

CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Tuesday, May 28, 2024	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.

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Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at https://costamesa.legistar.com/Calendar.aspx.

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PLANNING COMMISSION REGULAR MEETING

MAY 28, 2024 – 6:00 P.M.

ADAM ERETH CHAIR

RUSSELL TOLER VICE CHAIR

ANGELY ANDRADE PLANNING COMMISSIONER

JON ZICH PLANNING COMMISSIONER

TARQUIN PREZIOSI ASSISTANT CITY ATTORNEY JOHNNY ROJAS PLANNING COMMISSIONER

KAREN KLEPACK PLANNING COMMISSIONER

DAVID MARTINEZ PLANNING COMMISSIONER

SCOTT DRAPKIN ASSISTANT DIRECTOR

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.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR:

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. <u>MINUTES</u>

RECOMMENDATION:

Planning Commission approve the Regular Meeting Minutes of May 13, 2024.

Attachments: May 13, 2024 Unofficial Meeting Minutes

PUBLIC HEARINGS:

1. <u>PLANNING APPLICATION PA-22-39 FOR A VARIANCE TO EXCEED 24-233</u> <u>THE MAXIMUM PERMITTED HEIGHT AND DEVELOPMENT REVIEW</u> <u>PDVR-23-0004 TO CONSTRUCT NEW CHURCH AND NEW SUNDAY</u> <u>SCHOOL BUILDINGS AT 234 FISCHER AVENUE</u>

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:
1. Find that the project is categorically exempt from the California
Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development, and

2. Approve Planning Application 22-39 to grant a variance for allowing an exception to the required maximum building height, and Development Review PDVR-23-0004 to allow a new church building, Sunday school building, and site improvements based on findings of fact and subject to conditions of approval.

Attachments: Agenda Report

1. Draft Planning Commission Resolution and Exhibits

2. Applicant Letter

3. Vicinity Map

4. Zoning Map

5. Site Photos

6. Traffic Memorandum

7. Project Plans

OLD BUSINESS: NONE

NEW BUSINESS: NONE

DEPARTMENTAL REPORTS:

- 1. PUBLIC WORKS REPORT
- 2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY REPORT

ADJOURNMENT

PLANNING COMMISSION MEETING:

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m. Except if that Monday falls on a Holiday. Then the meeting will take place on the following day.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626 Planning Division (714) 754-5245 planninginfo@costamesaca.gov



Agenda Report

File #: 24-234

Meeting Date: 5/28/2024

TITLE:

MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

RECOMMENDATION:

Planning Commission approve the Regular Meeting Minutes of May 13, 2024.

MEETING MINUTES OF THE CITY OF COSTA MESA PLANNING COMMISSION

May 13, 2024

CALL TO ORDER

The Vice Chair called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ereth led the Pledge of Allegiance.

ROLL CALL

- Present: Chair Adam Ereth, Vice Chair Russell Toler, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner Martinez, Commissioner Jon Zich
- Absent: Commissioner Jonny Rojas
- Officials Present: Assistant Director of Development Services Scott Drapkin, Planning and Sustainable Development Manager Bill Rodrigues, Assistant City Attorney Tarquin Preziosi, Director of Public Works Raja Sethuraman, Transportation Services Manager Jenifer Rosales, Associate Planner Chris Yeager, Assistant Planner Jeffery Rimando, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

1. OATH OF OFFICE FOR NEWLY-APPOINTED PLANNING COMMISSIONER DAVID MARTINEZ BY CITY CLERK.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

Cynthia McDonald inquired about what was changed for the Amended Planning Commission Agenda.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Zich welcomed Commissioner Martinez on his appointment to the Commission.

Commissioner Andrade welcomed Commissioner Martinez to the Commission and congratulated him on his recent graduation.

Commissioner Klepack welcomed Commissioner Martinez to the Commission and congratulated him on his recent graduation.

Vice Chair Toler welcomed Commissioner Martinez to the Commission. He also wished Happy Mother's Day to all the mothers in the community. He informed the public of the upcoming Love Costa Mesa Day and provided the website Lovecostamesa.org for the community to sign up for cleanup projects. He closed his comments by announcing that its National Bike Month. He encouraged the community to bike safely and sign up for a group bike ride.

Chair Ereth expressed his appreciation for Jimmy Vivar's time on the Planning Commission and he welcomed Commissioner Martinez to the Planning Commission.

Commissioner Martinez introduced himself to the community and shared information about his recent graduation from the University of Southern California with a degree in Public Policy. He shared that he has served on Costa Mesa's Active Transportation Committee for two and a half years and for 6 months on the Newport Mesa Unified School District's Banning Ranch Surplus Property Committee. He thanked his fellow Commissioners for their warm welcome to the Commission and expressed his excitement to be serving on the Commission.

CONSENT CALENDAR:

No member of the public nor Commissioner requested to pull a Consent Calendar item.

1. MINUTES

MOVED/SECOND: Toler/Ereth

MOTION: Approve recommended action for Consent Calendar Item No. 1. The motion carried by the following roll call vote: Ayes: Ereth, Toler, Andrade, Klepack, Martinez, Zich Nays: None Absent: Rojas Abstained: None Motion carried: 6-0-1

ACTION: Planning Commission approved the minutes of the regular meetings of the March 25, 2024 and April 8, 2024.

PUBLIC HEARINGS:

Chair Ereth asked his fellow Commissioners if they would consent to a reordering of the Planning Commission Agenda to consider Lighthouse Church as the first public hearing item.

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CC-1

No objections were expressed.

Chair Ereth made a motion. Seconded by Commissioner Zich.

MOVED/SECOND: Ereth/Zich MOTION: Reordering of the Agenda. The motion carried by the following roll call vote: Ayes: Ereth, Toler, Andrade, Klepack, Martinez, Zich Nays: None Absent: Rojas Abstained: None Motion carried: 6-0-1

ACTION: Public Hearing item No. 3 to be heard first.

3. PLANNING APPLICATION 21-02 FOR A CONDITIONAL USE PERMIT TO ALLOW A TRANSITIONAL HOUSING AND SUPPORT SERVICES USE WITH UP TO 16 INDIVIDUALS AT LIGHTHOUSE CHURCH (1885 ANAHEIM AVENUE)

Project Description: Planning Application 21-02 is a request for a conditional use permit to operate a transitional housing and supportive services use for a maximum of 16 men. The residents would reside in an existing 2,020-square-foot second floor area of the Church and would take part in a faith-based program that lasts approximately 12 months. The goal of the program is to provide independence for residents after the program and that the participants graduate the program with birth certificates, identification card, insurance, a primary care physician or mental health provider, bank account and employment when possible.

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

Four ex-parte communications reported:

- Commissioner Klepack met onsite with the applicant.
- Commissioner Zich met onsite with the applicant.
- Vice Chair Toler met onsite with the applicant.
- Chair Ereth spoke on the phone with the applicant.

Chris Yeager, Associate Planner, presented the staff report.

The Commission asked questions of staff, which included transportation for a participant who is removed from the program, bed limit for the program, if SB-4 could have been applied to the project, vehicle registration and bicycle storage/parking.

The Chair opened the Public Hearing.

Phil Eyskens, applicant, stated he had read and agreed to the conditions of approval and presented information on the program provided by his church. As well as, sharing success stories from those who have worked for and/or been a part of the program.

The Commission asked questions of the applicant, which included transportation for those who are removed from the program, , information on the programs referral program, program funding, number of men the program has served, the Reconnection Program, if participants are allowed to practice other religions, if participants come in as a group or if they stager program start dates, reasons the program is not co-ed and how many staff are employed.

The Chair opened public comments.

Ambrose Daniel Carranza spoke in favor of the item.

Luise Ray Crouse spoke in favor of the item.

Mike Scholar spoke in favor of the item.

Wendy Leece spoke in favor of the item.

The Chair closed public comments.

Phil Eyskens, applicant, offered closing remarks.

The Chair closed the Public Hearing.

Chair Ereth made a motion. Seconded by Commissioner Zich.

The Commission discussed the motion and the positive impacts the program has made in the community.

MOVED/SECOND: Ereth/Zich MOTION: Approve staff's recommendation. The motion carried by the following roll call vote: Ayes: Toler, Andrade, Martinez, Klepack, Zich Nays: None Absent: Rojas Recused: None Motion carried: 6-0-1

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ACTION: The Planning Commission adopted 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); and

2. Approve Planning Application 21-02, based on findings of fact and subject to conditions of approval.

<u>RESOLUTION PC-2024-10</u> - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-02 FOR A CONDITIONAL USE PERMIT TO ALLOW A TRANSITIONAL HOUSING AND SUPPORT SERVICES USE FOR UP TO 16 MALE INDIVIDUALS AT AN EXISTING CHURCH (1885 ANAHEIM AVENUE)

The Chair explained the appeal process.

1. DESIGN REVIEW PDES-24-0001 AND TENTATIVE PARCEL MAP 2023-187 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1022 WEST WILSON STREET

Project Description: Design Review 24-0001 and Parcel Map 24-0001 (Tentative Parcel Map 2023-187) requests a residential small lot subdivision to create two parcels each containing one unit. These applications propose to subdivide the existing 10,817-square-foot parcel into two parcels, which are approximately 5,502 and 5,315 square feet each. The project would demolish the existing single-family residential unit and construct a new-detached two-story single-family dwelling unit with attached two-car garage on each of the new parcels. Accessory dwelling units (one on each parcel) are also proposed and would be processed under separate permits. In addition, the project proposes site improvements including new hardscape and landscaping.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures.

One ex-parte communication reported:

• Commissioner Martinez spoke on the phone with the applicant.

Jeffery Rimando, Assistant Planner, presented the staff report.

The Commission asked questions of staff including discussion of the vacant land to the north and west of the project site and its intended use, examples of the

occupant's path of travel to the future accessory dwelling units (ADU), parking for the occupants in the ADUs, if the ADUs need to be built for the applicant to obtain the building permit for each of the primary residences, reasons SB-9 does not apply to this application, landscaping requirements and maintenance, reason for the jog in the proposed property line towards the rear of the lot, height and placement of wall relative to the property line, required parking, adding additional trees particularly in the public right-of-way, and the restriction of the garage space to be used for parking only.

The Chair opened the Public Hearing.

Grant Bixby, applicant, stated that he had read and agreed to the conditions of approval.

The Commission asked questions of the applicant, which included discussing the buyer profile for this type of development, when the ADUs will be built, privacy measures for main house and ADU occupants, window in bedroom four, who will have access to the path to the ADUs, consideration of building more housing than proposed on the project site, demand for bigger homes and whether an HOA is necessary.

The Chair opened public comments.

Speaker one spoke in opposition of the item.

Rick Huffman spoke in favor of the item.

The Chair closed public comments.

The Commission inquired of staff if there were incentives for developers to build more housing in the community and clarification on the city's requirement for CC&R's. Planning and Sustainable Development Manager Rodrigues indicated that there would be no HOA for the project and, as a result, there is no need to have project CC&R's.

The Chair closed the Public Hearing.

Commissioner Martinez made a motion. Seconded by Vice Chair Toler.

The Commission discussed the motion including project design, minimum parking requirements, housing density, encouraged working with the applicant to plant more trees on the property and in the adjacent parkway, and creating more ownership opportunities in the community.

MOVED/SECOND: Martinez/Toler

MOTION: Approved the projects with the removal of Condition number 10, a

duplicate condition. As well as, conditions that reference CC&R's, conditions 17, 18, 19, and 24. The motion carried by the following roll call vote: Ayes: Ereth,Toler, Andrade, Martinez, Klepack, Zich Nays: None Absent: Rojas Recused: None Motion carried: 6-0-1

ACTION: The Planning Commission adopted a resolution to:

- Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
- 2. Approve Design Review PDES-24-0001 and Parcel Map PTPM-24-0001 (Tentative Parcel Map 2023-187), based on findings of fact and subject to conditions of approval.

<u>RESOLUTION PC-2024-11</u> – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DESIGN REVIEW PDES-24-001 AND TENTATIVE PARCEL MAP 2023-187 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1022 WEST WILSON STREET

The Chair explained the appeal process.

2. PDEV-23-0001, AMENDING CERTAIN PROVISIONS TO ONE METRO WEST DEVELOPMENT AGREEMENT (DA-20-02), ORDINANCES AND RESOLUTIONS

Project Description: PDEV-23-0001 is a request to amend provisions of Development Agreement DA 20-02; amend conditions of approval of Resolution 2021-55 (Resolution that approved General Plan 20-01, Master Plan 19-19, and Tentative Tract Map 19015), and to clarify the project's effective date in approved Ordinance Numbers 2021-11. 20211-12, and 2021-13, for the One Metro West project. The proposed Development Agreement amendments include revisions to provisions related to the timing of payment of impact fees and community benefit funds. The proposed amendments to the project's conditions of approval modify submittal requirements for the public artwork proposed on Building A located along the I-405 Freeway; and, the proposed ordinance amendments as a result of the approval of Measure K. No changes to the previously approved project plans are proposed with this request.

Environmental Determination: Pursuant to Section 15162 of the State CEQA Guidelines, the project was reviewed and found to be consistent with the One Metro West Environmental Impact Report (EIR) (State Clearinghouse No. 2019050014), which was certified on May 4, 2021, by the City Council of the City of Costa Mesa (Resolution No. 2021-54). Pursuant to Section 15162 of the Guidelines, no subsequent environmental review is warranted for the project because there are no substantial changes to the project in that there are no modifications to the approved project plans or required mitigation measures.

Three ex-parte communications reported.

- Commissioner Martinez held a meeting with the applicant.
- Commissioner Klepack commented on the item when it was first heard and spoke on the phone with the applicant.
- Vice Chair Toler held a meeting with the applicant.

Bill Rodrigues, Planning and Sustainable Development Manager, presented the staff report.

The Commission asked questions of staff including discussion about the length of development agreement, development fees payment schedule, intended use of the development impact fees, the recommended interest rate , if the applicant can prepay fees and whether the interest rate would be pro-rated in that case, public art requirements, in which phase the parking structure would be built, rationale for supporting development impact fee payments to be made in two installments, reasons for why the Arts Commission should approve the public art, the reason behind review process with the City Council, Arts Commission and Planning Commission.

The Chair opened the Public Hearing.

Brent Stoll, applicant, stated he had read and agreed to the conditions of approval.

The Commission asked questions of the applicant, including about differences between applicant-submitted letters concerning monetary numbers and the reason for asking the Planning Commission to waive their approval for the art aspect of the project.

The Chair opened public comments.

Cynthia McDonald spoke in opposition to the item.

Jay Humphrey spoke in opposition to the item.

Diana Denney spoke in opposition to the item.

Priscilla Rocho spoke in opposition to the item.

The Chair closed public comments.

The Planning Commission continued their discussion by inquiring about the One Metro West Ordinances, if Caltrans review of the public art facing the 405 freeway, and whether the interest rate is appropriate.

The Chair closed the Public Hearing.

Discussion amongst the Commission consisted of the Development Agreement and the proposed changes, individual Commissioner opinions regarding City actions assisting with the project's financing and the percentage rate, the difference in money owed to the City based on the original agreement and the proposed agreements, revision of the project date, allowing the Planning Commission to review the proposed mural after the Arts Commission, and changes in occupancy.

The Comission discussed each of the applicant's requests separately.

Chair Ereth then made a motion. Seconded by Commissioner Martinez.

The Commission discussed the motion including clarification on government bodies reviewing the project and landscaping.

MOVED/SECOND: Ereth/Martinez

MOTION: Approve staff recommendation with direction to include discussion about the interest rate in the City Council staff report and to change the 405-freeway-facing parking structure artwork condition as to approval process and timing.

The motion carried by the following roll call vote: Ayes: Ereth, Toler, Andrade, Martinez, Klepack Nays: Zich Absent: Rojas Recused: None Motion carried: 5-1-1

ACTION: The Planning Commission adopted Resolution 2024-XX to:

1. Find pursuant to CEQA Guidelines Section 15162 that the proposed amendments are in substantial conformance with the Final Environmental Impact Report (EIR) for the One Metro project (State Clearing House No. 2019050014), including a mitigation monitoring program and statement of overriding

considerations, which was certified by the City Council on July 20, 2021, and that no further environmental review under CEQA is required; and

- 2. Recommend that the City Council:
 - Introduce for first reading an ordinance amending Development Agreement DA-20-02 regarding the timing of payment for impact fees and community benefit funds;
 - Introduce for first reading an Ordinance clarifying the project's effective approval date contained in Development Agreement 20-02, Rezone 20-01 and Specific Plan 20-01; and
 - Approve modifications to City Council Resolution 2021-55 amending certain conditions of approval regarding the artwork on Building A along the I-405 Freeway.

<u>RESOLUTION PC-2024-12</u> - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT AGREEMENT (PDEV-23-0001) BY AMENDING CERTAIN PROVISIONS TO THE ONE METRO WEST APPROVED DEVELOPMENT AGREEMENT, ORDINANCES, AND RESOLUTIONS

The Chair explained the appeal process.

OLD BUSINESS:

None.

NEW BUSINESS:

1. REVIEW OF THE ONE YEAR (FY 2024-2025) AND FIVE YEAR (FY 2024-2025 TO FY 2028-2029) CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE COSTA MESA 2015-2035 GENERAL PLAN

Project Description: Government Code Section 65103(c) requires Planning Commission review of the proposed Capital Improvement Program (CIP) portion of the City's annual budget for conformity with the adopted General Plan. The proposed CIP includes a number of projects to implement various policies, objectives, and programs in the 2015-2035 General Plan. The CIP includes projects related to facilities, parks, parkways and medians, streets, and transportation projects.

Environmental Determination: The CIP is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects. It does not commit the City to implementing any specific project or project design. Therefore, the determination of General Plan conformity for the CIP is not a "project" and is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378. Notwithstanding, specific CIP projects are evaluated for CEQA compliance prior to project approval and implementation. Most are categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301

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(Existing Facilities) however, certain major projects may require preparation of a project-specific environmental analysis, which is undertaken at the project design phase.

Seung Yang, City Engineer, presented the staff report.

The Commission asked questions of staff, which included discussion about adding Active Transportation elements into the citywide street and alley improvements, communication with OCTA to speed up emergency transit vehicle preemption, Placentia Storm Water Collection project, what determines the placement of projects and their timeline, addition of a community garden, and reasons for the Westside Park Project has been pushed.

The Chair opened Public Comments.

Ralph Taboada spoke on capital improvement projects and the process of completing the projects. He asked for more transparency in communication as to why certain projects are being pushed to make more informed decisions.

Cynthia McDonald spoke on Paularino Park needing public restrooms, she spoke against the signal being proposed at Belfast and Fairview Road and she asked that the City fill in the gaps in bike lanes around the City.

The Chair closed Public Comments.

Chair Toler made a motion. Seconded by Commissioner Ereth.

The Commission discussed the motion which included staff providing the Commission with more communication and updates on proposed projects, reasons for project timeline determinations, and proposing CIP projects to the City's General Plan policies so the City becomes more-in-compliance.

MOVED/SECOND: Toler/ Ereth

MOTION: To adopt staff recommendation. The motion carried by the following roll call vote: Ayes: Ereth, Toler, Andrade, Martinez, Klepack, Zich Nays: None Absent: Rojas Recused: None Motion carried: 6-0-1

ACTION: The Planning Commission adopted a Resolution to:

1. Find that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects

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and does not commit the City to implement any specific project or project design, and, therefore, is not a "project" per California Environmental Quality Act (CEQA) Guidelines Section 15378; and

2. Approve a resolution finding that the One Year (FY 2024-2025) and Five Year (FY 2028-2029) Capital Improvement Program is consistent with the Costa Mesa 2015-2035 General Plan.

<u>RESOLUTION PC-2024-13-</u> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR (FY 2024-25) AND FIVE-YEAR (FY 2024-25 TO FY 2028-29) CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

DEPARTMENTAL REPORTS:

- 1. Public Works Report None.
- 2. Development Services Report None.

CITY ATTORNEY'S OFFICE REPORT:

1. City Attorney – None.

ADJOURNMENT AT 11:05 PM

Submitted by:

SCOTT DRAPKIN, SECRETARY COSTA MESA PLANNING COMMISSION



Agenda Report

File #: 24-233

Meeting Date: 5/28/2024

TITLE:

PLANNING APPLICATION PA-22-39 FOR A VARIANCE TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND DEVELOPMENT REVIEW PDVR-23-0004 TO CONSTRUCT NEW CHURCH AND NEW SUNDAY SCHOOL BUILDINGS AT 234 FISCHER AVENUE **DEPARTMENT:** ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, ASSOCIATE PLANNER

CONTACT INFORMATION: CHRIS YEAGER, 714-754-4883; Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development, and

2. Approve Planning Application 22-39 to grant a variance for allowing an exception to the required maximum building height, and Development Review PDVR-23-0004 to allow a new church building, Sunday school building, and site improvements based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 28, 2024

ITEM NUMBER: PH-1

- SUBJECT: PLANNING APPLICATION PA-22-39 FOR A VARIANCE TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND DEVELOPMENT REVIEW PDVR-23-0004 TO CONSTRUCT NEW CHURCH AND NEW SUNDAY SCHOOL BUILDINGS AT 234 FISCHER AVENUE
- FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTATION BY: CHRIS YEAGER, ASSOCIATE PLANNER

FOR FURTHER	CHRIS YEAGER
INFORMATION	714-754-4883
CONTACT:	Christopher.Yeager@costamesaca.gov

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution to:

- 1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development, and
- 2. Approve Planning Application 22-39 to grant a variance for allowing an exception to the required maximum building height, and Development Review PDVR-23-0004 to allow a new church building, Sunday school building, and site improvements based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Tony Torres and the property owner is Saint Monica Coptic Orthodox Church.

PLANNING APPLICATION SUMMARY

Location:	234 Fischer Street APN: 427-032-03	Application No:	PA-22-39 and PDVR-23-0004			
Request:	Development Review to construct new 3	35,154 SF Coptic Churc	h and 10,514 SF Sunday School			
	buildings including a height variance to allow for a steeple and two domes with a maximum					
	height of 77 feet. The development review also includes modifications to the site including new					
	parking layout, landscaping, and elevate	ed play deck above the p	barking lot.			

SUBJECT PROPERTY: SURROUNDING PROPERTY: Zone: MP (Industrial Park) North: MP (Rivian) INDPRK (Industrial Park) MP (Across Fischer – Multi-tenant **General Plan:** South: industrial building) Lot Dimensions: Irregularly Shaped East: MP (Church) Approx. 201 ft X 330 ft 69,547 SF MP (Contractor/Construction Materials) Lot Area: West: Two industrial buildings (total 27,157 SF) proposed to be demolished. Existing **Development:**

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Industrial Stds.	Proposed/Provided		
Lot Size				
Lot Size	30,000 FT	69,547 SF		
Lot Width	120 FT	201 FT		
Density/Intensity				
FAR	0.75	0.65		
Building Height				
	3 stories / 45 FT	3 Stories / 77 FT ¹		
Development Lot Building Setbacks				
Front	20 FT	24 FT 1 IN		
Front Landscaping	20 FT	20 FT 7 IN		
Side (left / right)	10 FT	10 FT 1 IN / 11 FT 11 IN		
Rear	0 FT	5 FT 10 IN		
Parking				
Parking Spaces (1 space for each	90	90		
3 fixed seats)				
Final Action Planning Commissi	Planning Commission			
CEQA Review Exempt per CEQA	CEQA Review Exempt per CEQA Guidelines Section 15332 (Infill Development)			

¹Variance to allow architectural features of the buildings to exceed maximum height as discussed below.

BACKGROUND

The project site is 69,547 square feet (1.6 acres) in size and is located on the north side of Fischer Avenue between Pullman Street and Red Hill Avenue. The project site is located a half-mile from bus stops for the 71 Line (Yorba Linda – Newport Beach) and is approximately 400 feet from a Class II bike lane on Red Hill Avenue.

The subject property has a General Plan land use designation of "Industrial Park" and is zoned "Industrial Park" (MP). The Industrial Park district is intended to create a spacious park-like environment where industrial uses can locate. Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-30, churches and other places of religious assembly are permitted uses in the MP zone subject to compliance with applicable development standards.

Existing site development includes a 21,084-square-foot industrial building which was constructed in 1968 and included an addition in 1978, a 4,400-square-foot two-story building which was constructed in 1978, and a surface level parking lot that includes 70 parking stalls (see Exhibit A below).



Exhibit A – Existing Development Street View

The proposed site abuts existing industrial uses. Adjacent properties are also zoned "Industrial Park," including those properties located across Fischer Avenue. Nearby uses include another church, contractor's office, various light manufacturing uses, automotive repair and sales, and a variety of other office uses.

REQUEST

The church use is allowed by-right subject to compliance with applicable development standards contained in Costa Mesa Municipal Code (CMMC) Sections 13-51.50 through 13-51.53 and the provision of required parking. Additionally, development of the proposed Saint Monica's Coptic Church buildings requires City approval of the following applications:

- Variance is required to deviate from a development standard in the CMMC, including a proposed steeple and two domes with crosses, up to 77 feet in height where the maximum allowed height is 45 feet. Pursuant to CMMC Table 13-29 (c), a variance requires Planning Commission approval. Pursuant to CMMC Section 13-29(g), the Planning Commission must make certain findings to approve the variance (discussed specifically under "Variance Request").
- Development Review (PVDR) is required for all new buildings constructed in industrial zones. The application includes the phased removal of existing site improvements and construction of a new three-story, 35,154-square-foot church; a new three-story 10,514-square-foot Sunday school building; and a new 6,285-square-foot children's play deck (which is elevated one-story above the proposed surface parking lot), and the addition of new landscaping, parking and other site features. Pursuant to CMMC Table 13-29 (c), "Development Review" requires approval by the Planning Division; however, since the variance request is interdependent on the design of the proposed new buildings, the Planning Division consideration and action related to the "Design Review" component of the application is being forwarded to the Planning Commission pursuant to CMMC Section 13-10(i)((2)(c).

DESCRIPTION

The project site is currently developed with two light industrial-style buildings. The site is owned by "The Saint Monica Coptic Orthodox Church" and has been used for church services since 2020. The Church is proposing to demolish the existing site improvements and construct a new church, a new Sunday school building, and will complete other site improvements in phases as described in Table 1 below:

Table 1 – Project Phasing

- Phase 1: Demolish a 4,408 square foot office building and construct a threestory, 10,514-square-foot religious education building at the northeast corner of the property.
- Phase 2: Construct a 6,285-square-foot play deck above the existing parking lot at the northwest corner of the property.
- Phase 3: Demolish an 8,000-square-foot warehouse and portion of the office building and construct a three-story 16,643-square-foot, gymnasium, kitchen, lounge, mezzanine, and roof deck.
- Phase 4: Demolish a 17,793-square feet worship building and construct a twostory, 18,511 -square-foot worship center.

As mentioned above, the Church use is allowed by-right in the MP - Industrial Park Zoning District. Proposed outdoor activity areas include an elevated play deck at the rear of the property, a roof deck, and a prayer garden located between the church and

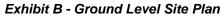
the left (north) property line. As required by the CMMC, and as proposed, outdoor activity areas may be permitted, provided that the areas do not encroach into required street setbacks, parking and circulation, or interior landscaped areas.

Pursuant to CMMC Section 13-51.52(b), church accessory facilities in the same or separate building are permitted including classrooms, assembly rooms, restrooms, kitchen, and libraries. Other land uses such as, but not limited to, day care facilities, nursery schools, schools, primary and incidental retail sales, such as a bookstore, and services to businesses, that are not the primary function of a church or other place of religious assembly, are subject to the review and approval procedures shown in Table 13-30, City of Costa Mesa Land Use Matrix. The project proposes a 443-square-foot café with a 308-square-foot back of house within the multi-purpose building (Phase 3). The café will be open only during church operations and would only be used by the church attendees. Therefore, it is permitted as an accessory use of the church. In addition, the project includes a 308-square-foot gift shop located within the church (Phase 4). Costa Mesa Municipal Code Section 13-54(a), allows incidental retail sales in conjunction with the main use provided that the retail sales floor area does not exceed 20% of the gross floor area or 1,000 square feet, whichever is less, and the retail products are related to the primary use. Finally, the proposed Sunday school building (Phase 1) will be used for church-related purposes only. The project does not propose any school or pre-school activities.

Site Plan

As shown in Exhibit B below, site access would be provided by three vehicular access points. The two easterly drive aisles allow for ingress and egress; and the westerly driveway will be used only for emergency access. All driveways will have mechanically operated gates. The ingress and egress aisle gates will remain in the open position during church operating hours. The emergency drive aisle gate will remain closed except during a response event. All gates will include emergency services "KNOX" box access.





The proposal includes two attached buildings (Phases 3 and 4) and one detached building with an elevated playground deck (Phases 1 and 2). The two attached buildings are located at the front, western half, of the property and will feature the main church activities. The west side yard of the property, between the new church and the neighboring property, will feature a prayer garden and seating area. The detached Sunday school building is located at the rear of the property. The Sunday school building is proposed to be attached to the new 6,285-square-foot play deck which is located above the surface parking lot. The play deck is primarily accessible from the second floor of the Sunday School building but includes secondary/emergency stair access via the parking lot. The site plan includes a new parking lot with 90 parking spaces. The parking lot includes new planters throughout and a new trash enclosure.

Floor Plans

The Sunday School building (Phase 1) at the rear of the property is proposed to be three stories tall. The first floor is accessible from the parking lot and includes a lobby with a large spiral staircase, elevator, Sunday School classroom, storage, and a kitchenette. The second floor includes five additional Sunday School classrooms and access to the proposed play deck. The third floor includes additional Sunday School classrooms three stories.

The proposed play deck (Phase 2) is located above the new parking lot. The play deck is proposed to feature a variety of activity areas for different aged children. In addition, the play deck proposes to include two single occupant bathrooms, and two emergency exit stairs. The play deck is proposed to include a six-foot-tall safety wall at the perimeter of the deck and will feature a 14-inch-high planter box along the perimeter of the play deck.

The proposed multi-purpose building (Phase 3) will be located in front of the proposed play deck and will include an open gymnasium/multi-purpose room, kitchen, and café area, located on the first floor. The second floor proposes to include a mezzanine above the gymnasium and a college-aged meeting room and offices. The third floor is proposed to include four additional meeting rooms for high school aged children and a 3,228-square-foot outdoor barbeque and roof deck. The proposed roof deck will be partially covered with open walls. The third floor also includes a utility area with screening walls for mechanical equipment associated with the building.

The proposed worship hall (Phase 4) is located in front of the multi-purpose building and will include a worship hall and altar, communion area, baptismal, chapel, gift shop, and breakout rooms for pre-school and kinder aged children. The first floor will also feature an interior garden court with landscaping. The second floor includes additional breakout rooms, meeting room, open lounge, and a balcony above the worship area. The roof will feature screening parapets and additional mechanical equipment with screening.

