoshi TA
				2:55 - 3:30	Academic Support- Chen Laoshi
Time	C7-1	Time	C7-2	Time	C8
8:00 - 8:55	Spanish - Srta. Fernandez	8:00 - 8:55	Science - Chen Laoshi	8:00 - 9:10	Chinese - Xiong Laoshi
8:55 - 9:10	Snack - Sra. Sanz - hallway tables	8:55 - 9:10	Snack - Mr. J - hallway tables	9:10 - 9:30	Snack - Mr. J - courtyard tables
9:10 - 10:25	Chinese - Xiong Laoshi	9:10 - 10:25	Math - Zhou Laoshi	9:30 - 10:45	Eng/Hist - Ms. Charas
10:25 - 10:45	PE - Mr. J	10:25 - 10:45	PE - Mr. J	10:45 - 11:40	Science - Mrs. Amalfitano
10:45 - 12:00	Math - Zhou Laoshi	10:45 - 11:40	Spanish - Srta. Fernandez	11:40 - 12:00	PE - Mr. J
12:00 - 12:30	Lunch - Mr. J Hallway tables	11:40 - 12:10	Lunch - Ms. Bleeker + Sra. Ferrand Courtyard Tables	12:00 - 12:30	Lunch - Mr. J Hallway tables
12:35 - 1:30	Science - Chen Laoshi	12:10 - 1:25	Eng/Hist - Mr. Grajales	12:30 - 1:25	Spanish - Srta. Fernandez
1:30 - 1:55	Break - Sra. Ferrand	1:25 - 1:40	Break - Xiong Laoshi	1:25 - 1:50	Break - Sra. Sanz
1:55 - 3:10	Eng/Hist - Mr. Grajales	1:40 - 2:55	Chinese - Xiong Laoshi / Zhou Laoshi TA	1:50 - 3:05	Math - Tan Laoshi
3:10 - 3:30	Academic Support Mr. Grajales	2:55 - 3:30	Academic Support - Xiong Laoshi	3:05 - 3:30	Academic Support - Tan Laoshi
Time	C9	Time	C10	Time	C11
8:00 - 8:20	PE - Mr. J	8:00 - 8:30	PE - Mr. J	8:00 - 9:00	Science - Juang Laoshi 4x a week
8:20 - 9:15	Spanish - Sra. Valenzuela	8:30 - 9:00	History - Mr. Grajales	9:00 - 10:15	Eng/Hist 4x week - Mr. Grajales
9:15 - 9:30	Snack - Mr. J - courtyard tables	9:00 - 10:15	Math - Tan Laoshi	10:15 - 10:25	Snack - Ms. Hong - courtyard
9:30 - 10:25	Science - Mrs. Amalfitano	10:15 - 10:30	Snack - Ms. Hong - courtyard	10:25 - 10:45	PE - Mrs. Amalfitano
10:25 - 11:40	Math - Tan Laoshi	10:30 - 11:45	Chinese - Bobo Laoshi	10:45 - 11:45	Spanish - Sra. Valenzuela
11:40 - 12:10	Lunch - Ms. Bleeker + Sra. Ferrand Courtyard Tables	11:45 - 12:15	Lunch - Mr. Reed Parking lot tables	11:45 - 12:20	Lunch - Mr. Reed Parking lot tables
12:10 - 1:25	Chinese - Tian Laoshi / Luo Laoshi TA	12:15 - 1:10	English - Mrs. Cox	12:20 - 1:35	Math - Lei Huang Laoshi
1:25 - 1:55	History - Mr. Grajales	1:10 - 2:05	Spanish - Sra. Valenzuela	1:35 - 1:50	Break - Lei Huang Laoshi
1:55 - 2:10	Break - Mrs. Flournoy	2:05 - 2:15	Break - Mrs. Amalfitano	1:55 - 3:10	Chinese - Bobo Laoshi
2:10 - 3:05	English - Mrs. Cox	2:15 - 3:10	Science - Mrs. Amalfitano	3:05 - 3:30	Academic Support - Bobo Laoshi
3:05 - 3:30	Academic Support - Mrs. Cox	3:10 - 3:30	Academic Support - Mrs. Amalfitano		
Time	C12	Time	C13	Time	C15
8:00 - 8:30	History 4x week - Mr. Grajales	8:00 - 8:30	History 4x week - Mr. Grajales	8:00 - 8:30	Study Hall
8:30 - 8:50	PE - Mr. J	8:30 - 8:50	PE - Mr. J	8:30 - 8:50	PE - Mr. J
8:50 - 9:15	Snack - Mrs. Amalfitano - parking lot tables	8:50 - 9:15	Snack - Mrs. Amalfitano - parking lot tables	8:50 - 9:15	Snack - Mrs. Amalfitano - parking lot tables

[illegible]



Estimated manufacturing time:
4 weeks from the time of
LSI order acceptance, or receipt of
SkyWays release of fabrication
form if applicable.

Smart Play®
(2-5 years)
Max Fall Height: 48 inches

TOTAL SQUARE FOOTAGE
589 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS	7		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3

SCALE: IN FEET



Design
#6502

Landscape
Structures

SYSTEM TYPE:
Smart Play

DRAWING #:
6502



IT IS THE MANUFACTURERS OPINION AND
INTENT THAT THE USE AND LAYOUT OF
THESE COMPONENTS CONFORM WITH THE
AMERICAN SOCIETY FOR TESTING AND
MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & PLAY EQUIPMENT IS
DESIGNED FOR AGES 2-5 YEARS
UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT
THIS PLAY AREA DOES CONFORM TO
THE A.D.A. ACCESSIBILITY STANDARDS,
ASSUMING AN ACCESSIBLE PROTECTIVE
SURFACING IS PROVIDED, AS INDICATED, OR
WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON
INFORMATION AVAILABLE TO US. PRIOR TO
CONSTRUCTION, DETAILED SITE INFORMATION
INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING
UTILITIES, SOIL CONDITIONS, AND DRAINAGE
SOLUTIONS SHOULD BE OBTAINED, EVALUATED, &
UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL
DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND
LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT,
AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES
SHOULD NOT FACE THE HOT AFTERNOON SUN.

