

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:

Table 3: Churches exceeding maximum height in Costa Mesa

	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
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 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 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.

- 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 without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
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 above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
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 <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. 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.

- PIng. 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. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. 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.
6. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Bldg. 8. Comply with the requirements of the most recently adopted California 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.
9. Plan shall show location of EV charging ready for future installation. [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?documentid=23381> The Building Div. will not issue a demolition permit until an Identification number is provided By AQMD

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. Lic. 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.

2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

OR

Visit their web site:

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

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

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| 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. |