Architecture

The project and church design is inspired by modern Mediterranean and Byzantine architecture. The front façade of the worship hall features a central arch element under the proposed dome with the proposed tower immediately to the left. The building windows on the façade are covered by a perforated metal panel system which provides depth and visual interest to the exterior and interior of the building. Large custom wood doors are proposed at entrances and natural materials are proposed throughout including stone paneling, smooth stucco, and dark bronze windows, doors, fascia, and trim. The right elevation, facing the parking lot, features many of the same elements on the front facade including arches, natural materials, and large windows throughout. The south entrance is also proposed to include six, approximately 25-foot-tall mosaic art niches. As conditioned, any exterior mosaics or murals will be reviewed by the Arts Commission prior to installation.



Exhibit C – Architectural Renderings

The proposed left and rear elevations feature the same building materials as the front and right elevation but do not include the architectural details as the more public facing facades. The proposed Sunday school building includes similar designs as the worship building including metal panels, stucco walls, dark bronzed elements, stone clad column, and a dome element with cross above.

Parking and Circulation

Vehicular access is proposed to be provided via two one-way drive aisle from Fischer Avenue. Pursuant to the CMMC, parking for churches and other places of worship is based on the main auditorium or assembly area. One parking space is required for each three fixed seats or one space for every 35 square feet of seating area if there are no fixed seats. Eighteen lineal inches of bench are considered equal to one fixed seat. The project proposes 270 fixed bench seats. Therefore, the project is required to include 90

parking spaces. The proposed parking lot includes a total of 90 parking spaces and therefore complies with the requirements. In order to encourage active transportation, a condition of approval is recommended to install a bike rack on site. The bike rack would increase the total provided parking up to 91 spaces.

The adjacent right of way does not include a public sidewalk. As part of the project, a new sidewalk will be installed at the front of the property pursuant to the direction of the Public Works Department.

Fences and Walls

The project site is proposed to be completely enclosed by walls and fencing, including gates across each of the site's three driveways. The front wall along Fischer Avenue proposes to include a low block wall with tubular steel fencing on top with a maximum height of 8 feet. The fencing will be visually transparent, and the required front landscaping will be visible through the fencing. The rest of the perimeter of the property is proposed to include a six-foot-tall block wall. The current designs of the walls complies with City standards. Final wall designs will be reviewed by staff prior to building permit issuance to ensure compliance with visibility requirements, and architectural compatibility with the proposed development.

Landscaping

The project proposes a total of 5,100 square feet of landscaping including a combination of native and Mediterranean plants to complement the architecture of the project. Proposed trees include Italian Cypress, Sweet Bay, Brisbane Box, Crape Myrtle, Fruitless Olive, and Medjool Date Palms. A variety of native and drought tolerant ground covers are also proposed and will cover 70 percent of the landscape area with the remainder of the ground to be covered by mulch or compost, as required by the City's landscaping provisions. The applicant is proposing artificial turf in the front landscape setback. Pursuant to CMMC section 13-106(e), artificial turf may be installed up to 50% of the yard area visible from the public right of way subject to approval of the Planning Division. A summary of landscaping requirements is provided in Table 3 below.

Table 2. Landscaping Caninary					
	Requirement	Proposed			
Tree Count	26	32			
Shrub Count	204 (one shrub for every 25 square feet of landscape area)	400			
Ground Cover	3,570 SF (70% of landscape area)	3,570 SF			

 Table 2: Landscaping Summary

Lighting is also required and will be provided in all parking areas, vehicular access areas, and on major walkways.

Utilities

As required, all new and existing utilities will be undergrounded consistent with CMMC requirements. Any new backflow preventers or related equipment shall be installed outside of the front landscape setback and be screened from the view from any location on or off the site.

ANALYSIS

Land Use and Zoning

The proposed development is consistent with the Industrial Park Land Use Designation and the Industrial Park zoning designation. As indicated in the General Plan Land Use Element, the Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. The application included a trip generation study which dictates the intensity of the development based on the number of trips and potential traffic. Additional discussion is below.

Pursuant to the CMMC, Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment. The proposed development is located on a lot that is double the minimum lot size permitted in the Industrial Park zone and proposes new landscaping throughout. The landscaped setbacks include a water feature, and a mix of Mediterranean and native landscaping which visually contribute to the proposed architecture.

Project conditions of approval have been included that require: the buildings can only be used for church-related activities and cannot be used for primary, secondary, or pre-school uses without City permission; the café's hours only be opened during normal church activities and not be open to the general public to ensure that it remains an ancillary use of the proposed church; and the gift shop only carry items related to the main church use to be compliant with the incidental retail sales requirement of CMMC 13-54(a).

In addition, the project has considered the surrounding developments and architecture. The proposed buildings are in the same general location as the existing structures and will be located next to parking lots and storage areas on adjacent parcels. Therefore, the development will have no impacts on privacy, views of natural features, or the surrounding properties abilities to develop in the future. There is no prevalent architecture in the area. The project complies with the General Plan Goals, Objectives, and Policies as described further below under "General Plan Conformance".

Average Daily Trips (ADT) and Floor Area Ratio (FAR)

The City regulates development intensity through a FAR that is determined by the average number of daily trips generated by a proposed use. To determine the church's ADT, the applicant prepared a trip generation study, which was reviewed and approved by the City's Transportation Division and is attached to the report. The study concluded that the church would generate 2.44 ADT per 1,000 square feet, which qualifies the project for the very low traffic maximum FAR of 0.75. The project's FAR is calculated by dividing the gross building floor area by the lot area. Having a total floor area of 45,669 square feet divided by the lot size, the project's FAR is 0.65 and complies with code.

It should be noted that the standard metric for trip generation studies are to determine weekday trips even though the highest number of trips generated for church uses are on Sundays. Since the weekday rates are used, any future uses at the site would be limited to the church use or other very low traffic generating uses. Specifically, no schools or pre-schools could be established on the site through the very low traffic FAR. A condition has been included to require a Land Use Restriction be recorded to notify any future owners that the uses on the site are restricted to very low traffic uses.

Variance Request

As indicated by the applicant letter, integral parts of the Coptic Church identity include towers and domes. The applicant is requesting a variance for these architectural elements to be incorporated into the design of the proposed development and to exceed the maximum permitted height in the MP zone of 45 feet (shown in red dashed line below in Exhibits D and E). The proposed worship building (Phase 4) includes a tower element with a cross above with a maximum height of 77 feet, and a dome with an additional cross with a maximum height of 60 feet. With the exception of the architectural elements, the maximum height of the building is 44 feet which complies with the height requirement.





The Sunday School building (Phase 1) also includes a dome with a cross above with a maximum height of 57 feet which exceeds the maximum permitted height. With exception of the dome, the building height is three stories and 40.5 feet which complies with the maximum height requirement.





Pursuant to the CMMC, the approval of a variance requires that the Planning Commission make findings related to: (1) denying a variance shall not deprive such property of privileges enjoyed by others in the vicinity, (2) the granting of a variance shall not constitute the approval of a special privilege, and (3) the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the property general plan designation. A detailed project analysis regarding variance findings is provided below in this report.

Pursuant to the General Plan Land Use Element, additional height may be permitted in the Industrial Park land use designation when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element. The project site is located under the horizontal surface for John Wayne Airport (JWA). To remain below the JWA Obstruction Imaginary Surface, from ground level, the structures must be below 171 feet. In addition to the Obstruction Imaginary Surface, the FAA notification surface would be penetrated at 56' – 6" above ground level and therefore the project requires an FAA notification by submitting Form 7460-1, Notice of Construction, or alteration. A condition has been added requiring that the applicants submit the form and provide the airspace determination to the City prior to the issuance of building permits.

GENERAL PLAN CONFORMANCE

The following analysis further evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. General Plan Land Use Element Industrial Park Land Use District: Additional height may be permitted within the Industrial Park Land Use District when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element.

Consistency: The project site is located within the horizontal surface for John Wayne Airport (JWA) as established by the FAA. To remain below the JWA Obstruction Imaginary Surface, from ground level, structures would need to be below 171 feet. The area above this surface is reserved for air navigation. The maximum height of the development is below this surface requirement and therefore would not present a hazard to air navigation.

2. **Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity.

Consistency: The project includes the construction of a new Coptic Church on a lot that is already occupied/used by the Church. The project proposes to use high quality materials and includes an improved site landscaping design, and therefore contributes to the community and neighborhood identity.

3. **Policy LU-3.8:** Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.

Consistency: The project will demolish the existing development and construct buildings that have been designed with architectural styles that incorporate modern, Mediterranean, and byzantine influences. Enhanced architectural elements have been included throughout the project. The surrounding neighborhood includes a wide range of architectural styles. Therefore, the proposed development is in context to nearby developments. The closest residential development, the Baker Block, is located approximately 400 feet from the subject property and includes modern design elements.

4. **Policy LU-3.13:** Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA).

Consistency: The project site is located within the horizontal surface for John Wayne Airport (JWA) as established by the FAA. To remain below the JWA Obstruction Imaginary Surface, from ground level, structures would need to be below 171 feet. The area above this surface is reserved for air navigation. The

maximum height of the development is below this surface requirement and therefore would not present a hazard to air navigation.

5. **Policy S-1.18**: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77.

Consistency: The project has been designed to comply with FAR Part 77. Pursuant to the JWA Obstruction Imaginary Surfaces, proposed structures would need to be below 171 feet as measured from ground level or mean sea level. The church tower (proposed highest structure) is 77-feet high, which is below this elevation.

FINDINGS

Pursuant to the Costa Mesa Municipal Code, approval of each of the project's applications must be based on evidence in the administrative record that substantially supports the following review criteria and findings:

Costa Mesa Municipal Code Section 13-29 (e) Review Criteria:

a. <u>Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.</u>

The proposed development is compatible and harmonious with development and uses on surrounding properties because the proposed buildings conform to all applicable development standards with the exception of the variance request for height. However, the additional height does not result in neighborhood site development incompatibilities. In addition, the use as a church is an existing permitted use in the zone.

b. <u>Safety and compatibility of the design of buildings, parking area, landscaping,</u> <u>luminaries and other site features which may include functional aspects of the</u> <u>site development such as automobile and pedestrian circulation.</u>

Safety and compatibility of the design of buildings, parking area, landscaping, lighting, and other site features have been considered for the proposed project in that all portions of the building and landscaping will comply with all building and fire codes. The landscaping will comply with required visibility triangles at the driveways. Pedestrian and bicyclist circulation has been considered in that the property will meet ADA accessibility requirements from the public right of way and that a bike rack will be installed on the property as conditioned. In addition, a new sidewalk will be constructed along the public right of way.

c. <u>Compliance with any performance standards as prescribed elsewhere in this</u> <u>Zoning Code.</u> The project, except for the height variance request, as proposed and conditioned, will comply with performance standards prescribed in the Zoning Code including the development standards, placement of mechanical equipment, landscape requirements, walls and applicable aviation safety regulations.

d. Consistency with the general plan and any applicable specific plan.

The property has a General Plan designation of Industrial Park. Under the General Plan designation, Church uses are allowed. As a result, the proposed project conforms to the City's General Plan including aforementioned Objective LU-2A, Policy LU-3.8, Policy LU-3.13 and Policy S-1.18. The project site is not located in a specific plan area. Lastly, the General Plan Industrial Park Land Use District permits additional height as long as the height is consistent with the adjacent airport use, which it would be as proposed and conditioned.

Costa Mesa Municipal Code Section 13-83.53 (d) Variance Findings:

a. <u>Because of special circumstances applicable to the property, the strict application</u> of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

Although not under identical zoning classification, there are numerous churches within the community located in commercial, institutional and residential zoning districts with building heights that exceed the maximum permitted height by the CMMC, and several maintain greater height than the proposed project. The table below shows the location of several Costa Mesa churches and their applicable heights compared to the CMMC maximum allowed:

	Zone	Permitted Height	Actual Height	Increased Height	Approval
The Crossing Church (2115 Newport Blvd.)	C2 (General Business)	30 feet	50 feet	20 feet	Variance – PA-99-07
Lighthouse Community Church (301 Magnolia Street)	I & R (Institutional and Recreational)	Four Stories south of the I-405	62 feet	NA	Pre- Incorporation
Saint Joaquin Catholic Church (1964 Orange Avenue)	R1 (Single- Family Residential)	27 feet	95 feet	68 feet	CUP C-213
Presbyterian Church of the Covenant (2850 Fairview Road)	I & R (Institutional and Recreational)	Four Stories south of the I-405	60 feet	NA	CUP C-12

Table 3: Churches exceeding maximum height in Costa Mesa

First United Methodist Church (420 West 19th Street)	C2 (General Business)	30 feet	75 feet	45 feet	Pre- Incorporation
Harbor Light Community Church (1734 Orange Avenue)	R2-MD (Multiple Family Residential)	27 feet	64 feet	37 feet	Pre- Incorporation

While there is precedent for churches to exceed the maximum building height allowed in Costa Mesa as indicated in the above Table 2, only the "Crossings" Church" located at 2115 Newport Boulevard obtained a variance to exceed the maximum permitted height (several of the other church sites were developed prior to incorporation of the City and therefore do not include records for project height conformance, as approved by the County). The "Crossings Church" was approved with a maximum height of 50 feet and variance findings were made that the project site is large (4.5 acres) and the development is proportional to the developments in the area, the location is over 200 feet from the nearest residence, there are no views from the second-story level which would cause privacy impacts, and the building is set back a minimum of 45 feet from the front property line. Staff believes that similar project findings can be made in regard to special property circumstances in that the subject project site is over 1.5 acres in size, the proposed church is proportional to other developments in the area (including the Baker Block apartment complex which is located approximately 400 feet from the proposed project site and was constructed with a maximum building height of 63 feet), the additional height would not cause privacy impacts, and the proposed front building distance from the front property line exceeds the required Industrial Park Zoning District front-yard setback.

Additionally, a critical design component of a church is to include architectural elements that create a church's identification which stand-out among surrounding buildings. For example, the increased height of church architectural features are intended to attract followers to the church, and are meant to focus people in the direction of the heavens. Staff believes that the strict application of the Industrial Park Zone maximum 45-foot height requirement, relatively flat topography in the surrounding area, and the adjacent commercial neighborhood pattern of multistory development is a special circumstance that would deprive the proposed church of important architecture enjoyed by other churches in the community. In addition, the General Plan Land Use Element permits additional height in the Industrial Park Land Use District as long as the height is consistent with the adjacent airport use, which it would be as proposed.

b. <u>The deviation granted shall be subject to such conditions as will assure that the</u> <u>deviation authorized shall not constitute a grant of special privileges inconsistent</u> <u>with the limitation upon other properties in the vicinity and zone in which the</u> <u>property is situated.</u>

The deviation for the height variance is for architectural features only. In addition, there are other Churches in Costa Mesa which include architectural features constructed above the CMMC permitted maximum height, and the General Plan Land Use Element permits additional height in the Industrial Park Land Use District. Each project is reviewed independently based on each specific location and project details, and therefore the height variance would not constitute a grant of special privileges.

c. <u>The granting of the deviation will not allow a use, density, or intensity which is not</u> in accordance with the general plan designation and any applicable specific plan for the property.

The request for a height variance does not affect the use, density, or intensity of the project because the steeple and domes will not contain usable space. The project will not negatively impact public health, safety, and welfare in that the project will comply with all building and fire code requirements. Lastly, the General Plan Land Use Element specifies that within the "Industrial Park" Land Use District "additional height may be permitted when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element. The project site is located under the horizontal surface for John Wayne Airport (JWA). For the proposed project to remain below the JWA Obstruction Imaginary Surfaces, proposed structures would need to be below 171 feet as measured from ground level. The church tower is proposed a maximum of 77-feet high, which is below this surface.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32), In-Fill Development. Under Class 32, a project site must be less than five-acres in area, have no significant environmental effects, be consistent with the General Plan and Zoning Code, have adequate utilities to serve the site, have no valuable habitat for endangered species, will not result in significant effects relating to traffic, noise, air quality, or water quality, and the site must be adequately served by all required utilities and public services to be considered exempt from the provisions of CEQA. The proposed project meets the aforementioned CEQA exemption conditions as described below:

• The project is consistent with the zoning designation and the General Plan because it complies with all applicable development standards with the exception of the variance request. However, the General Plan does permit additional height in the Industrial Park Land Use District.

- The proposed development occurs entirely within the City of Costa Mesa on a lot size of 69,547 square feet (1.6 acres).
- The existing disturbed project site has no value as a habitat for endangered, rare, or threatened species, and includes two industrial developments, associated parking lots, and additional paving.
- Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The anticipated trip generation can be accommodated by the existing traffic infrastructure. In regards to short-term noise related to construction, construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Ground-borne noise and other types of construction-related noise impacts would typically occur during the site grading phase. Generally, this phase has the shortest duration of all construction phases. High ground borne noise levels and other miscellaneous noise levels can be created during this phase due to the operation of graders, tractors, and backhoes. Municipal Code Section 13-279 limits construction activities between 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. Construction activities are not allowed on Sundays or Federal holidays.
- The current uses on-site are adequately served by all required utilities and public services and these existing services can also accommodate the remodeled church.

Based on this analysis, the proposed development project meets all criteria for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332.

ALTERNATIVES

As an alternative to the recommended action the Planning Commission may:

1. <u>Approve the project with modifications</u>. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing should be continued to a future meeting to allow a redesign 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.

<u>Deny the project</u>. If the Planning Commission believes that there are insufficient facts to support the findings and criteria for approval, the Planning Commission should deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six-months.

LEGAL REVIEW

The draft Resolution and this report have been 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 site. The required notice radius is measured from the external boundaries of the property.
- 2. **On-site posting.** A public notice was posted on each street frontage of the project site.
- 3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the May 28, 2024, Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the Variance and Development Review would allow for a new community building to be constructed in conformance with the City's Zoning Code and General Plan. The project is designed with high quality materials and finishes, is compliant with applicable development standards, with the exception of the variance request for architectural elements of the building to exceed the maximum height, and the design would result in a general enhancement of the area. Therefore, staff recommends approval of the Variance and Development Review.

RESOLUTION NO. PC-2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PA-22-39 FOR A VARIANCE TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND DEVELOPMENT REVIEW PDVR-23-0004 TO CONSTRUCT NEW CHURCH AND NEW SUNDAY SCHOOL BUILDINGS FOR THE PROPERTY AT 234 FISCHER AVENUE

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

WHEREAS, Planning Application 22-39 and Development Review 23-0004 was filed by Tony Torres, authorized agent for the property owner, Saint Monica Coptic Church requesting approval of the following: Construct a new 35,154-square-foot Coptic Church and 10,514-square-foot Sunday School building including a height variance to allow for a steeple and two domes with a maximum height of 77 feet and to modify the site including new parking layout, landscaping, and elevated play deck above the parking lot.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May 28, 2024 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 15332 (Class 32), for Infill Development.

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 22-39 (Variance) and Development Review 23-0004 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 Development Review 23-0004 and Planning Application 22-39 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 18th day of May, 2024.

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-2024- ___ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 28, 2024 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

- ABSENT: COMMISSIONERS
- ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary Costa Mesa Planning Commission

Resolution No. PC-2024-___

EXHIBIT A

FINDINGS

A. The proposed project complies with the Review Criteria of Costa Mesa Municipal Code Section 13-29(e) as follows:

Criteria: Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

Facts in Support of Criteria: The proposed development is compatible and harmonious with development and uses on surrounding properties because the proposed buildings conform to all applicable development standards with the exception of the variance request for height. However, the additional height does not result in neighborhood site development incompatibilities. In addition, the use as a church is an existing permitted use in the zone.

Criteria: Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Facts in Support of Criteria: Safety and compatibility of the design of buildings, parking area, landscaping, lighting, and other site features have been considered for the proposed project in that all portions of the building and landscaping will comply with all building and fire codes. The landscaping will comply with required visibility triangles at the driveways. Pedestrian and bicyclist circulation has been considered in that the property will meet ADA accessibility requirements from the public right of way and that a bike rack will be installed on the property as conditioned. In addition, a new sidewalk will be constructed along the public right of way.

Criteria: Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

Facts in Support of Criteria: The project, except for the height variance request, as proposed and conditioned, will comply with performance standards prescribed in the Zoning Code including the development standards, placement of mechanical equipment, landscape requirements, walls and applicable aviation safety regulations.

Criteria: Consistency with the general plan and any applicable specific plan.

Facts in Support of Criteria: The property has a General Plan designation of Industrial Park. Under the General Plan designation, Church uses are allowed. As a result, the proposed project conforms to the City's General Plan including aforementioned Objective LU-2A, Policy LU-3.8, Policy LU-3.13 and Policy S-1.18. The project site is not located in a specific plan area. Lastly, the

General Plan Industrial Park Land Use District permits additional height as long as the height is consistent with the adjacent airport use, which it would be as proposed and conditioned.

B. The proposed project is in compliance with the Variance Findings of Costa Mesa Municipal Code Section 13-29(g)(1), as follows:

Finding: Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

Facts in Support of Denial Findings: Although not under identical zoning classification, there are numerous churches within the community located in commercial, institutional and residential zoning districts with building heights that exceed the maximum permitted height by the CMMC, and several maintain greater height than the proposed project. The table below shows the location of several Costa Mesa churches and their heights compared to the CMMC maximum allowed:

	Zone	Permitted Height	Actual Height	Increased Height	Approval
The Crossing Church (2115 Newport Blvd.)	C2 (General Business)	30 feet	50 feet	20 feet	Variance – PA-99-07
Lighthouse Community Church (301 Magnolia Street)	I & R (Institutional and Recreational)	Four Stories south of the I-405	62 feet	NA	Pre- Incorporation
Saint Joaquin Catholic Church (1964 Orange Avenue)	R1 (Single- Family Residential)	27 feet	95 feet	68 feet	CUP C-213
Presbyterian Church of the Covenant (2850 Fairview Road)	I & R (Institutional and Recreational)	Four Stories south o <mark>f</mark> the I-405	60 feet	NA	CUP C-12
First United Methodist Church (420 West 19th Street)	C2 (General Business)	30 feet	75 feet	45 feet	Pre- Incorporation
Harbor Light Community Church (1734 Orange Avenue)	R2-MD (Multiple Family Residential)	27 feet	64 feet	37 feet	Pre- Incorporation

Table 3: Churches exceeding maximum height in Costa Mesa

While there is precedent for churches to exceed the maximum building height allowed in Costa Mesa as indicated in the above Table 2, only the "Crossings Church" located at 2115 Newport Boulevard obtained a variance to exceed

the maximum permitted height (several of the other church sites were developed prior to incorporation of the City and therefore do not include records for project height conformance, as approved by the County). The "Crossings Church" was approved with a maximum height of 50 feet and variance findings were made that the project site is large (4.5 acres) and the development is proportional to the developments in the area, the location is over 200 feet from the nearest residence, there are no views from the secondstory level which would cause privacy impacts, and the building is set back a minimum of 45 feet from the front property line. Staff believes that similar findings can be made in regard to special circumstances for the proposed development in that the project site is over 1.5 acres in size, the proposed church is proportional to other developments in the area (including the Baker Block apartment complex which is located approximately 400 feet from the proposed project site and was constructed with a maximum building height of 63 feet), the additional height would not cause privacy impacts, and the proposed front building distance from the front property line exceeds the required Industrial Park Zoning District front-yard setback.

Additionally, a critical design component of a church is to include architectural elements that create a church's identification which stand-out among surrounding buildings. For example, the increased height of church architectural features are intended to attract followers to the church, and are meant to focus people in the direction of the heavens. Staff believes that the strict application of the Industrial Park Zone maximum 45-foot height requirement, relatively flat topography in the surrounding area, and the adjacent commercial neighborhood pattern of multi-story development is a special circumstance that would deprive the proposed church of important architecture enjoyed by other churches in the community. In addition, the General Plan Land Use Element permits additional height in the Industrial Park Land Use District as long as the height is consistent with the adjacent airport use, which it would be as proposed.

Finding: The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

Facts in Support of Finding: The deviation for the height variance is for architectural features only. In addition, there are other Churches in Costa Mesa which include architectural features above the maximum height, and the General Plan Land Use Element permits additional height in the Industrial Park Land Use District. Each project is reviewed independently based on each specific location and project details, and therefore the height variance would not constitute a grant of special privileges.

Finding: The granting of the deviation 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 request for a height variance does not affect the use, density, or intensity of the project because the steeple and domes do not create additional usable space. Lastly, the General Plan Land Use Element specifies that within the "Industrial Park" Land Use District "additional height may be permitted when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element. The project site is located under the horizontal surface for John Wayne Airport (JWA). For the proposed project to remain below the JWA Obstruction Imaginary Surfaces, proposed structures would need to be below 171 feet as measured from ground level. The church tower is proposed a maximum of 77-feet high, which is below this surface.

- C. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32), In-Fill Development. Under Class 32, a project site must be less than fiveacres in area, have no significant environmental effects, be consistent with the General Plan and Zoning Code, have adequate utilities to serve the site, have no valuable habitat for endangered species, will not result in significant effects relating to traffic, noise, air quality, or water quality, and the site must be adequately served by all required utilities and public services to be considered exempt from the provisions of CEQA. The proposed project meets the aforementioned CEQA exemption conditions as described below:
 - The project is consistent with the zoning designation and the General Plan because it complies with all applicable development standards with the exception of the variance request. However, the General Plan does permit additional height in the Industrial Park Land Use District.
 - The proposed development occurs entirely within the City of Costa Mesa on a lot size of 69,547 square feet (1.6 acres).
 - The existing disturbed project site has no value as a habitat for endangered, rare, or threatened species, and includes two industrial developments, associated parking lots, and additional paving.
 - Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The anticipated trip generation can be accommodated by the existing traffic infrastructure. In regards to short-term noise related to construction, construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Ground-borne noise and other types of construction-related noise impacts would typically occur during the site grading phase. Generally, this phase has the

shortest duration of all construction phases. High ground borne noise levels and other miscellaneous noise levels can be created during this phase due to the operation of graders, tractors, and backhoes. Municipal Code Section 13-279 limits construction activities between 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. Construction activities are not allowed on Sundays or Federal holidays.

• The current uses on-site are adequately served by all required utilities and public services and these existing services can also accommodate the remodeled church.

Based on this analysis, the proposed development project meets all criteria for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332.

D. The project is 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

- Plng. 1. The use shall be limited to the type of operation described in the staff report and applicant's letters, subject to conditions. Any change in the operational characteristics including, but not limited to, any activities that are not church related, shall be subject to Planning Division review and may require an amendment to the minor/conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 - 2. 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. 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.
 - 4. 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.
 - 5. 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.

- 6. The conditions of approval, code requirements, and special district requirements for PA-22-39/PDVR-23-0004 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
- 13. 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.

- 14. 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.
- 15. 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 <u>without</u> 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.
- 16. Rooftop mechanical equipment shall be screened behind walls of the same material and color as the wall of the building in which it is located.
- 17. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts.
- 18. A bicycle rack providing space for at least three bicycles shall be included on the building permit site plan and shall be installed on the property subject to review and approval by the Planning Division.
- 19. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
- 20. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- 21. Parking spaces shall be striped in accordance with the City's Parking Design Standards.
- 22. The applicant shall work with any utility agencies' right-of-way areas and/or easements related to undergrounding the overhead power lines running along the left, rear portion of the development lot, and receive clearance prior to issuance of building permits.
- 23. All on-site utility services shall be installed underground.

- 24. Transformers, backflow preventers, and any other approved aboveground 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.
- 25. Any graffiti painted or marked upon the premises shall be removed or painted over within 48 hours of being applied.
- 26. No outdoor public communication systems shall be installed without prior review and approval by the Planning Division. If an outdoor public communication systems is installed, the system shall not be audible in adjacent residential areas.
- 27. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Development Services Director.
- 28. The cafe shall be limited to the type of operation described in the staff report. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages or provision of entertainment or signage, will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
- 29. 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.
- 30. 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/Deputy CEO shall require that the playground plan adequately serve the anticipated number of users and their activities.
- 31. 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.
- 32. The perimeter landscape planter on the play deck shall be installed with dense, non-climbable vegetation with a minimum height of six feet to reduce any potential fall hazards. Alternatives may be reviewed and approved by the Planning Division provided that adequate fall protection is provided.
- 33. 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).

- 34. Any mosaic, mural, or super graphic painted on the side of the building which is visible from a public right-of-way shall be reviewed by the Development Services Department and may be taken before the City's Arts Commission for review if deemed necessary by Economic and Development Services Director.
- 35. A Land Use Restriction shall be recorded on the property prior to issuance of building permits requiring that all future uses be very low traffic generating uses.
- 36. Submit required FAA notification by submitting Form 7460-1, Notice of Construction or Alteration at <u>https://oeaaa.faa.gov/oeaaa/external/portal.jsp</u>. Provide the FAA airspace determination to the City prior to issuance of building permits. Any required alterations to the plans shall be incorporated into the plans prior to permit issuance.
- Trans 37. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permits by submitting to the Transportation Division the required Traffic Impact Fee according to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based on the average daily trip generation rate of 2.44 trip ends per TSF for the proposed project. It includes a credit for any previously existing use. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building Permits based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
 - 38. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of the building permit by submitting the required fee to the Transportation Division. The current rate is \$6.31 per net square foot.
- Eng 39. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the CMMC and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
 - 40. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
 - 41. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, CMMC and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

- 42. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. commercial sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
- 43. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
- 44. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.
- 45. Relocate all private improvements from the public right-of-way, including backflow devices.
- 46. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

b) Location of BMPs shall not be within the public right-of-way.

- BLDG 47. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. If soil contamination exists, then remediation plans shall be submitted to both the Building Division and the County of Orange for review, approval and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soil's Engineer.
 - 48. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or 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 4.5, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for churches and other places of religious assembly.

- 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. Noisegenerating 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. 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.
- 4. 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.
- 5. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
- All unpaved areas visible from public right-of-ways shall be landscaped 6. and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
- Any mechanical equipment such as air-conditioning equipment and 7. duct work shall be screened from view in a manner approved by the Planning Division.
- Comply with the requirements of the most recently adopted California 8. Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code. California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11B of the California Building Code.
 - Plan shall show location of EV charging ready for future installation. 9. [CGC 5.106.5.3.1]
 - 10. E-occupancy building shall comply with the requirements of the CBC Section 452.
 - 11. Prior to the Building Div. (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?document id=23381 The Building Div. will not issue a demolition permit until an Identification number is provided By AQMD

Bldg.

- 12. Sanitary Code Requirements #19 Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- 13. All new building shall conform to the requirements for solar PV and Energy Storage System (ESS) per T-24 140.10. 8.
- 14. Submit a precise grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Div.
- 15. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent California Building Code sec. 1808.7.4 i
- 16. All interior egress stairway shall comply with the CBC Section 1023 and shall terminate either into an exit passageway per CBC 1024 or to the exit discharge per 1028.
- 17. Maximum allowable area of new and additions shall be determined in accordance with the applicable provisions of California Building Code sec. 506.2
- Fire 18. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
- Bus. 19. 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.

 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: <u>http://www.costamesaca.gov/modules/showdocument.aspx?documenti</u> <u>d=23381</u> The Building Division will not issue a demolition permit until on

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.