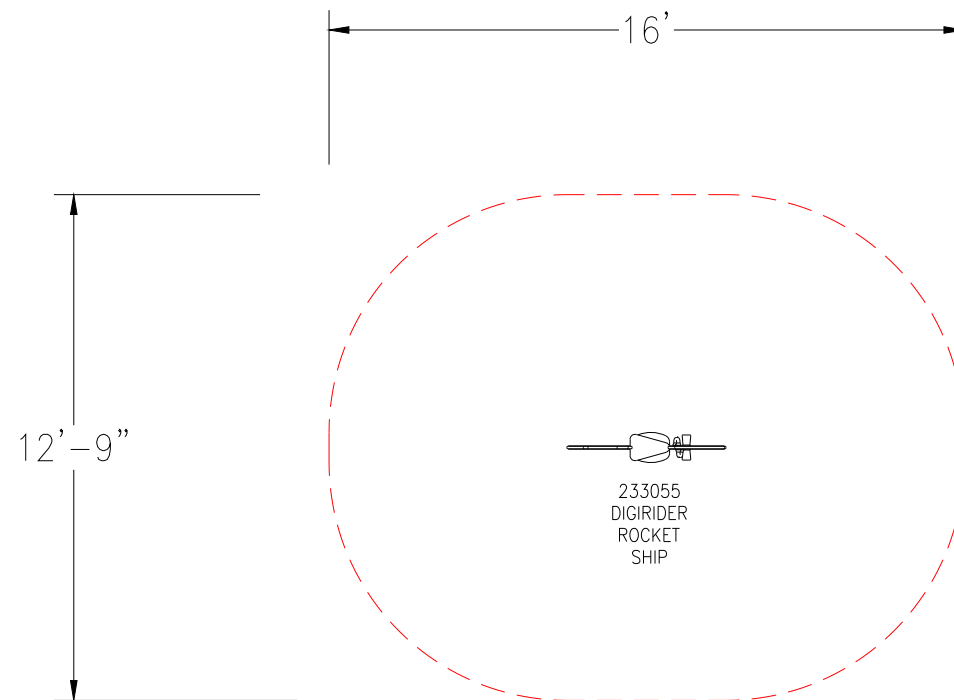
CHOOSE A PROTECTIVE SURFACING MATERIAL THAT
HAS A CRITICAL HEIGHT VALUE TO MEET THE
MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF.
ASTM F1487 STANDARD CONSUMER SAFETY
PERFORMANCE SPECIFICATION FOR PLAYGROUND
EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT
REVISION). THE SUBSURFACE MUST BE WELL
DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY
IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER
FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

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LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials



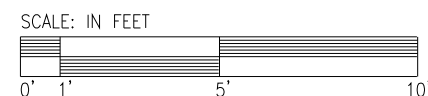


Freestanding Play
(2-12 years)

Max Fall Height: 21 inches

TOTAL SQUARE FOOTAGE
174 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	1	REQUIRED	1



Design
6088

Landscape
Structures

SYSTEM TYPE:
Freestanding

DRAWING #:
6088



landscape
structures



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

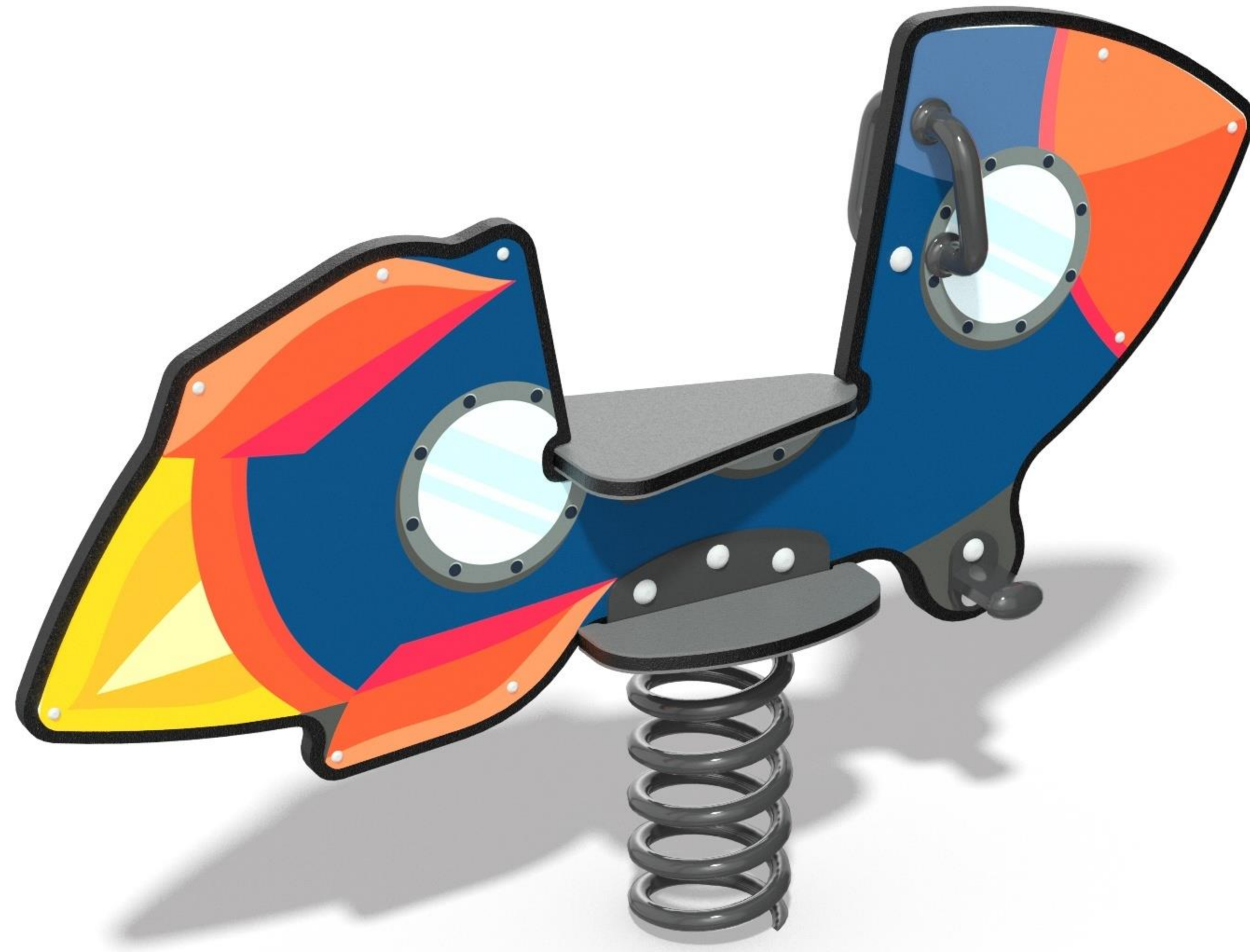
THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US, PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