SAINT MONICA COPTIC OTHODOX CHURCH

CONDITIONAL USE PERMIT EXHIBITS PREPARED BY: VISIONEERING STUDIOS ARCHITECTURE HUNSAKER & ASSOCIATES LANDSTUDIO360 INTUEOR NORCAL ENGINEERING

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SAINT MONICA COPTIC ORTHODOX CHURCH PROJECT DESCRIPTION

Date:	05/20/2024	
Project Number:	FZ-21-00103	
Project Title:	Saint Monica Coptic Orthodox Church	
Hearing Date:	May 28 th , 2024	
Lead Agency:	City of Costa Mesa Development Services Department Planning Division 77 Fair Drive Costa Mesa, CA 92626	
Contact Person: Phone Number:	Christopher Yeager, Associate Planner (714) 754-4883	
Project Location:	234/236/238 Fischer Ave, Costa Mesa, CA 92626	
	The Project address is 234 Fischer Ave, Costa Mesa, CA 92626. The Assessor's Parcel Number (APN) is: 427- 032-03. The Project site is on Fischer Avenue between Redhill Ave. and Baker Street and is located south of State Route 55 (SR-55) and generally along the western portion of the city; refer to site plan. The site is located within the Costa Mesa, California.	
Project Applicant/Project	Sponsor's Name and Address:	
	Saint Monica Coptic Orthodox Church Contact: Fr. Paul Mikhail Saint Monica Coptic Orthodox Church 2925 N Weston St. Orange, CA 92867 (714) 299-7999	
Zoning:	MP Industrial	
Architect:	Visioneering Studios Architecture Contact: Tony Torres 106 W 4 TH Street Suite 600 Santa Ana, CA 92701 (714) 780-2873	

Description of Project:

The desire of Saint Monica Coptic Orthodox church is to bring light and hope to the city of Costa Mesa and beyond. Sheathed in sunlit perforated panels, the new Saint Monica Church campus will emerge out of an airport business park to bring ancient stories of hope, love, and peace into this generation.

Throughout the building, shadow and light animate the restrained yet soulful interiors. Instead of drywall and paint, natural materials and finishes as well as mosaics on exterior niches establish the color palette and emphasize the warmth of the composition. Visitors will experience three realms: social, sacred, and educational. A sunlit garden court, experienced first by a soaring vaulted ceiling, unites the learning center with the worship center and serves as a place for community.

The portico that links the social spaces features a series of pointed arches and a glass bridge. The arches frame several mosaic art niches that communicate timeless, inspirational messages of the history of the Coptic Church. The overall form and style adopt their influence from Early Mediterranean and Byzantine culture. A central feature of Byzantine culture was Orthodox Christianity society, which was very religious, and it held certain values in high esteem, including a respect for order and traditional hierarchies.

Key features include a sunlit dome, domed towers, a sky deck over the social spaces, cafe, youth center, prayer garden, prayer chapel, climbing wall, gymnasium, and a religious education center with outdoor play deck.

Variance:

The project will be the first Coptic Orthodox Church in the city. An integral part of the Coptic Orthodox Church identity are steeples and domes. We are requesting a variance for the height of these two architectural elements and not the building itself. The remaining roof area adheres to the height limit specified in the Zoning Code. There is a precedent within the City of Costa Mesa for church steeples to exceed the required building height of their respective Zones.

Regarding the amount of square-foot area that exceeds the Zoning code building height, the Worship Building has 347 square-feet of dome area that is 1.8% of the total 19,638 square-feet of the roof area; it also has 88 square-feet of steeple area, which is only 0.5% of the roof area. The religious education building has 169 square-feet of dome area, which is 3.7% of the total 4,481 square-feet of roof area of the religious education building. The total percentage of square foot area of all elements is 6% of the total roof area. The steeple and the dome of both buildings are only architectural features that are unoccupied spaces. They also have a cross feature on each that, due to its slender nature, does not contribute to the massing of the roof.

Physical Setting:

The subject property is a 1.6-acre lot that consists of two buildings and three individual industrial office space units located North of Fisher Avenue and West of Redhill Avenue; refer to location on Site plan. Records indicate that the building was first constructed in 1978.

234 Fisher is a 17,800 SF two-story unit with 4,327 SF of office space, one ground level truck door, warehouse space, and a shared fence yard. The second level includes a mezzanine with hatch that provides roof access. The front elevation includes a sloped roof area with composition shingles.

236 Fisher Avenue is a 3863 SF two-story unit with 1,770 SF of office space, one ground level truck door, warehouse space, and a shared fence yard. The right elevation includes a sloped roof area with composition shingles.

238 Fisher is a 4,347 SF two-story freestanding office building. The tenant occupying the unit is Orkin, a residential and commercial pest control company. The pitched roof area is a standing seam metal roof.

A surface parking lot surrounds the property. The landscaping consists of groundcover, shrubs, trees, and grass.

Demolition:

The existing buildings will be demolished in phases, as new construction is completed. Phase 1 will have 238 Fischer demolished for the new Religious Education Center. Phase 2 will include a new elevated play deck, and Phase 3 and 4 will demolish 234 and 236 Fischer for the new Worship and Multipurpose Building.

Construction:

Project construction would occur in four phases, as shown below:

- **Phase 1:** Includes the construction of the 10,515 SF Religious Education building. This 3-story structure will have an entry lobby with check-in desk, elevator, and staff area. It will accommodate approximately 100 children and used solely by the congregation. Site improvements include covered parking lot to increase overall parking to 100 spaces.
- Phase 2: Includes the construction of Play Deck. This 6,285 SF structure will be built over the existing parking lot at the Northeast of the site. The Play Deck will include a water feature, play equipment, turf areas and walking track. An elevator and stairway accesses will be provided. The existing parking lot will remain beneath it.

- **Phase 3:** Includes the construction of the new 16,643 SF Multi-purpose Gymnasium. This 3-story building will include a gymnasium, activity room, elevator, kitchen, café, administrative offices and 4,500 SF rooftop patio for gathering. The use of the building will include temporary worship services, sporting events, church gatherings, youth gatherings and church administration. The parking lot will be renovated to increase parking count and provide landscaping to enhance the project. A fire lane will also be constructed to provide emergency services to the buildings. The parking lot will provide 90 parking spaces in this phase, to accommodate 270 seats.
- Phase 4: Includes the construction of the new 18,511 SF Worship Building. This 3-story building will include a religious sanctuary, large atrium with skylights, 2nd floor balcony, cry rooms, chapel, gift shop and 10 religious enrichment classrooms. The use of the building will include worship services, religious education, church gatherings, weddings, and baptisms. Site improvements will include an outdoor enhanced pavina, prayer aarden, water feature. playground, and landscaping. The parking lot will still provide 90 parking spaces in this phase, to accommodate 270 seats.

A breakdown of the proposed buildings is provided below in **Table 1**, Proposed Project Structures and Other Components.

Building	Purpose	Building Height No. of Stories	Building Area (SF)		
Existing					
Existing Buildings	Temporary Worship (234) + 236 + 238 Fischer buildings	20'-0'' 2-stories	26,057 SF		
Phase 1					
Building A	Demolish existing complete and build new Religious Education Building	45'-0'' 3-stories	10,515 SF		
Phases 2					
	Play Deck	1-story over parking	6,285 SF (Unenclosed – not included in FAR)		
Phase 3					
Building B	Demolish existing complete and build new Multi-purpose Gymnasium and Activity Space	45'-0'' 3-stories	16,643 SF		
Phase 4					
Building C	Demolish existing complete and build new Worship Building	45'-0" w/ (1) 70'-0" Tower 3-stories	18,511 SF		
Total (Proposed) Building SF			45,669 SF		

Table 1: Proposed Project Structures and Other Components

Church classrooms and building design features would include highefficiency wall assemblies and windows to reduce heating and cooling loads, Energy Star appliances, high-efficiency heating and cooling systems, high efficiency domestic hot water systems, high-efficiency light-emitting diode (LED) lighting throughout common areas, 'smart' lighting, and landscape design.

The Project includes 97 surface parking spaces which will be provided for visitors along the northern, southern, and western portions of the site. The Project would utilize the existing two access driveways along Fischer Avenue. As shown in the Site Plan, the proposed structures would be generally located

in the north and eastern portion of the Project site. The proposed Project includes 8862 SF of landscape area (13% of the Project site).

The total duration of construction activities associated with the Project is estimated to be approximately 5 years (60 months) provided funding is in place as planned. Construction is expected to begin in the fourth quarter (Q4) of 2024 or as early as city approvals are secured and end during the last quarter (Q4) of 2029. Construction activities would include site preparation, demolition of existing buildings, new buildings, paving, and landscaping.

Operations:

Currently, the church has one liturgy service on the following days: Wednesday, Friday, Saturday, and Sunday. Liturgical prayers last 2 to 2-1/2 hours. The prayers take place at Church in accordance with the Coptic Orthodox faith and tradition. Weekday liturgies are between 8:30 am to 10:30 am and are attended by few congregations since it is during working hours. As for Saturdays, liturgy prayers are between 8:00 am to 10:30 am with slightly higher attendance than weekdays. For Sundays, liturgy prayers start at 8:00 am and ends by 11:00 am with highest attendance.

In addition, during the week on Thursday and Friday night from 6:00 pm to 9:00 pm there is a college and graduate meeting that takes place. The meeting generally entails a bible reading, sermon, and a group discussion at the Church. On Saturday night, from 5:00 pm to 9:00 pm, there are bible study meetings for children aged Kindergarten through college, followed by a Vesper prayer and a sermon. On Sunday night, from 6:00 pm to 8:00 pm, there is couples meeting.

After the Sunday liturgy, light snacks are served to the congregation using the kitchen at the multipurpose room. Confession hours are typically done after services unless by appointment with the priest.

Religious sacraments such as weddings, baptisms, and funerals may also take place within the Church during the week. Weddings may only take place outside of Advent, Lenten, and similar periods during the year, totaling approximately 20 weeks in a calendar year. Generally, wedding services take place on Saturdays or Sundays and last up to 1 ½ hours. Baptisms by appointment take place right before liturgies by 60 minutes. Baptisms typically take place more before the Saturdays or Sundays liturgy. Funeral prayers services are by appointment year-round, except during the Holy week (Easter week) where no funeral prayers are permitted. Typically, it takes place between 10:30 am to 12:00 pm.

In addition to the typical or regular liturgies and sacramental services, the Coptic Orthodox Church is known for vigils around major church fasts like Christmas and Easter. The Advent (pre-Christmas) period is highlighted by several night-long vigils. In the spring during Pascha week (Pre-Easter), which culminates with the Feast of the Resurrection (Easter Sunday), the congregation spends that week's Friday evening and Saturday morning in a long service. Vigils reflect traditional and deeply cherished church rites that are centuries old and yet remain a part of a lasting identity of Egyptian Christians in the diaspora. They are a central practice of the Church.

The religious bookstore/library/gift shop will sell books, icons, rosaries, audio/ visual materials and is open after the Saturday and Sunday liturgies and after church meetings. The reception area, multipurpose room, and commercial kitchen will be available for use by parishioners for either regular meetings such as the senior or women's group meeting and preparation of related group meals, or for special occasions/receptions such as wedding, baptisms, or funerals.

The property will be utilized consistently at each phase. At the completion of phase one, the church will utilize the existing and new improvements for typical church uses as outlined above.

All activities would comply with the City's municipal code including limitations on noise, lighting, and parking. The Project and associated activities are those associated with a place of worship and does not include formal "school classrooms" or similar weekday daily school uses that would generate weekday traffic.

Access:

Regional access is provided via SR-55 via Baker Street ramps, approximately 1.0-mile to the North of the site.

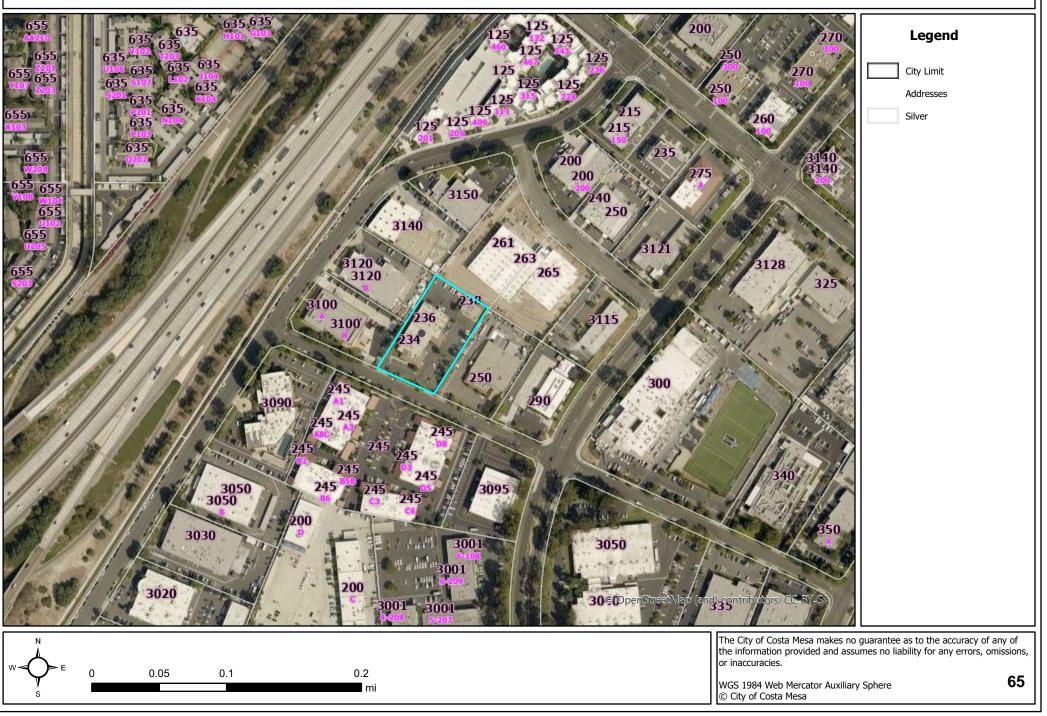
Local access is provided via Redhill and Fischer Ave. Fischer Avenue is classified as local/collector roadway which is typical for 2-lane roadways within the city. Redhill Avenue is classified as a major arterial roadway which typically range between 4-lane roadways.

Site ingress would be provided on Fischer Avenue via the two driveways, one existing and one new. The Northwest access will be closed for fire lane and intermittent use.



Vicinity Map

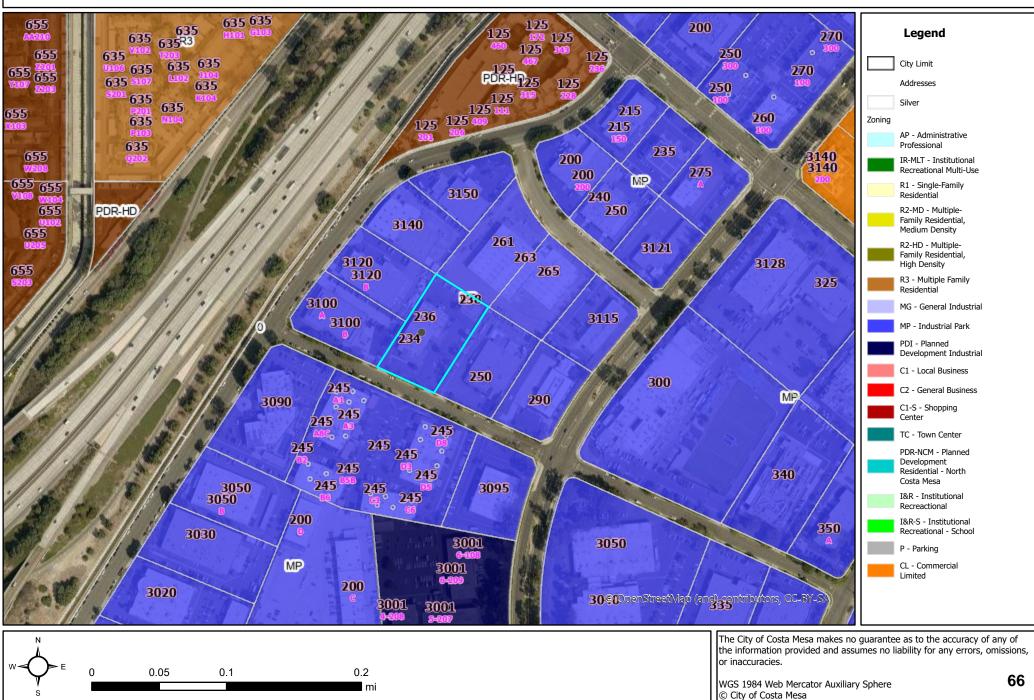
ATTACHMENT 3





Zoning Map

ATTACHMENT 4



ATTACHMENT 5













TRAFFIC MEMORANDUM - TRIP GENERATION STUDY

From:	Farid Naguib <fnaguib@intueor.net></fnaguib@intueor.net>
Sent:	Wednesday, March 29, 2023 9:26 AM
То:	Tony Torres
Cc:	Fr. Paul Mikhail; Bassem Barsoum
Subject:	Saint Monica Church - Draft Trip Generation Study Technical Memorandum
Attachments:	Saint Monica Church Trip Generation Study 2023-03-28.pdf

Hi Tony.

I hope you are doing well. Attached for your review and transmittal to the City is the Trip Generation Study concluding that representative/similar Coptic churches in the Orange County area have an average weekday daily trip rate of about 2.44 trips per 1,000 sq. ft.

Please also note that this study shows the average trip generation rate for church only activities, and excludes any daycare activities. Also, note that based on the City of Costa Mesa's Transportation Impact Analysis Guidelines, a traffic study is triggered and needed once a development generates 50 or more vehicle trips during a peak hour. Currently, the church only activities do not generate that level of peak hour vehicle trips, so a traffic study will not be required.

Best regards, Farid (949) 351-6653 – mobile



TO:	City of Costa Mesa Transportation Services Division
CC:	Fr. Paul Mikhail and Bassem Barsoum (Saint Monica Coptic Orthodox Church) Tony Torres (Visioneering Studios Architecture, Inc.)
FROM:	Farid Naguib and Wahid Farhat (Intueor Consulting, Inc.)
DATE:	March 28, 2023
SUBJECT:	Saint Monica Coptic Orthodox Church in Costa Mesa Trip Generation Study

This technical memorandum presents the methodology and results of a trip generation study that was performed for use in estimating potential daily trips (and associated trip rates) that may be generated by the proposed Saint Monica Coptic Orthodox Church, located at 234, 236, and 238 Fischer Avenue in the City of Costa Mesa, California. Trip generation is the process of estimating the amount of traffic a proposed new development will generate, once it is built and operational, during a typical weekday. The Institute of Transportation Engineers (ITE) publishes the "Trip Generation Manual" for use in determining trip generation rates for various land uses. The typical weekday daily trip rates for Churches (ITE Land Use Code 560), published in the ITE Trip Generation Manual, is based on an average national condition for a small sample size. The average national condition is also based on trips generated by churches of various denominations, which are predominantly located in the eastern part of the United States. In addition, the sites were surveyed in the 1980s through the 2000s. As a result, these published trip rate predictions may not specifically represent the current trip generation characteristics of Coptic churches in Southern California, and specifically in Orange County. To more accurately reflect local trip making characteristics of Coptic churches in the Orange County area of Southern California, a trip generation study based on similar local Coptic churches was conducted. The study identified representative Coptic church sites in Orange County with similar operating characteristics and collected 24-hour daily traffic counts entering and leaving the driveways of each facility on typical weekdays (Tuesday, Wednesday, or Thursday), and typical weather conditions, when schools are in session and outside the influence of any public holidays or nontypical special event days.

1.0 DATA COLLECTION

For purposes of this trip generation study, three representative local Coptic church sites in the Orange County area were identified to collect daily traffic count information. The following three Coptic churches were selected for this study:

- Saint Gregory American Coptic Orthodox Church
 1617 West La Palma Avenue
 Anaheim, CA 92801
- Saint Paul American Coptic Orthodox Church
 18802 Bardeen Avenue
 Irvine, CA 92612
- Saint Verena and the Three Holy Youth Coptic Orthodox Church
 491 North Hewes Street
 Orange, CA 92869

Technical Memorandum



At each church site, 24-hour bidirectional traffic counts (tube counts) were collected at the entrances and/or exits on typical weekdays (Tuesday, Wednesday, or Thursday) and typical weather conditions, when schools are in session and outside the influence of any public holidays or non-typical special event days. In addition, the square footage (size) of each church building was obtained. In general, a church building houses an assembly hall or sanctuary and it may also include meeting rooms and classrooms.

Initially, 24-hour tube counts were performed for four consecutive weekdays (Tuesday through Friday), during the week of January 23, 2023, at the driveways of each church site to count daily traffic entering and leaving the site. The tube counts were supplemented by a manual one day video count on Wednesday, January 25, 2023, to evaluate the accuracy of the tube count data. As a result of this data comparison, it was determined that the tube counts were inaccurate and unreliable due to several factors including tube tampering, short driveway lengths that resulted in vehicles stopping on the tubes when exiting/entering, and vehicles passing over the tubes at an angle resulting in double counting. Consequently, only the manual one day video count taken on Wednesday, January 25, 2023, was deemed reliable and used. Subsequently, a second typical weekday was selected and a second manual one day video count daily traffic entering and leaving the site.

2.0 TRIP GENERATION ANALYSIS

The manual traffic count data was collected at the entrances and/or exits of each church site and the results were reviewed for consistency and reasonableness. The detailed count results are presented in the attached Appendix. The daily typical weekday trips at each church site are presented in Table 1. The daily trip rate per 1,000 square feet (sq. ft.) was calculated by dividing each day's daily trips by the thousand square footage (TSF) of each church site to get a typical weekday daily trip rate per TSF. The resulting daily trip rates were averaged over the church sites to get an overall average typical weekday daily trip rate per 1,000 sq. ft. for similar local Coptic churches in Orange County. As shown in Table 1, the overall average trip rate is 2.44 trips per 1,000 sq. ft. This overall average daily trip rate per 1,000 sq. ft. is considered a representative estimate for the proposed Saint Monica Coptic Orthodox Church project in Costa Mesa.

Church Site	Size TSF	Day	Daily Traffic (In Out		: Counts Total	Trip Rate Per 1,000 sq. ft.
Ct. Crosser	14.5	25-Jan-23	18	18	36	2.48
St. Gregory		23-Feb-23	17	17	34	2.34
Ct. David	27.0	25-Jan-23	51	52	103	3.81
St. Paul		23-Feb-23	15	15	30	1.11
Overall Average Trip Rate (per 1,000 sq. ft.)						2.44



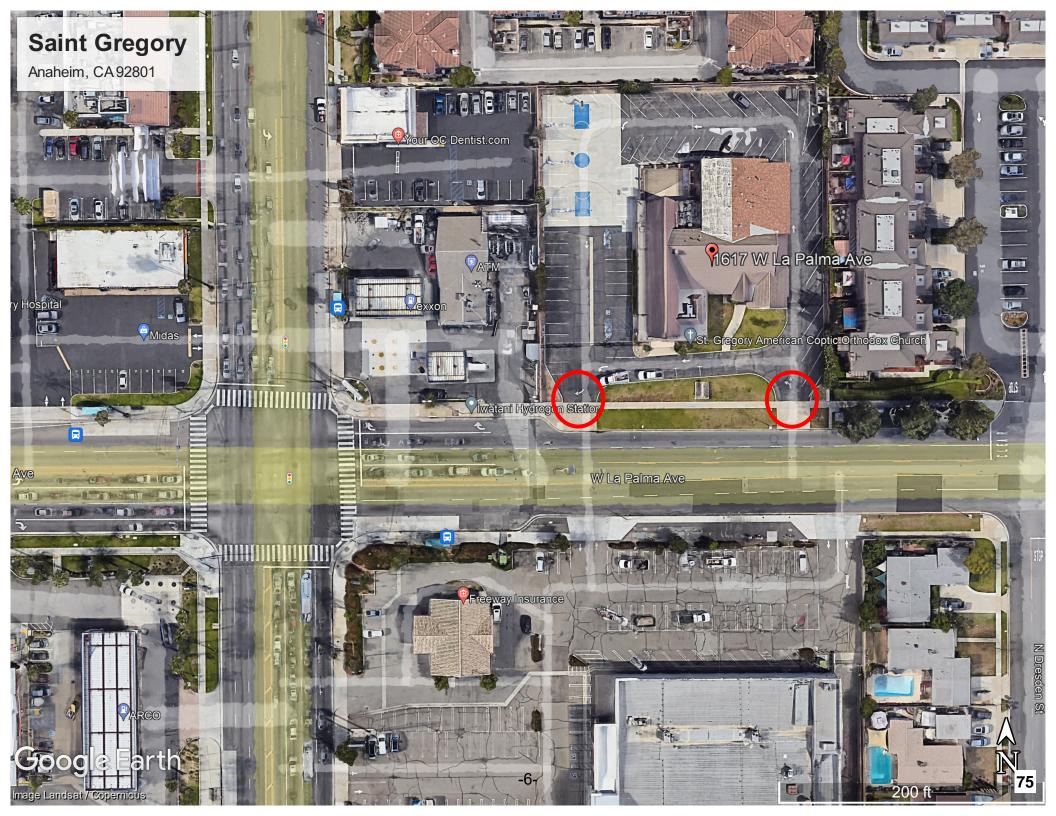
It should be noted that during our reasonableness review of the traffic counts, it was determined that the Saint Verena and the Three Holy Youth Coptic Orthodox Church site did not provide adequate representation of typical weekday church only trips due to the fact that the site includes a day care facility and trips destined for the day care facility used both the Walnut Avenue and Hewes Street entrance/exit driveways. Thus, we were not able to differentiate between day care and church trips entering/exiting the site from the Hewes Street driveway. As a result of this unforeseen condition, the Saint Verena and the Three Holy Youth Coptic Orthodox Church site was removed from further consideration because it did not meet the purpose of the study of identifying daily church only trips.

3.0 CONCLUSION

The results presented in Table 1 for this trip generation study, conclude that trip generation rates for local Orange County Coptic churches with similar characteristics as the proposed Saint Monica Coptic Orthodox Church in Costa Mesa, yield an overall average weekday daily trip rate of 2.44 trips per 1,000 sq. ft., which is significantly lower than the trip rate published in the ITE Trip Generation Manual for Land Use Code 560 (Churches).

4.0 APPENDIX

The church sites, driveway count locations, and manual daily traffic counts are presented in the attached Appendix.



CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	WEDNESDAY JANUARY 25, 2023
LOCATION:	SAINT GREGORY AMERICAN COPTIC ORTHODOX CHURCH

		DRIVEWAY								
15 MIN COUNTS	La Pa	Ima Ave - East Dwy	La Pa	alma Ave - West	t Dwy	CC	MBINED TOTAL			
000110	IN	OUT	IN	OUT		IN	OUT			
0000-0015	0	0	0	0		0	0			
0015-0030	0	0	0	0		0	0			
0030-0045	0	0	0	0		0	0			
0045-0100	0	0	0	0		0	0			
0100-0115	0	0	0	0		0	0			
0115-0130	0	0	0	0		0	0			
0130-0145	0	0	0	0		0	0			
0145-0200	0	0	0	0		0	0			
0200-0215	0	0	0	0		0	0			
0215-0230	0	0	0	0		0	0			
0230-0245	0	0	0	0		0	0			
0245-0300	0	0	0	0		0	0			
0300-0315	0	0	0	0		0	0			
0315-0330	0	0	0	0		0	0			
0330-0345	0	0	0	0		0	0			
0345-0400	0	0	0	0		0	0			
0400-0415	0	0	0	0		0	0			
0415-0430	0	0	0	0		0	0			
0430-0445	0	0	0	0		0	0			
0445-0500	0	0	0	0		0	0			
0500-0515	0	0	0	0		0	0			
0515-0530	0	0	0	0		0	0			
0530-0545	0	0	0	0		0	0			
0545-0600	0	0	0	0		0	0			
0600-0615	0	0	0	0		0	0			
0615-0630	0	0	0	0		0	0			
0630-0645	0	0	0	0		0	0			
0645-0700	1	0	0	0		1	0			
0700-0715	0	0	0	0		0	0			
0715-0730	0	0	0	0		0	0			
0730-0745	0	0	0	0		0	0			
0745-0800	0	0	0	0		0	0			
0800-0815	0	0	0	0		0	0			
0815-0830	0	2	0	0		0	2			
0830-0845	1	0	0	0		1	0			
0845-0900	0	0	1	0		1	0			
0900-0915	0	0	1	2		1	2			
0915-0930	0	0	0	0		0	0			
0930-0945	1	0	0	0		1	0			
0945-1000	0	0	0	1		0	1			
1000-1015	1	0	0	1		1	1			
1015-1030	0	0	0			0	0			
1030-1045	0	0	0			0	0			
1045-1100	1	0	0	0		1	0			
1100-1115	1	0	0	0		1	0			
1115-1130	1	0	0	1		1	1			
1130-1145	0	0	0			0	0			
1145-1200	0	0	0			0	2			
1140-1200	0	<u>v</u>	0	2		0	۷			

CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	WEDNESDAY JANUARY 25, 2023
LOCATION:	SAINT GREGORY AMERICAN COPTIC ORTHODOX CHURCH

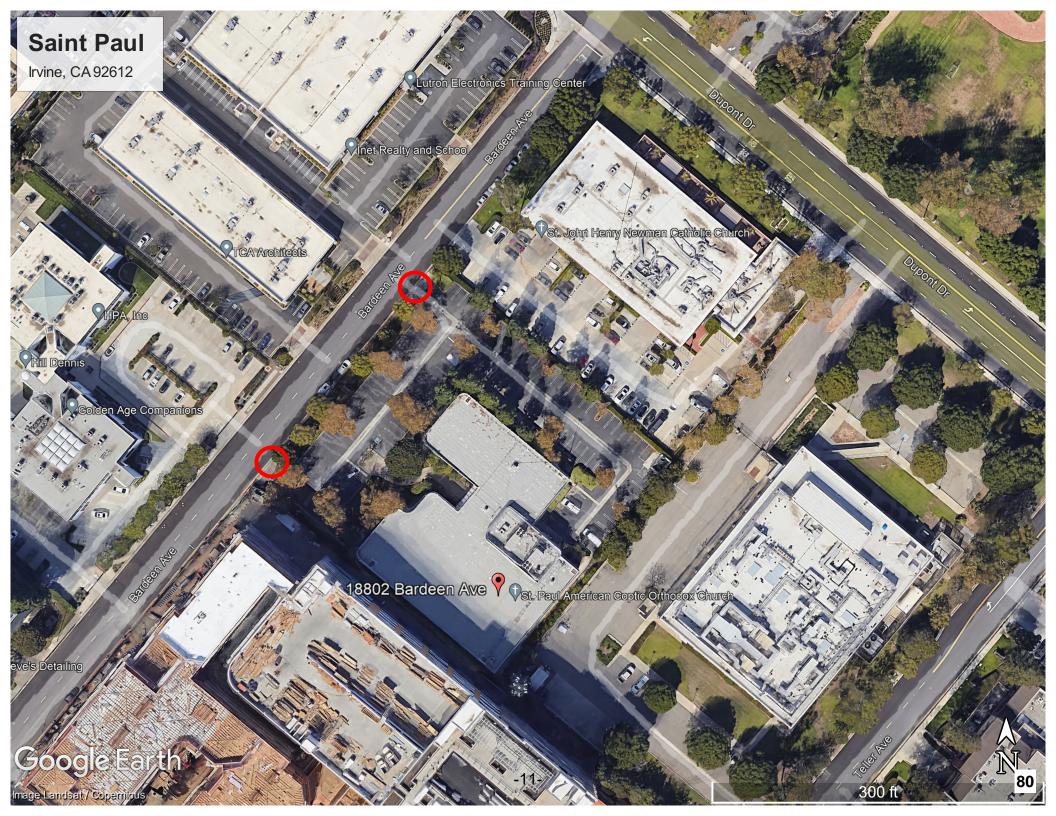
15 MIN	DRIVEWAY								
COUNTS	La Pa	lma Ave - East D	Dwy La Pa	La Palma Ave - West Dwy			COMBINED TOTAL		
ocontro	IN	OUT	IN	OUT		IN	OUT		
1200-1215	0	0	0	0		0	0		
1215-1230	0	0	0	0		0	0		
1230-1245	1	0	0	0		1	0		
1245-1300	0	0	0	0		0	0		
1300-1315	0	1	1	1		1	2		
1315-1330	0	0	0	0		0	0		
1330-1345	0	0	0	0		0	0		
1345-1400	0	0	0	0		0	0		
1400-1415	0	0	0	0		0	0		
1415-1430	0	0	0	0		0	0		
1430-1445	0	0	0	0		0	0		
1445-1500	0	0	0	0		0	0		
1500-1515	0	0	0	0		0	0		
1515-1530	1	0	0	1		1	1		
1530-1545	0	0	0	0		0	0		
1545-1600	0	0	2	0		2	0		
1600-1615	0	2	1	1		1	3		
1615-1630	0	0	0	0		0	0		
1630-1645	0	0	0	0		0	0		
1645-1700	0	0	0	0		0	0		
1700-1715	0	0	0	0		0	0		
1715-1730	1	0	0	1		1	1		
1730-1745	0	0	0	0		0	0		
1745-1800	1	1	0	0		1	1		
1800-1815	1	0	0	1		1	1		
1815-1830	0	0	0	0		0	0		
1830-1845	0	0	0	0		0	0		
1845-1900	0	0	0	0		0	0		
1900-1915	0	0	0	0		0	0		
1915-1930	0	0	0	0		0	0		
1930-1945	0	0	0	0		0	0		
1945-2000	0	0	0	0		0	0		
2000-2015	0	0	0	0		0	0		
2015-2030	0	0	0	0		0	0		
2030-2045	0	0	0	0		0	0		
2045-2100	0	0	0	0		0	0		
2100-2115	0	0	0	0		0	0		
2115-2130	0	0	0	0		0	0		
2130-2145	0	0	0			0			
2145-2200	0	0	0	0		0	0		
2200-2215	0	0	0	0		0	0		
2215-2230	0	0	0	0		0	0		
2230-2245	0	0	0	0		0	0		
2245-2300	0	0	0	0		0	0		
2300-2315	0	0	0	0		0	0		
2315-2330	0	0	0	0		0	0		
2330-2345	0	0	0	0		0	0		
2345-2400	0	0	0	0		0	0		
Daily Totals	12	6	6	12		18	18		

DRIVEWAY TRIP GENERATION COUNTS

CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	THURSDAY FEBRUARY 23, 2023
LOCATION:	SAINT GREGORY AMERICAN COPTIC ORTHODOX CHURCH

CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	THURSDAY FEBRUARY 23, 2023
LOCATION:	SAINT GREGORY AMERICAN COPTIC ORTHODOX CHURCH

15 MIN -	DRIVEWAY								
COUNTS	La Pal	ma Ave - East Dwy	La Pa	La Palma Ave - West Dwy			COMBINED TOTAL		
oconte	IN	OUT	IN	OUT		IN	OUT		
1200-1215	1	0	0	2		1	2		
1215-1230	0	0	0	0		0	0		
1230-1245	0	0	0	0		0	0		
1245-1300	0	1	1	0		1	1		
1300-1315	0	0	0	1		0	1		
1315-1330	0	0	0	0		0	0		
1330-1345	0	0	0	0		0	0		
1345-1400	0	0	0	0		0	0		
1400-1415	0	0	0	0		0	0		
1415-1430	0	0	0	0		0	0		
1430-1445	0	0	0	0		0	0		
1445-1500	1	0	0	1		1	1		
1500-1515	0	0	0	0		0	0		
1515-1530	0	0	0	0		0	0		
1530-1545	0	0	0	0		0	0		
1545-1600	1	0	0	2		1	2		
1600-1615	0	0	0	0		0	0		
1615-1630	1	0	0	1		1	1		
1630-1645	0	0	0	1		0	1		
1645-1700	1	0	0	0		1	0		
1700-1715	0	0	0	1		0	1		
1715-1730	0	0	0	1		0	1		
1730-1745	0	0	0	0		0	0		
1745-1800	0	0	0	0		0	0		
1800-1815	0	0	0	0		0	0		
1815-1830	0	0	0	0		0	0		
1830-1845	0	0	0	0		0	0		
1845-1900	0	0	0	0		0	0		
1900-1915	0	0	0	0		0	0		
1915-1930	1	0	0	0		1	0		
1930-1945	3	0	0	0		3	0		
1945-2000	0	0	0	0		0	0		
2000-2015	0	0	0	0		0	0		
2015-2030	0	0	0	0		0	0		
2030-2045	0	0	0	0		0	0		
2045-2100	0	0	0	0		0	0		
2100-2115	0	0	0	0		0	0		
2115-2130	0	0	0	0		0	0		
2130-2145	0	1	0			0	4		
2145-2200	0	0	0	0		0	- - 0		
2200-2215	0	0	0	0		0	0		
2215-2230	0	0	0		<u> </u>	0	0		
2230-2245	0	0	0	0		0	0		
2230-2245	0	0	0	0		0	0		
2300-2315	0	0	0	0		0	0		
2300-2315	0	0	0	0		0	0		
2315-2330	0	0	0	0		0	0		
2330-2345	0	0	0	0		0	0		
Daily Totals	16	2	1	15		17	17		



CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	WEDNESDAY JANUARY 25, 2023
LOCATION:	SAINT PAUL AMERICAN COPTIC ORTHODOX CHURCH

15 MIN	DRIVEWAY								
COUNTS	Barde	en Ave - South Dwy	Barde	en Ave - North I	Dwy C	COMBINED TOTAL			
	IN	OUT	IN	OUT	IN	OUT			
0000-0015	0	0	0	0	0	0			
0015-0030	0	0	0	0	0	0			
0030-0045	0	0	0	0	0	0			
0045-0100	0	0	0	0	0	0			
0100-0115	0	0	0	0	0	0			
0115-0130	0	0	0	0	0	0			
0130-0145	0	0	0	0	0	0			
0145-0200	0	0	0	0	0	0			
0200-0215	0	0	0	0	0	0			
0215-0230	0	0	0	0	0	0			
0230-0245	0	0	0	0	0	0			
0245-0300	0	0	0	0	0	0			
0300-0315	0	0	0	0	0	0			
0315-0330	0	0	0	0	0	0			
0330-0345	0	0	0	0	0	0			
0345-0400	0	0	0	0	0	0			
0400-0415	0	0	0	0	0	0			
0415-0430	0	0	0	0	0	0			
0430-0445	0	0	0	0	0	0			
0445-0500	0	0	0	0	0	0			
0500-0515	0	0	0	0	0	0			
0515-0530	0	0	0	0	0	0			
0530-0545	0	0	0	0	0	0			
0545-0600	0	0	0	0	0	0			
0600-0615	0	0	0	0	0	0			
0615-0630	0	0	0	0	0	0			
0630-0645	0	0	0	0	0	0			
0645-0700	0	0	1	0	1	0			
0700-0715	0	0	1	1	1	1			
0715-0730	0	0	1	0	1	0			
0730-0745	0	0	0	0	0	0			
0745-0800	0	0	0	0	0	0			
0800-0815	0	0	0	0	0	0			
0815-0830	0	0	2	0	2	0			
0830-0845	0	0	2	1	2	1			
0845-0900	0	0	4	0	4				
0900-0915	0	0	2	1	2	1			
0915-0930	0	0	3	0	3				
0930-0945	1	0	1	0	2	0			
0945-1000	3	1	0	0	3				
1000-1015	0	0	2	1	2				
1015-1030	0	2	1	0	1				
1030-1045	1	0	0	0	1				
1045-1100	1	2	0	7	1				
1100-1115	0	1	0	0	0				
1115-1130	0	1	2	1	2				
1130-1145	0	0	0	0	0				
1145-1200	1	1	0	0	1				

CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	WEDNESDAY JANUARY 25, 2023
LOCATION:	SAINT PAUL AMERICAN COPTIC ORTHODOX CHURCH

15 MIN	DRIVEWAY							
COUNTS	Bardeen Ave - South Dwy			Bardeen Ave - North Dwy		COMBINED TOTAL		AL.
	IN	OUT	IN	OUT		IN	OUT	
1200-1215	0	1	1	1		1	2	
1215-1230	1	1	0	1		1	2	
1230-1245	1	0	1	1		2	1	
1245-1300	0	1	0	4		0	5	
1300-1315	1	0	0	2		1	2	
1315-1330	0	0	0	0		0	0	
1330-1345	1	0	1	1		2	1	
1345-1400	0	0	0	1		0	1	
1400-1415	0	0	0	0		0	0	
1415-1430	0	0	0	0		0	0	
1430-1445	0	0	0	1		0	1	
1445-1500	0	0	0	0		0	0	
1500-1515	1	0	0	0		1	0	
1515-1530	0	0	0	1		0	1	
1530-1545	0	0	0	0		0	0	
1545-1600	0	0	0	1		0	1	
1600-1615	0	0	0	1		0	1	
1615-1630	0	0	0	0		0	0	
1630-1645	0	0	0	0		0	0	
1645-1700	0	0	0	0		0	0	
1700-1715	0	0	0	0		0	0	
1715-1730	0	0	0	0		0	0	
1730-1745	0	0	0	0		0	0	
1745-1800	0	0	0	0		0	0	
1800-1815	0	0	0	0		0	0	
1815-1830	0	0	0	0		0	0	
1830-1845	0	0	0	0		0	0	
1845-1900	0	0	1	0		1	0	
1900-1915	2	0	0	0		2	0	
1915-1930	3	0	2	1		5	1	
1930-1945	1	0	2	0		3	0	
1945-2000	2	0	0	0		2	0	
2000-2015	0	0	0	0		0	0	
2015-2030	1	0	0	0		1	0	
2030-2045	0	0	0	0		0	0	
2045-2100	0	0	0	4		0	4	
2100-2115	0	6	0	3		0	9	
2115-2130	0	0	0	0		0	0	
2130-2145	0	0	0	0		0	0	
2145-2200	0	0	0	0		0	0	
2200-2215	0	0	0	0		0	0	
2215-2230	0	0	0	0		0	0	
2230-2245	0	0	0	0		0	0	
2245-2300	0	0	0	0		0	0	
2300-2315	0	0	0	0		0	0	
2315-2330	0	0	0	0		0	0	
2330-2345	0	0	0	0		0	0	
2345-2400	0	0	0	0		0	0	
Daily Totals	21	17	30	35		51	52	

CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	THURSDAY FEBRUARY 23, 2023
LOCATION:	SAINT PAUL AMERICAN COPTIC ORTHODOX CHURCH

15 MIN	DRIVEWAY						
COUNTS	Bardeen Ave - South Dwy			Bardeen Ave - North Dwy		COMBINED TOTAL	
	IN	OUT	IN	OUT	IN	OUT	
0000-0015	0	0	0	0	0	0	
0015-0030	0	0	0	0	0	0	
0030-0045	0	0	0	0	0	0	
0045-0100	0	0	0	0	0	0	
0100-0115	0	0	0	0	0	0	
0115-0130	0	0	0	0	0	0	
0130-0145	0	0	0	0	0	0	
0145-0200	0	0	0	0	0	0	
0200-0215	0	0	0	0	0	0	
0215-0230	0	0	0	0	0	0	
0230-0245	0	0	0	0	0	0	
0245-0300	0	0	0	0	0	0	
0300-0315	0	0	0	0	0	0	
0315-0330	0	0	0	0	0	0	
0330-0345	0	0	0	0	0	0	
0345-0400	0	0	0	0	0	0	
0400-0415	0	0	0	0	0	0	
0415-0430	0	0	0	0	0	0	
0430-0445	0	0	0	0	0	0	
0445-0500	0	0	0	0	0	0	
0500-0515	0	0	0	0	0	0	
0515-0530	0	0	0	0	0	0	
0530-0545	0	0	0	0	0	0	
0545-0600	0	0	0	0	0	0	
0600-0615	0	0	0	0	0	0	
0615-0630	0	0	0	0	0	0	
0630-0645	0	0	0	0	0	0	
0645-0700	0	0	0	0	0	0	
0700-0715	0	0	0	0	0	0	
0715-0730	0	0	0	0	0	0	
0730-0745	0	0	0	0	0	0	
0745-0800	0	0	0	0	0	0	
0800-0815	0	0	0	0	0	0	
0815-0830	0	0	0	0	0	0	
0830-0845	0	0	0	0	0	0	
0845-0900	1	0	0	0	1	0	
0900-0915	0	0	0	0	0	0	
0900-0915	0	0	0	0	0	0	
0915-0930		0		0			
	0	0	0	0	0	0	
0945-1000	0	1		0	0	1	
1000-1015			0				
1015-1030	0	0	0	0	0	0	
1030-1045	0	0	0	0	0	0	
1045-1100	0	0	0	0	0	0	
1100-1115	0	1	2	1	2	2	
1115-1130	0	0	0	0	0	0	
1130-1145	1	1	1	0	2	1	
1145-1200	0	0	1	0	1	0	

CLIENT:	INTUEOR CONSULTING INC
PROJECT:	COPTIC CHURCH TRIP GENERATION STUDY
DATE:	THURSDAY FEBRUARY 23, 2023
LOCATION:	SAINT PAUL AMERICAN COPTIC ORTHODOX CHURCH

15 MIN	DRIVEWAY							
COUNTS	Bardeen Ave - South Dwy			Bardeen Ave - North Dwy		COMBINED TOTAL		L
0000	IN	OUT	IN	OUT		IN	OUT	
1200-1215	0	0	0	0		0	0	
1215-1230	0	0	0	2		0	2	
1230-1245	0	1	2	0		2	1	
1245-1300	0	0	0	0		0	0	
1300-1315	0	1	0	0		0	1	
1315-1330	0	0	0	0		0	0	
1330-1345	0	0	0	0		0	0	
1345-1400	0	0	0	0		0	0	
1400-1415	0	0	0	0		0	0	
1415-1430	0	0	0	0		0	0	
1430-1445	0	1	1	0		1	1	
1445-1500	0	0	0	0		0	0	
1500-1515	0	0	0	0		0	0	
1515-1530	0	0	0	0		0	0	
1530-1545	0	0	0	0		0	0	
1545-1600	0	0	0	0		0	0	
1600-1615	2	1	0	0		2	1	
1615-1630	0	0	1	1		1	1	
1630-1645	0	0	0	0		0	0	
1645-1700	0	0	0	0		0	0	
1700-1715	0	0	0	1		0	1	
1715-1730	0	0	0	0		0	0	
1730-1745	0	0	0	1		0	1	
1745-1800	0	0	1	1		1	1	
1800-1815	0	0	0	0		0	0	
1815-1830	0	0	0	0		0	0	
1830-1845	0	0	0	0		0	0	
1845-1900	0	0	0	0		0	0	
1900-1915	0	0	0	0		0	0	
1915-1930	0	0	0	0		0	0	
1930-1945	0	0	0	0		0	0	
1945-2000	0	0	0	0		0	0	
2000-2015	0	0	0	0		0	0	
2015-2030	0	0	0	0		0	0	
2030-2045	0	0	0	0		0	0	
2045-2100	0	0	1	1		1	1	
2100-2115	0	0	0	0		0	0	
2115-2130	0	0	0	0		0	0	
2130-2145	0	0	0	0		0	0	
2145-2200	0	0	0	0		0	0	
2200-2215	0	0	0	0		0	0	
2215-2230	0	0	0	0		0	0	
2230-2245	0	0	0	0		0	0	
2245-2300	0	0	0	0		0	0	
2300-2315	0	0	0	0		0	0	
2315-2330	0	0	0	0		0	0	
2330-2345	0	0	0	0		0	0	
2345-2400	0	0	0	0		0	0	
Daily Totals	4	7	11	8		15	15	

SAINT MONICA COPTIC **ORTHODOX CHURCH** WORSHIP, MULTI-PURPOSE & **RELIGIOUS EDUCATION BUILDING**



VISIONEERING STUDIOS Architecture



234/236/238 FISCHER, COSTA MESA, CA 92626



CONDITIONAL USE PERMIT PACKAGE 03/06/2024

SHEET INDEX







CS	COVER SHEET
A 1	EXISTING SITE PLAN
A2	PHASE 1 SITE PLAN
AЗ	PHASE 2 SITE PLAN
A4	PHASE 3 SITE PLAN
A5	FULL BUILDOUT SITE PLAN
A6	FIRE MASTER PLAN
A7	WORSHIP BUILDING FIRST FLOOR PLAN
AB	WORSHIP BUILDING SECOND FLOOR PLAN
A9	WORSHIP BUILDING THIRD FLOOR PLAN
A10	WORSHIP BUILDING ROOF PLAN
A11	WORSHIP BUILDING NORTH & EAST EXTERIOR ELEVATIO
A12	MORSHIP BUILDING SOUTH & WEST EXTERIOR ELEVATIO
A13	RELIGIOUS EDUCATION BUILDING FLOOR PLANS
A14	RELIGIOUS EDUCATION BUILDING EXTERIOR ELEVATION
A15	PLAY DECK - FLOOR PLAN & ELEVATIONS
A16	PERSPECTIVE VIEW
A17	PERSPECTIVE VIEW
M-1	MATERIAL BOARD
C 1	EXISTING CONDITIONS MAP
62	CONCEPTUAL GRADING PLAN
63	CONCEPTUAL UTILITY PLAN
L-1	PROPOSED LANDSCAPE PLAN
L-2	PROPOSED PLANTING IMAGERY
	A A A A A A A A A A A A A A A A A A A

BUILDING & SAFETY NOTES

- MPLY WITH THE LATEST CALIFORNIA ADOPTED BUILDING
- EQUIRE FOR DEMOLITION, GRADING, EXTERIOR LIGHTING.
- UPON BUILDING DEPARTMENT SUBMITTAL, AN AREA ANALYSIS SHALL BE PROVIDED FOR EACH BUILDING ON SITE. [CBC 506.1]
- PHASE I RELIGIOUS EDUCATIONAL BUILDING SHALL IS CLASSIFIED AS E-OCCUPANCY. SPECIFY THE AGE OF THE STUDENT TO BE EDUCATED, THE NUMBER OF STUDENTS PER CLASS, AND NUMBER OF HOURS IN THE CLASSROOM. E-OCCUPANT BUILDING SHALL COMPLY WITH CBC 452.1. [CBC 305 1]
- PLANS SHALL SHOW LOCATION OF EV CHARGING READY FOR FUTURE INSTALLATION. [CGC 5.106.5.3.1]
- ALL NEW BUILDING SHALL CONFORM TO THE REQUIREMENTS FOR SOLAR PV AND ENERGY STORAGE SYSTEM (ESS) PER T-24 140.10.
- ALL FACILITIES AND BUILDINGS ON SITE SHALL BE ACCESSIBLE TO ALL GUEST AND EMPLOYEES COMPLYING TO CBC CHAPTER 11B.

SITE DATA

OWNER:

APN:

ZONING:

ARCHITECT

CASE NUMBER:

CONTACT: FR. PAUL MIKHAIL 2925 N WESTON ST. ORANGE, CA 9286 (714)299-7999

FZ-21-00103 234 FISCHER AVE, COSTA MESA, CA 92626 PROJECT LOCATION:

427-032-03.

MP INDUSTRIAL

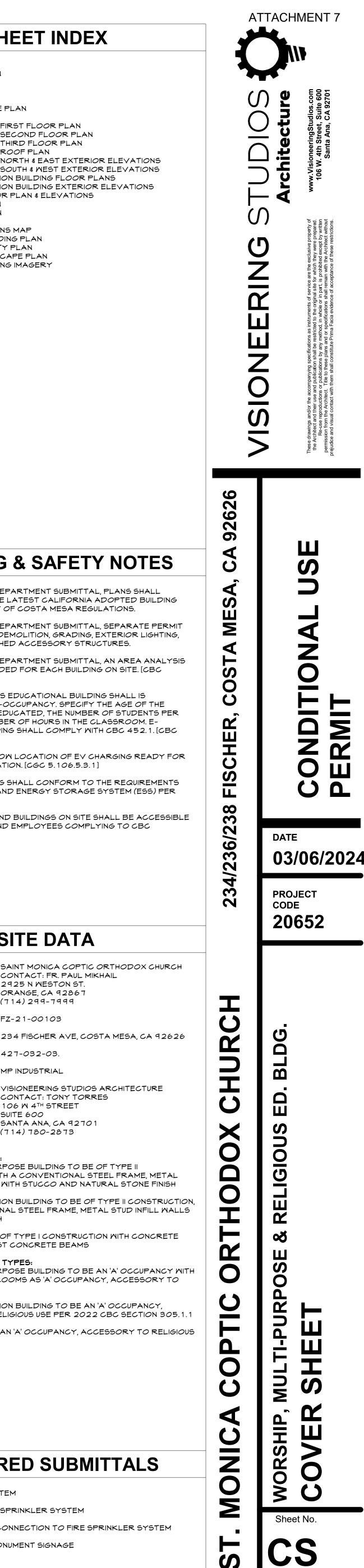
VISIONEERING STUDIOS ARCHITECTURE CONTACT: TONY TORRES 106 W 4TH STREET SUITE 600

SANTA ANA, CA 92701 (714) 780-2873

- TYPE OF CONSTRUCTION: WORSHIP/MULTIPURPOSE BUILDING TO BE OF TYPE II CONSTRUCTION, WITH A CONVENTIONAL STEEL FRAME, METAL STUD INFILL WALLS WITH STUCCO AND NATURAL STONE FINISH
- RELIGIOUS EDUCATION BUILDING TO BE OF TYPE II CONSTRUCTION WITH A CONVENTIONAL STEEL FRAME, METAL STUD INFILL WALLS
- WITH STUCCO FINISH PLAY DECK TO BE OF TYPE I CONSTRUCTION WITH CONCRETE DECK AND PRECAST CONCRETE BEAMS
- PROPOSED OCCUPANCY TYPES: WORSHIP/MULTIPURPOSE BUILDING TO BE AN 'A' OCCUPANCY WITH REGIGIOUS CLASSROOMS AS 'A' OCCUPANCY, ACCESSORY TO RELIGIOUS USE
- RELIGIOUS EDUCATION BUILDING TO BE AN 'A' OCCUPANCY,
- ACCESSORY TO RELIGIOUS USE PER 2022 CBC SECTION 305.1.1
- PLAY DECK TO BE AN 'A' OCCUPANCY, ACCESSORY TO RELIGIOUS

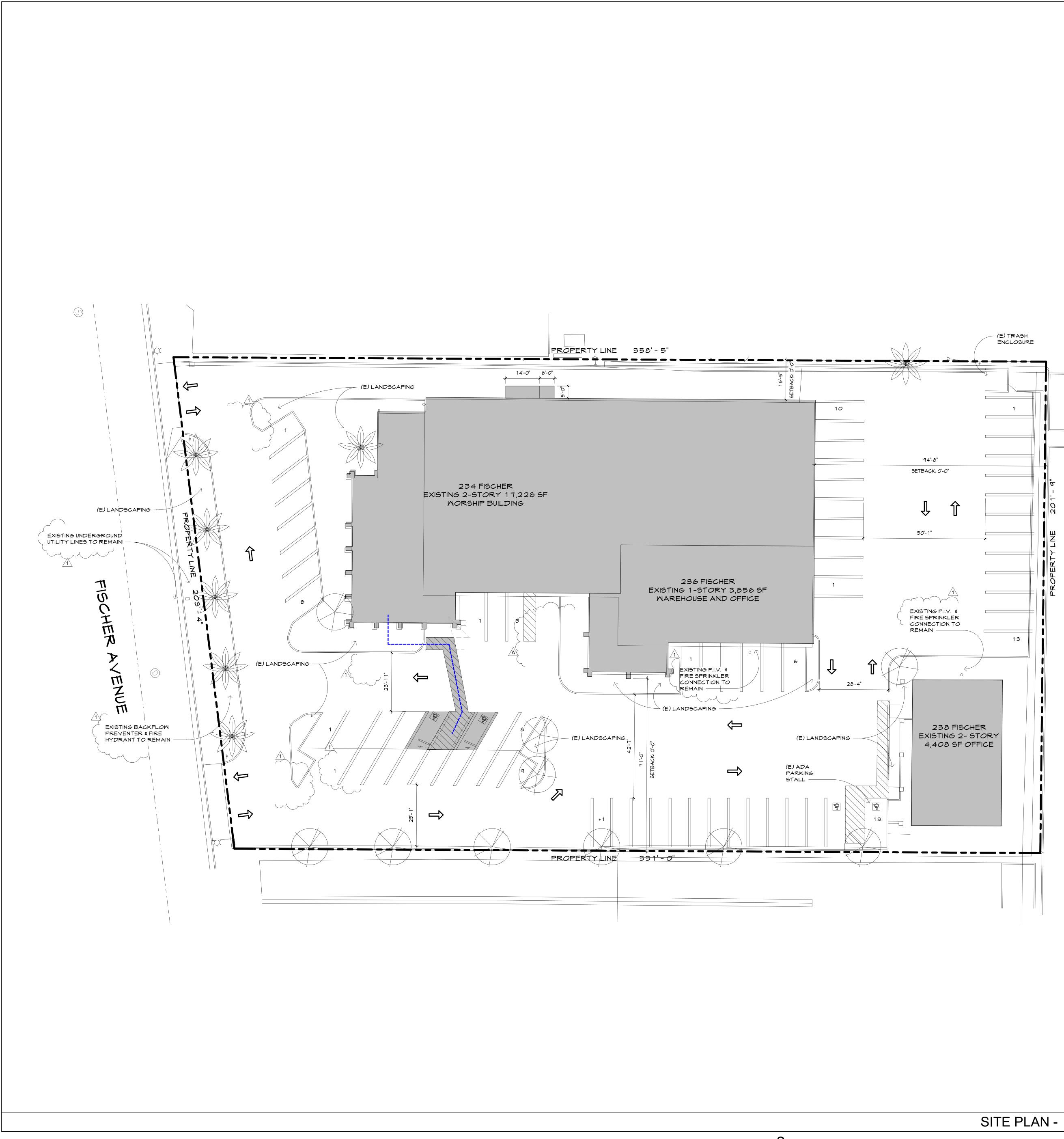
DEFERRED SUBMITTALS

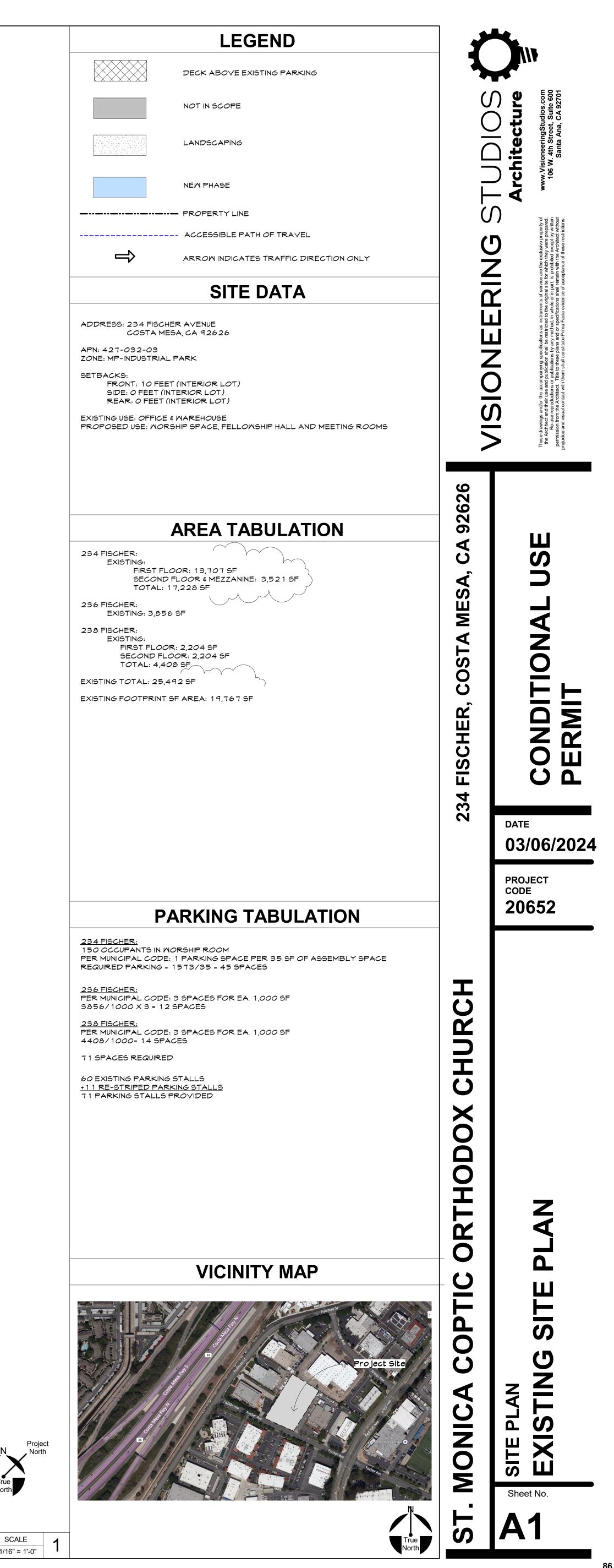
- FIRE ALARM SYSTEM
- AUTOMATIC FIRE SPRINKLER SYSTEM
- PERGROUND CONNECTION TO FIRE SPRINKLER SYSTEM
- BUILDING AND MONUMENT SIGNAGE