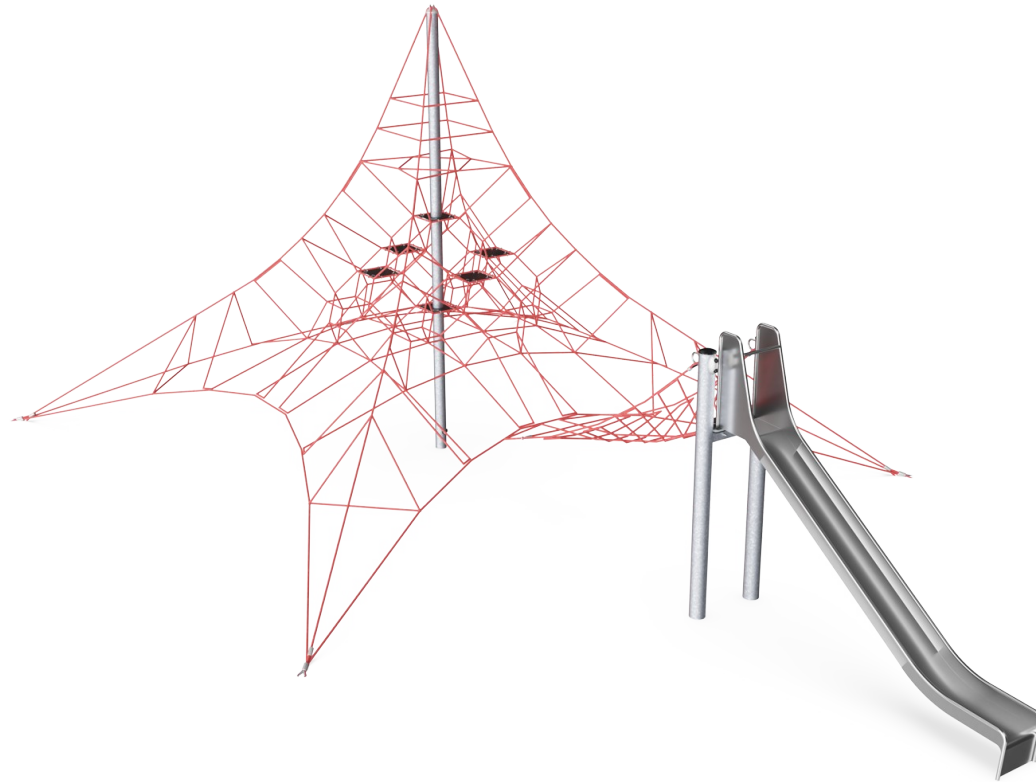
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DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials



Macro Spacenet & Slide

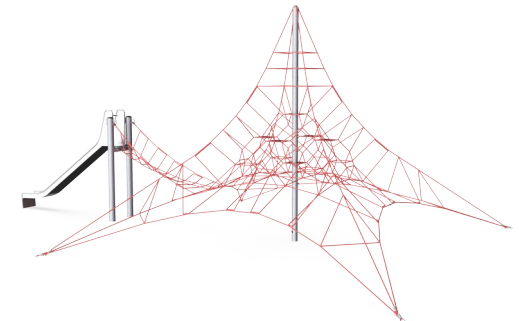
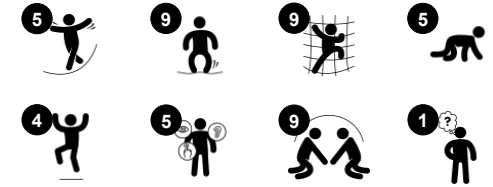
COR102902



The Macro Spacenet with extensions intensely motivates children to climb, again and again. The feeling of achievement when having climbed to the top is phenomenal. Climbing or swaying on the bouncy pendel seats trains the motor skills' ABC: Agility, Balance and Coordination. Major muscle groups get used when children climb in the Macro Spacenet. All