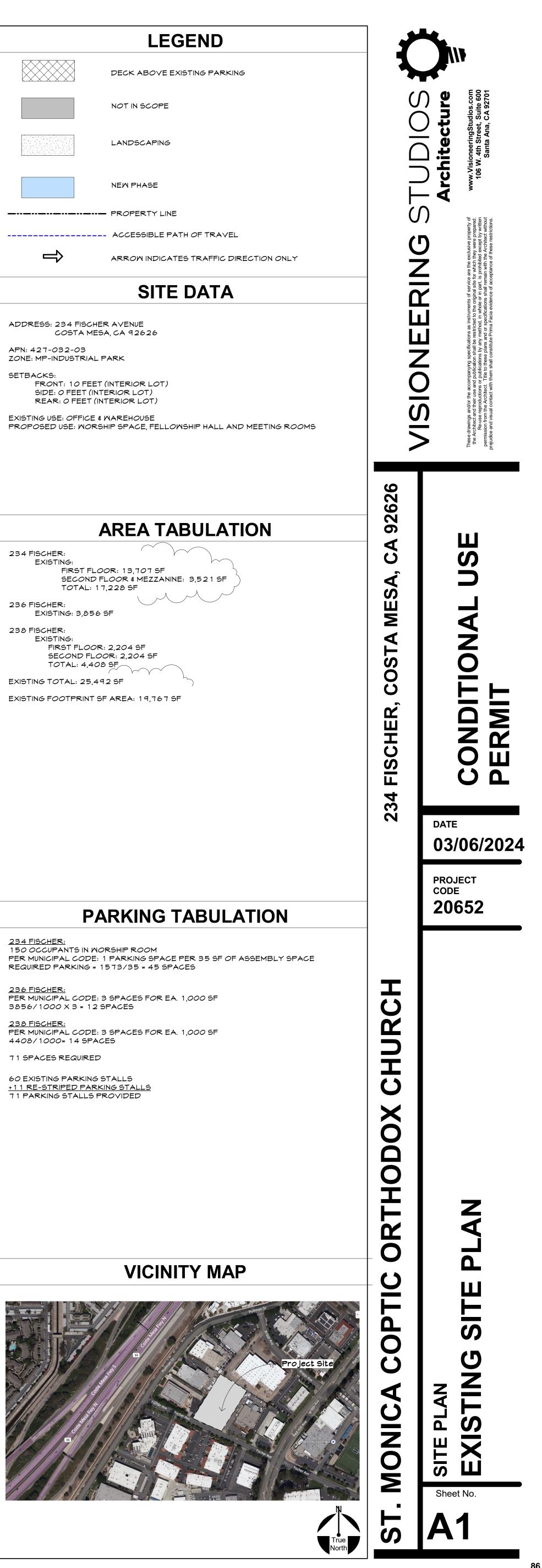


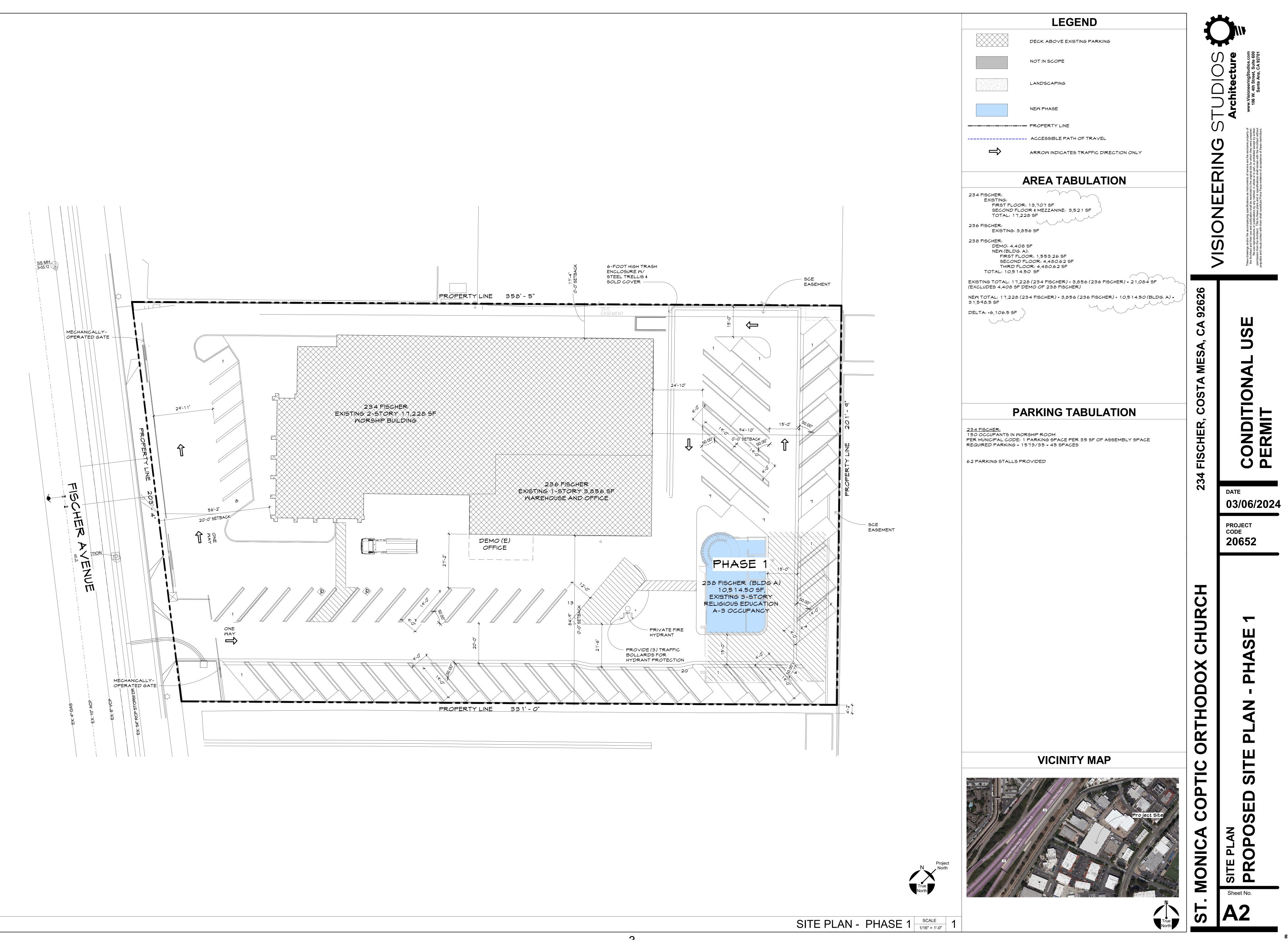
N BUILDING DEPARTMENT SUBMITTAL SEPARATE PERMIT

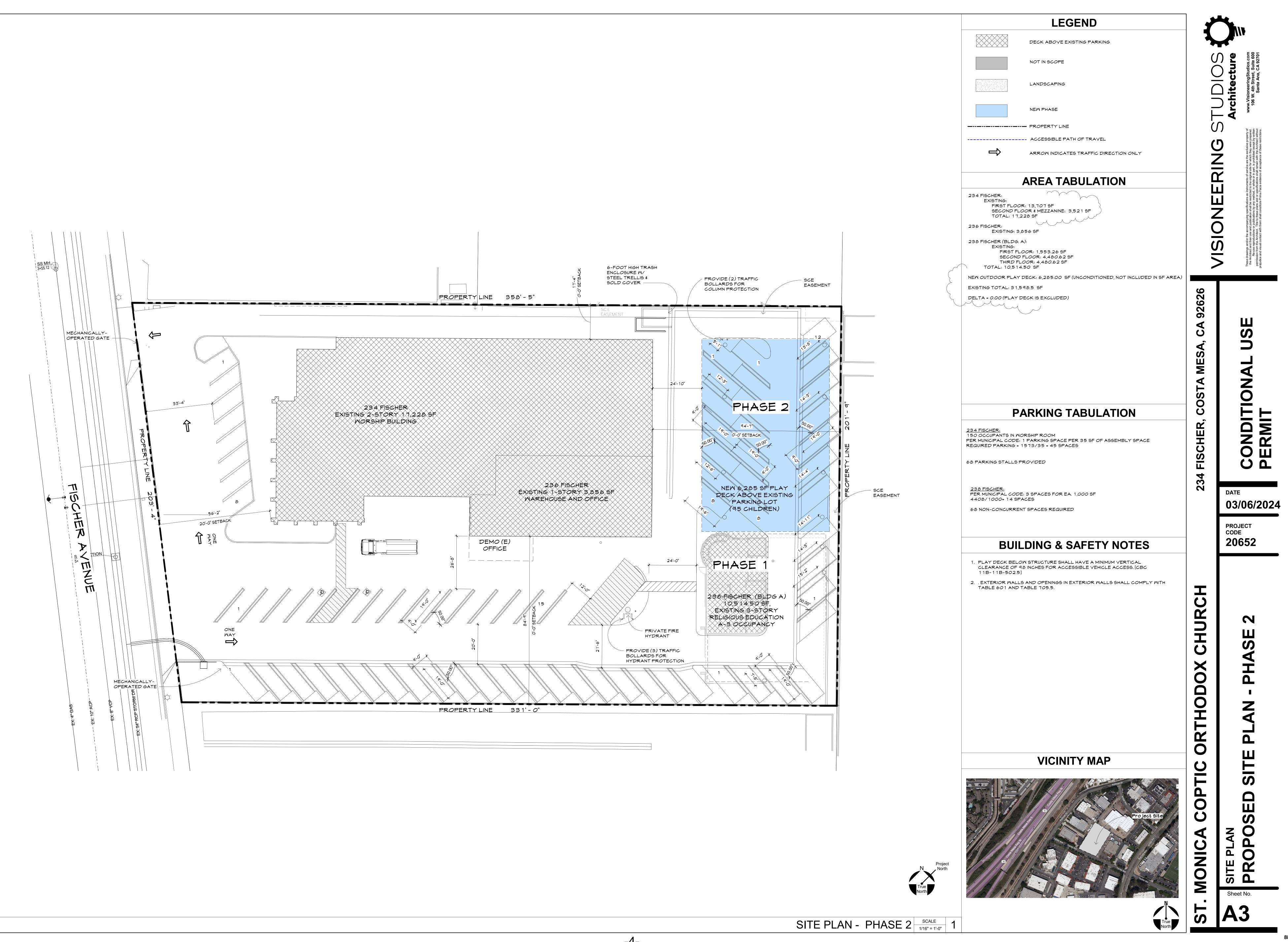


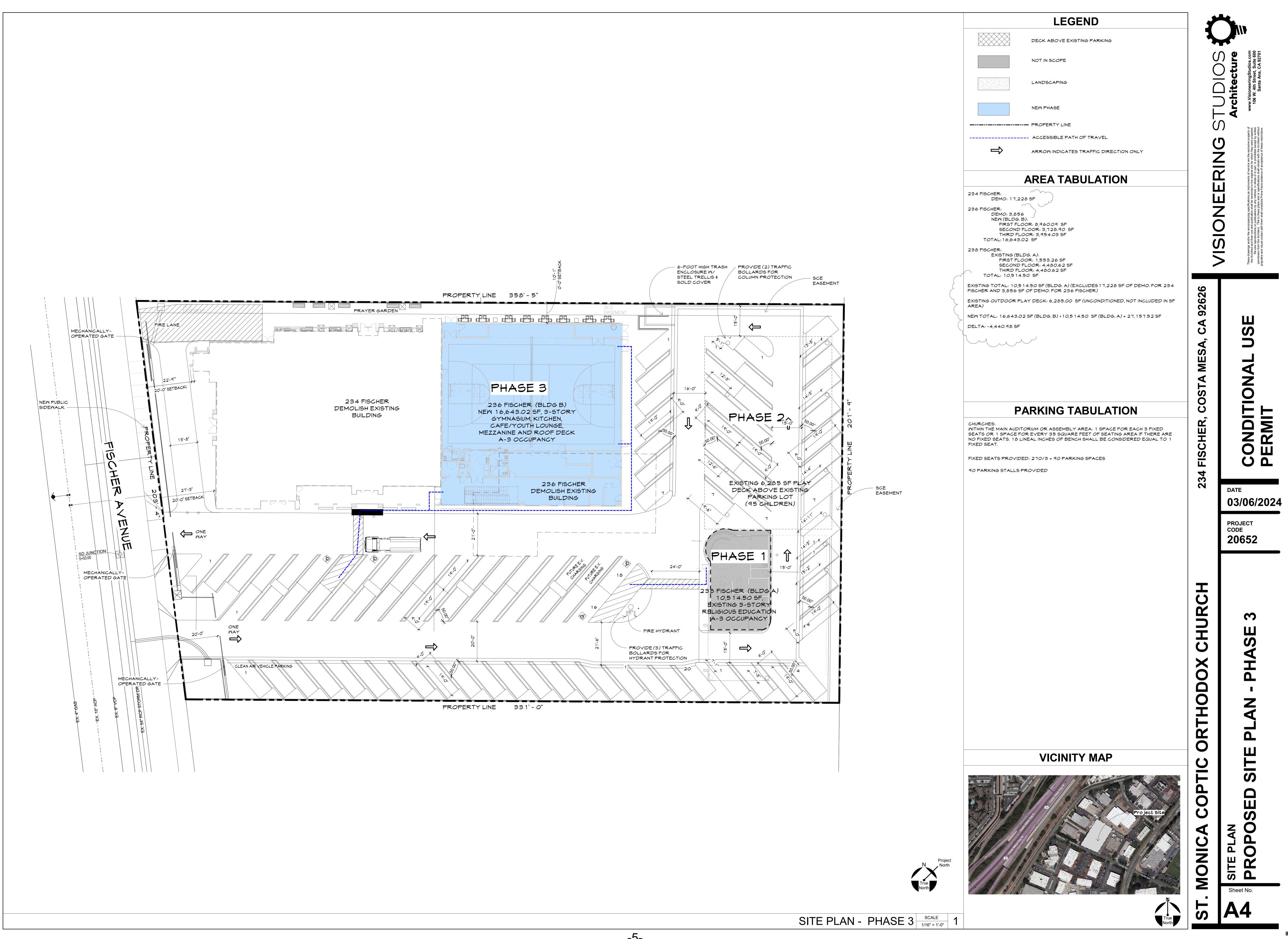


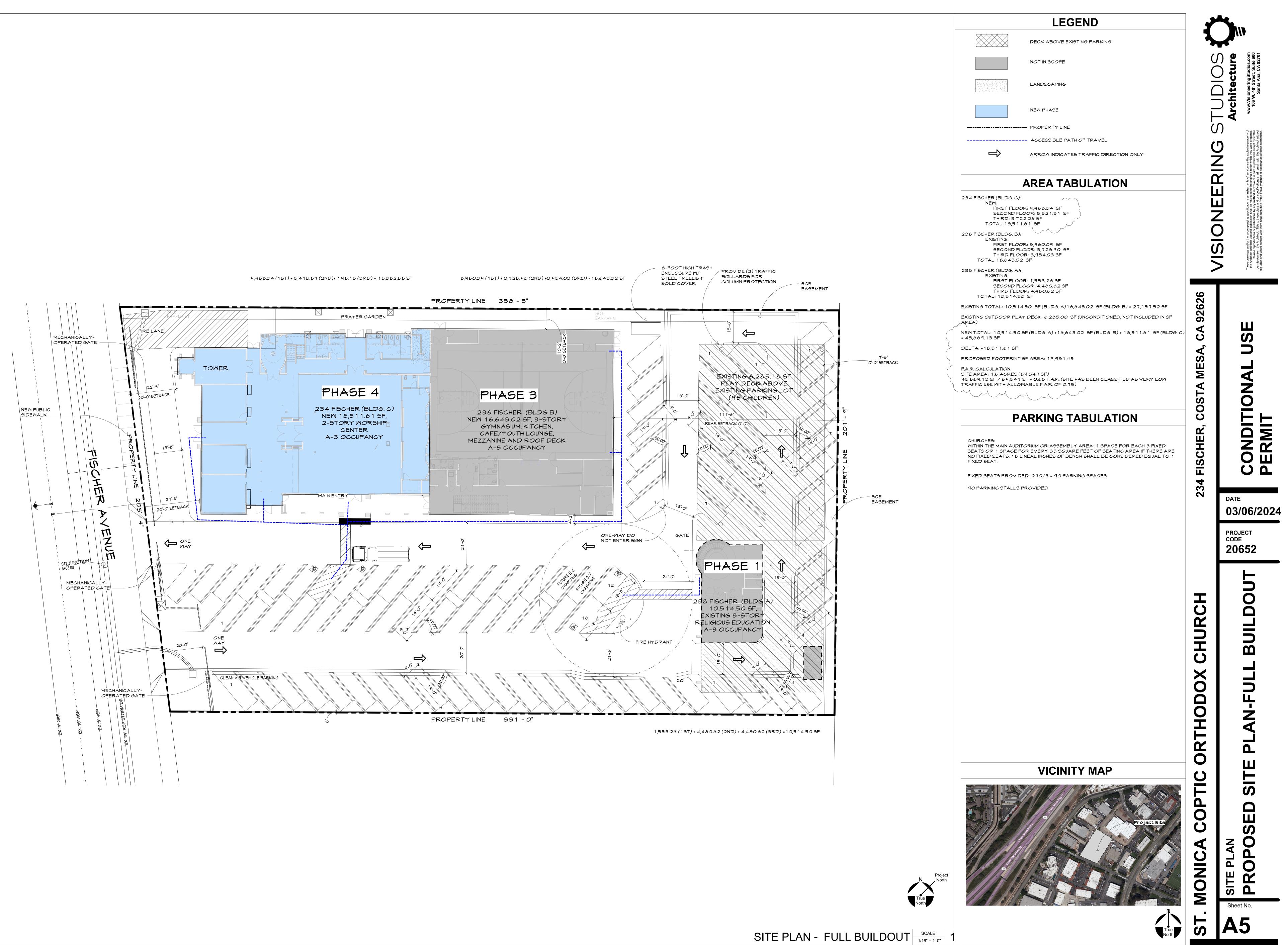


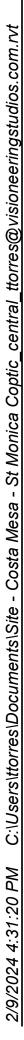


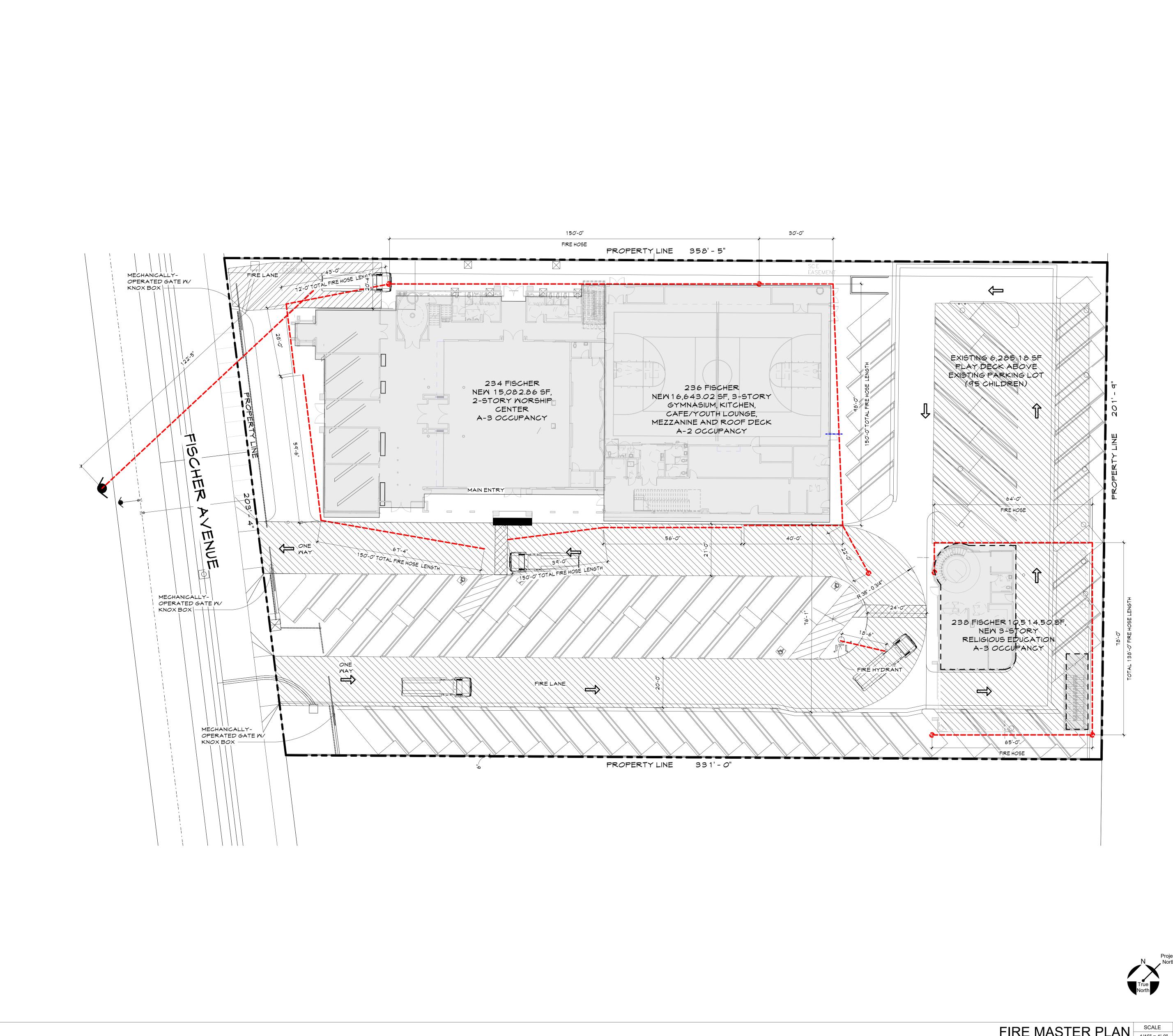


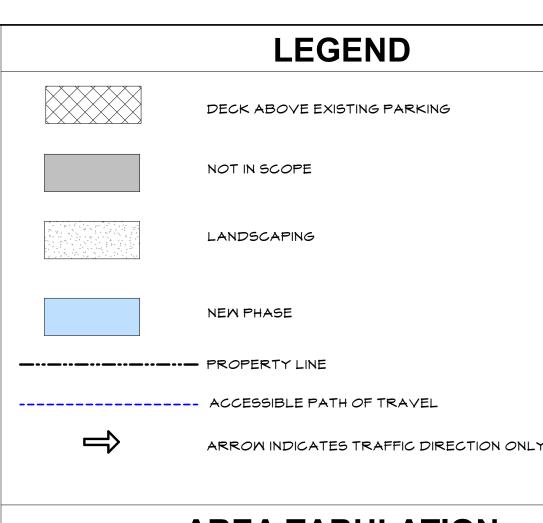




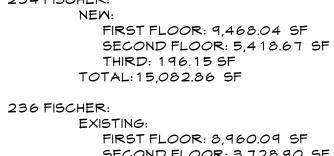










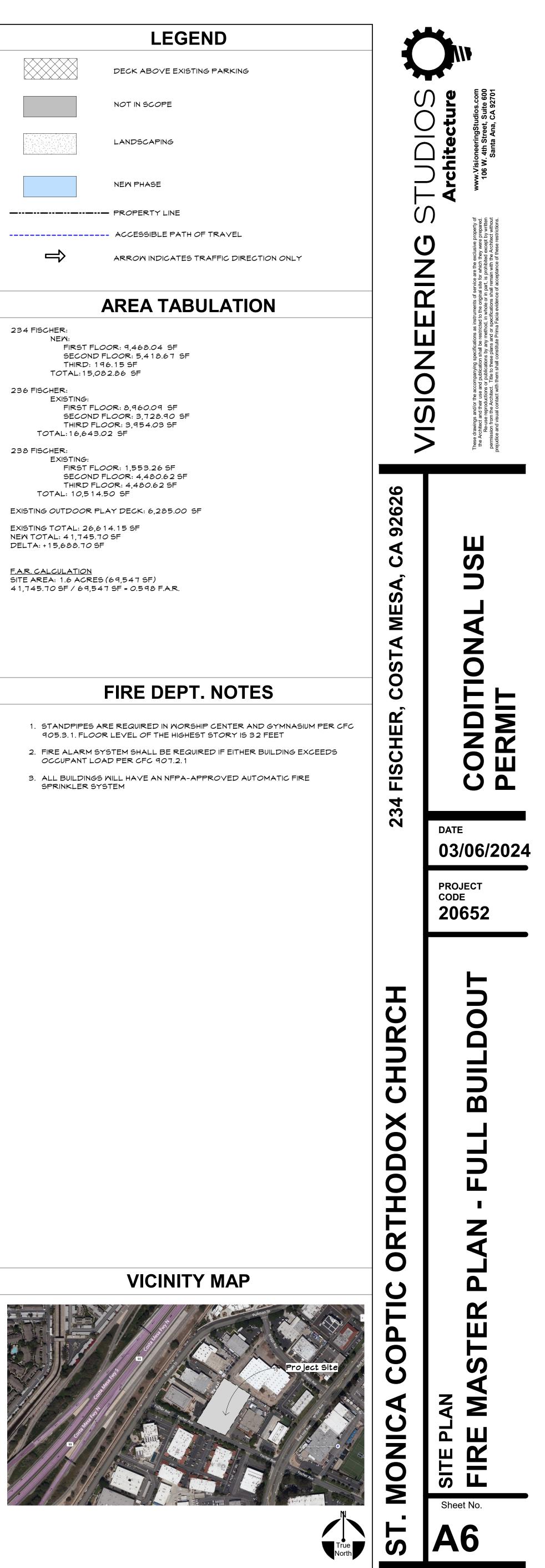


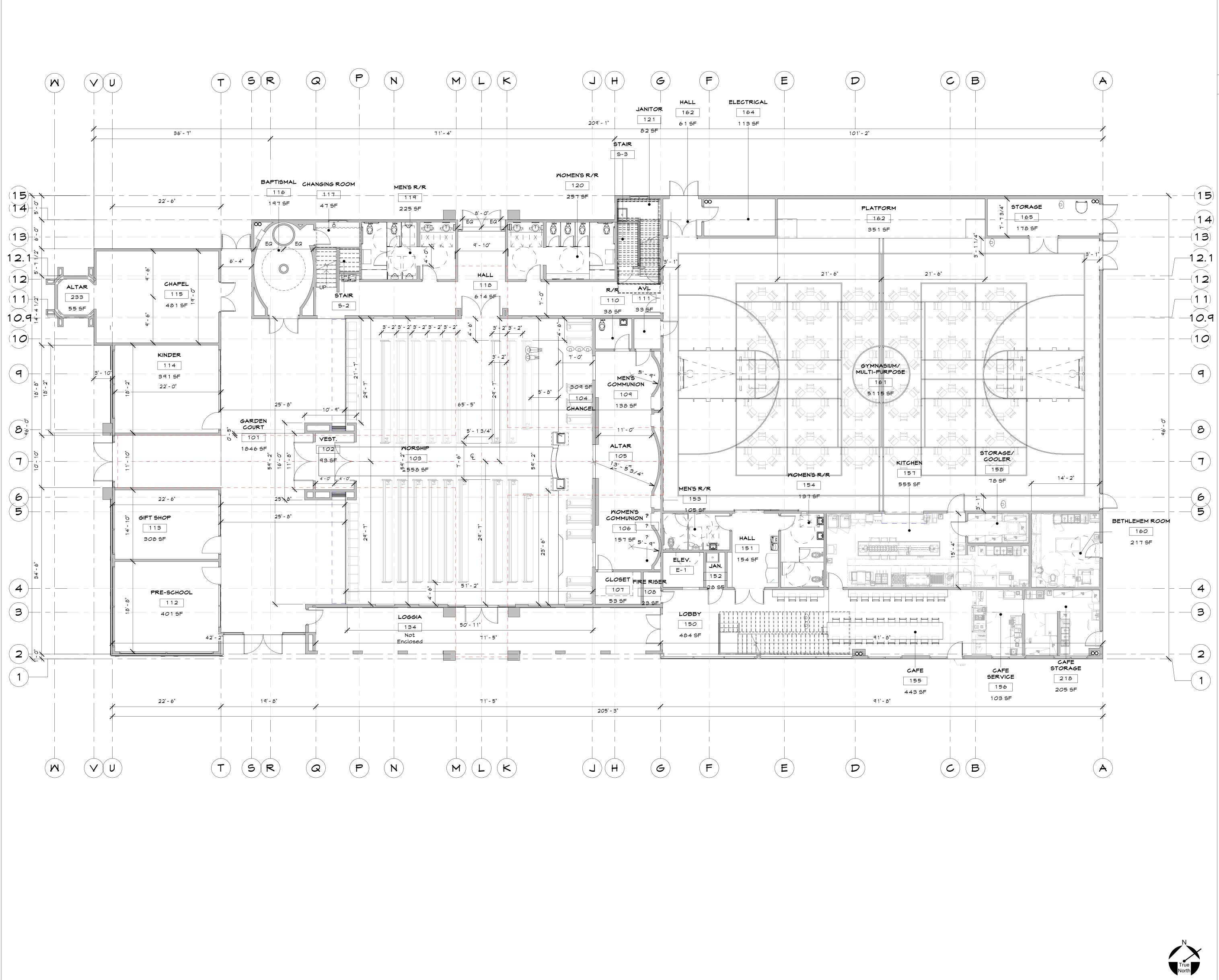
THIRD FLOOR: 3,954.03 SF TOTAL:16,643.02 SF

EXISTING:

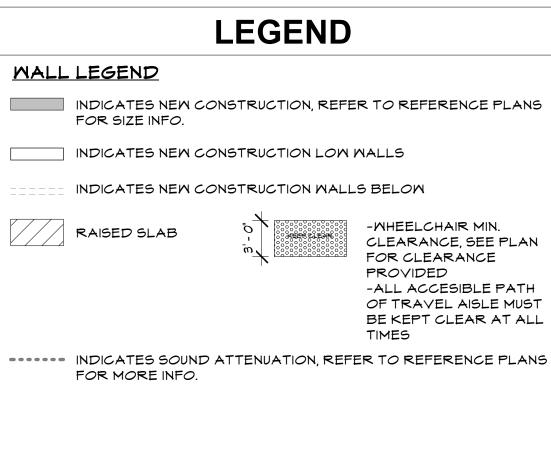
THIRD FLOOR: 4,480.62 SF

- 905.3.1. FLOOR LEVEL OF THE HIGHEST STORY IS 32 FEET



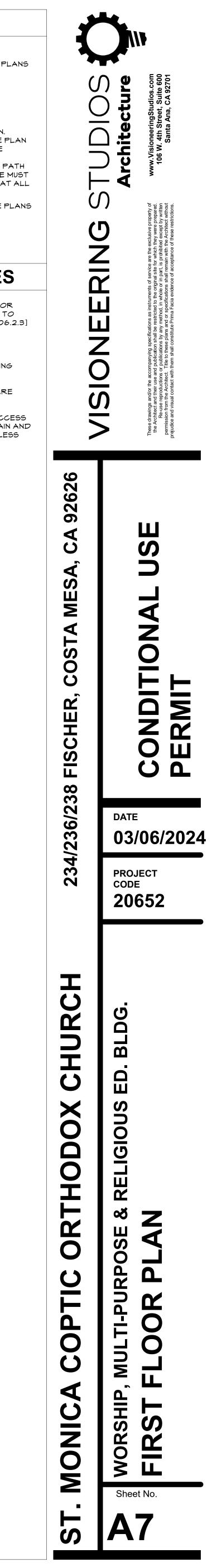


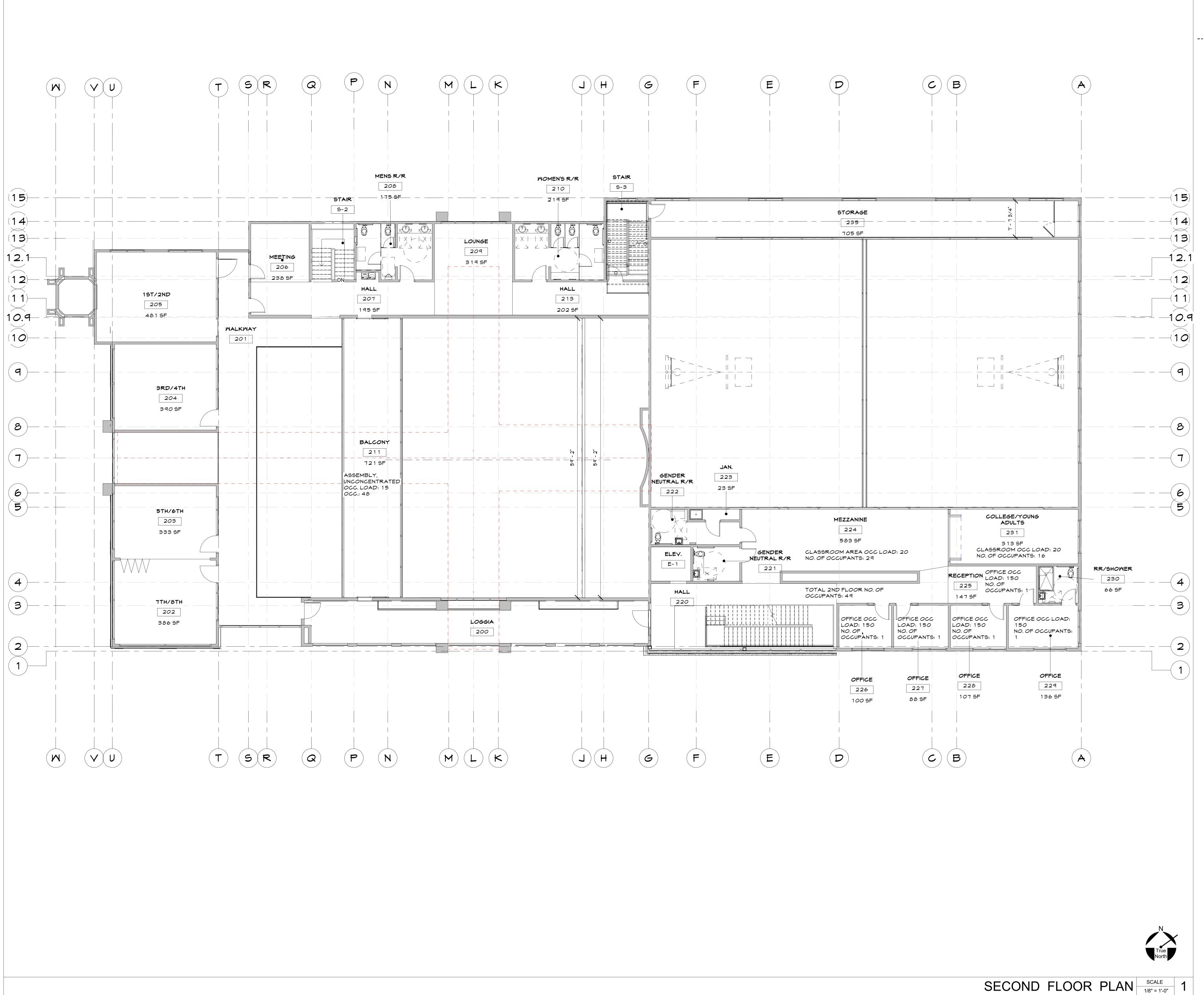
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- 1. MULTISTORY BUILDING THAT IS MORE THAN 2-STORIES OR HAVE HAVE MORE THAN 3,000SF PER STORY REQUIRE TO HAVE MEAN TO ACCESS TO EACH FLOOR. [CBC 11B-206.2.3]
- 2. ADA ACCESS TO PLATFORM IN GYMANSIUM WILL BE ADDRESSED IN BUILDING DEPARTMENT SUBMITTAL
- 3. ADA ACCESS TO ALTAR WILL BE ADDRESSED IN BUILDING DEPARTMENT SUBMITTAL
- 4. PER 2022 CBC SECTION 712.9, VERTICAL OPENINGS ARE PERMITTED IF THEY CONNECT LESS THAN 2 FLOORS
- 5. PER 2022 CBC SECTION 1019.3, EXCEPTION 4, EXIT ACCESS STAIRWAYS SHALL BE PROTECTED BY A DRAFT CURTAIN AND CLOSLEY-SPACED FIRE SPRINKLERS IS PERMITTED, IF LESS THAN 4 STORIES



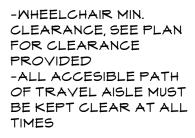


-9-

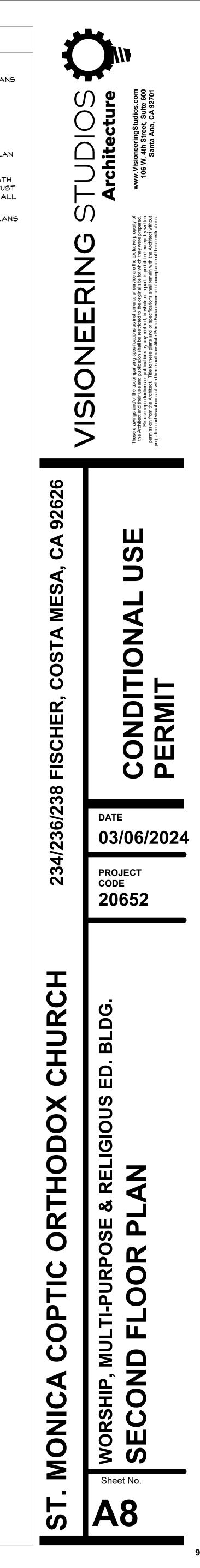
LEGEND

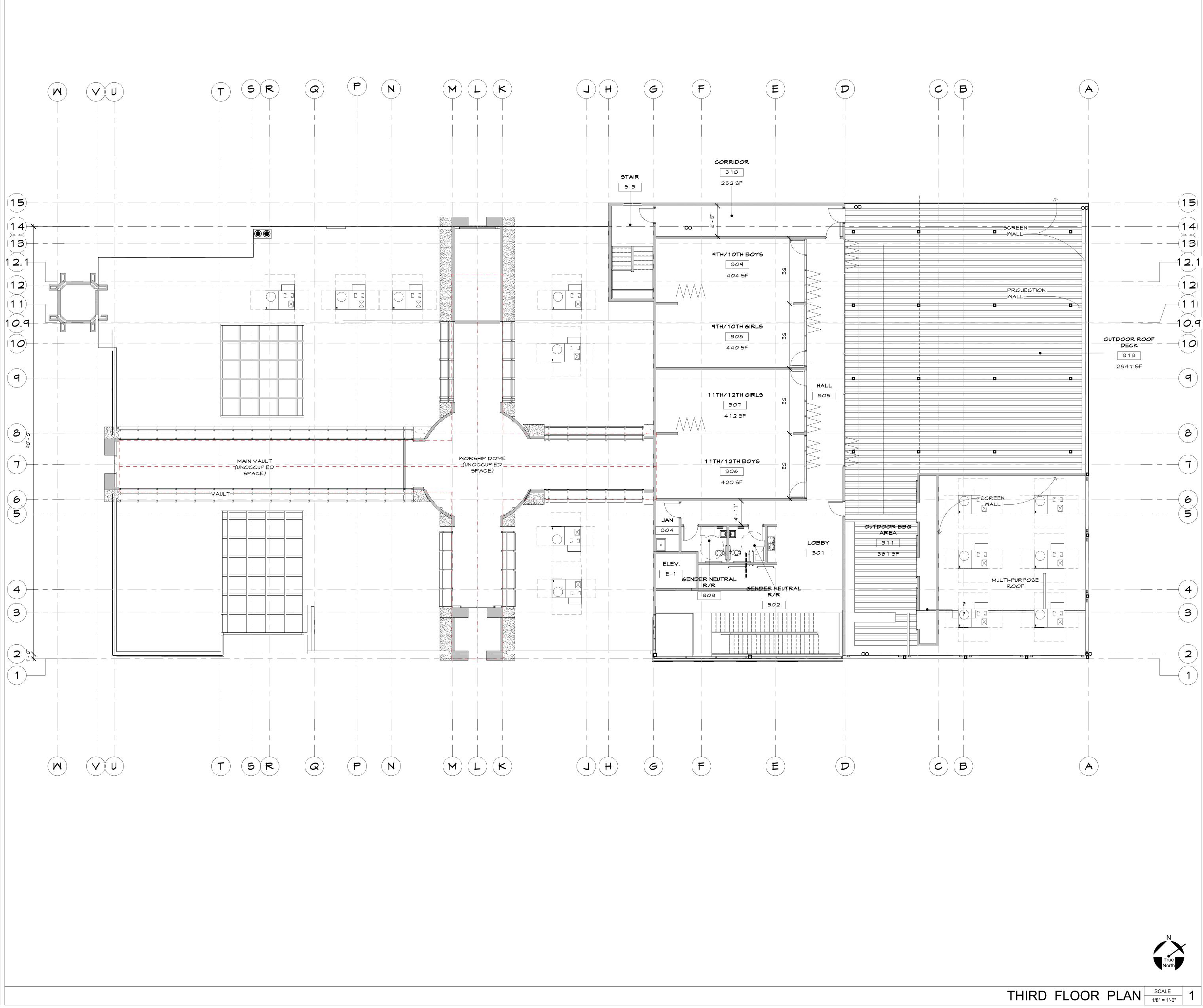
MALL LEGEND INDICATES NEW CONSTRUCTION, REFER TO REFERENCE PLANS

- FOR SIZE INFO. INDICATES NEW CONSTRUCTION LOW WALLS
- INDICATES NEW CONSTRUCTION WALLS BELOW
- RAISED SLAB



•••••• INDICATES SOUND ATTENUATION, REFER TO REFERENCE PLANS FOR MORE INFO.





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LEGEND

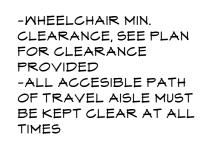
MALL LEGEND

INDICATES NEW CONSTRUCTION, REFER TO REFERENCE PLANS FOR SIZE INFO.

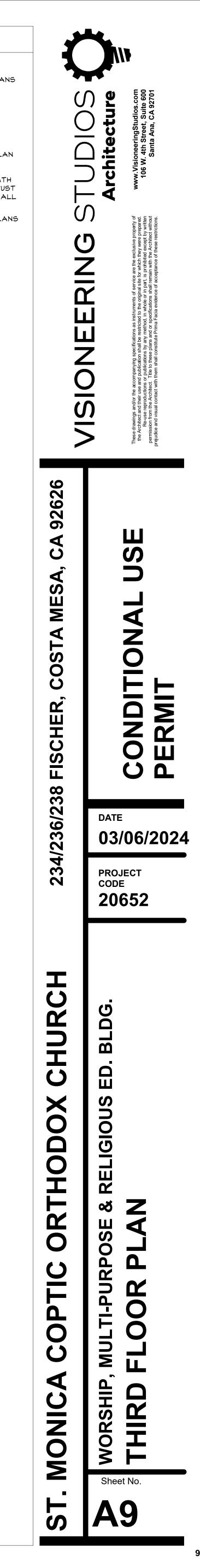
INDICATES NEW CONSTRUCTION WALLS BELOW

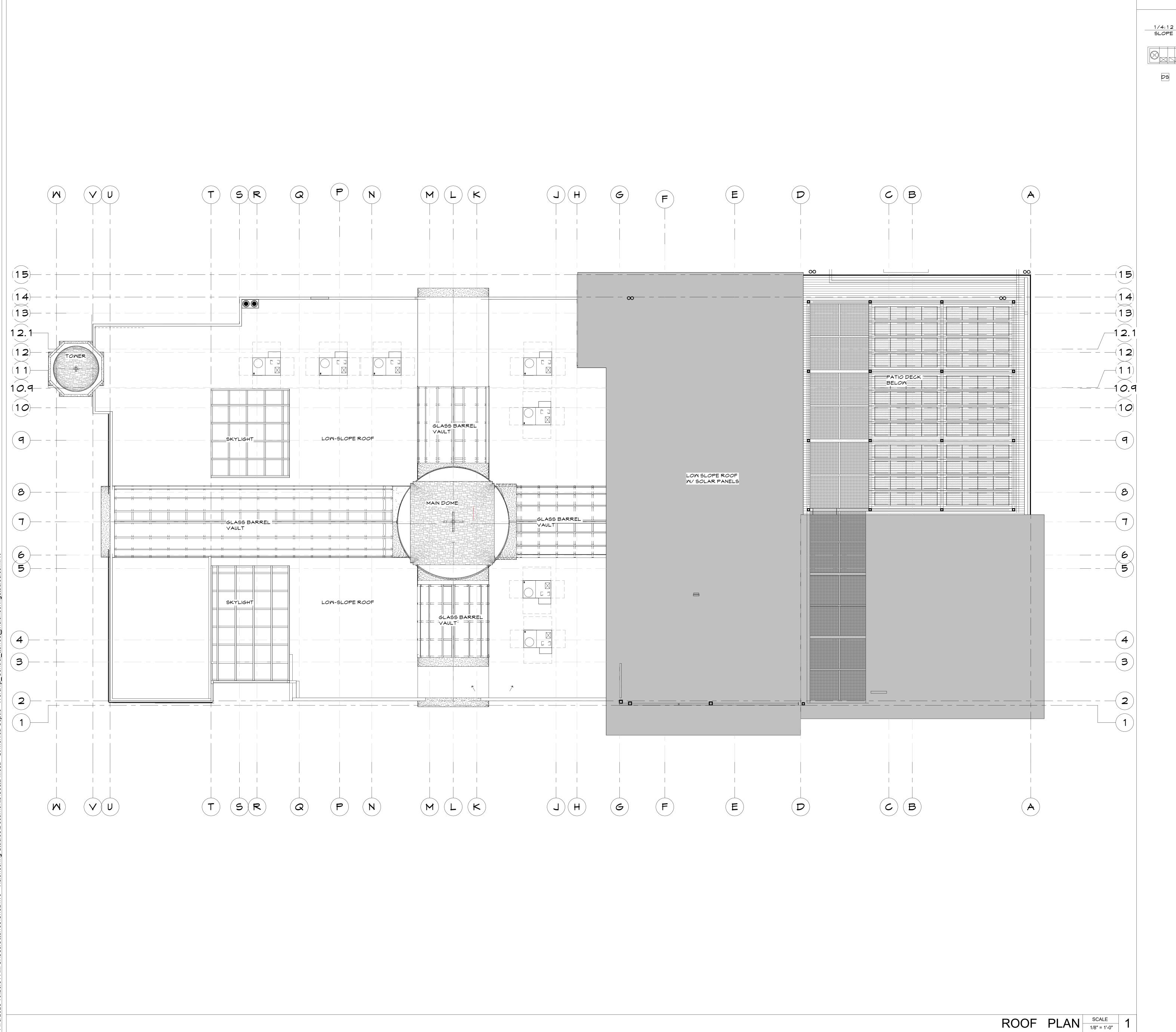
INDICATES NEW CONSTRUCTION LOW WALLS

RAISED SLAB



----- INDICATES SOUND ATTENUATION, REFER TO REFERENCE PLANS FOR MORE INFO.





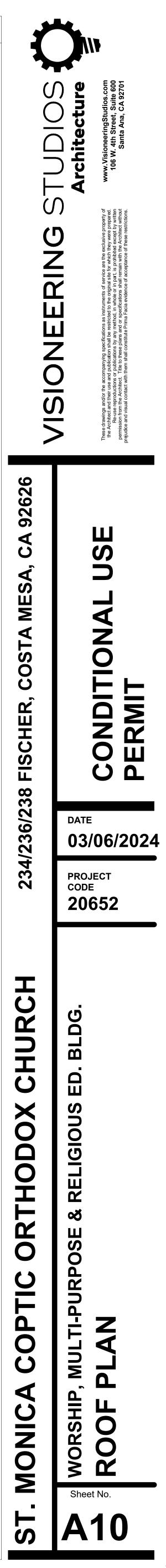
LEGEND

SLOPE ROOF SLOPE MINIMUM

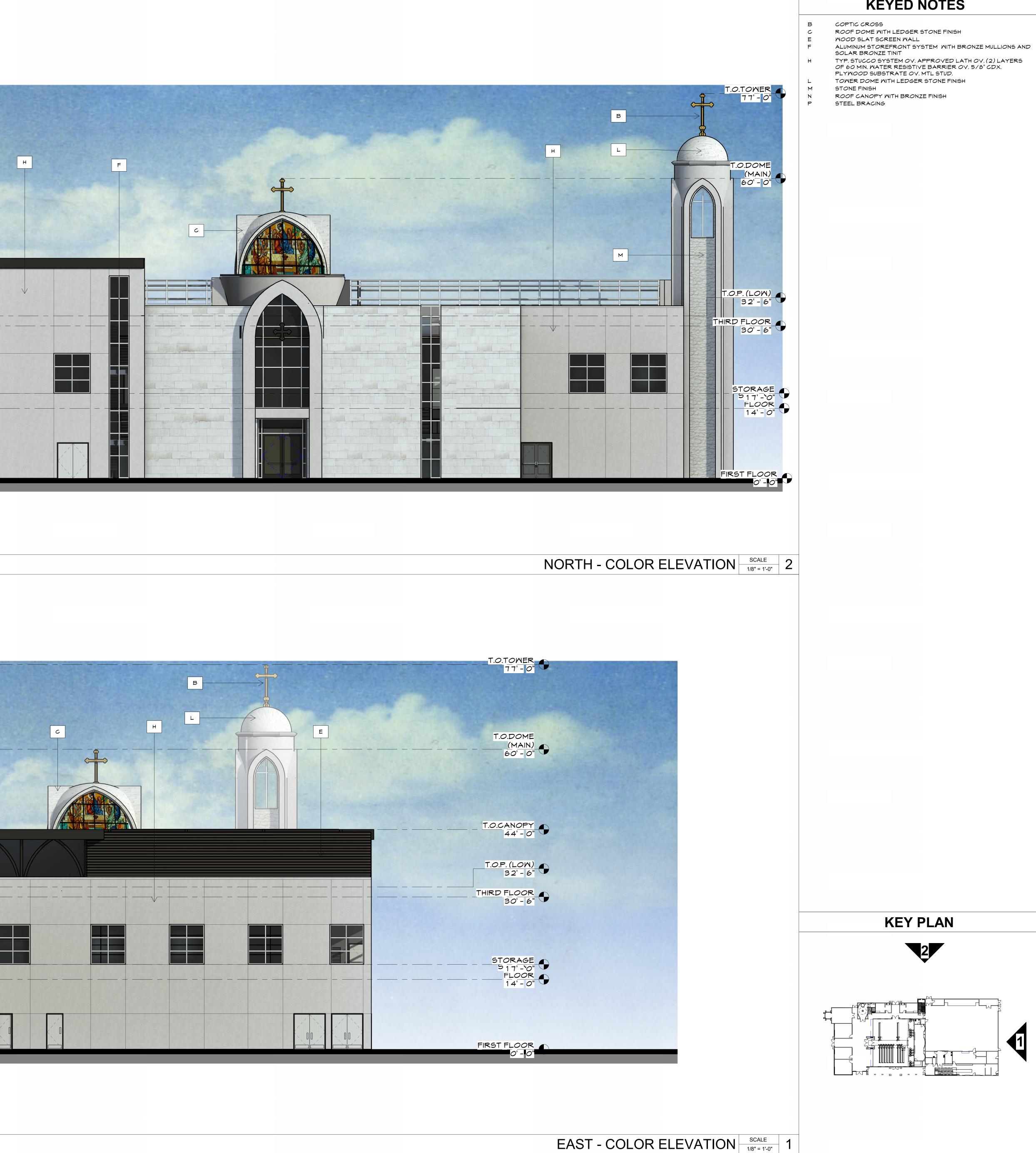
DS

ROOF TOP MECHANICAL UNIT

DOWNSPOUT

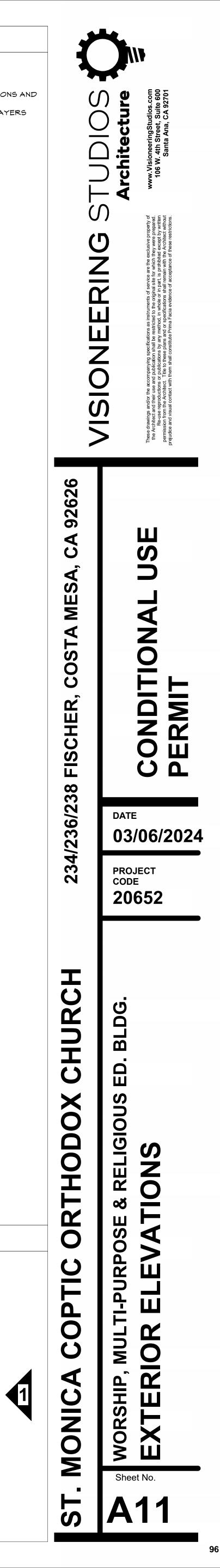


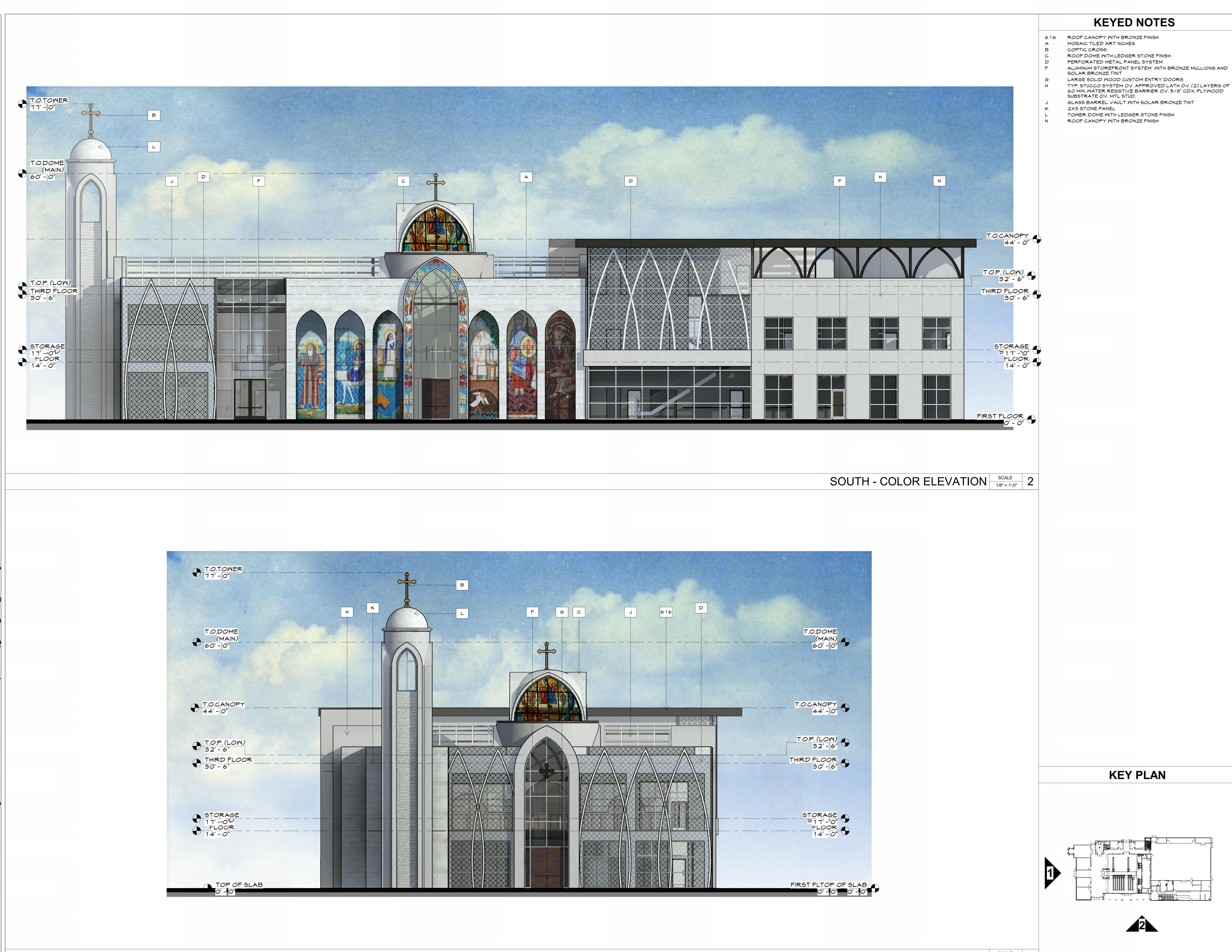
E T.O.CANOPY 44' - 0" T.O.P. (LOW) 32' - 6" THIRD FLOOR 30' - 6" STORAGE 17'--0"D FLOOR 14'-0" FIRST FLOOR 0'-0" T.O.TOWER 77' - 0" P T.O.DOME (MAIN) 60' - 0" N T.O.CANOPY 44' - 0" T.O.P. (LOW) 32' - 6" THIRD FLOOR 30' - 6" STORAGE 17'--0"D FLOOR 14'-0" FIRST FLOOR





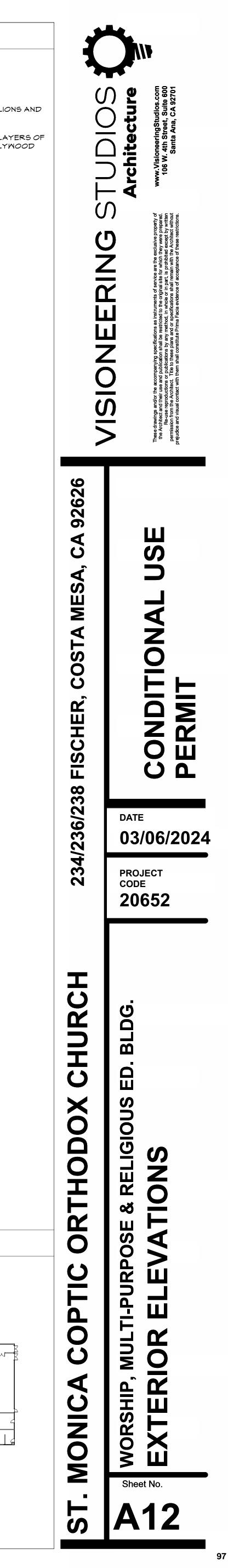
KEYED NOTES

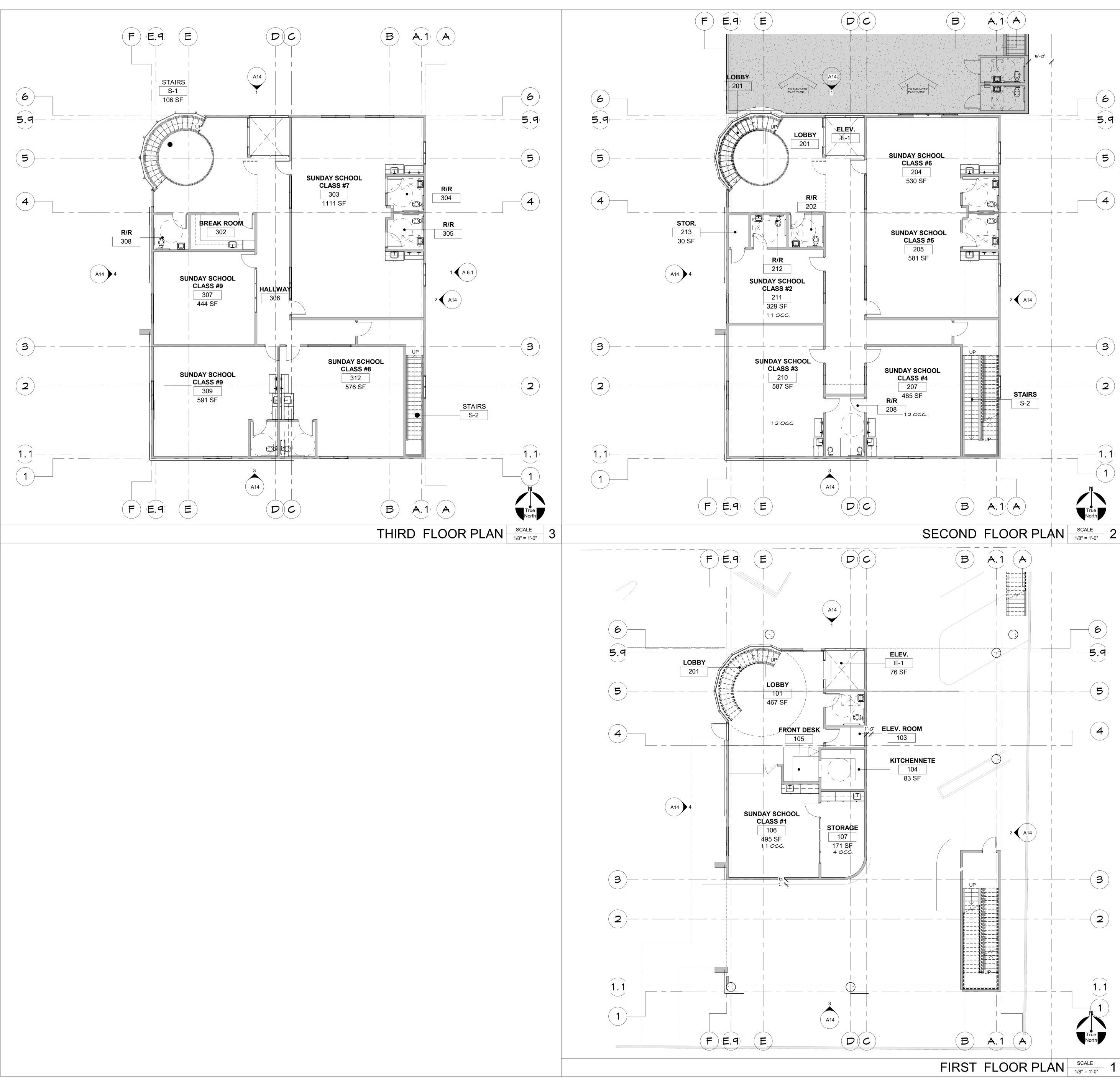




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WEST - COLOR ELEVATION SCALE 1 1/8" = 1'-0"