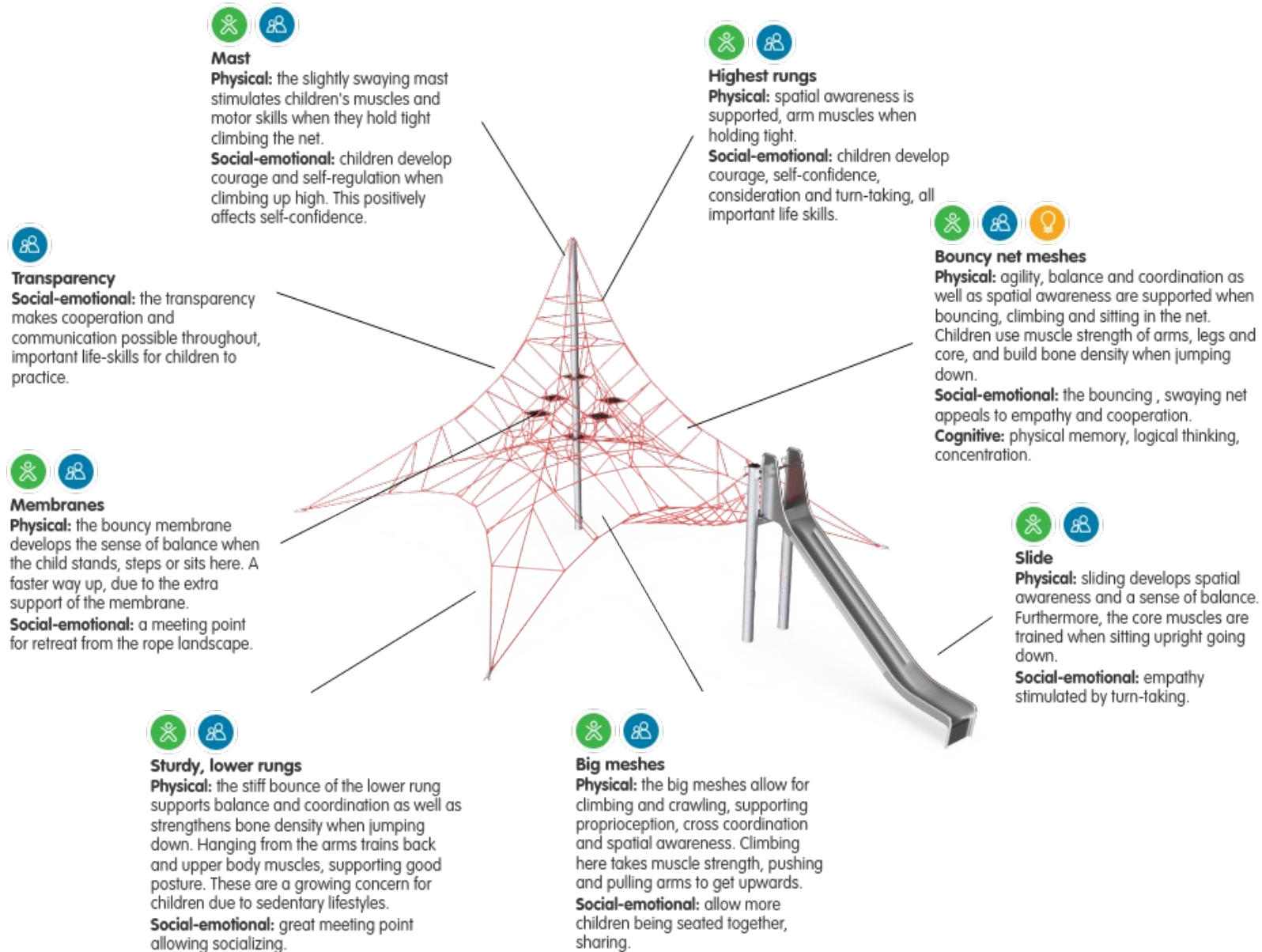
these physical skills are fundamental to for instance children's ability to sit still and concentrate. The slide is a great way down, making an irresistible loop of climbing up and sliding down, training turn taking, too. The membranes are nice destinations for a break and stimulate children's social-emotional skills, such as courage and self regulation.

Item no. COR102902-1101	
General Product Information	
Dimensions LxWxH	42'6"x26'1"x17'7"
Age group	5 - 12
Play capacity (users)	46
Color options	



Macro Spacenet & Slide

COR102902



Macro Spacenet & Slide

COR102902



Corocord ropes with 19mm diameter or more are special 'Hercules' - type with galvanized six-stranded steel wires. Each strand is tightly wrapped with PES yarn, which is melted onto each individual strand. The ropes are highly wear-and vandalism-resistant and can be replaced at site if needed.



Corocord 'S' clamps are used as universal connections in Corocord products. 8mm stainless steel rods with rounded edges are pressed around the ropes with a special hydraulic press, making them the ideal connector: safe, durable and vandalism-proof, all while allowing the typical movement of rope play structures.



The spacenets' main bearing ropes are equipped with an additional safety feature: should the main connections fail, the safety rope prevents collapse of the structure.

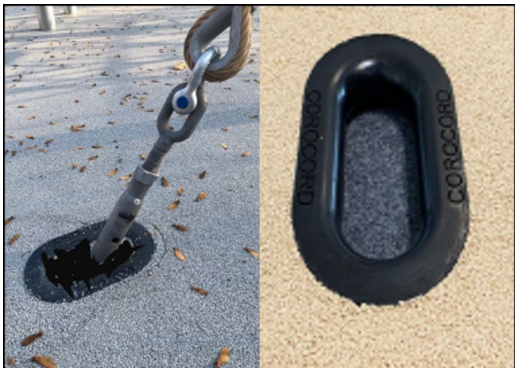
Item no. COR102902-1101	
Installation Information	
Max. fall height	6'7"
Safety surfacing area	1,437 ft2
Number of installers	2
Total installation time	21.1
Excavation volume	12.99 yd3
Concrete volume	8.27 yd3
Footing depth (standard)	3'7"
Shipment weight	1,923 lbs
Anchoring options	In-ground ✓
Warranty Information	
Corocord Rope	10 years
S-Clamps	10 years
Membrane	2 years
Spare parts guaranteed	10 years



Corocord membranes consist of friction-proof rubberized material of conveyor belt quality with excellent UV resistance. Tested and compliant with REACH requirements for PAH. Embedded is a four-layered armoring made of woven polyester. The armoring and the two surface layers result in a total thickness of 7.5 mm.

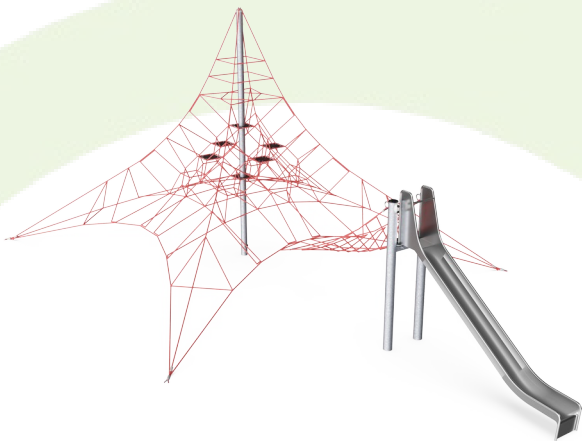


In the center of the net is the mast, made of high quality seamless steel. The structure of the mast as an oscillating support is statically favorable and equalizes the oscillations in the net. The masts are hot dip galvanized as standard, with the design option of additional powder coating.



For installations using rubber surfacing the turnbuckle protectors are to be ordered separately.

Elevated activities 0	Accessible elevated activities	Accessible ground level activities	Accessible ground level play types
Present	0	3	2
Required	0	2	2



Cradle to Gate A1-A3	Total CO ₂ emission	CO ₂ e/kg	Recycled materials
	kg CO ₂ e	kg CO ₂ e/kg	%
COR102902-1101	2,294.20	3.21	36.70

The overall framework applied for these factors is the Environmental Product Declaration (EPD), which quantifies "environmental information on the life cycle of a product and enable comparisons between products fulfilling the same function" (ISO, 2006). This follows the structure and applies a Life-Cycle Assessment approach to the entire Product stage from raw material through manufacturing (A1-A3))

Kompan A/S
C.F. Tietgens Boulevard 32C
DK-5220 Odense SØ
Denmark



Validation of CO₂ calculation of:
Corocord



Data version no. 2021-09-27

The CO₂ calculation and data are in compliance with the principles of a carbon footprint impact according to the GHG protocol (Greenhouse Gas Protocol), Scope 3, cradle to gate related to all individual components in the product category: "Corocord" represented by item no.: COR314011-1101.

(Scope 3 emissions include emission sources in the upstream and downstream value chain).

Date: 15. October 2021 | Valid until: 15. October 2023
Validated by:

Bente Hviid

Bente Hviid, Senior Consultant

Peter Bendtsen

Peter Bendtsen, Senior Consultant

Validation based on report: Validation of CO₂ calculation of 8 categories of Kompan product line, version 1.0, prepared by: Bureau Veritas HSE, Denmark: Bente Hviid and Peter Bendtsen.

Publication date: 15. October 2021

By Bureau Veritas HSE
www.bureauveritas.dk
+45 7731 1000

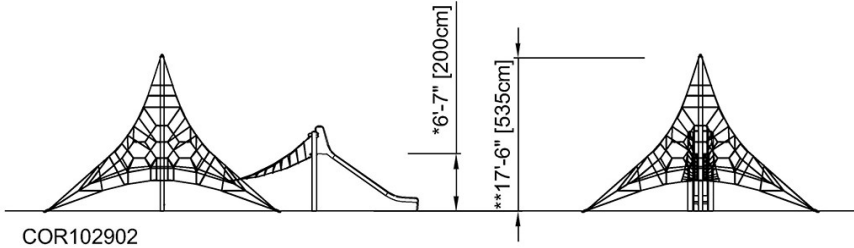
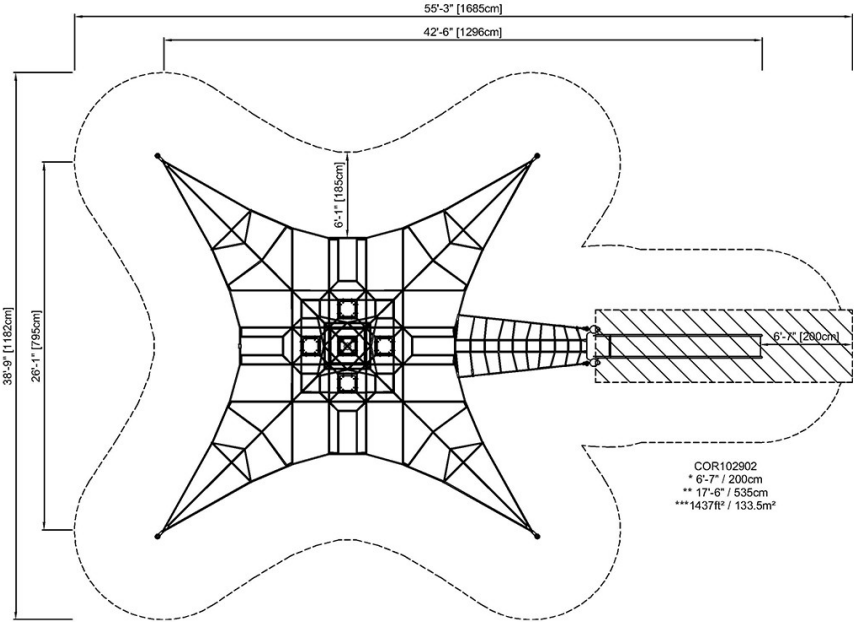