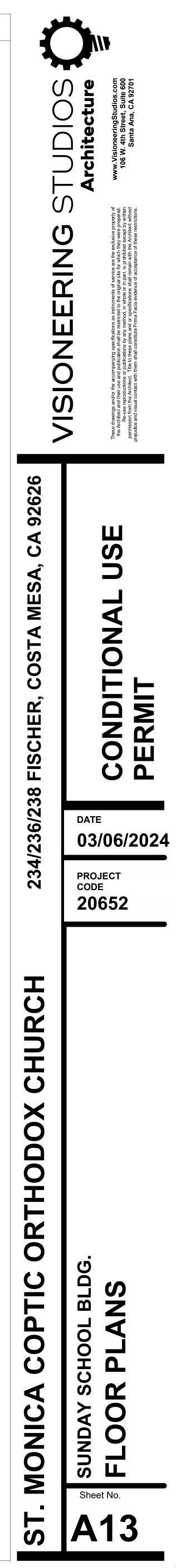


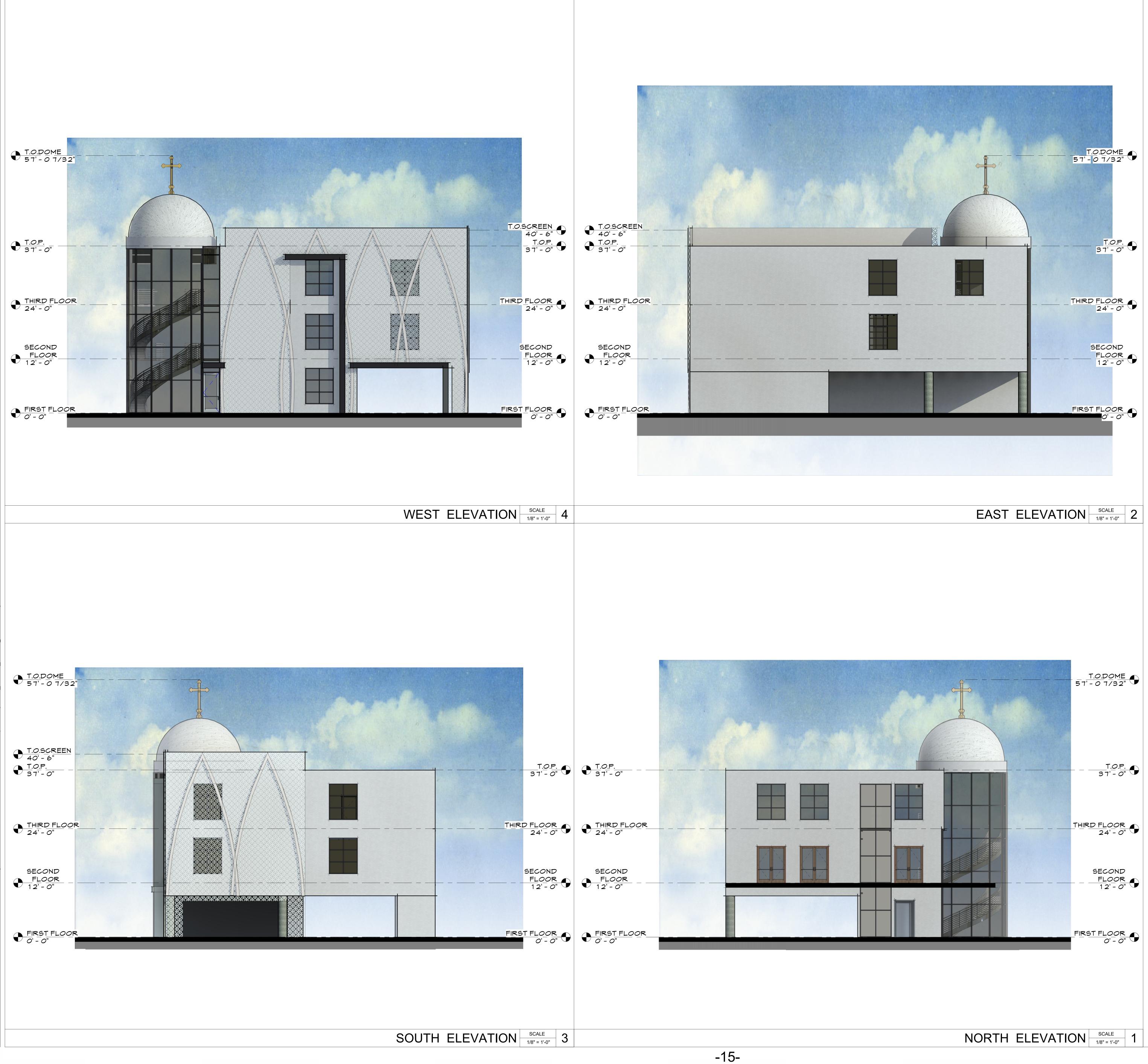


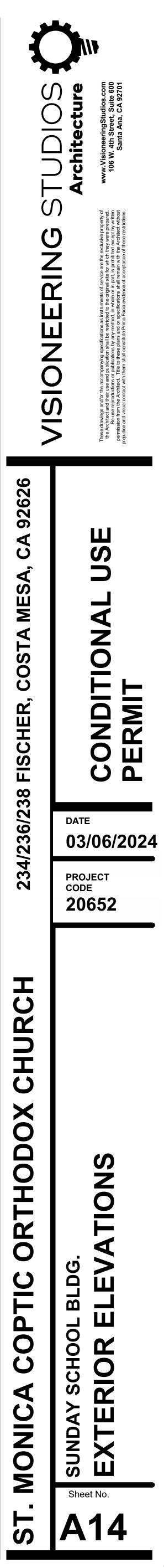
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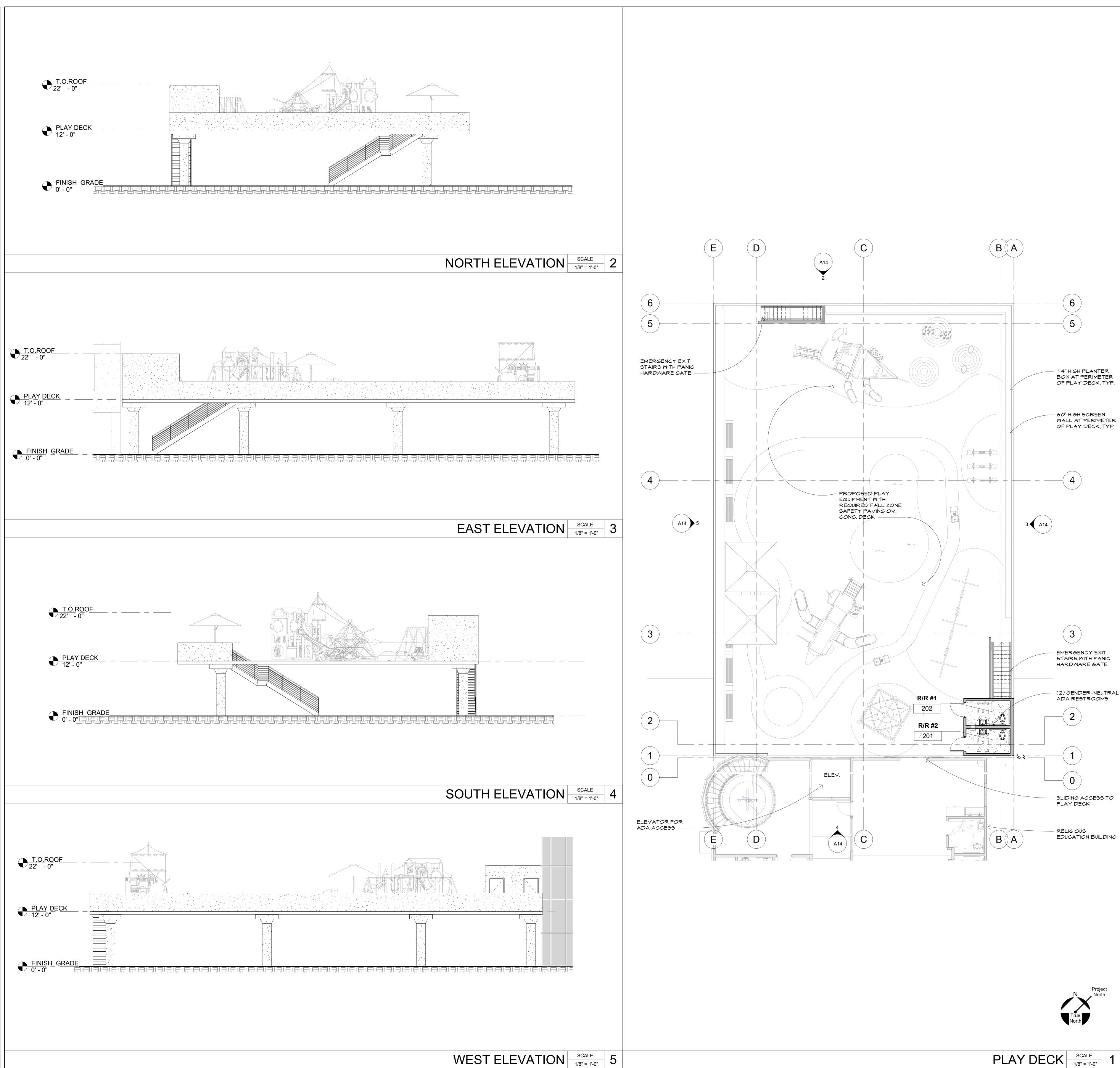
MALL LEGEND						
	INDICATES WOOD STUD WALLS, FULL HEIGHT FROM SLAB TO BOTTOM, REFER TO A2.2 REFERENCE PLAN FOR SIZE INFO.					
	INDICATES WOOD STUD LOW WALLS					
	INDICATES WOOD STUD WALLS BELOW					
•••••	INDICATES SOUND ATTENUATION - WALL AND CEILING					
TV	TV LOCATION. PROVIDE POWER & DATA. VERIFY HEIGHT WITH ARCHITECT. (MONITOR BY OWNER)					

TOTAL OCC. LOAD @ 405F/PERSON = 88 OCC.

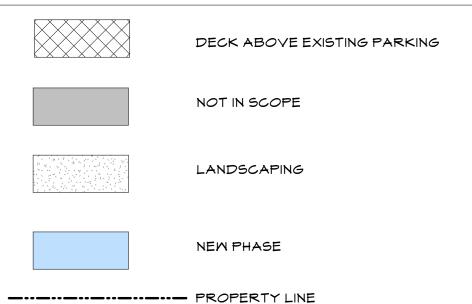












----- ACCESSIBLE PATH OF TRAVEL

PLAYGROUND NOTES

(916)654-0381.

THE PLAYGROUND IS NOT OPEN TO THE PUBLIC, AND WILL BE USED SOLELY BY THE CONGREGATION FOLLOWING WORSHIP SERVICES AND RELIGIOUS EDUCATION CLASSES.

ARROW INDICATES TRAFFIC DIRECTION ONLY

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.

OUTDOOR PLAY AREAS WITH STATIONARY PLAY EQUIPMENT OR PERMANENT SEATING ARE ENCOURAGED TO BE SHADED BY A CANOPY STRUCTURE, AWNINGS, OR LANDSCAPING.

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.

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,

AT LEAST ONE OF EACH TYPE OF GROUND LEVEL PLAY EQUIPMENT SHOULD BE HANDICAPPED ACCESSIBLE.

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.

NO METAL SLIDES OR MERRY-GO-ROUNDS ARE ALLOWED.

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.

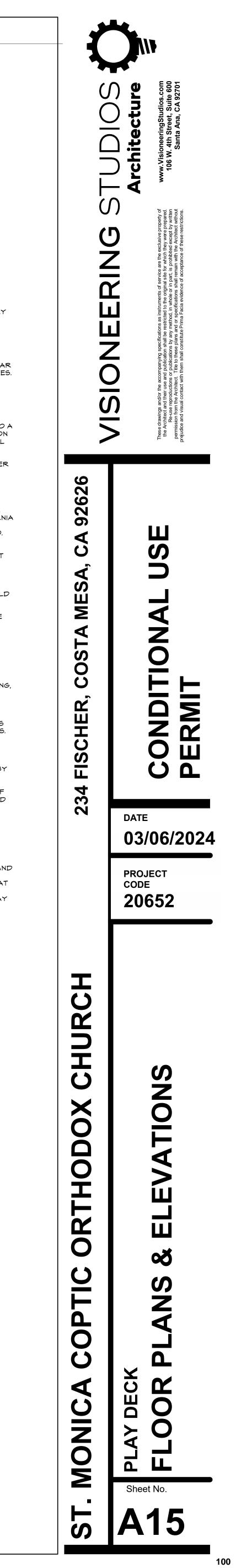
THE PLAYGROUND SHOULD BE LOCATED A MINIMUM OF 50 FEET IN ALL DIRECTIONS FROM ANY SUCH HAZARDS SUCH AS STREETS, PARKING LOTS AND BIKE PATHS, BARBECUES, WATER FEATURES, AND TRIPPING HAZARDS. THE PLAYGROUND SHOULD BE VISIBLE FROM THE STREET FOR

SURVEILLANCE. A MINIMUM OF ONE SHADED SEATING AREA SHOULD BE PROVIDED NEARBY

TO FOSTER ADULT SUPERVISION OF CHILDREN.

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.

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.

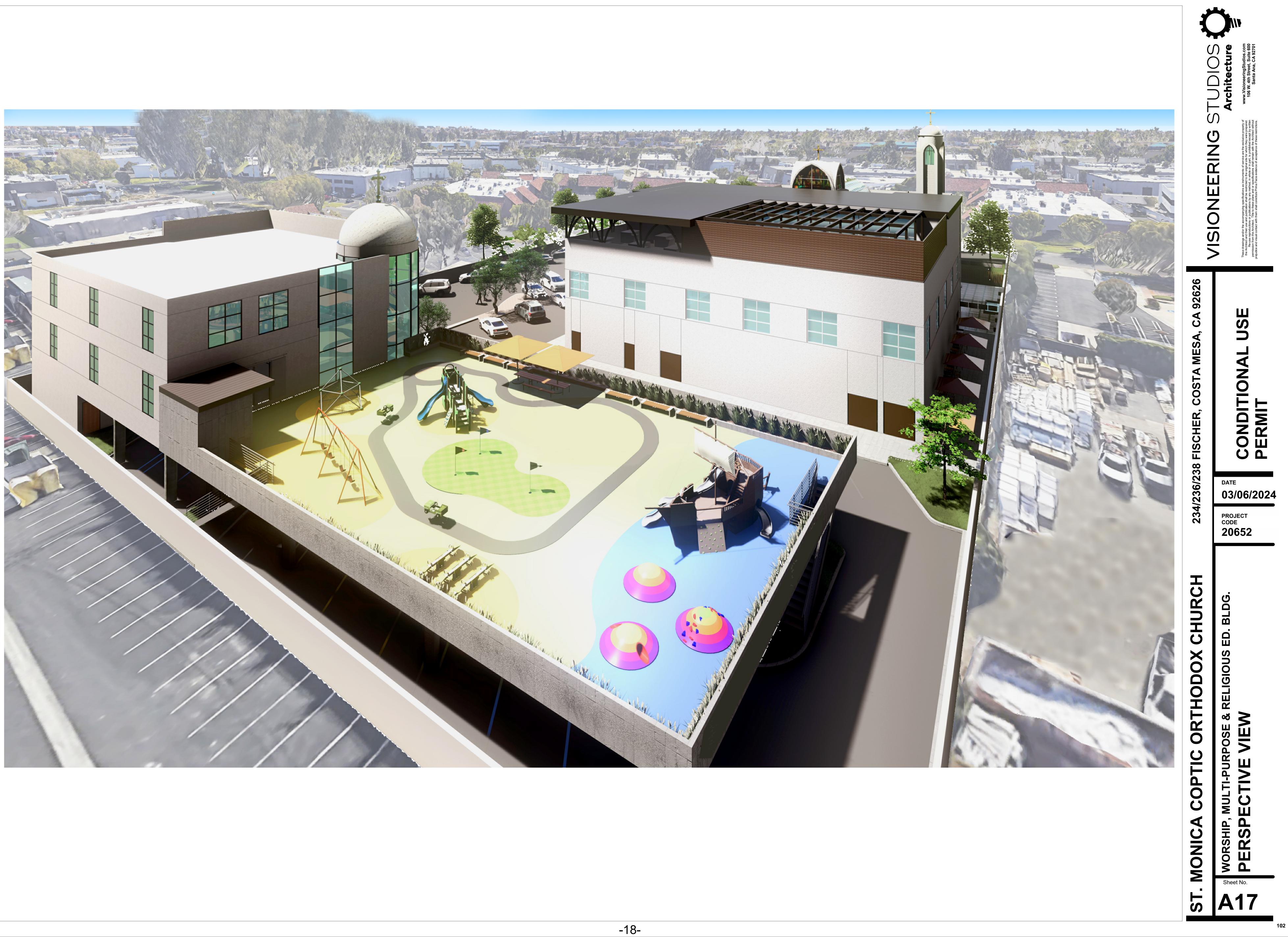






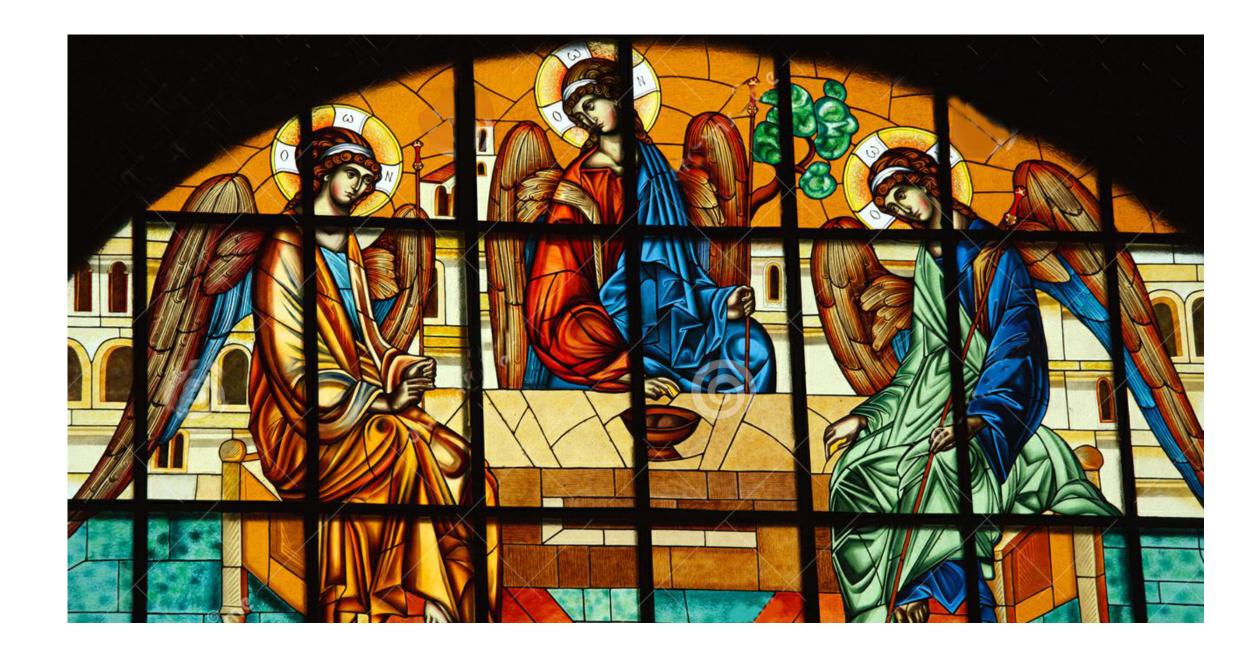








M8: RELIGIOUS MOSAIC ARTWORK



M9: RELIGIOUS STAINED GLASS WINDOWS



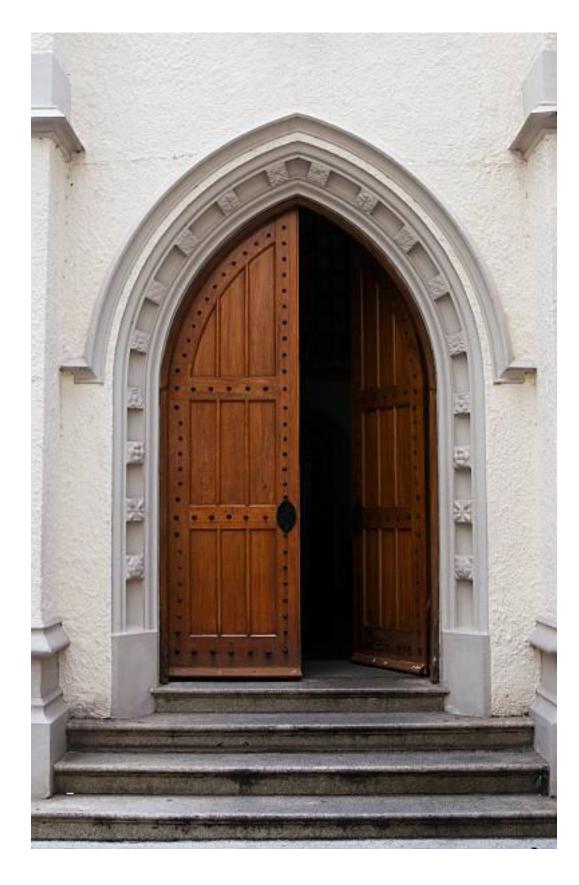
STAINLESS STEEL FENCE



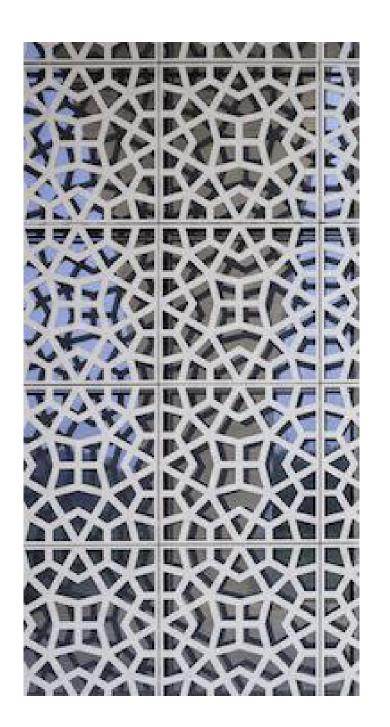
M4: DARK BRONZE STOREFRONT WINDOWS

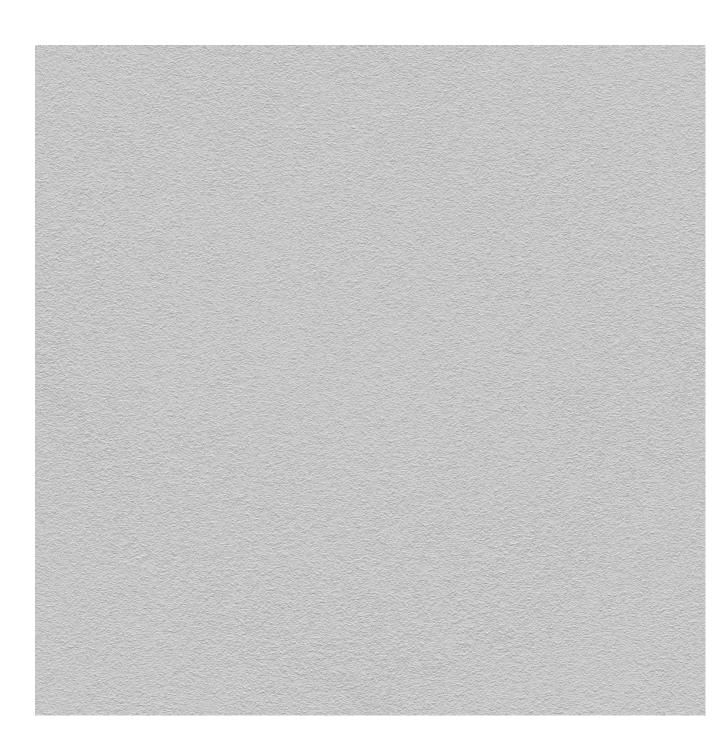


M5: NATURAL STONE VENEER DOME



M7: DECORATIVE WOOD DOORS





M 1: WHITE SMOOTH PLASTER

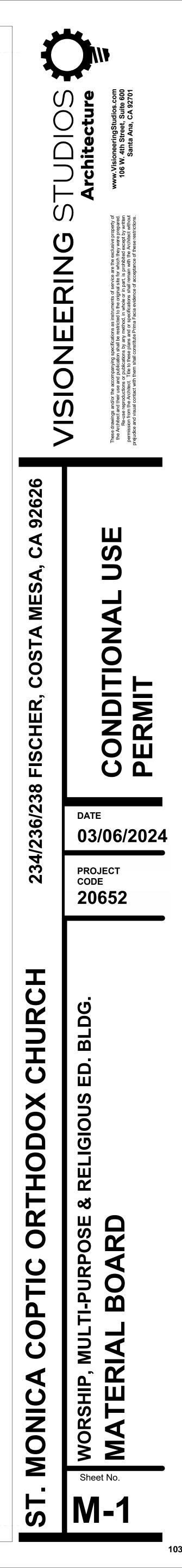


M2: DARK BRONZE FASCIAS, TRIM AND PAINTED STEEL



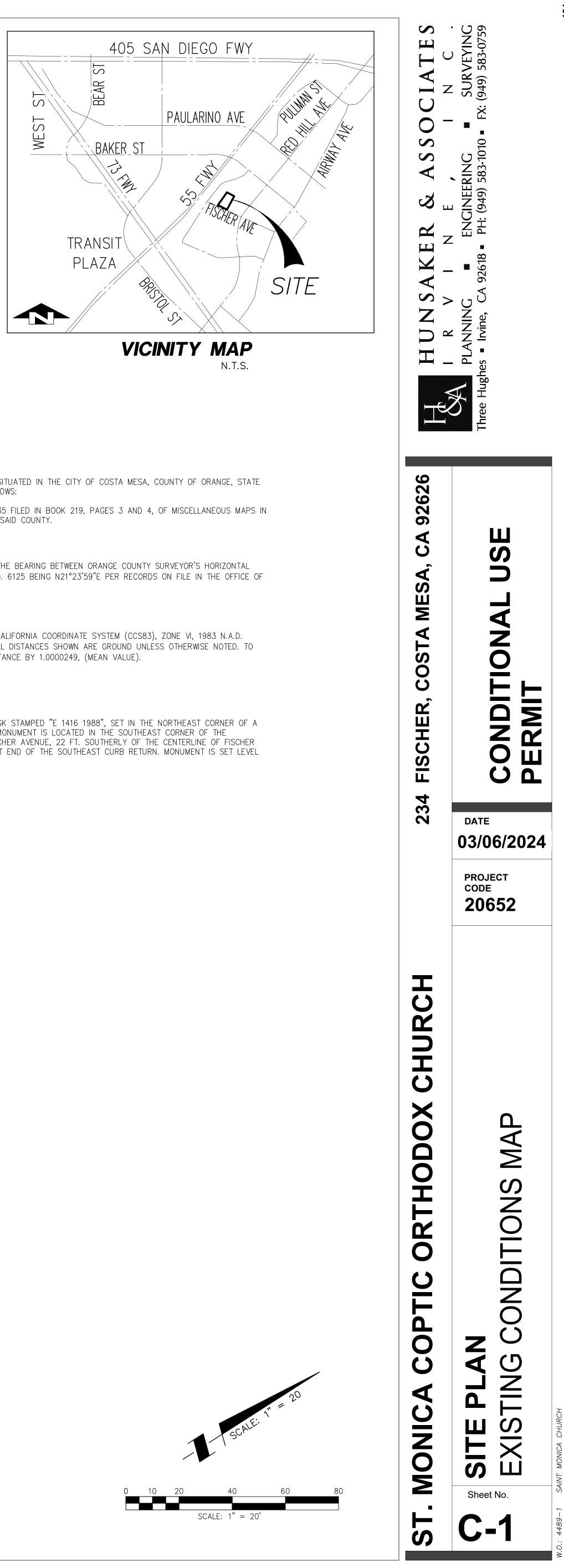
M3: MECHANICALLY FASTENED NATURAL STONE PANEL VENEER

M6: ALUMINUM DECORATIVE METAL PANEL





EXISTING CONDITIONS MAP



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 3 OF TRACT 5935, PER TRACT NO. 5935 FILED IN BOOK 219, PAGES 3 AND 4, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6140 & GPS NO. 6125 BEING N21°23'59"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

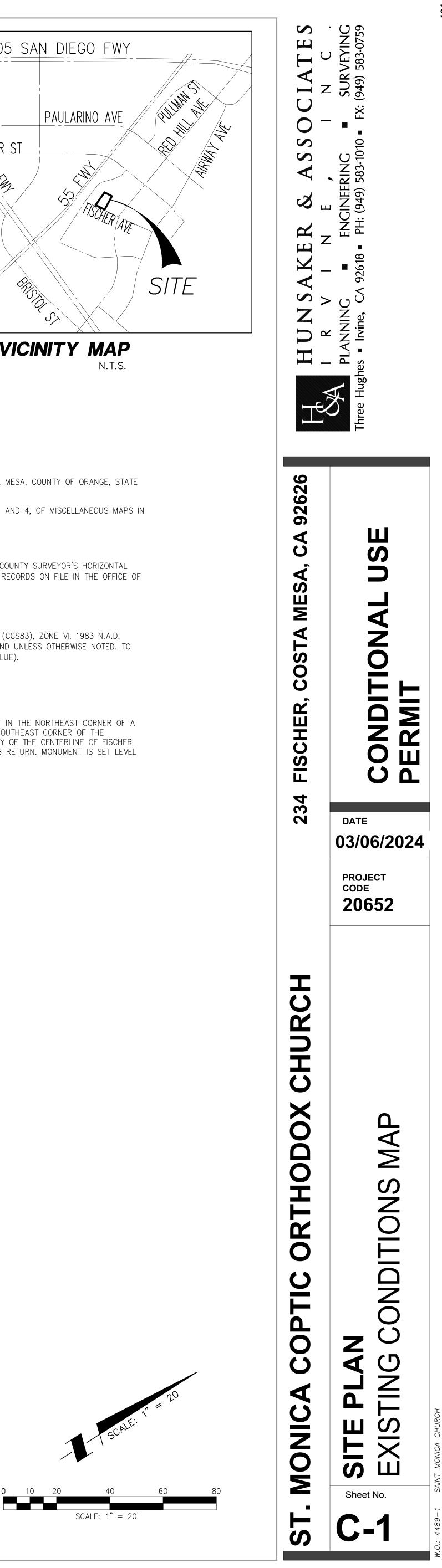
DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 N.A.D. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, DIVIDE GROUND DISTANCE BY 1.0000249, (MEAN VALUE).