Macro Spacenet & Slide

COR102902

* Max fall height | ** Total height | *** Safety surfacing area

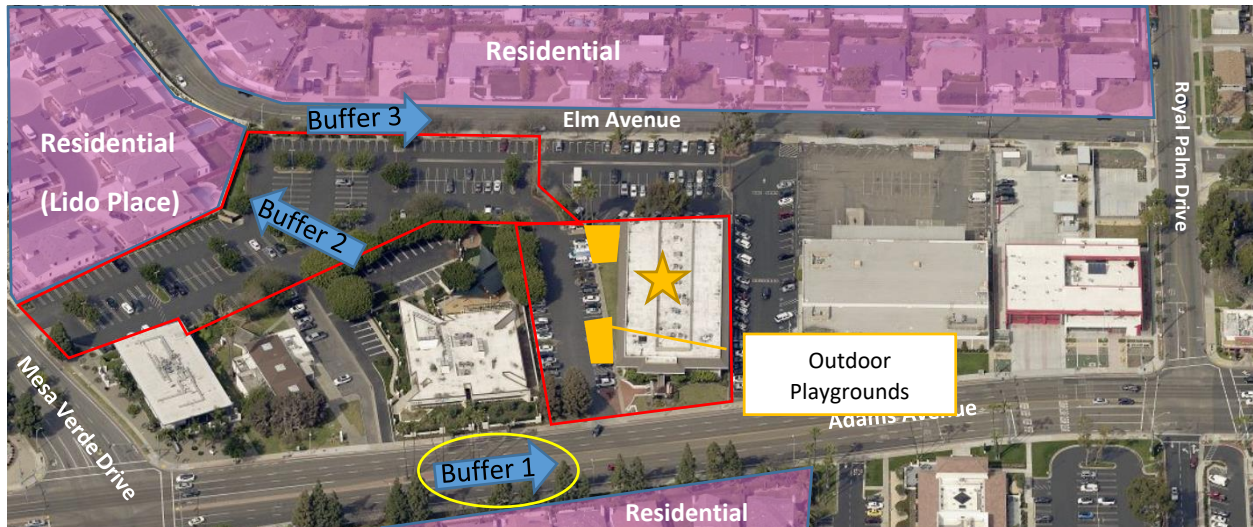
* Max fall height | ** Total height



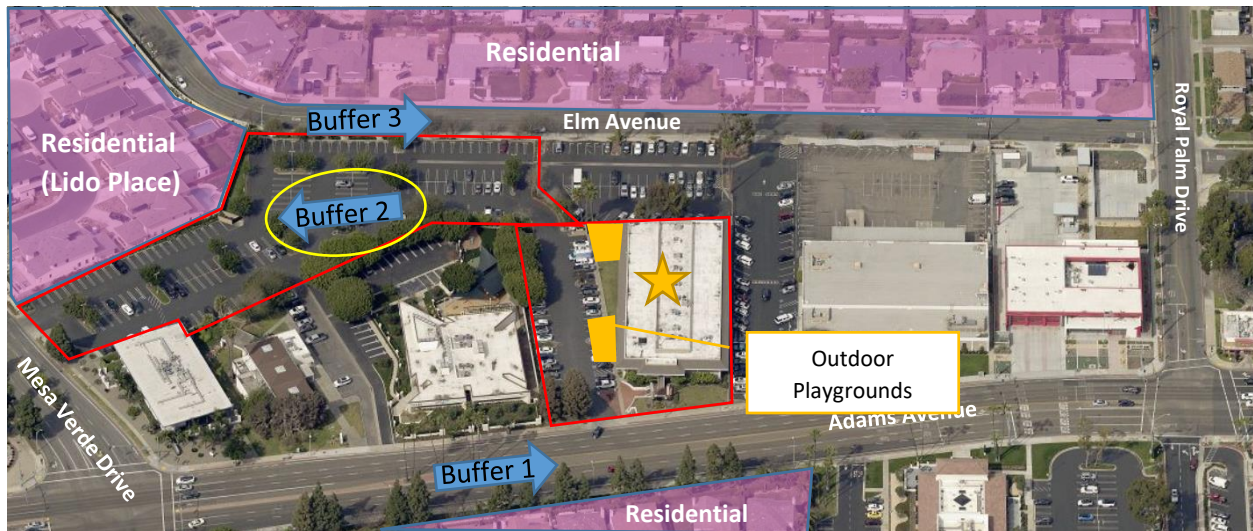
[Click to see TOP VIEW](#)

[Click to see SIDE VIEW](#)

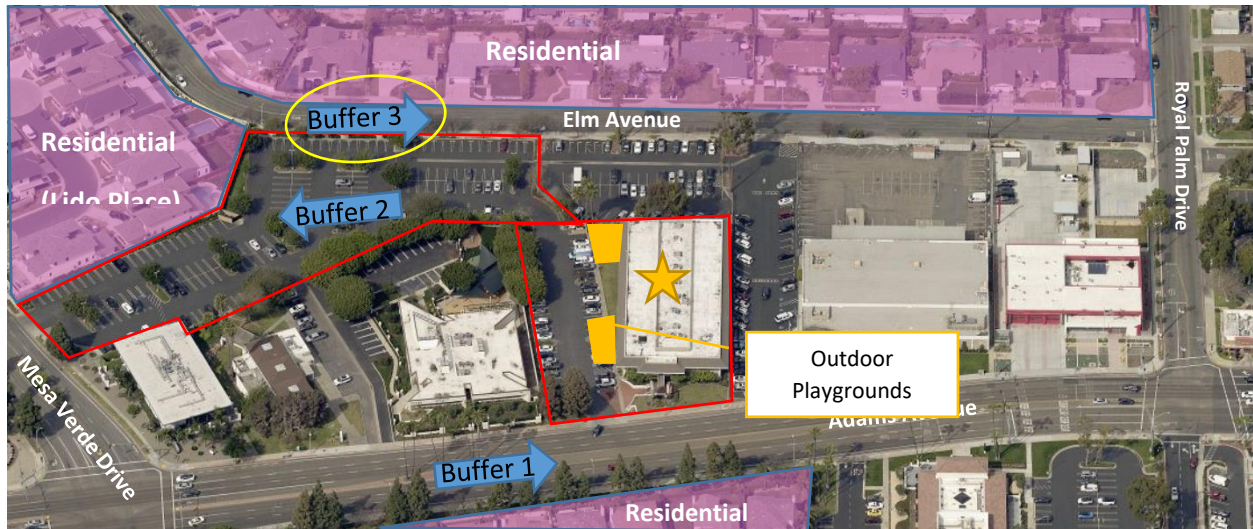
View of Adams Avenue, looking east. Buffers include 6-lane Adams Avenue, existing mature trees, and the rear yard orientation of the residences.

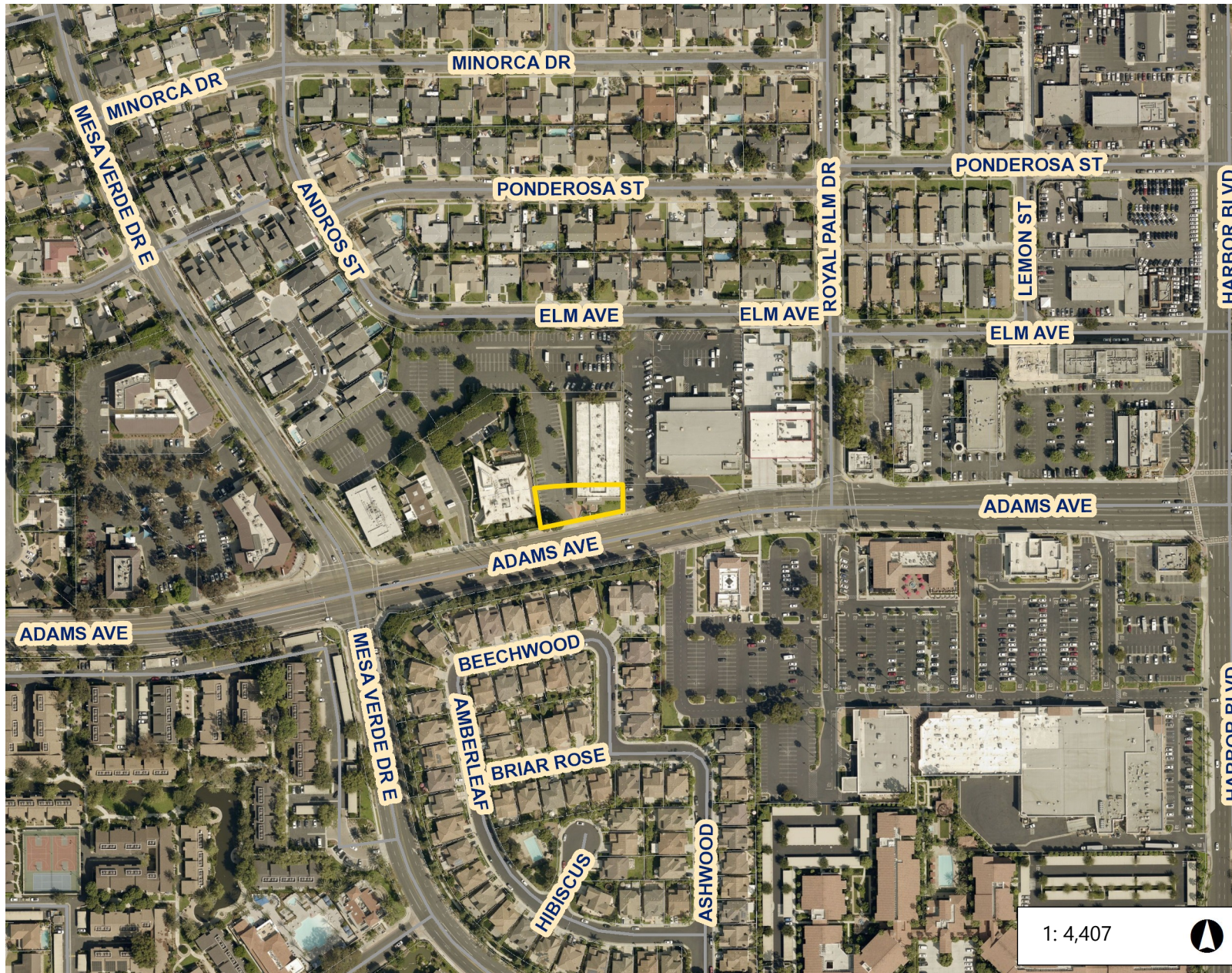


View of residences on Lido Place, looking east from the shared parking lot. Buffers include over 250 feet of separation from the project sit and an 8-foot block wall.




View of residences on Elm Avenue, looking west. Buffers include over 160 feet of separation from the project site, tall trees, and a 4-foot block wall. Elm Avenue does not provide direct access to the project site, and this will remain unchanged by the project.





Legend

 Costa Mesa

1: 4,407

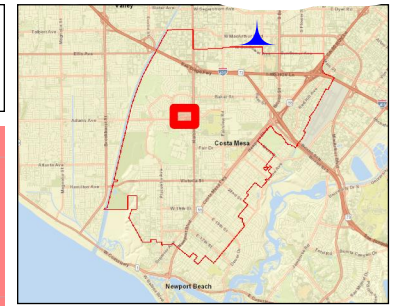
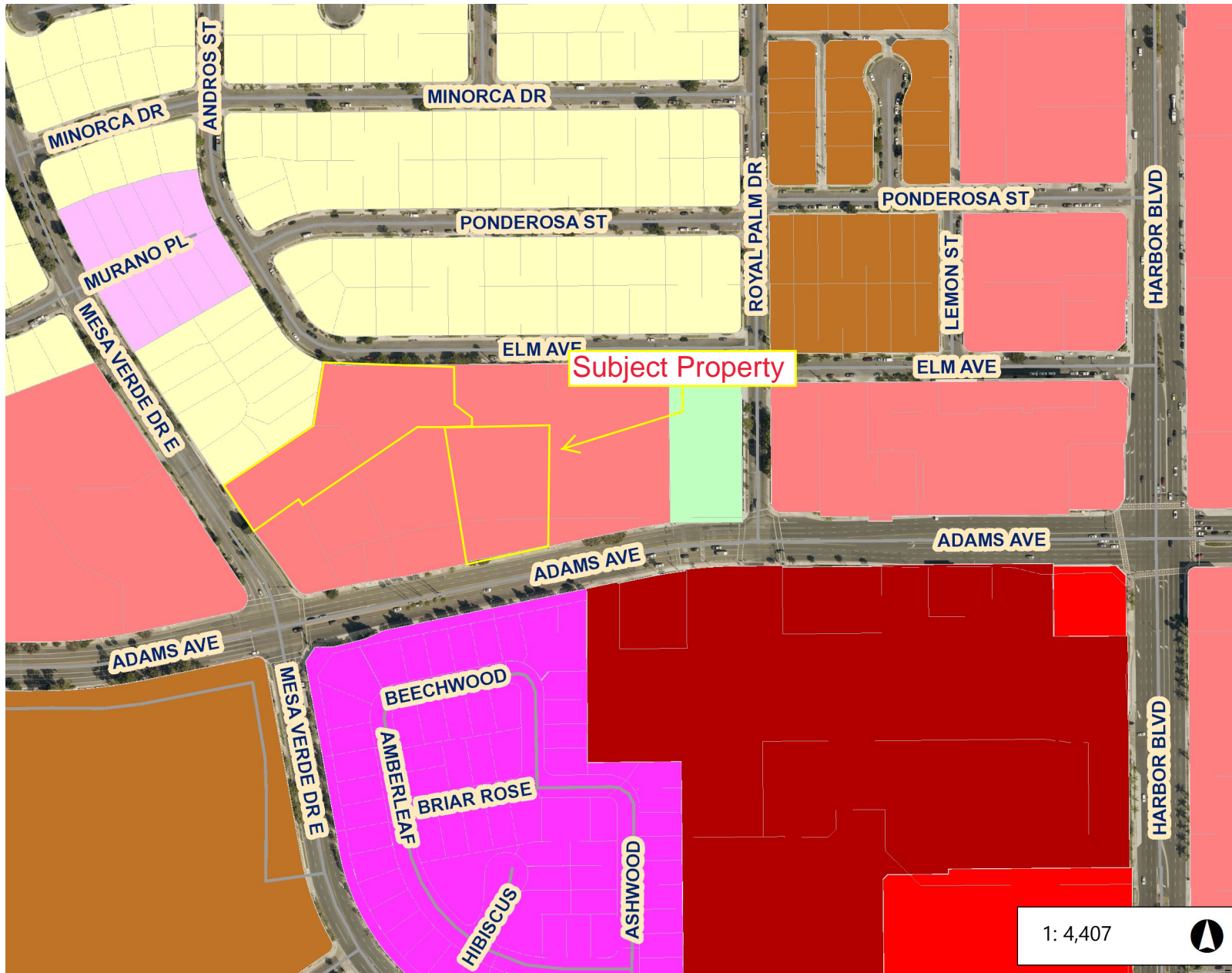