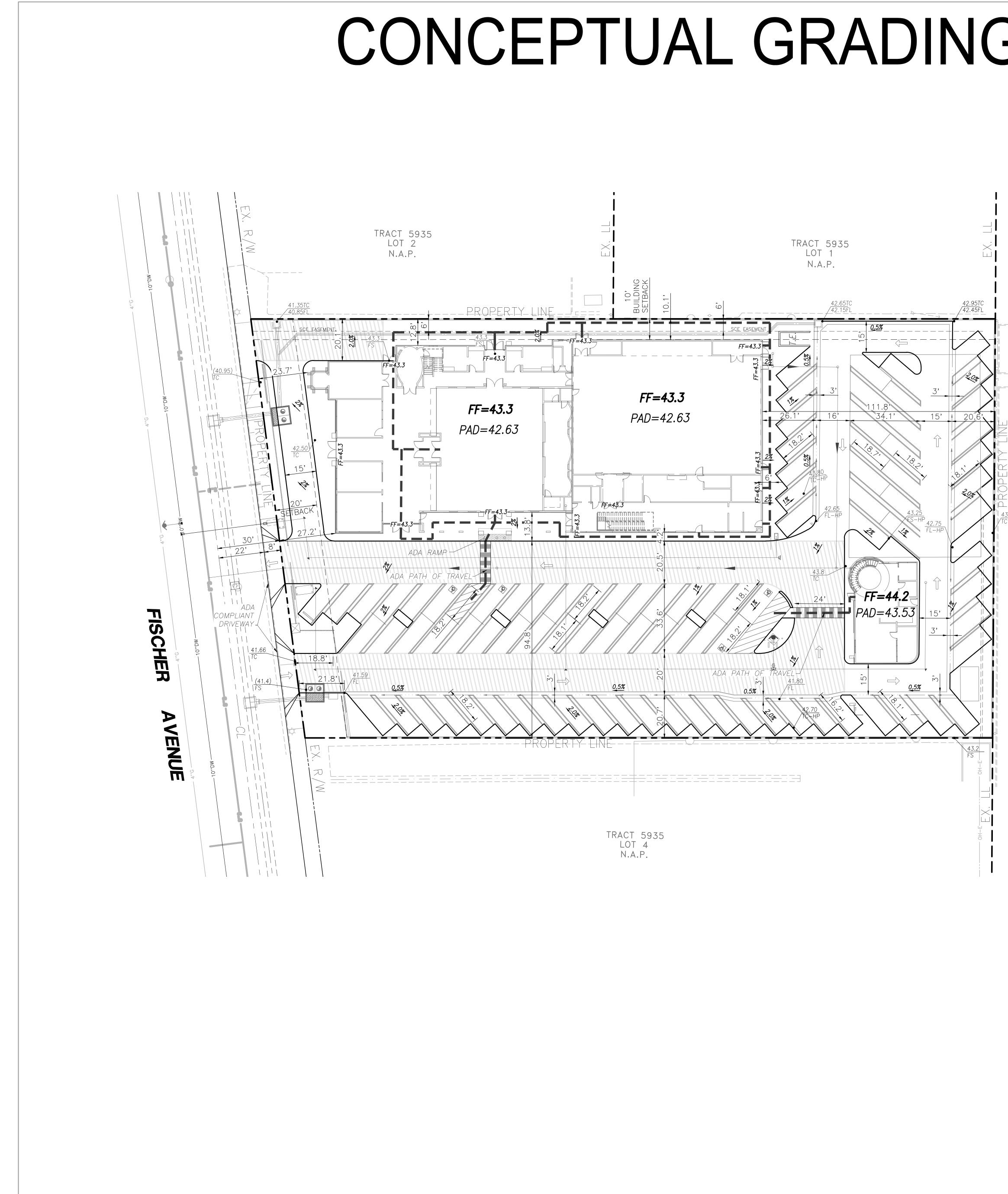
BENCHMARK

OCS BM# E-1416. ELEV. = 44.839

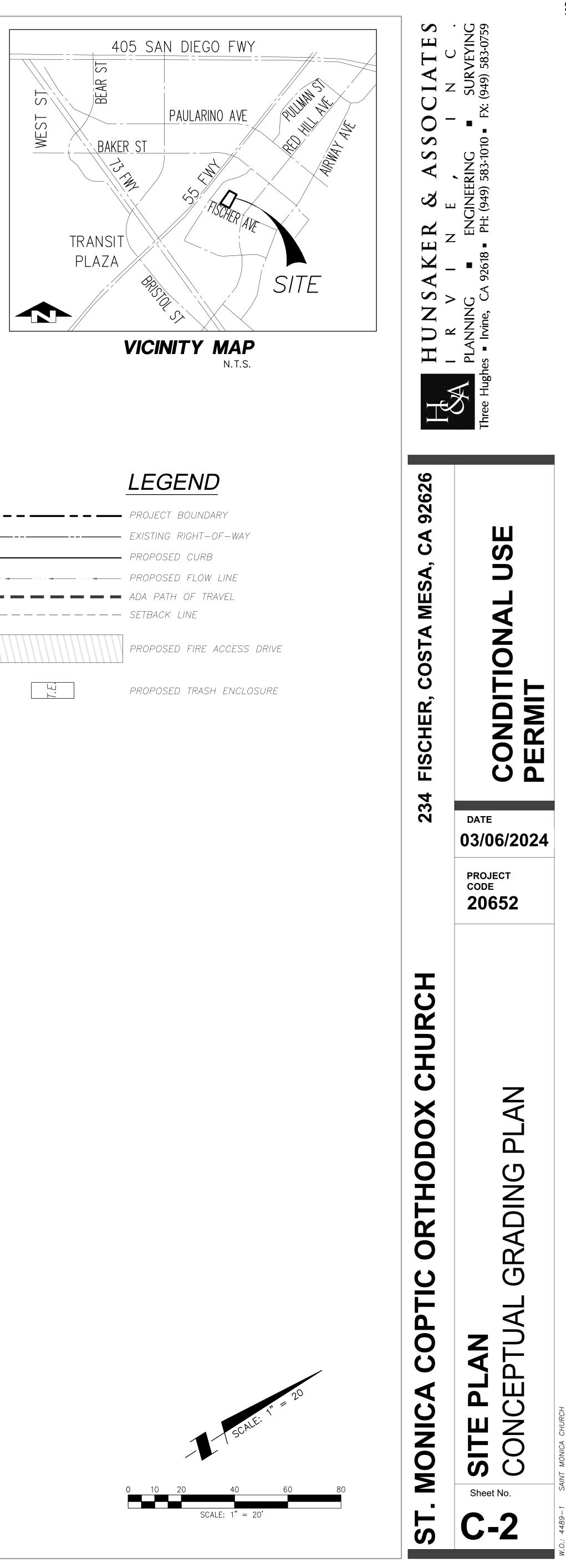
FOUND 3 $\frac{3}{4}$ " OCS ALUMINUM BENCHMARK DISK STAMPED "E 1416 1988", SET IN THE NORTHEAST CORNER OF A 4 FT. BY 12 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF REDHILL AVENUE AND FISCHER AVENUE, 22 FT. SOUTHERLY OF THE CENTERLINE OF FISCHER AVENUE AND 13 FT. EASTERLY OF THE EAST END OF THE SOUTHEAST CURB RETURN. MONUMENT IS SET LEVEL WITH THE TOP OF CURB.



N.A.P.



CONCEPTUAL GRADING PLAN

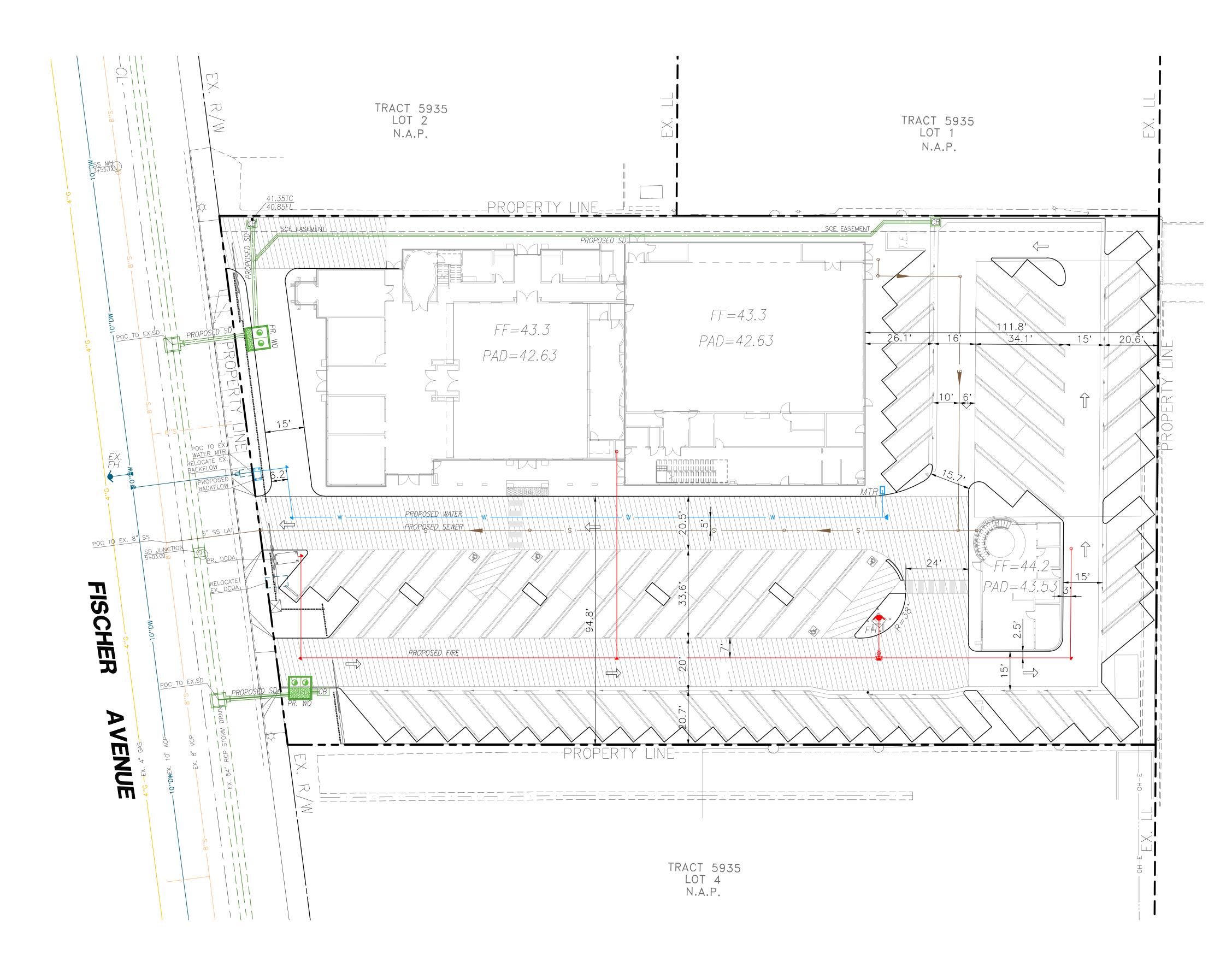


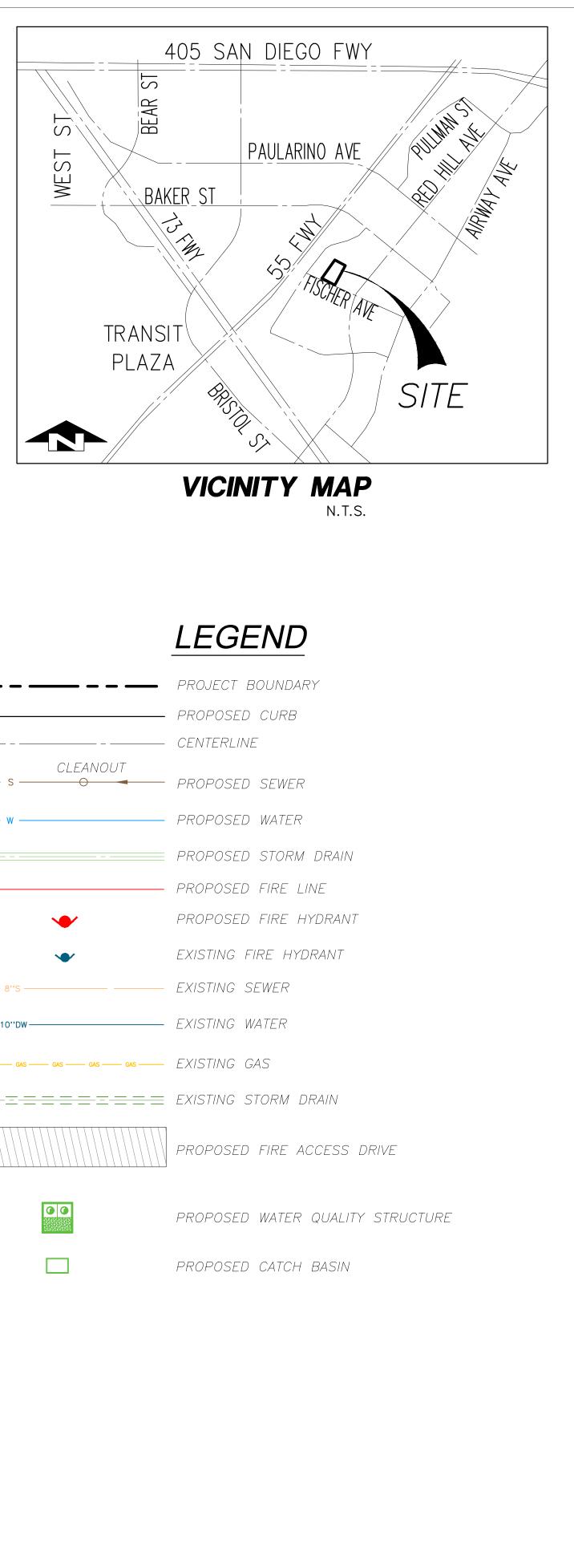
E.	

PM 2020-113 N.A.P.



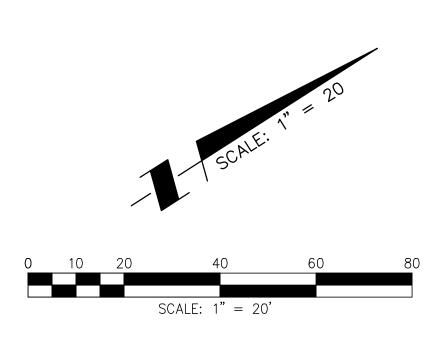
CONCEPTUAL UTILITY PLAN





	PROJECT BOUNDARY
	PROPOSED CURB
	CENTERLINE
s s	PROPOSED SEWER
w	PROPOSED WATER
	PROPOSED STORM DRAIN
	PROPOSED FIRE LINE
•	PROPOSED FIRE HYDRANT
•	EXISTING FIRE HYDRANT
8"S	EXISTING SEWER
	EXISTING WATER
GAS GAS GAS GAS	EXISTING GAS
======================	EXISTING STORM DRAIN
	PROPOSED FIRE ACCESS DRIVE
	PROPOSED WATER QUALITY STRUCTURE

PM 2020-113 N.A.P.









ACREAGE

MAJOR DRAINAGE AREA BOUNDARY

🗕 🗕 🗕 🗕 SUBAREA DRAINAGE BOUNDARY PROPOSED STORM DRAIN ___ __ __ EXISTING STORM DRAIN

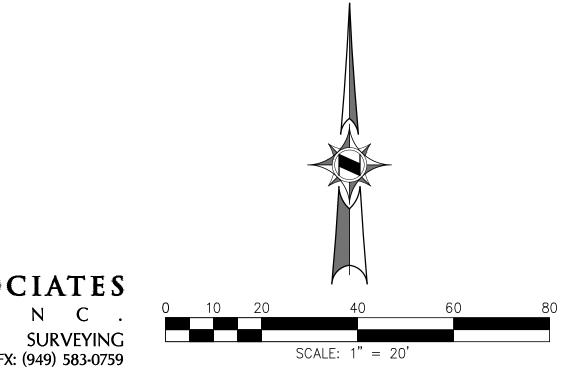
• 1 A NODE

PROPOSED WATER QUALITY UNIT

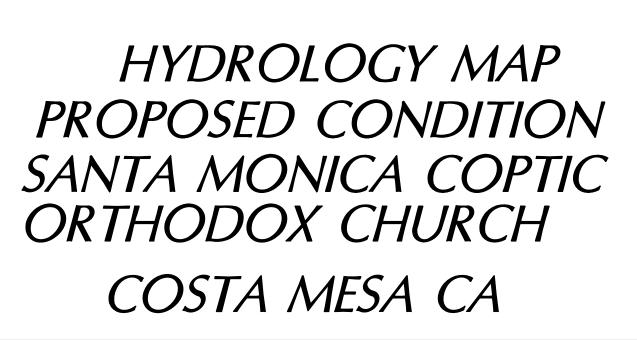
EXISTING DEVELOPMENT (COMMERCIAL = 90% IMP) RAINFALL (2–YR) = 6.7" SOIL HYDROLOGIC GROUP = 6

> DATE PREPARED: 10-09-2020 PREPARED BY:

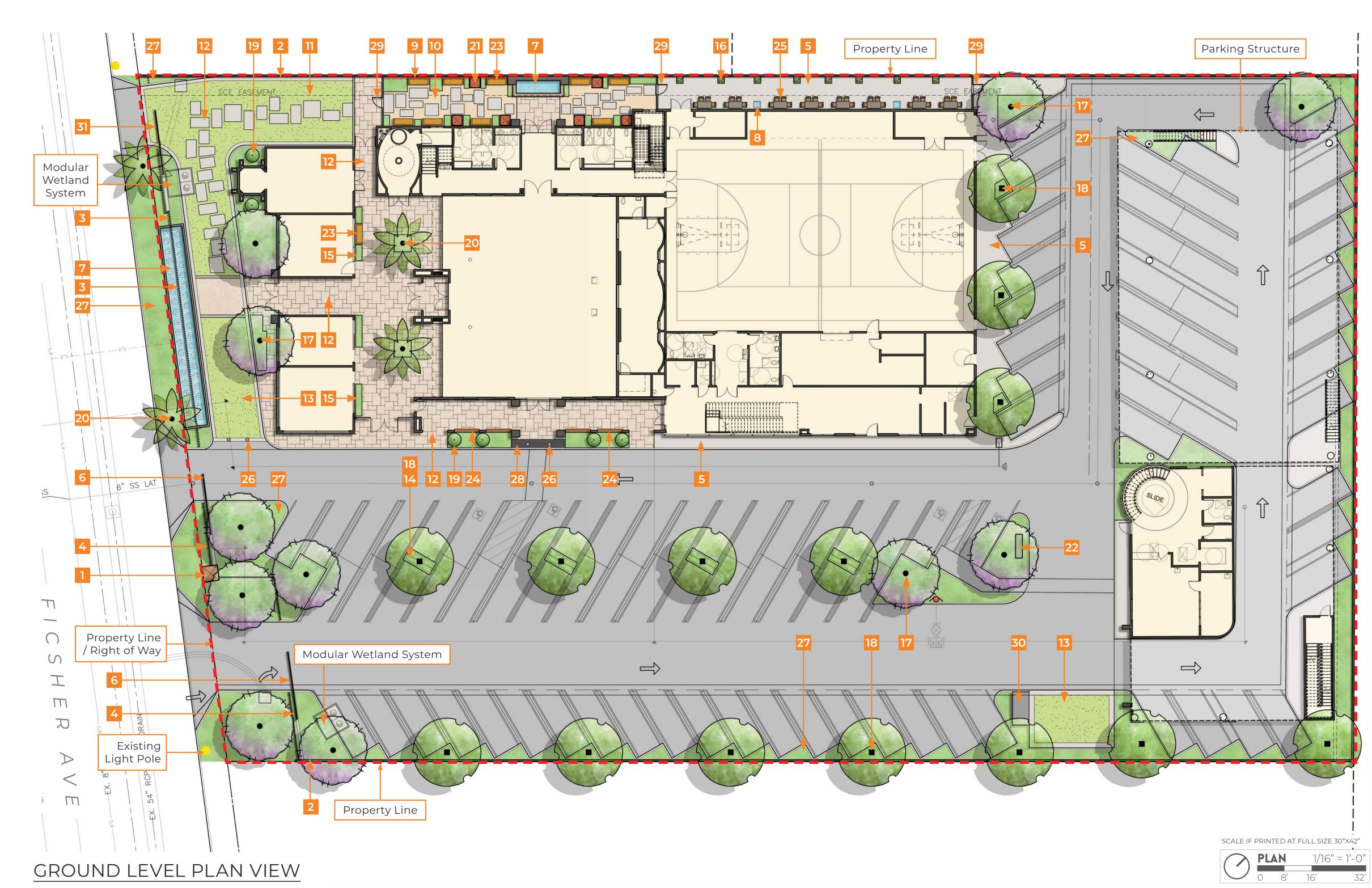
HUNSAKER & ASSOCIATES I R V I N E , I N C . PLANNING = ENGINEERING = SURVEYING Three Hughes = Irvine, CA 92618 = PH: (949) 583-1010 = FX: (949) 583-0759







PLOTTED BY: Brian Sauther DATE: Dec. 22, 2023 06:48:38 AM FILE: \\ASHUR\Projects\1232\Engineering\SY_Hydrology\1232- Saint Monica- Hydrology Map Proposed Condition-Rev3.dwg



PALMS AND TREES

SYM.	NAME	SIZE	WUC.		
\bigcirc	Cupressus sempervirens Italian Cypress	15 GAL	Low		
	Laurus nobilis Sweet Bay	15 GAL	Low		
	Tristania conferta (Lophostemon) Brisbane Box	24" Box	Med.		
	Lagerstroemia indica Crape Myrtle	24" Box	Med.		
	Olea europaea Olive (Fruitless variety to be use)	24" Box	Low		
	Phoenix dactylifera 'Medjool' Medjool Date Palm	25'BTH	Low		
VINES					
	Hedera helix Common Ivy	15 GAL	Low		
	Vitex rotundifolia Beach Vitex (to use as a vine)	15 GAL	Low		
MODULAR WETLAND SYSTEM PLANT					

SHRUBS

NU			
Μ.	NAME	SIZE	WUCOLS
	Agave spp. Agave	5 GAL	Low / Very Low
	Calamagrostis x a. 'Karl Foerster' Foerster's Feather Reed Grass	5 GAL	Medium
	Dianella revoluta 'Clarity Blue' Clarity Blue Flax Lily	5 GAL	Low
	Punica granatum Promegranate	5 GAL	Low
	Rosa californica California Wild Rose	5 GAL	Low
	Rosa floribunda Hybrid Rose	5 GAL	Medium
	Salvia leucantha Mexican Bush Sage	5 GAL	Low
ROI	JNDCOVERS		
	Acacia redolens 'Low Boy' Prostrate Acacia	5 GAL	Very Low
	Aloe barbedensis (Aloe vera) Aloe	1 GAL	Low
	Juniperus horizontalis Creeping Juniper	1 GAL	Low
	Myrtus communis Common Myrtle	1 GAL	Low
	Thymus serphyllum Creeping Thyme	1 GAL	Medium

Refer to callout "Modular Wetland System" for location.

5 GAL Low

LANDSCAPE TABULATIONS - CODE REQUIREMENT

CODE REQUIREMENT	MIN. REQUIRED	PROVIDED			
TOTAL TREES: One (1) tree (fifteen (15) gallon or larger) shall be provided for every two hundred (200) square feet of landscape area. Two (2) palm trees are counted as one (1) tree.	26 (5,100SF of Landscape Area)	32			
Fifty (50) percent of the required trees shall be evergreen	13	18 Min. to 32			
Twenty-five (25) percent of the required trees shall be twenty-four (24) inch box or larger	7	24			
One (1) tree per six (6) parking spaces, with an average of thrity-six (36) square feet of planter area provided per tree	11 (63 Uncovered Parking Stalls)	19			
One (1) shrub shall be provided for every twenty-five (25) square feet of open space. Sixty (60) percent of the required shrubs shall be a minimum of five (5) gallons	204 122 5Gal Min.	400 (1,500SF) All are 5 Gal			
At least seventy (70) percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover	3,570SF of 5,100SF	3,570SF			
LANDSCAPE TABULATIONS NOTE:					
1. Landscape calculation is based on the area within the Property Line and excludes the right-of-way landscape areas					
2 Provided 400 shrubs is based on a quantiy 150 shrubs being 2'-6" o.c (5SF/ea). and 250 shrubs being 2'-0" o.c. (3SF/ea), totaling 1,500SF of shrubs.					

ROVIDED

PROPOSED IMPROVEMENTS

1 Coptic Cross monumentation with water feature

- Perimeter wall, the front and first 70' (northwest and southeast wall run) starting from Fischer Ave to be (2'H) CMU wall with tubular steel fence on top (6'-H). The rest and the back portion to be 6" wide CMU wall.
- 3 8'H Free-standing post fencing
- 4 8'H Tubular steel fencing
- 5 Natural grey concrete paving
- 6 Sliding vehicular gate
- 7 Wall fountain with water spouts
- 8 Small water fountain
- 9 Ornate privacy soreen overhead at property line
- O Decomposed granite between large stone slabs
- Synthetic turf on concrete sub-base with large stone slabs
- 12 Large stone slab paving
- 13 Synthetic turf on concrete sub-base

- 14 4'x9' Tree planter
- 15 Raised planter
- 16 Vine pockets
- 17 Specimen Fruitless Olive Tree
- 18 Shade canopy tree
- 19 Columnar tree
- 20 Date Palm
- 21 Meditation station
- 22 Mailboxes
- 23 Bench
- 24 Seatwall between columns
- 25 Table and chairs
- 26 Removable Bollards
- 27 Planting area
- 28 ADA truncated domes paver
- 29 Tubular steel fence and gate
- 30 Trash Enclosure
- 31 Emergency vehicular gate

GENERAL NOTES

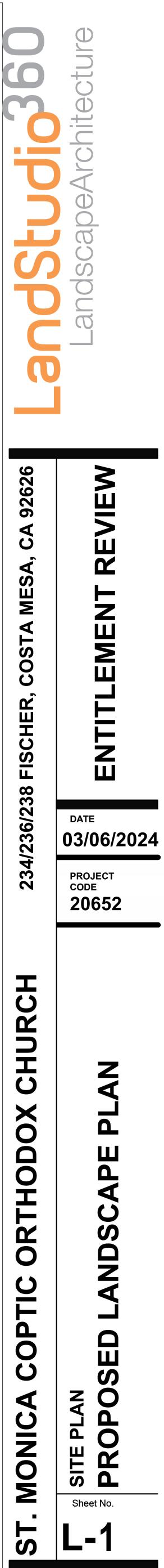
- A. Final Landscape Plans shall accurately show placement of trees, shrubs, and groundcovers.
- B. Landscape Architect shall verify utility, sewer, storm drain easement and place planting locations accordingly to meet City of Costa Mesa requirements.
- C. All required landscape areas shall be maintained by owner per the City of Costa Mesa requirements.
- D. No existing trees on-site shall be protected.
- E. All existing street tree shall be protected in place; additional 24" box size Magnolia grandiflora may be required if existing street trees are dead or in poor condition. Planting, staking, irrigation, and root barriers shall conform to Landscape & Forestry specifications. Tree inspector will make final determination of precise locations after fine grading and hardscape installation is complete.
- Any off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
- G. Final planting to comply with WELO requiremenets and to be submitted to the City of Costa Mesa for review and approval.

PLANTING NOTES

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or gravel mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be gravel mulched to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Costa Mesa Guidelines.

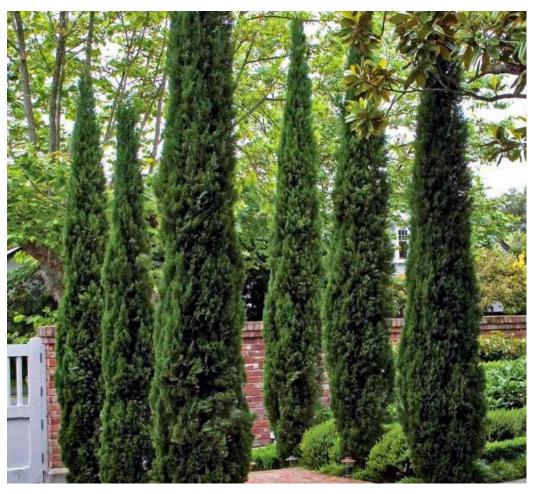
IRRIGATION NOTES

An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Costa Mesa Guidelines for water efficient landscapes. The estimated applied water use allowed for the landscape area shall not exceed the MAWA calculation.





CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM



CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS



OLEA EUROPAEA | OLIVE

PINUS CANARIENSIS | CANARY ISLAND PINE



AGAVE SPP. | AGAVE



CALAMAGROSTIS X ACUTIFLORA ' KARL FOERSTER' FOERSTER'S FEATHER REED GRASS



ROSA CALIFORNICA | CALIFORNIA WILD ROSE



ACACIA REDOLENS 'LOW BOY' PROSTRATE ACACIA



ROSA FLORIBUNDA | HYBRID ROSE



ALOE BARBEDENSIS (ALOE VERA) | ALOE

PHOENIX D. 'MEDJOOL' | MEDJOOL DATE PALM



LAGERSTROEMIA INDICA | CRAPE MYRTLE





TRISTANIA CONERTA | BRISBANE BOX



HEDERA HELIX | COMMON IVY





DIANELLA R. 'CLARITY BLUE' | CLARITY BLUE FLAX LILY



SALVIA LEUCANTHA | MEXICAN BUSH SAGE

MUHLENBERGIA RIGENS | DEERGRASS

JUNIPERUS HORIZONTALIS | CREEPING JUNIPER

MYRTUS COMMUNIS | COMMON MYRTLE





LAURUS NOBILIS | SWEET BAY

VITEX ROTUNDIFOLIA | BEACH VITEX

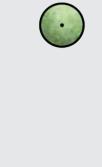
PUNICA GRANATUM | PROMEGRANATE



THYMUS SERPHYLLUM | CREEPING THYME

PALMS AND TREES

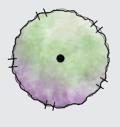
SYMBOL NAME



Cupressus sempervirens Italian Cypress

Laurus nobilis Sweet Bay

Tristania conferta (Lophostemon) Brisbane Box



Olea europaea Olive (Fruitless variety to be use)

2.5

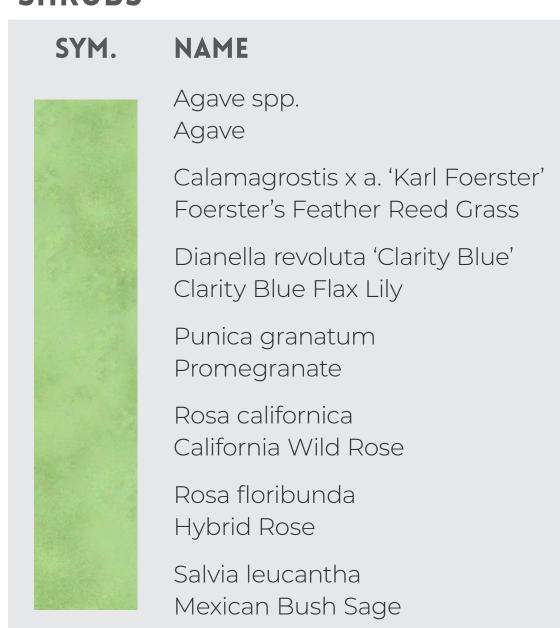
Phoenix dactylifera 'Medjool' Medjool Date Palm

VINES SYMBOL NAME

Hedera helix Common Ivy

Vitex rotundifolia Beach Vitex (to use as a vine)

SHRUBS



MODULAR WETLAND SYSTEM PLANT

Muhlenbergia rigens Deergrass

NOTE:

Refer to the Callout "Modular Wetland System" on the site plan.

GROUNDCOVERS



Acacia redolens 'Low Boy' Prostrate Acacia

Aloe barbedensis (Aloe vera) Aloe

Juniperus horizontalis Creeping Juniper

Myrtus communis Common Myrtle

Thymus serphyllum Creeping Thyme