Notes

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residentie
- R2-HD - Multiple-Family Residentia
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Indust
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Comr
- PDR-LD - Planned Development R
- PDR-MD - Planned Development R Density
- PDR-HD - Planned Development R

1: 4,407



0.1 0 0.07 0.1 Miles

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Notes



THEMATIC &
WATER-WISE
LANDSCAPE



ENGAGING SPACES

PLAYFUL SHAPES & PATTERNS



OUTDOOR LEARNING

CONCEPTUAL LANDSCAPE PLAN



CONCEPTUAL PLANT PALETTE

TREES



Arbutus marina
Strawberry Tree



Laurus nobilis
Bay Laurel



Quercus agrifolia
Coast Live Oak



Cercis occidentalis
Western Redbud



Parkinsonia X 'Desert Museum'
Desert Museum Palo Verde

Proposed Trees: The proposed improvements include a total of 27 trees, with a minimum 24" box container size. Final quantity and location may vary slightly from what is shown.

Tree Removals: The proposed improvements will require the removal of 9 trees. 6 Tupidanthus at the front of the building, 2 Eucalyptus at the parking and 1 Eucalyptus at the north side of the building.

*Note: Planting palette subject to change based upon owner approval.

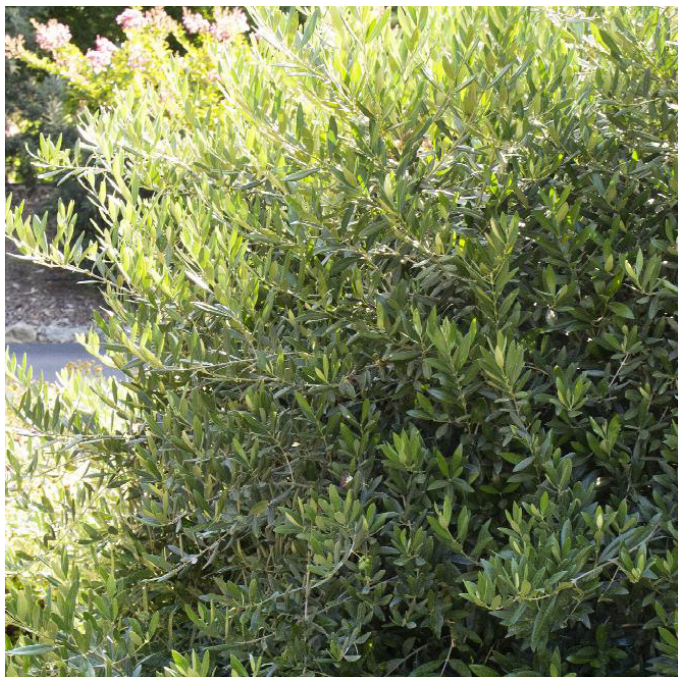
SHRUBS



Agave attenuata
Foxtail Agave



Grewia occidentalis
Crossberry



Olea europae 'Little Ollie'
Little Ollie Dwarf Olive



Raphiolepis umbellata minor
Indian Hawthorne



Arbutus unedo 'Compacta'
Dwarf Strawberry Tree



Heteromeles arbutifolia
Toyon



Philodendron selloum
Tree Philodendron



Salvia clevelandii 'Winifred
Gilman'
Cleveland Sage



Bougainvillea 'Rosenka'
Rosenka Bougainvillea



Leonotis leonurus
Lion's Tail



Phlomis fruticosa
Jerusalem Sage



Salvia leucantha 'Santa
Barbara'
Santa Barbara Bush Sage



Carex divulsa
Berkeley Sedge



Mahonia repens
Creeping Oregon Grape



Phormium tenax
New Zealand Flax



Senecio sp.
Chalksticks



Carissa macrocarpa 'Green
Carpet'
Green Carpet Natal Plum



Muhlenbergia 'Regal Mist'
Pink Muhly Grass



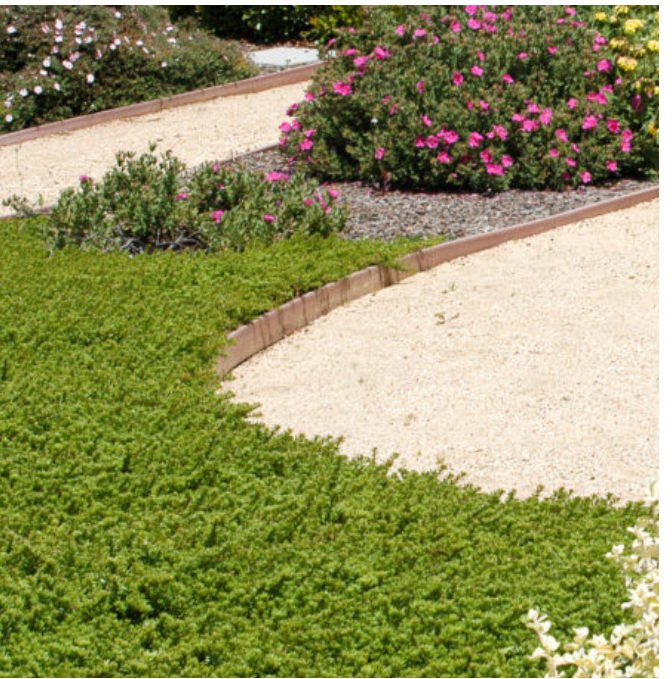
Podocarpus gracilior columnar
Columnar Fern Pine



Westringia fruticosa 'Morning
Light'
Coast Rosemary



Festuca mairei
Atlas Fescue



Myoporum parvifolium
Creeping Myoporum



Raphiolepis indica 'Clara'
Clara Indian Hawthorne

Total Estimated Landscape Area 18,340 s.f. (Excluding Parking, planter across parking, existing street curb adjacent sidewalk, trash enclosure and building areas)
 Planting areas only 7,700 s.f. (Excluding synthetic turf at the playground)
 Hardscape areas only 10,640 s.f. (Including synthetic turf at the Playground)

Limit of work

Limit of work

